



Supplemental Information

December 31, 2006

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When used in this supplemental information package and the conference call to be held in connection herewith, the word "believes," "expects," "estimates" and similar expressions are intended to identify forward-looking statements. Such statements are subject to certain risks and uncertainties which could cause actual results to differ materially. In particular, among the factors that could cause actual results to differ materially are continued qualification as a real estate investment trust, general business and economic conditions, competition, increases in real estate construction costs, interest rates, accessibility of debt and equity capital markets and other risks inherent in the real estate business including tenant defaults, potential liability relating to environmental matters and liquidity of real estate investments. Readers are advised to refer to Duke Realty's Form 10-K Report as filed with the Securities and Exchange Commission on March 6, 2006 for additional information concerning these risks.

DUKE REALTY CORPORATION

Who We Are

Duke Realty Corporation (Duke) is a fully integrated commercial real estate firm that owns interests in a diversified portfolio of income-producing bulk distribution industrial, suburban office, and service center/other properties. Duke's properties encompass approximately 113.8 million rentable square feet and are leased by a diverse and stable base of more than 3,500 tenants whose businesses include manufacturing, retailing, wholesale trade, distribution and professional services. Duke also owns or controls more than 6,400 acres of unencumbered land ready for development.

What We Do

As the largest publicly traded office and industrial real estate company in the United States, Duke specializes in the ownership, construction, development, leasing and management of office and industrial real estate. Duke also provides these services through its Service Operations Group to approximately 140 tenants in more than 7.2 million square feet of space in properties owned by third-party clients.

As one of the most vertically-integrated real estate companies in the U.S., Duke maintains a full construction management and leasing staff, constructing buildings for itself as well as for third-parties. Through a joint venture with Bremner Healthcare, Duke is also well positioned to provide development expertise to medical office clients. In addition to its office and industrial focus in the Midwest, Southeast, Mid-Atlantic, and Southwest United States, Duke selectively pursues retail development opportunities, as well as nationwide opportunities through its National Development and Construction Group.

Duke Realty's Mission Statement

It is the mission of Duke Realty Corporation to be the preeminent provider of real estate services. Through the development, construction, acquisition, asset & property management, and leasing of industrial, office and retail properties, we will provide the highest standard of service and product execution in the industry, completely satisfying our customers. We will conduct our business in a manner that produces exceptional shareholder value and will challenge every member of our team to reach for the highest levels of integrity, creativity, drive and focus. Finally, we will make the communities where we do business, better places to live.

Structure of the Company

Duke is qualified as a real estate investment trust (REIT). As such, Duke distributes substantially all of its income to shareholders and does not pay federal income tax. Duke's property operations are conducted through a partnership in which Duke is the sole general partner owning a 92 percent interest at December 31, 2006. This structure is commonly referred to as an "UPREIT". The limited partnership ownership interests in this partnership (referred to as Units) are exchangeable for shares of common stock of Duke. Duke is also the sole general partner in another partnership which conducts Duke's service operations.

Product Review

Bulk Distribution Industrial Properties: Duke owns interests in 344 bulk distribution industrial properties encompassing more than 74.0 million square feet (65 percent of total square feet). These properties are primarily warehouse facilities with clear ceiling heights of 20 feet or more.

Suburban Office Properties: Duke owns interests in 300 suburban office buildings totaling approximately 34.6 million square feet (30 percent of total square feet).

Service Center/Other Properties: Duke owns interests in 77 properties classified as Service Center/Other encompassing more than 5.2 million square feet (5 percent of total square feet). These properties are primarily light industrial buildings also known as flex buildings.

Land: Duke owns or controls more than 6,400 acres of land located primarily in its existing business parks. The land is ready for immediate use and is primarily unencumbered by debt. More than 93 million square feet of additional space can be developed on these sites and all of the land is zoned for either office, industrial or retail development.

Service Operations: As a fully integrated Company, Duke provides property and asset management, development, leasing and construction services to third party owners in addition to its own properties. Duke's current property management base for third parties includes more than 7.2 million square feet of properties serving approximately 140 tenants.

Earnings Growth

Duke intends to grow its earnings by:

- aggressively managing its existing diverse portfolio,
- developing new properties,
- expanding into new markets,
- opportunistic use of joint ventures and funds.

Investor Information

Research Coverage

A.G. Edwards & Sons	Art Havener/Scott Sedlack	314.955.3436
Banc of America Securities	Ross Nussbaum/Charlotte Ng	212.847.5668
BMO Capital Markets	Paul Adornato	212.885.4170
Citigroup Smith Barney	Jon Litt/Michael Bilerman	212.816.0231
Corinthian Partners	Claus Hirsch	212.287.1565
Davenport & Company	Rob Norfleet	804.780.2170
Deutsche Bank	Louis Taylor/Kristin Brown	212.250.4912
Edward Jones & Co.	Shawn Barnes	314.515.2846
Friedman Billings Ramsey	Wilkes Graham/Matt Konrad	703.312.9737
Goldman Sachs	Jay Habermann/Sloan Bohlen	917.343.4260
Green Street Advisors	Michael Knott	949.640.8780
Merrill Lynch	Steve Sakwa/Chris Pike	212.449.0335
Morgan Stanley	Matthew Ostrower/Mick Chiang	212.761.6284
RBC Capital Markets	Sri Nagarajan	415.428.2360
Standard and Poor's	Scott Hoina	212.438.3056
Stifel Nicolaus & Co	David Fick/Joshua Barber	410.454.5018
UBS Securities LLC	Jamie Feldman/Gretchen Amidon	212.713.4932
Value Line	Milton Schlein	212.907.1749
Wachovia Securities	Chris Haley/Brendan Maiorana	443.263.6773

Timing

Quarterly results will be announced according to the following approximate schedule:

First Quarter	Late April
Second Quarter	Late July
Third Quarter	Late October
Fourth Quarter and Year-End	Late January

Duke will typically publish other materials of interest to investors according to the following schedule:

Report	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Due Date
Form 10Q	May	August	November		
Supplemental Materials	Late April	Late July	Late October	Late January	
Annual Report					March
Proxy Statement					March
Form 10-K					March
News Releases					As Appropriate

The above information is available on Duke's web site at <http://www.dukerealty.com>

Stock Information

Duke's common stock is traded on the New York Stock Exchange (symbol: DRE).

Duke's Series B preferred stock is not listed on any stock exchange.

Duke's Series J preferred stock is traded on the New York Stock Exchange (symbol: DRE PRJ).

Duke's Series K preferred stock is traded on the New York Stock Exchange (symbol: DRE PRK).

Duke's Series L preferred stock is traded on the New York Stock Exchange (symbol: DRE PRL).

Duke's Series M preferred stock is traded on the New York Stock Exchange (symbol: DRE PRM).

Duke's Series N preferred stock is traded on the New York Stock Exchange (symbol: DRE PRN).

Senior Unsecured Debt Ratings:

Standard & Poor's	BBB+
Moody's	Baa1
Fitch Ratings	BBB+

Inquiries

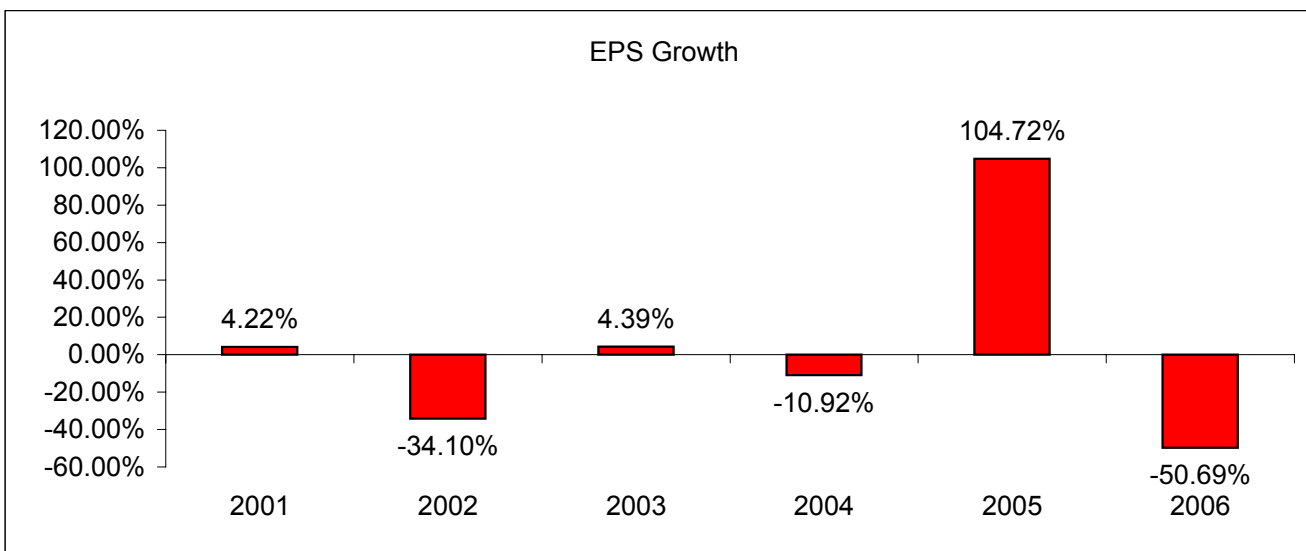
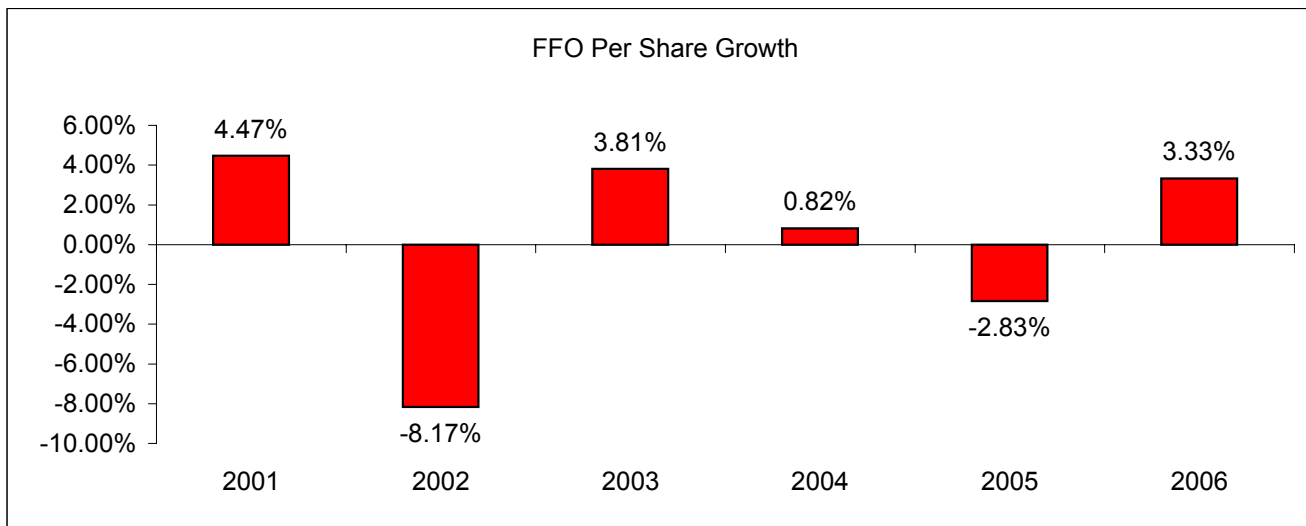
Duke welcomes inquiries from stockholders, financial analysts, other professional investors, representatives of the news media, and others wishing to discuss the company. Please address inquiries to, Investor Relations, at the address listed on the cover of this guide. Investors, analysts and reporters wishing to speak directly with our operating officers are encouraged to first contact the Investor Relations department. Interviews will be arranged as schedules permit.

Common Stock Data (NYSE:DRE):

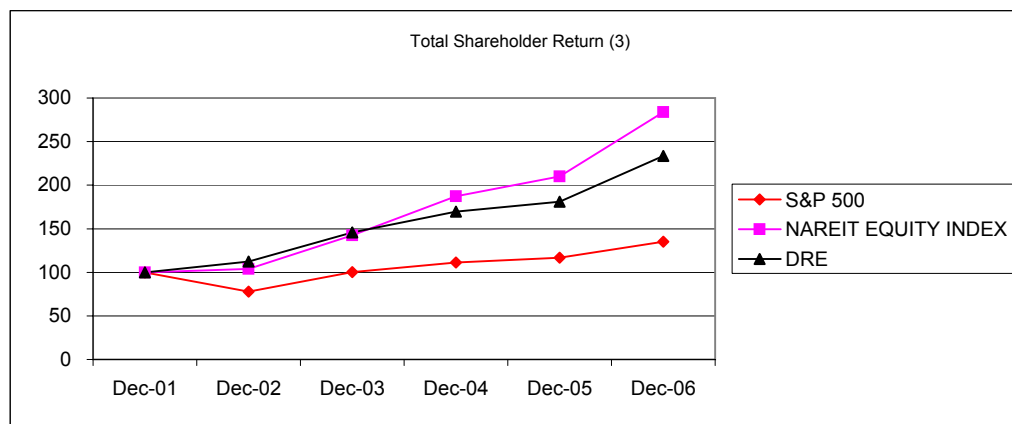
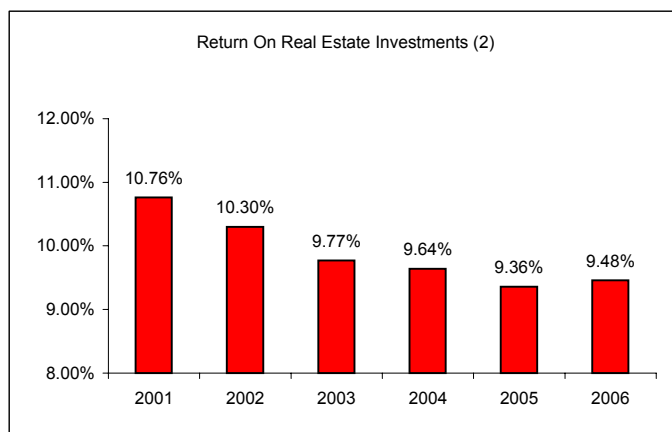
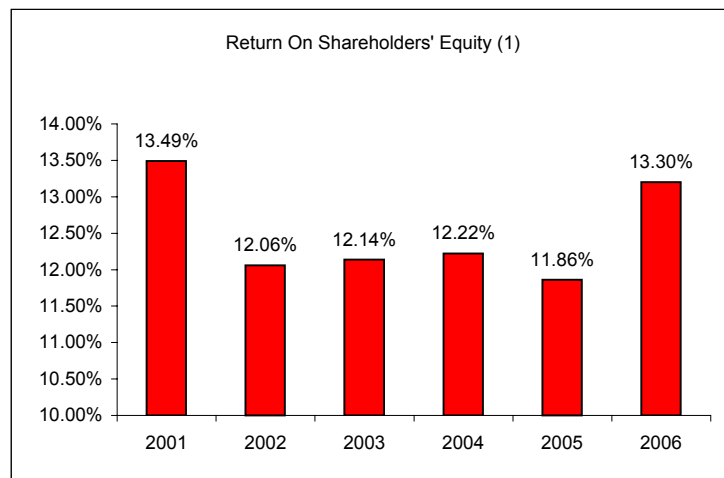
	4 th Quarter 2005	1 st Quarter 2006	2 nd Quarter 2006	3 rd Quarter 2006	4 th Quarter 2006
High price*	35.09	38.55	37.90	38.50	44.05
Low price*	31.22	33.32	32.88	34.60	36.98
Closing price*	33.40	37.95	35.15	37.35	40.90
Dollar value of average daily trading volume (thousands)*	19,685	19,235	14,752	11,142	17,648
Dividends paid per share	.470	.470	.470	.475	.475
Closing dividend yield	5.6%	5.0%	5.3%	5.1%	4.6%
Closing shares and units outstanding - Basic (thousands)	148,095	148,248	148,297	148,368	146,328
Closing market value of shares and units outstanding (millions)	4,946	5,626	5,213	5,542	5,985

* New York Stock Exchange trades only

FFO PER SHARE AND EPS GROWTH SUMMARY

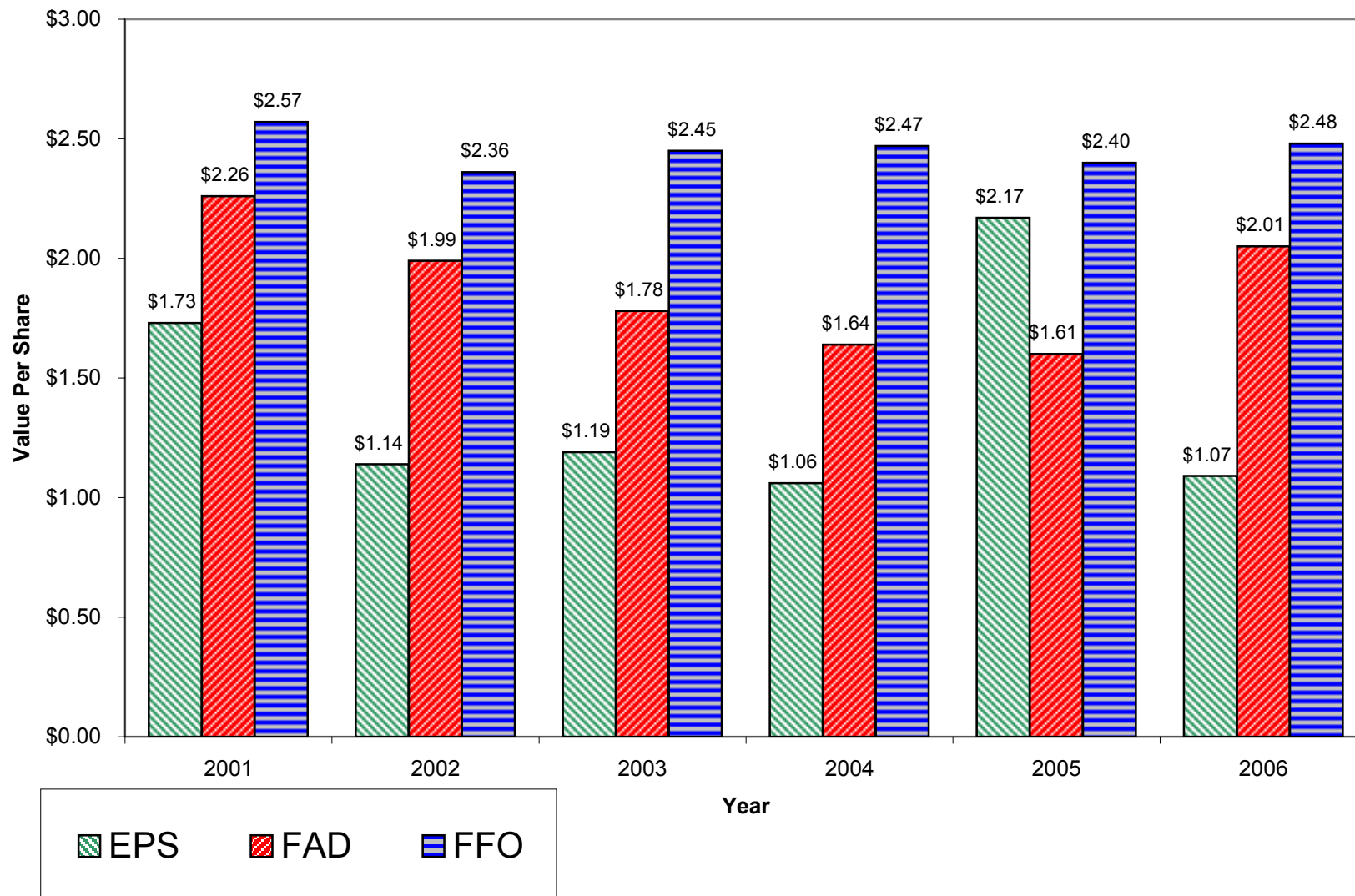


MANAGEMENT'S KEY OPERATING MEASURES



- (1) Funds From Operations divided by Average Book Value of Common Equity.
- (2) Funds From Operations from Operating Real Estate Investments + Interest Expense + Preferred Dividends divided by Average Book Value of Operating Real Estate Investments.
- (3) Includes price appreciation plus reinvested dividends. Duke's 5-year average total return of 18.47% per year compares to 23.20% for the NAREIT Equity Index, and 6.19% for the S&P 500 Index.

EPS, FFO and FAD Per Share



DUKE REALTY CORPORATION
BALANCE SHEETS
(IN THOUSANDS)
ASSETS:

	December 31, 2006	September 30, 2006	June 30, 2006	March 31, 2006	December 31, 2005	September 30, 2005
Rental Property	\$5,583,188	\$5,854,231	\$5,807,091	\$5,543,621	\$4,831,506	\$4,739,047
Less: Accumulated Depreciation	(900,898)	(863,797)	(842,031)	(791,022)	(754,742)	(726,567)
Construction in Progress	361,230	340,773	295,305	298,476	227,066	191,058
Land Held for Development	737,752	696,551	655,834	652,639	429,270	417,387
Net Real Estate Investments	<u>5,781,272</u>	<u>6,027,758</u>	<u>5,916,199</u>	<u>5,703,714</u>	<u>4,733,100</u>	<u>4,620,925</u>
Cash	68,484	25,000	7,039	0	26,732	124,867
Accounts Receivable	26,168	24,780	23,135	22,133	31,342	19,736
Straight-line Rents Receivable	109,887	109,484	106,035	101,296	95,948	90,654
Receivables on Construction Contracts	64,768	62,955	45,441	49,996	50,035	73,689
Investments in and Advances to Unconsolidated Companies	628,323	453,484	327,832	293,002	301,322	298,808
Deferred Financing Costs, Net	62,277	50,916	43,148	44,311	27,118	28,312
Deferred Leasing and Other Costs, Net	321,419	350,368	344,424	306,453	227,648	239,733
Escrow Deposits and Other Assets	<u>175,997</u>	<u>168,797</u>	<u>201,220</u>	<u>183,114</u>	<u>154,315</u>	<u>160,308</u>
Total Assets	<u>\$7,238,595</u>	<u>\$7,273,542</u>	<u>\$7,014,473</u>	<u>\$6,704,019</u>	<u>\$5,647,560</u>	<u>\$5,657,032</u>

LIABILITIES AND SHAREHOLDERS' EQUITY:

Secured Debt	\$662,501	\$371,465	\$1,063,656	\$1,013,312	\$167,255	\$168,851
Unsecured Notes	3,129,653	2,800,218	2,100,278	2,100,337	2,050,396	2,050,453
Unsecured Line of Credit	317,000	904,000	670,000	508,000	383,000	0
Construction Payables and Amounts due Subcontractors	136,508	125,299	88,674	87,589	93,137	99,861
Accounts Payable and Outstanding Checks	358	82	190	5,571	781	651
Accrued Real Estate Taxes	62,802	78,255	72,610	66,426	60,883	78,738
Accrued Interest	52,106	31,976	37,949	25,575	33,022	23,239
Accrued Expenses	64,097	47,833	39,529	38,303	54,878	41,039
Other Liabilities	120,174	111,419	119,630	117,381	133,920	130,769
Tenant Security Deposits and Prepaid Rents	<u>32,960</u>	<u>32,309</u>	<u>37,265</u>	<u>37,062</u>	<u>34,924</u>	<u>35,083</u>
Total Liabilities	<u>4,578,159</u>	<u>4,502,856</u>	<u>4,229,781</u>	<u>3,999,556</u>	<u>3,012,196</u>	<u>2,628,684</u>
Minority Interest	<u>156,853</u>	<u>172,230</u>	<u>170,644</u>	<u>177,534</u>	<u>182,566</u>	<u>201,719</u>
Preferred Stock	876,250	876,250	876,250	766,250	657,250	657,250
Common Stock and Additional Paid-in Capital	2,197,737	2,279,011	2,276,263	2,268,052	2,267,551	2,467,406
Accumulated Other Comprehensive Income	5,435	4,840	20,496	9,805	(7,118)	(11,753)
Distributions in Excess of Net Income	<u>(575,839)</u>	<u>(561,645)</u>	<u>(558,961)</u>	<u>(517,178)</u>	<u>(464,885)</u>	<u>(286,274)</u>
Total Shareholders' Equity	<u>2,503,583</u>	<u>2,598,456</u>	<u>2,614,048</u>	<u>2,526,929</u>	<u>2,452,798</u>	<u>2,826,629</u>
Total Liabilities and Shareholders' Equity	<u>\$7,238,595</u>	<u>\$7,273,542</u>	<u>\$7,014,473</u>	<u>\$6,704,019</u>	<u>\$5,647,560</u>	<u>\$5,657,032</u>

DUKE REALTY CORPORATION
STATEMENTS OF OPERATIONS
(IN THOUSANDS)

	Three Months Ended			Twelve Months Ended		
	December 31, 2006	December 31, 2005	% Change	December 31, 2006	December 31, 2005	% Change
RENTAL OPERATIONS:						
Revenues:						
Rental Income from Continuing Operations	\$201,457	\$171,170	17.69%	\$780,671	\$639,058	22.16%
Equity in Earnings of Unconsolidated Companies	16,557	4,516	266.63%	38,004	29,549	28.61%
	<u>218,014</u>	<u>175,686</u>	24.09%	<u>818,675</u>	<u>668,607</u>	22.44%
Operating Expenses:						
Rental Expenses	47,536	37,904	25.41%	178,632	148,272	20.48%
Real Estate Taxes	21,010	20,619	1.90%	88,918	78,122	13.82%
Interest Expense	49,302	29,145	69.16%	179,007	113,067	58.32%
Depreciation and Amortization	62,275	56,269	10.67%	244,129	215,400	13.34%
	<u>180,123</u>	<u>143,937</u>	25.14%	<u>690,686</u>	<u>554,861</u>	24.48%
Earnings from Rental Operations	<u>37,891</u>	<u>31,749</u>	19.35%	<u>127,989</u>	<u>113,746</u>	12.52%
SERVICE OPERATIONS:						
Revenues:						
Net general contractor revenue	6,566	7,513	-12.60%	23,929	31,910	-25.01%
Service fee revenue	4,919	4,170	17.96%	21,633	20,149	7.37%
Gain on sale of service operations properties	36,442	2,231	1533.44%	44,563	29,882	49.13%
	<u>47,927</u>	<u>13,914</u>	244.45%	<u>90,125</u>	<u>81,941</u>	9.99%
Operating Expenses						
Earnings from Service Operations	<u>13,208</u>	<u>7,079</u>	86.58%	<u>36,929</u>	<u>37,663</u>	-1.95%
	<u>34,719</u>	<u>6,835</u>	407.96%	<u>53,196</u>	<u>44,278</u>	20.14%
General and Administrative Expense	<u>(8,164)</u>	<u>(9,753)</u>	-16.29%	<u>(35,834)</u>	<u>(31,003)</u>	15.58%
Operating Income	<u>64,446</u>	<u>28,831</u>	123.53%	<u>145,351</u>	<u>127,021</u>	14.43%
OTHER INCOME (EXPENSE):						
Interest and Other Income, Net	2,137	961	122.37%	10,450	4,637	125.36%
Earnings from Sales of Land, Net of Impairment Adjustments	2,364	8,422	-71.93%	7,791	14,201	-45.14%
Other Minority Interest in Earnings of Subsidiaries	54	24	125.00%	(247)	(1,438)	-82.82%
Minority Interest in Earnings of Common Unitholders	<u>(4,743)</u>	<u>(2,496)</u>	90.02%	<u>(9,760)</u>	<u>(8,966)</u>	8.86%
Income from Continuing Operations	<u>64,258</u>	<u>35,742</u>	79.78%	<u>153,585</u>	<u>135,455</u>	13.38%
Discontinued Operations:						
Net Income (Loss) from Discontinued Operations	760	2,249		9,254	17,438	
Gain on Sale of Depreciable Properties, Net of Impairment Adjustments	515	4,266		41,823	223,858	
Gain on Sale of Service Discontinued Operations, net of minority interest	0	0		4,431	0	
Minority Interest Share of Discontinued Operations	<u>(111)</u>	<u>(582)</u>		<u>(4,946)</u>	<u>(21,089)</u>	
Income from Discontinued Operations	<u>1,164</u>	<u>5,933</u>		<u>50,562</u>	<u>220,207</u>	
Net Income	65,422	41,675	56.98%	204,147	355,662	-42.60%
Dividends on Preferred Shares	<u>(15,226)</u>	<u>(11,620)</u>		<u>(56,419)</u>	<u>(46,479)</u>	
Adjustments for Redemption of Preferred Stock	0	0		<u>(2,633)</u>	0	
Net Income Available for Common Shareholders	<u>\$50,196</u>	<u>\$30,055</u>	67.01%	<u>\$145,095</u>	<u>\$309,183</u>	-53.07%
Basic net income per common share:						
Continued Operations	\$0.36	\$0.18	100.00%	\$0.70	\$0.63	11.11%
Discontinued Operations	0.01	0.04		0.38	1.56	
Total	<u>\$0.37</u>	<u>\$0.22</u>	68.18%	<u>\$1.08</u>	<u>\$2.19</u>	-50.68%
Diluted net income per common share:						
Continued Operations	\$0.36	\$0.18	100.00%	\$0.70	\$0.62	12.90%
Discontinued Operations	0.01	0.04		0.37	1.55	
Total	<u>\$0.37</u>	<u>\$0.22</u>	68.18%	<u>\$1.07</u>	<u>\$2.17</u>	-50.69%

DUKE REALTY CORPORATION
FUNDS FROM OPERATIONS
(IN THOUSANDS)

	Three Months Ended			Twelve Months Ended		
	December 31, 2006	December 31, 2005	% Change	December 31, 2006	December 31, 2005	% Change
FUNDS FROM OPERATIONS:						
Net Income Available for Common Shares	\$50,196	\$30,055	67.01%	\$145,095	\$309,183	-53.07%
Add Back (Deductions):						
Depreciation and Amortization	64,156	59,197		254,268	254,170	
Share of Joint Venture Adjustments	4,700	4,699		18,395	19,510	
Earnings from depreciable Property Sales	(516)	(4,278)		(42,089)	(227,513)	
Share of earnings from Joint Venture depreciable Property Sales	(10,721)	78		(18,803)	(11,096)	
Minority Interest Share of Adjustments	(5,027)	(5,203)		(18,858)	(3,065)	
Funds From Operations Available for Common Shares	\$102,788	\$84,548	21.57%	\$338,008	\$341,189	-0.93%
Diluted Funds From Operations Per Share	\$0.76	\$0.61	24.59%	\$2.48	\$2.40	3.33%
FUNDS AVAILABLE FOR DISTRIBUTION:						
Funds From Operations Available for Common Shares	\$102,788	\$84,548		\$338,008	\$341,189	
Adjustments:						
Straight-line Rental Income	(5,607)	(6,129)		(21,752)	(24,241)	
Adjustments for Redemption Value of Preferred Stock and Debt Modification	2	-		3,995	0	
Amortization of Above (Below) Market Rents	401	146		1,635	1,867	
Stock Based Compensation Expense	1,875	554		6,224	2,032	
Impairment Adjustment on Depreciated Property	-	13		266	3,656	
Amortization of Deferred Financing Fees	2,367	1,467		7,915	6,154	
Prepayment charges on early debt retirements	0	0		0	1,851	
Second Generation Tenant Improvements and Leasing Commissions	(11,349)	(25,229)		(59,734)	(97,835)	
Building Improvements	(3,178)	(5,982)		(8,841)	(16,595)	
Minority Interest Share of FAD Adjustments	1,379	3,073		6,298	10,760	
Funds Available for Distribution	\$88,678	\$52,461	69.04%	\$274,014	\$228,838	19.74%
Diluted Funds Available for Distribution per Share	\$0.65	\$0.38	71.05%	\$2.01	\$1.61	24.84%
Dividends Declared per Common Share	\$0.475	\$0.470	1.06%	\$1.895	\$1.875	1.07%
Payout Ratio of Diluted Funds From Operations	62.50%	77.05%		76.41%	78.13%	
Payout Ratio of Diluted Funds Available for Distribution	73.08%	123.68%		94.28%	116.46%	

(1) Represents tenant improvements placed in-service and lease commissions incurred during the period.

Duke Realty Corporation
Discontinued Operations Supplemental Disclosure
in (000's)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2006	2005	2006	2005
Properties Comprising Discontinued Operations (1):				
Income Statement:				
Revenues	\$7,096	\$11,241	\$40,852	\$129,239
Expenses:				
Operating	2,853	4,176	13,878	42,612
Interest	1,589	1,860	7,499	30,203
Depreciation and amortization	1,881	2,928	10,139	38,770
General and administrative	13	28	82	216
Operating income	760	2,249	9,254	17,438
Gain on sale of depreciable property, net of impairment adjustment	515	4,266	41,823	223,858
Gain on sale of held for sale property	0	0	4,431	0
Minority interest expense	(111)	(582)	(4,946)	(21,089)
Income from discontinued operations	<u>\$1,164</u>	<u>\$5,933</u>	<u>\$50,562</u>	<u>\$220,207</u>

	December 31,
	2006
Property Held for Sale (2):	
Real estate investments, net	113,705
Other assets	10,818
Total assets	<u>\$124,523</u>
Accrued expenses	3,737
Other liabilities	1,334
Total liabilities	<u>\$5,071</u>

(1) The amounts classified in discontinued operations for the periods ended December 31 are comprised of 12 buildings that are currently held for sale, 22 buildings that were sold in 2006 and 234 buildings that were sold in 2005.

(2) Represents 12 buildings that are currently held for sale and included in discontinued operations at December 31, 2006.

DUKE REALTY CORPORATION
EARNINGS PER SHARE

	First Quarter 2005	Second Quarter 2005	Third Quarter 2005	Fourth Quarter 2005	Total 2005	First Quarter 2006	Second Quarter 2006	Third Quarter 2006	Fourth Quarter 2006	Total 2006
Net Income:										
Basic Net Income Available for Common Shares	\$25,481	\$ 40,299	\$ 213,348	\$ 30,055	\$309,183	\$11,448	\$ 21,717	\$ 61,734	\$50,196	\$145,095
Joint Venture Partner Convertible Ownership Net Income (1)	N/A	N/A	498	N/A	N/A	N/A	N/A	378	N/A	N/A
Unitholder Minority Interest	2,487	3,829	20,255	3,078	29,649	1,149	2,164	6,083	4,842	14,238
Diluted	<u>\$27,968</u>	<u>\$ 44,128</u>	<u>\$ 234,101</u>	<u>\$ 33,133</u>	<u>\$338,832</u>	<u>\$12,597</u>	<u>\$ 23,881</u>	<u>\$ 68,195</u>	<u>\$ 55,038</u>	<u>\$159,333</u>
Weighted Average Shares:										
Shares Outstanding	143,089	143,480	142,663	136,855	141,508	134,781	134,969	135,117	134,665	134,883
Units Outstanding	13,858	13,506	13,447	13,399	13,551	13,394	13,304	13,211	12,839	13,186
Joint Venture Partner Convertible Ownership Common Share Equivalents (1)	N/A	N/A	1,525	N/A	N/A	N/A	N/A	1,357	N/A	N/A
Other dilutive securities	773	710	833	891	818	1,090	1,091	1,262	1,516	1,324
	<u>157,720</u>	<u>157,696</u>	<u>158,468</u>	<u>151,145</u>	<u>155,877</u>	<u>149,265</u>	<u>149,364</u>	<u>150,947</u>	<u>149,020</u>	<u>149,393</u>
Basic EPS	<u>\$0.18</u>	<u>\$0.28</u>	<u>\$1.50</u>	<u>\$ 0.22</u>	<u>\$2.19</u>	<u>\$0.08</u>	<u>\$0.16</u>	<u>\$0.46</u>	<u>\$ 0.37</u>	<u>\$1.08</u>
Diluted EPS	<u>\$0.18</u>	<u>\$0.28</u>	<u>\$1.48</u>	<u>\$ 0.22</u>	<u>\$2.17</u>	<u>\$0.08</u>	<u>\$0.16</u>	<u>\$0.45</u>	<u>\$ 0.37</u>	<u>\$1.07</u>

(1) A joint venture partner in one of the Company's unconsolidated companies has the option to convert a portion of its ownership to Company common shares. The effect of this option on earnings per share is dilutive for the third quarters of 2005 and 2006; therefore, conversion to common shares is included in weighted dilutive potential common shares for the quarter.

DUKE REALTY CORPORATION
FUNDS FROM OPERATIONS PER SHARE
(IN THOUSANDS)

	First Quarter 2005	Second Quarter 2005	Third Quarter 2005	Fourth Quarter 2005	Total 2005	First Quarter 2006	Second Quarter 2006	Third Quarter 2006	Fourth Quarter 2006	Total 2006
Funds From Operations:										
Basic	\$81,625	\$87,841	\$87,175	\$ 84,548	\$341,189	\$67,677	\$78,756	\$88,787	\$102,788	\$338,008
Unitholder Minority Interest	2,487	3,829	20,255	3,078	29,649	1,149	2,164	6,083	4,842	14,238
Minority Interest Share of Adjustments	5,437	4,463	(12,038)	5,203	3,065	5,588	5,622	2,621	5,027	18,858
Diluted	<u>\$89,549</u>	<u>\$96,133</u>	<u>\$95,392</u>	<u>\$ 92,829</u>	<u>\$373,903</u>	<u>\$74,414</u>	<u>\$86,542</u>	<u>\$97,491</u>	<u>\$112,657</u>	<u>\$371,104</u>
Weighted Average Shares:										
Shares Outstanding	143,089	143,480	142,663	136,855	141,508	134,781	134,969	135,117	134,665	134,883
Units Outstanding	13,858	13,506	13,447	13,399	13,551	13,394	13,304	13,211	12,839	13,186
Other dilutive securities	773	710	833	891	818	1,090	1,091	1,262	1,516	1,324
	<u>157,720</u>	<u>157,696</u>	<u>156,943</u>	<u>151,145</u>	<u>155,877</u>	<u>149,265</u>	<u>149,364</u>	<u>149,590</u>	<u>149,020</u>	<u>149,393</u>
Basic FFO per Share	<u>\$0.57</u>	<u>\$0.61</u>	<u>\$0.61</u>	<u>\$ 0.62</u>	<u>\$2.41</u>	<u>\$0.50</u>	<u>\$0.58</u>	<u>\$0.66</u>	<u>\$ 0.76</u>	<u>\$2.51</u>
Diluted FFO per share	<u>\$0.57</u>	<u>\$0.61</u>	<u>\$0.61</u>	<u>\$ 0.61</u>	<u>\$2.40</u>	<u>\$0.50</u>	<u>\$0.58</u>	<u>\$0.65</u>	<u>\$ 0.76</u>	<u>\$2.48</u>

DUKE REALTY CORPORATION
(IN THOUSANDS)

	Three Months Ended			Twelve Months Ended		
	December 31, 2006	December 31, 2005	% Change	December 31, 2006	December 31, 2005	% Change
SELECTED FINANCIAL INFORMATION (1)						
Revenues from Continuing Operations	\$265,941	\$189,600	40.26%	\$908,800	\$750,548	21.08%
Net Income Available for Common Shares	\$50,196	\$30,055	67.01%	\$145,095	\$309,183	-53.07%
Funds from Operations - Diluted	\$112,657	\$92,829	21.36%	\$371,104	\$373,903	-0.75%
Earnings Before Interest, Depreciation and Amortization (EBIDA)	\$182,392	\$122,243	49.20%	\$611,622	\$546,536	11.91%
Interest Expense	\$50,891	\$31,005	64.14%	\$186,506	\$143,270	30.18%
Scheduled Principal Payments (normal amortization of secured debt)	\$2,577	\$1,685	52.94%	\$9,734	\$7,289	33.54%
Capitalized Interest	\$11,692	\$3,627	222.36%	\$36,260	\$9,510	281.28%
Dividends on Preferred Shares	\$15,226	\$11,620	31.03%	\$56,419	\$46,479	21.39%
Common Dividends Paid	\$64,245	\$64,481	-0.37%	\$255,190	\$265,076	-3.73%
Unit Distribution Paid	\$6,270	\$6,289	-0.30%	\$25,137	\$25,441	-1.19%
Special Dividend Paid	\$0	\$158,120	-100.00%	\$0	\$158,120	-100.00%
General and Administrative Expenses	\$8,176	\$8,786	-6.94%	\$35,915	\$27,960	28.45%
Real Estate Investments Before Depreciation (cost) (excludes land held for development and CIP)	\$5,583,188	\$4,831,506	15.56%	\$5,583,188	\$4,831,506	15.56%
Total Assets	\$7,207,977	\$5,647,560	27.63%	\$7,207,977	\$5,647,560	27.63%
<u>Unencumbered Assets</u>						
Number of Properties	441 (2)	444		441 (2)	444	
Total Square Feet	61,799	62,874		61,799	62,874	
Gross Book Value	\$4,982,816	\$4,796,291		\$4,982,816	\$4,796,291	
Annual Stabilized NOI	\$478,073	\$495,127		\$478,073	\$495,127	
Total Debt (including financing for projects currently under development)	\$4,109,154	\$2,600,651		\$4,109,154	\$2,600,651	
Shareholders' Equity (book value)	\$2,503,583	\$2,452,798		\$2,503,583	\$2,452,798	
Common Shares Outstanding	133,921	134,697		133,921	134,697	
Partnership Units Outstanding	12,407	13,398		12,407	13,398	
Total Common Shares and Units Outstanding at end of period	146,328	148,095		146,328	148,095	
Total Preferred Shares Outstanding	32,405	23,645		32,405	23,645	
Common Shares and Units (market value)	\$5,984,815	\$4,946,373		\$5,984,815	\$4,946,373	
Preferred Shares (market value)	893,415	644,820		893,415	644,820	
Equity (market value)	\$6,878,230	\$5,591,193		\$6,878,230	\$5,591,193	
Total Market Capitalization (market value of equity plus debt)	\$10,987,384	\$8,191,844		\$10,987,384	\$8,191,844	

(1) Amounts shown are before the effects of discontinued operations except where noted.

(2) Excludes 41 wholly-owned properties and one expansion under development as of December 31, 2006 which will be unencumbered upon completion. These properties totaled approximately 7.4 million square feet with total project costs of approximately \$723 million and anticipated stabilized NOI of approximately \$62 million.

Duke Realty Corporation
Components of FFO

	Quarter Ended					Quarter Ended				
	March 31 2005	June 30 2005	Sept. 30 2005	Dec. 31 2005	Total 2005	March 31 2006	June 30 2006	Sept. 30 2006	Dec. 31 2006	Total 2006
Property operations										
Wholly-owned properties	\$121,394	\$123,657	\$128,425	\$115,436	\$488,912	\$120,436	\$131,471	\$135,230	\$137,261	\$524,398
Joint ventures	9,320	8,897	8,954	9,350	36,521	9,120	8,845	8,488	10,155	36,608
Land carry costs	(1,247)	(1,244)	(1,390)	(1,749)	(5,630)	(1,402)	(1,415)	(1,394)	(2,054)	(6,265)
Interest expense	(35,487)	(36,404)	(40,374)	(31,005)	(143,270)	(38,961)	(46,053)	(50,601)	(50,891)	(186,506)
Preferred dividends (excludes convertible shares)	(11,620)	(11,620)	(11,619)	(11,620)	(46,479)	(12,712)	(13,255)	(15,226)	(15,226)	(56,419)
Adjustments for carrying value of preferred stock	-	-	-	-	-	(2,633)	-	(1,360)	-	(3,993)
Impairment adjustment on depreciable property	(2,809)	(755)	(79)	(13)	(3,656)	-	(31)	(235)	-	(266)
Interest and other income	2,721	1,423	1,747	2,337	8,228	2,453	3,087	6,161	3,441	15,142
Other	1,515	1,389	1,623	553	5,080	903	1,025	409	292	2,629
Property operations	83,787	85,343	87,287	83,289	339,706	77,204	83,674	81,472	82,978	325,328
Lease buyouts (Includes Share of Joint Ventures)	1,836	1,226	395	4,062	7,519	4,141	6,095	5,165	756	16,157
Service operations, net	7,188	5,101	7,325	5,615	25,229	4,302	3,461	5,888	6,727	20,378
Gain on held for sale properties, net of taxes & disc-ops	4,649	7,946	5,234	1,220	19,049	148	15	9,094	27,992	37,249
Gain on land sales	837	3,779	2,506	8,421	15,543	2,810	555	2,982	2,364	8,711
General and administrative expenses	(8,499)	(7,071)	(5,868)	(9,781)	(31,219)	(13,958)	(6,975)	(6,806)	(8,176)	(35,915)
Minority Interest	(249)	(191)	(1,487)	3	(1,924)	(233)	(283)	(304)	16	(804)
Diluted FFO	\$89,549	\$96,133	\$95,392	\$92,829	\$373,903	\$74,414	\$86,542	\$97,491	\$112,657	\$371,104

Note: Amounts shown are before the effects of discontinued operations.

**DUKE REALTY CORPORATION
(IN THOUSANDS)**

	Three Months Ended		Twelve Months Ended	
	December 31, 2006	December 31, 2005	December 31, 2006	December 31, 2005
RATIOS COMPUTED FOR INDUSTRY COMPARISONS: (1)				
<i>FINANCIAL POSITION RATIOS</i>				
Total Debt/Total Book Capitalization Ratio (book value) (%)	53.57%	43.41%	53.57%	43.41%
Total Debt/Total Market Capitalization Ratio (market value) (%)	37.40%	31.75%	37.40%	31.75%
Total Debt/Adjusted Total Assets (%)	54.55%	43.56%	54.55%	43.56%
Secured Debt/Adjusted Total Assets (%)	8.79%	2.80%	8.79%	2.80%
Undepreciated Unsecured Assets/Unsecured Debt (x)	1.89	2.33	1.89	2.33
Secured Debt/Secured Assets (%)	50.54%	26.42%	50.54%	26.42%
<i>OPERATIONAL RATIOS</i>				
Debt Service Coverage Ratio (Funds from Operations + Interest Expense + Pref Div/Interest + Principal Amort.) (x)	3.34	4.14	3.13	3.74
Fixed Charge Coverage Ratio (Funds from Operations + Interest Expense + Pref Dividend/Interest Expense + Pref Div + Capitalized Int. on Held for Rental Properties + Prin. Amort.) (x)	2.46	2.92	2.24	2.76
Interest Coverage Ratio (Funds from Operations + Interest Expense + Pref Div /Interest Expense) (x)	3.51	4.37	3.29	3.93
Return on Common Shareholders' Equity ((Funds from Operations /Average Adjusted Common Equity (book value)) (%)	16.11%	12.38%	13.30%	11.86%
Return on Real Estate Investments (Funds from Operations from Operating Real Estate Investments + Interest Expense + Preferred Dividends / Adjusted Average Operating Real Estate Investments as defined (book value)) (%)	9.26%	9.65%	9.48%	9.36%
FFO Payout Ratio (Dividends/Funds from Operations (%))	62.50%	77.05%	76.41%	78.13%
FAD Payout Ratio (Dividends /Funds Available for Distribution (%))	73.08%	123.68%	94.28%	116.46%

(1) All coverage and return ratios computed based on FFO before minority interest in earnings of the Operating Partnership and the minority interest share of FFO adjustments, except for return on shareholders' equity, which is based upon FFO after minority interest.

Duke Realty Corporation
Unsecured Public Debt Covenants

	2005				2006			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
Total Debt to Undepreciated Assets (Not to exceed 60%)	41.31%	43.68%	37.43%	43.57%	51.94%	52.53%	54.07%	54.39%
Debt Service Ratio (At least 1.5x)	3.90	3.93	3.94	3.91	3.75	3.46	3.26	3.19
Secured Debt to Undepreciated Assets (Not to exceed 40%)	3.17%	3.11%	2.85%	2.80%	14.53%	14.57%	4.93%	8.77%
Undepreciated Unencumbered Assets to Unsecured Debt (Must exceed by 150%)	244.00%	253.00%	274.00%	232.00%	231.00%	226.00%	187.00%	189.55%

The ratios are based upon the results of the Operating Partnership using calculations that are specifically defined in the debt agreement.

Duke Realty Corporation
Owned Property Occupancy Analysis

	December 31, 2005			March 31, 2006			June 30, 2006			September 30, 2006			December 31, 2006		
	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased
Stabilized Properties In Service:															
Bulk Distribution	309	59,953,470	95.99%	337	66,422,456	96.18%	340	67,577,774	95.77%	333	66,249,818	96.07%	324	67,191,155	96.89%
Suburban Office	262	29,838,020	89.72%	279	31,177,023	90.08%	280	31,460,191	91.04%	276	31,451,248	91.83%	277	31,796,565	92.65%
Service Center/Other	81	5,334,894	92.22%	81	5,334,894	92.70%	81	5,334,894	91.96%	81	5,334,891	92.80%	76	5,173,221	92.51%
Total	652	95,126,384	93.81%	697	102,934,373	94.15%	701	104,372,859	94.15%	690	103,035,957	94.61%	677	104,160,941	95.38%
Unstabilized Developments In Service: (1)															
Bulk Distribution	6	2,423,981	53.55%	5	1,315,300	21.01%	6	2,240,836	23.54%	8	3,125,296	32.99%	10	4,552,249	38.83%
Suburban Office	2	284,762	48.45%	3	330,962	66.60%	5	488,912	64.23%	6	614,151	59.05%	6	580,153	65.11%
Service Center/Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	8	2,708,743	53.02%	8	1,646,262	30.18%	11	2,729,748	30.83%	14	3,739,447	37.27%	16	5,132,402	41.80%
Total In-Service Portfolio:															
Bulk Distribution	315	62,377,451	94.34%	342	67,737,756	94.72%	346	69,818,610	93.45%	341	69,375,114	93.23%	334	71,743,404	93.21%
Suburban Office	264	30,122,782	89.33%	282	31,507,985	89.83%	285	31,949,103	90.63%	282	32,065,399	91.20%	283	32,376,718	92.15%
Service Center/Other	81	5,334,894	92.22%	81	5,334,894	92.70%	81	5,334,894	91.96%	81	5,334,891	92.80%	76	5,173,221	92.51%
Total	660	97,835,127	92.68%	705	104,580,635	93.14%	712	107,102,607	92.54%	704	106,775,404	92.60%	693	109,293,343	92.86%
Properties Under Development:															
Bulk Distribution	11	4,262,448	37.76%	13	5,259,314	33.32%	10	4,527,325	24.62%	10	3,688,371	25.00%	10	2,262,189	0.00%
Suburban Office	13	1,520,448	40.76%	15	1,572,496	32.18%	14	1,737,615	25.42%	16	2,086,122	27.34%	17	2,170,870	16.47%
Service Center/Other	-	-	-	-	-	-	-	-	-	1	51,360	77.88%	1	51,360	77.88%
Total	24	5,782,896	38.55%	28	6,831,810	33.06%	24	6,264,940	24.84%	27	5,825,853	26.30%	28	4,484,419	8.86%
Total Portfolio:															
Bulk Distribution	326	66,639,899	90.72%	355	72,997,070	90.30%	356	74,345,935	89.26%	351	73,063,485	89.78%	344	74,005,593	90.36%
Suburban Office	277	31,643,230	87.00%	297	33,080,481	87.09%	299	33,686,718	87.27%	298	34,151,521	87.30%	300	34,547,588	87.40%
Service Center/Other	81	5,334,894	92.22%	81	5,334,894	92.70%	81	5,334,894	91.96%	82	5,386,251	92.66%	77	5,224,581	92.37%
Total	684	103,618,023	89.66%	733	111,412,445	89.46%	736	113,367,547	88.80%	731	112,601,257	89.17%	721	113,777,762	89.55%

(1) Includes development projects placed in-service 1 year prior to quarter end that have not reached 90 % occupancy.
Note: Excludes buildings that are in the held for sale portfolio.

Duke Realty Corporation
Geographic Highlights
Stabilized In Service Properties as of December 31, 2006

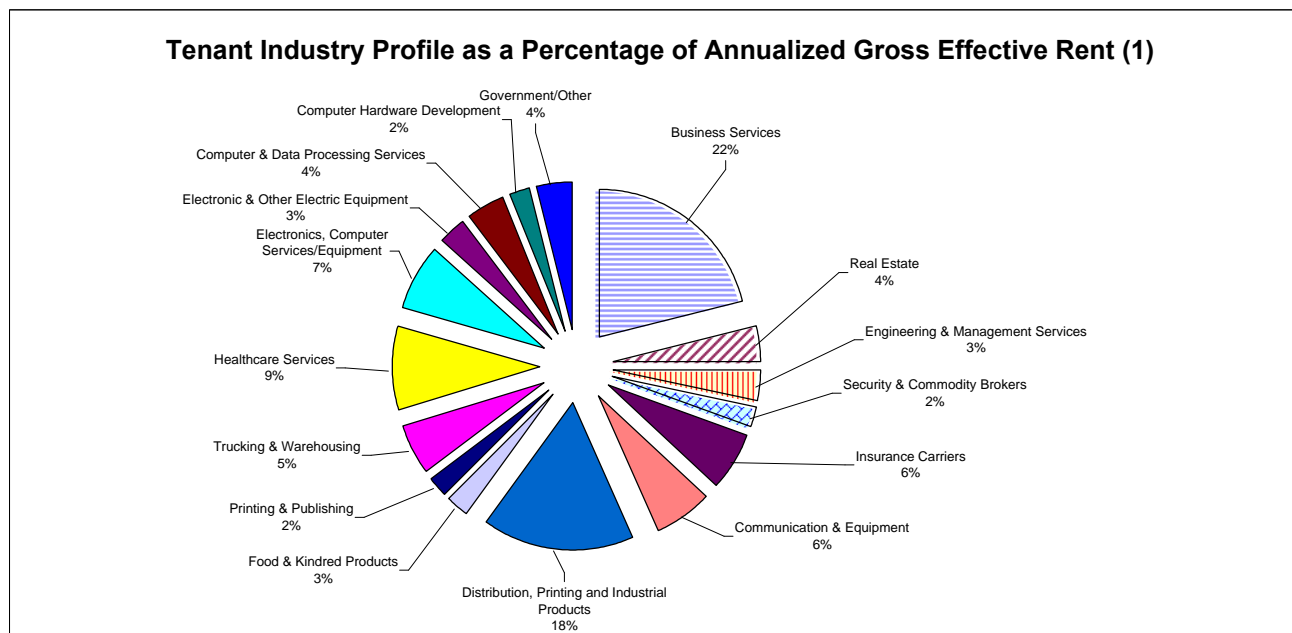
Primary Market	Square Feet (1)				Percent of Overall	Annual Net Effective Rent (2)	Percent of Annual Net Effective Rent
	Bulk Distribution	Suburban Office	Service Center/ Other	Overall			
Indianapolis	16,326,003	3,178,369	1,400,105	20,904,477	20.05%	\$ 80,332,596	13.20%
Cincinnati	8,759,192	4,701,576	805,516	14,266,284	13.70%	76,958,703	12.63%
St. Louis	2,659,640	3,467,455	1,223,194	7,350,289	7.06%	61,552,354	10.10%
Atlanta	6,595,612	3,920,527	25,881	10,542,020	10.12%	60,778,926	9.97%
Chicago	5,386,585	2,856,179	183,055	8,425,819	8.09%	58,969,251	9.68%
Columbus	3,561,480	3,288,941	-	6,850,421	6.58%	48,466,024	7.95%
Raleigh	1,531,214	2,173,857	575,008	4,280,079	4.11%	37,927,825	6.22%
Washington DC	654,918	2,265,040	-	2,919,958	2.80%	30,789,972	5.05%
Minneapolis	3,518,328	805,889	259,185	4,583,402	4.40%	27,678,796	4.54%
Cleveland	-	2,218,660	-	2,218,660	2.13%	25,907,783	4.25%
Central Florida	2,282,221	1,161,272	-	3,443,493	3.31%	24,156,529	3.96%
Nashville	2,306,427	832,877	230,523	3,369,827	3.24%	23,782,787	3.90%
Dallas	8,033,008	152,000	470,754	8,655,762	8.31%	22,266,643	3.65%
Savannah	5,140,388	-	-	5,140,388	4.94%	16,998,379	2.79%
South Florida	-	773,923	-	773,923	0.74%	12,336,028	2.02%
Other (3)	436,139	-	-	436,139	0.42%	557,914	0.09%
Total	67,191,155	31,796,565	5,173,221	104,160,941	100.00%	\$ 609,460,509	100.00%
	64.51%	30.53%	4.97%	100.00%			

Occupancy %

Primary Market	Bulk Distribution	Suburban Office	Service Center/ Other	Overall
Indianapolis	95.80%	92.79%	89.72%	94.93%
Cincinnati	99.19%	91.49%	96.24%	96.49%
St. Louis	99.98%	93.15%	94.30%	95.81%
Atlanta	91.98%	88.17%	100.00%	90.58%
Chicago	96.36%	95.43%	99.10%	96.10%
Columbus	100.00%	95.44%	-	97.81%
Raleigh	100.00%	97.86%	85.93%	97.02%
Washington DC	100.00%	95.53%	-	96.53%
Minneapolis	96.26%	89.30%	82.63%	94.27%
Cleveland	-	85.11%	-	85.11%
Central Florida	99.39%	95.97%	-	98.24%
Nashville	86.75%	89.45%	96.48%	88.08%
Dallas	98.07%	100.00%	98.34%	98.12%
Savannah	100.00%	-	-	100.00%
South Florida	-	96.41%	-	96.41%
Other (3)	100.00%	-	-	100.00%
Total	96.89%	92.65%	92.51%	95.38%

- (1) Includes all wholly owned and joint venture projects shown at 100% as of report date .
- (2) Represents the average annual rental property revenue due from tenants in occupancy as of the date of this report, excluding additional rent due as operating expense reimbursements, landlord allowances for operating expenses and percentage rents. Joint Venture properties are shown at the Company's ownership percentage.
- (3) Represents properties not located in the Company's primary markets. These properties are located in similar midwest or southeast markets.

Note: Excludes buildings that are in the held for sale portfolio.



Largest Tenants (In-Service Properties) Based Upon Annualized Gross Rent

Tenant	Primary Location	Primary Industry	Year of Lease Expiration	Annualized Gross Effective Rent (1) (In Thousands)	Percentage of Annualized Gross Effective Rent
Nationwide Mutual Insurance Co	Columbus	Insurance Carriers	2007 - 2013	\$9,340	1.15%
AT&T	Columbus	Communication & Equipment	2007 - 2013	9,083	1.12%
Northrop Grumman/TASC	Washington DC	Transportation Equipment	2013 - 2015	7,672	0.94%
PPD Pharmaco Incorporated	Raleigh	Healthcare Services	2007 - 2016	7,254	0.89%
Pearson Education PLC	Indianapolis	Educational Services	2007 - 2019	6,391	0.79%
Express Scripts, Inc.	St. Louis	Healthcare Services	2007 - 2008	5,779	0.71%
General Services Admin	Washington DC	Federal Government	2007 - 2016	5,700	0.70%
American Port Services	Savannah	Distribution/Warehousing	2012 - 2017	5,157	0.63%
Scitor Corporation	Washington DC	Consulting Services	2012 - 2013	5,128	0.63%
Central States Pension Fund	Chicago	Transportation Equipment	2010	5,127	0.63%
Qwest Communications Intl	Columbus	Communication & Equipment	2007 - 2015	5,105	0.63%
Tekelek	Raleigh	Communication & Equipment	2013	4,932	0.61%
Computer Associates	Central Florida	Computer Hardware Development	2008 - 2014	4,859	0.60%
Systems Planning and Analysis	Washington DC	Engineering & Management Services	2008 - 2015	4,817	0.59%
Eveready Battery Company	St. Louis	Distribution, Printing and Industrial Products	2011	4,693	0.58%
Anheuser-Busch	St. Louis	Food and Kindred Products	2011 - 2012	4,534	0.56%
State Farm Insurance Companies	St. Louis	Insurance Carriers	2007 - 2013	4,524	0.56%
CNA Corporation	Washington DC	Social Services	2015	4,348	0.53%
Lucent Technologies	Atlanta	Communication & Equipment	2013	4,310	0.53%
General Electric Corp.	St. Louis	Distribution, Printing and Industrial Products	2007 - 2012	4,166	0.51%
				\$112,919	13.89%

(1) Represents annual gross effective rents due from tenants in service as of December 31, 2006. Annual gross effective rent equals the average annual rental property revenue over the terms of the respective leases including landlord operating expense allowance and excluding additional rent due as operating expense reimbursements and percentage rents.

Note: Excludes buildings that are in the held for sale portfolio.

Duke Realty Corporation
Same Property Performance

	<u>Three Months Ended December 31, 2006 and 2005</u>				<u>Twelve Months Ended December 31, 2006 and 2005</u>				
	Bulk Distribution	Suburban Office	Service Center/ Other	Total	Bulk Distribution	Suburban Office	Service Center/ Other	Total	
<u>All Properties:</u>									
Number of properties	274	230	73	577	274	230	73	577	
Square feet	54,172,287	25,377,995	5,114,651	84,664,933	54,172,287	25,377,995	5,114,651	84,664,933	
Percent of in-service properties	75.51%	78.38%	98.87%	77.47%	75.51%	78.38%	98.87%	77.47%	
2006 Average occupancy (1)	95.72%	91.34%	92.71%	94.22%	95.17%	90.37%	92.68%	93.58%	
Period over period percent change	2.65%	2.29%	4.10%	2.63%	2.82%	3.28%	5.02%	3.08%	
	<u>Three Months Ended December 31</u>			<u>Twelve Months Ended December 31</u>					
	2006	2005	% Change	2006	2005	% Change			
	Bulk Distribution								
Total operating revenues	\$ 61,282,502	\$ 57,598,773	6.40%	\$ 239,437,581	\$ 225,176,732	6.33%			
Total operating expenses	15,878,747	15,004,493	5.83%	64,278,156	61,437,361	4.62%			
Net Operating Income (2)	\$ 45,403,755	\$ 42,594,280	6.60%	\$ 175,159,425	\$ 163,739,371	6.97%			
	Suburban Office								
Total operating revenues	\$ 120,559,449	\$ 113,908,553	5.84%	\$ 468,640,801	\$ 442,532,895	5.90%			
Total operating expenses	45,668,940	45,453,727	0.47%	185,688,764	178,527,662	4.01%			
Net Operating Income (2)	\$ 74,890,509	\$ 68,454,826	9.40%	\$ 282,952,037	\$ 264,005,233	7.18%			
	Service Center/Other								
Total operating revenues	\$ 13,505,458	\$ 12,945,383	4.33%	\$ 53,660,334	\$ 50,947,526	5.32%			
Total operating expenses	4,303,177	4,288,680	0.34%	18,058,395	17,293,507	4.42%			
Net Operating Income (2)	\$ 9,202,281	\$ 8,656,703	6.30%	\$ 35,601,940	\$ 33,654,019	5.79%			
	Total								
Total operating revenues	\$ 195,347,409	\$ 184,452,709	5.91%	\$ 761,738,716	\$ 718,657,153	5.99%			
Total operating expenses	65,850,864	64,746,900	1.71%	268,025,315	257,258,530	4.19%			
Net Operating Income (2)	\$ 129,496,546	\$ 119,705,809	8.18%	\$ 493,713,402	\$ 461,398,623	7.00%			

(1) Occupancy is based upon lease commencement date.

(2) Net Operating Income (NOI) is equal to FFO excluding the effects of straight-line rent.

Note: Excludes buildings that are in the held for sale portfolio and excludes buildings with termination fees over \$250,000 in either period.

Duke Realty Corporation
Joint Venture Information - Operating Joint Ventures
December 31, 2006

	Dugan Realty, LLC (1)	Dugan Texas, LLC	Dugan Millenia, LLC	Eaton/Vance (Winkler) (2)	Park Creek	Other (3)	Total
In-Service Properties							
Bulk Distribution	113	35	-	11	11	2	172
Suburban Office	1	-	2	12	-	2	17
Service Center/Other	-	-	-	-	-	1	1
Underdevelopment Properties							
Bulk Distribution	-	2	-	-	-	-	2
Total Number of Properties	114	37	2	23	11	5	192
Percent Leased	93.06%	89.24%	88.73%	96.43%	97.48%	99.07%	92.79%
Square Feet In-Service (in 000's):							
Bulk Distribution	20,734	6,257	-	655	2,066	211	29,923
Suburban Office	36	-	308	1,123	-	193	1,660
Service Center/Other	-	-	-	-	-	206	206
	20,770	6,257	308	1,778	2,066	610	31,789
Square Feet Under Development (in 000's):							
Bulk Distribution	-	583	-	-	-	-	583
Suburban Office	-	-	-	-	-	-	-
	-	583	-	-	-	-	583
Total Square Feet (in 000's)	20,770	6,840	308	1,778	2,066	610	32,372
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	30.0%	10.0%	14.4%-50%	
Selected Financial Information (in 000's) (A)							
Real Estate Assets	\$639,522	\$213,478	\$34,495	\$381,975	\$40,547	\$26,654	\$1,336,671
Construction In Progress	2,040	4,216	141	-	90	-	6,487
Land Held for Development	9,669	5,312	7,496	-	-	13,546	36,023
Other Assets	37,060	21,656	4,578	386,004	1,792	11,940	463,030
Total Assets	\$688,291	\$244,662	\$46,710	\$767,979	\$42,429	\$52,140	\$1,842,211
Debt	\$307,439	\$17,998	\$ -	\$ -	\$24,258	\$19,112	\$368,807
Other Liabilities	22,391	9,803	1,122	2,599	1,612	5,950	43,477
Equity	358,461	216,861	45,588	765,380	16,559	27,078	1,429,927
Total Liabilities and Equity	\$688,291	\$244,662	\$46,710	\$767,979	\$42,429	\$52,140	\$1,842,211
Selected QTD Financial Information							
QTD Rental Revenue (in 000's)	\$24,661	\$8,413	\$1,291	\$2,644	\$2,038	\$2,157	41,204
QTD Share of FFO (in 000's)	\$5,569	\$2,782	\$441	\$438	\$0	\$397	9,627
QTD Share of Interest Expense (in 000's)	\$3,077	\$120	\$0	\$0	\$42	\$170	3,409
QTD Share of EBITDA (in 000's)	\$9,051	\$2,841	\$424	\$522	\$151	\$547	13,536
Interest Rate (B)	(4)	L + 1%	N/A	N/A	6.48%	(3)	N/A
Company Share of Debt (in 000's)	\$153,720	\$8,999	\$0	\$0	\$2,426	\$9,027	174,172
Debt Maturity Date	(4)	4/09 (5)	N/A	N/A	4/09	(3)	N/A

(A) Selected Financial Information is reported at 100% of joint venture.

(B) Interest rate is fixed, except as noted.

(1) In 4Q 2006, this venture disposed of 17 industrial buildings totaling 809,000 square feet.

(2) Eight additional buildings will be contributed to this venture in 1Q 2007 pending the assumption by the venture of \$147 million of secured debt that encumbers these properties.

(3) Consists of 11 separate joint ventures that own and operate buildings and undeveloped land.

Debt balance consists of five separate loans: i) \$969,509 at a fixed rate of 5.87% maturing April of 2010 ii) \$1,167,530 at a fixed rate of 8.125% maturing April 2010 iii) \$665,761 at a variable rate of Libor + 2.0% maturing June 2010 iv) \$6,849,104 at a fixed rate of 7.10% maturing June 2009 v) \$9,460,327 at a fixed rate of 7.39% maturing June 2011.

(4) This debt consists of four separate loans: i) \$75,850,067 at a fixed rate of 7.43% maturing May 2007, ii) \$29,588,512 at a fixed rate of 6.75% maturing May 2009, iii) \$200,000,000 at a fixed rate of 7.52% maturing October 2010, and iv) \$2,00,000 at a variable rate of Euro plus 90 basis points maturing September 2008.

(5) The maturity dates and corresponding future maturities are shown at the debt's first call date.

Duke Realty Corporation
Joint Venture Information - Development Joint Ventures
December 31, 2006

	Bremner Medical Offices	Anderson Retail	All Points Industrial	Rickenbacker Industrial	Total
In-Service Properties					
Bulk Distribution	-	-	-	1	1
Suburban Office	4	-	-	-	4
Underdevelopment Properties					
Bulk Distribution	-	-	1	1	2
Suburban Office	5	-	-	-	5
Service Center/Other	-	2	-	-	2
Total Number of Properties	9	2	1	2	14
Percent Leased	85.21%	52.89%	0.00%	47.90%	48.67%
Square Feet In-Service (in 000's):					
Bulk Distribution	-	-	-	574	574
Suburban Office	306	-	-	-	306
Service Center/Other	-	-	-	-	-
	306	-	-	574	880
Square Feet Under Development (in 000's):					
Bulk Distribution	-	-	631	624	1,255
Suburban Office	477	-	-	-	477
Service Center/Other	-	711	-	-	711
	477	711	631	624	2,443
Total Square Feet (in 000's)	783	711	631	1,198	3,323
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	50.0%	
Selected Financial Information (in 000's) (A)					
Real Estate Assets	\$50,897	\$ -	\$ -	\$15,183	\$66,080
Construction In Progress	35,105	43,030	8,878	14,460	101,473
Land Held for Development	-	46,007	41,208	2,133	89,348
Other Assets	4,504	1,778	6,710	19,146	32,138
Total Assets	\$90,506	\$90,815	\$56,796	\$50,922	\$289,039
Debt	\$0	\$0	\$26,318 (2)	\$22,845 (3)	\$49,163
Other Liabilities	70,374 (1)	50,897 (1)	449	2,222	123,942
Equity	20,132	39,918	30,029	25,855	115,934
Total Liabilities and Equity	\$90,506	\$90,815	\$56,796	\$50,922	\$289,039
Selected QTD Financial Information					
QTD Rental Revenue (in 000's)	\$1,337	\$0	\$5	\$526	\$1,868
QTD Share of FFO (in 000's)	\$139	(\$3)	(\$55)	\$133	\$214
QTD Share of Interest Expense (in 000's)	\$230	\$0	\$0	\$100	\$330
QTD Share of EBITDA (in 000's)	\$362	\$0	(\$64)	\$225	\$523
Interest Rate	N/A	N/A	(2)	(3)	N/A
Company Share of Debt (in 000's)	\$0	\$0	\$13,159	\$11,423	\$24,582
Debt Maturity Date	N/A	N/A	(2)	(3)	N/A

(A) Selected Financial Information is reported at 100% of joint venture.

(1) Includes construction advances from Duke in the amount of \$68,953,986 and \$50,707,765 for Bremner and Anderson, respectively.

(2) This debt consist of two separate loans: (i) construction line of credit at LIBOR plus 90 basis points maturing September 2010, current amount outstanding \$8,999,386 and (ii) land acquisition line of credit a LIBOR plus 100 basis points maturing September 2010, current amount outstanding \$17,318,568.

(3) Represents a secured floating line of credit at Libor + 92 basis points maturing October 2009.

DUKE REALTY CORPORATION
DEBT & PREFERRED STOCK ANALYSIS
December 31, 2006

Year	Future Repayments			Weighted Average Interest Rate of Future Repayments		Balance	Interest Rate	Weighted Average Maturity (yrs)
	Scheduled Amortization	Maturities	Total					
2007	13,045,240	214,615,132	\$ 227,660,371	5.75%		\$ 652,885,679	6.21%	8.73
2008	12,478,307	273,464,146	\$ 285,942,453	5.07%				
2009	12,184,952	275,000,000	\$ 287,184,952	7.36%		3,125,156,132	5.67%	6.07
2010	11,951,721	492,000,000	\$ 503,951,721	5.68%		331,111,530	5.76%	4.09
2011	11,984,670	1,012,139,141	\$ 1,024,123,811	5.10%	Total	\$ 4,109,153,341	5.77%	6.33
2012	9,914,011	201,216,222	\$ 211,130,233	5.90%				
2013	9,905,368	150,000,000	\$ 159,905,368	4.74%				
2014	9,825,815	294,533,823	\$ 304,359,638	6.44%				
2015	7,593,369	5,806,887	\$ 13,400,256	7.13%				
2016	6,671,179	506,448,659	\$ 513,119,838	6.17%				
2017	4,975,898	450,000,000	\$ 454,975,898	5.95%				
Thereafter	31,675,333	91,723,468	\$ 123,398,801	6.49%				
	\$ 142,205,862	\$ 3,966,947,478	\$ 4,109,153,341	5.77%				

Line of Credit Summary

Commitment	Balance O/S @ 12/31	Maturity	Blended Rate @ 12/31
\$ 1,000,000,000	\$ 317,000,000	January 2010	5.82%

Preferred Stock/Unit Summary

Security	Dividend Rate	Liquidation Preference	Depositary Shares Outstanding	Optional Redemption Date
Series B preferred stock	7.99%	\$ 132,250,000	2,645,000	September 30, 2007 (1)
Series J preferred stock	6.63%	100,000,000	4,000,000	August 29, 2008
Series K preferred stock	6.50%	150,000,000	6,000,000	February 13, 2009
Series L preferred stock	6.60%	200,000,000	8,000,000	November 30, 2009
Series M preferred stock	6.95%	184,000,000	7,360,000	January 31, 2011
Series N preferred stock	7.25%	110,000,000	4,400,000	June 30, 2011
Weighted Average	6.95%			

1) Rate adjusts to 9.99% after September 2012.

Duke Realty Corporation
Lease Expiration Comparison - Square Feet and Annualized Net Effective Rent (In Service Properties)
As of December 31, 2006
(IN 000'S)

WHOLLY OWNED AND JOINT VENTURE PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION		SUBURBAN OFFICE		SERVICE CENTER/OTHER		
	YEAR OF EXPIRATION	SQUARE FEET	DOLLARS (1)	%	SQUARE		SQUARE		SQUARE	
					FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2007	10,107	\$ 59,430	8%	7,282	\$ 25,856	2,279	\$ 29,358	546	\$ 4,216	
2008	14,050	83,872	12%	9,866	35,412	3,366	41,645	818	6,815	
2009	12,650	80,767	12%	8,680	32,113	3,455	44,584	515	4,070	
2010	12,130	95,888	14%	6,928	27,294	4,410	61,931	792	6,663	
2011	13,516	86,771	12%	9,447	34,455	3,565	47,803	504	4,513	
2012	8,899	61,374	9%	5,569	18,561	2,963	39,339	367	3,474	
2013	6,809	62,422	9%	3,306	13,141	3,207	46,800	296	2,481	
2014	5,301	30,841	4%	3,856	12,608	1,290	17,026	155	1,207	
2015	6,890	53,697	8%	4,582	17,074	2,154	34,919	154	1,704	
2016	3,743	25,029	4%	2,607	8,802	879	13,795	257	2,432	
2017 AND THEREAFTER	7,398	56,894	8%	4,748	19,616	2,268	34,931	382	2,347	
	<u>101,493</u>	<u>\$ 696,985</u>	100%	<u>66,871</u>	<u>\$ 244,932</u>	<u>29,836</u>	<u>\$ 412,131</u>	<u>4,786</u>	<u>\$ 39,922</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>109,293</u>			<u>71,743</u>		<u>32,377</u>		<u>5,173</u>		
PERCENT OCCUPIED	<u>92.86%</u>			<u>93.21%</u>		<u>92.15%</u>		<u>92.51%</u>		

JOINT VENTURE PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION PORTFOLIO		SUBURBAN OFFICE PORTFOLIO		SERVICE CENTER/OTHER PORTFOLIO		
	YEAR OF EXPIRATION	SQUARE FEET	DOLLARS (1)	%	SQUARE		SQUARE		SQUARE	
					FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2007	4,172	\$ 15,572	12%	3,853	\$ 12,779	60	\$ 983	259	\$ 1,810	
2008	4,565	17,281	12%	4,196	13,744	133	1,852	236	1,685	
2009	5,026	21,379	16%	4,624	16,535	256	3,847	146	997	
2010	3,883	18,977	14%	3,410	12,922	231	3,987	242	2,068	
2011	4,482	20,016	15%	4,037	14,238	243	4,258	202	1,520	
2012	2,182	9,523	7%	1,920	6,460	63	1,162	199	1,901	
2013	753	3,813	3%	705	2,986	21	386	27	441	
2014	1,104	3,694	3%	978	2,563	17	298	109	833	
2015	1,206	11,210	8%	803	3,185	387	7,895	16	130	
2016	887	3,977	3%	750	2,204	54	1,013	83	760	
2017 AND THEREAFTER	1,600	8,849	7%	1,328	5,814	91	2,383	181	652	
	<u>29,860</u>	<u>\$ 134,291</u>	100%	<u>26,604</u>	<u>\$ 93,430</u>	<u>1,556</u>	<u>\$ 28,064</u>	<u>1,700</u>	<u>\$ 12,797</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>31,649</u>			<u>28,128</u>		<u>1,660</u>		<u>1,861</u>		
PERCENT OCCUPIED	<u>94.35%</u>			<u>94.58%</u>		<u>93.74%</u>		<u>91.34%</u>		

Note: Square Feet and dollars include joint venture properties at 100%.

Note: Excludes buildings that are in the held for sale portfolio.

(1) Represents the average annual rental property revenue due from tenants in occupancy as of the date of this report, excluding additional rent due as operating expense reimbursements, landlord allowances for operating expenses and percentage rents.

Duke Realty Corporation
Percent Leased Summary

	Properties in Service (1)		Under Development		Total Portfolio	
	Total Square Feet	Percent Leased	Total Square Feet	Percent Leased	Total Square Feet	Percent Leased
December 31, 1993	10,850	92.92%	1,270	100.00%	12,120	93.59%
December 31, 1994	12,895	94.48%	2,362	81.56%	15,257	92.48%
December 31, 1995	20,073	95.45%	3,448	87.61%	23,521	94.30%
December 31, 1996	27,402	95.00%	3,801	65.78%	31,203	91.44%
December 31, 1997	40,668	94.07%	5,243	60.24%	45,911	90.21%
December 31, 1998	52,028	95.09%	6,218	37.80%	58,246	88.98%
December 31, 1999	92,269	91.84%	8,438	31.40%	100,707	86.77%
December 31, 2000	100,595	93.61%	4,136	24.60%	104,731	90.88%
December 31, 2001	100,124	88.50%	3,457	21.26%	103,581	86.25%
December 31, 2002	104,939	87.02%	2,565	78.15%	107,504	86.81%
December 31, 2003	106,169	89.28%	2,103	63.35%	108,272	88.78%
December 31, 2004	109,352	91.09%	3,023	44.59%	112,375	89.84%
December 31, 2005	97,835	92.68%	5,783	38.55%	103,618	89.66%
March 31, 2006	104,581	93.14%	6,832	33.06%	111,412	89.46%
June 30, 2006	107,103	92.54%	6,265	24.84%	113,368	88.80%
September 30, 2006	106,775	92.60%	5,826	26.30%	112,601	89.17%
December 31, 2006	109,294	92.86%	4,484	8.86%	113,778	89.55%

(1) Includes unstabilized developments that have reached shell completion.

Note: Excludes buildings that are in the held for sale portfolio.

DUKE REALTY CORPORATION
INTERNAL OVERHEAD COST SUMMARY

	2005					2006				
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
Services Operating Expenses	\$ 7,977,988	\$ 8,474,516	\$ 8,879,684	\$ 7,734,978	\$ 33,067,166	\$ 7,039,331	\$ 6,642,761	\$ 9,272,041	\$ 8,553,528	\$ 31,507,661
Rental Operating Expenses	8,290,025	8,580,528	9,576,237	8,174,192	34,620,982	8,956,666	9,387,505	10,594,791	10,835,761	39,774,723
General & Administrative Expenses	8,499,817	7,070,013	5,868,644	9,780,736	31,219,210	13,957,806	6,975,110	6,806,205	8,175,791	35,914,912
Capitalized Construc/Dev. Costs	2,944,493	3,958,321	5,030,564	6,004,369	17,937,747	6,467,734	9,607,823	10,527,867	10,865,304	37,468,728
Capitalized Internal Leasing Costs	7,473,073	7,836,174	7,091,896	11,389,964	33,791,107	4,663,853	8,005,937	6,997,800	8,138,064	27,805,654
Total Overhead Costs	\$ 35,185,396	\$ 35,919,552	\$ 36,447,025	\$ 43,084,239	\$ 150,636,212	\$ 41,085,390	\$ 40,619,136	\$ 44,198,704	\$ 46,568,448	\$ 172,471,678

Allocation Percentages:

Services Operating Expenses	23%	24%	24%	18%	22%	17%	16%	21%	18%	18%
Rental Operating Expenses	24%	24%	26%	19%	23%	22%	23%	24%	23%	23%
General & Administrative Expenses	24%	20%	16%	23%	21%	34%	17%	15%	18%	21%
Capitalized Construction/Development Costs	8%	11%	14%	14%	12%	16%	24%	24%	23%	22%
Capitalized Internal Leasing Costs	21%	22%	19%	26%	22%	11%	20%	16%	17%	16%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Note: Duke is a vertically integrated full service real estate company with fully staffed construction, development, leasing, property management, and maintenance divisions. A portion of the cost associated with construction, development, and leasing of owned properties are capitalized to the basis of the property or as deferred lease commissions as appropriate. Costs associated with property management and maintenance of owned properties are charged to Rental Operating Expense. Costs associated with third party services are charged to Service Operating Expense. Other costs including Executive salaries, corporate governance expenses, and similar general costs are charged to General & Administrative Expense. Additionally, operating division costs not associated with a specific activity, including unallocated development, construction, and leasing costs are charged to G&A.

Duke Realty Corporation
New Lease Analysis
As of December 31, 2006

TYPE	NUMBER OF NEW LEASES	SQUARE FEET OF SECOND GENERATION SPACES	2ND GEN. WEIGHTED AVG. CAPITAL EXPENDITURES		AVERAGE TERM IN YEARS	AVERAGE NET EFFECTIVE RENT
			PER SQ. FT.	PER SQ. FT./ PER YEAR OF LEASE TERM		
YEAR ENDED 2005						
BULK DISTRIBUTION	159	5,594,562	4.57	0.78	5.83	3.59
SUBURBAN OFFICE	432	2,691,508	21.68	3.70	5.86	11.53
SERVICE CENTER/OTHER	162	1,323,376	11.15	2.05	5.44	7.61
	<u>753</u>	<u>9,609,446</u>	<u>10.27</u>	<u>1.78</u>	<u>5.78</u>	<u>6.37</u>
1ST QTR 2006						
BULK DISTRIBUTION	29	839,850	4.23	0.79	5.35	3.81
SUBURBAN OFFICE	87	489,014	18.66	3.12	5.99	11.08
SERVICE CENTER/OTHER	14	71,664	6.82	1.52	4.47	8.87
	<u>130</u>	<u>1,400,528</u>	<u>9.40</u>	<u>1.70</u>	<u>5.52</u>	<u>6.61</u>
2ND QTR 2006						
BULK DISTRIBUTION	12	414,942	3.04	0.50	6.03	3.71
SUBURBAN OFFICE	93	540,041	17.44	3.19	5.47	12.02
SERVICE CENTER/OTHER	18	92,900	8.87	1.56	5.70	7.72
	<u>123</u>	<u>1,047,883</u>	<u>10.98</u>	<u>1.92</u>	<u>5.71</u>	<u>8.35</u>
3RD QTR 2006						
BULK DISTRIBUTION	18	428,380	2.87	0.50	5.72	4.37
SUBURBAN OFFICE	116	943,324	15.01	2.08	7.23	13.13
SERVICE CENTER/OTHER	13	84,130	7.01	1.47	4.76	6.82
	<u>147</u>	<u>1,455,834</u>	<u>10.98</u>	<u>1.65</u>	<u>6.64</u>	<u>10.19</u>
4TH QTR 2006						
BULK DISTRIBUTION	24	799,653	2.71	0.56	4.85	2.96
SUBURBAN OFFICE	101	602,580	18.18	2.98	6.11	12.79
SERVICE CENTER/OTHER	12	43,617	8.72	1.66	5.24	7.66
	<u>137</u>	<u>1,445,850</u>	<u>9.34</u>	<u>1.73</u>	<u>5.39</u>	<u>7.20</u>
YEAR ENDED 2006						
BULK DISTRIBUTION	83	2,482,825	3.31	0.62	5.36	3.62
SUBURBAN OFFICE	397	2,574,959	16.95	2.67	6.36	12.43
SERVICE CENTER/OTHER	57	292,311	7.81	1.54	5.06	7.73
	<u>537</u>	<u>5,350,095</u>	<u>10.12</u>	<u>1.74</u>	<u>5.83</u>	<u>8.08</u>

NOTE: ACTIVITY NOTED ABOVE DOES NOT INCLUDE FIRST GENERATION LEASE-UP OF NEW DEVELOPMENT AND ACQUISITIONS AS THESE AMOUNTS ARE INCLUDED IN OUR INITIAL RETURN CALCULATIONS. EXCLUDES TEMPORARY LEASES OF SPACE.

NOTE: EXCLUDES BUILDINGS THAT ARE IN THE HELD FOR SALE PORTFOLIO.

Duke Realty Corporation
Renewal Analysis
As of December 31, 2006

TYPE	LEASES UP FOR RENEWAL		LEASES RENEWED		PERCENT RENEWED (1)	AVG TERM IN YEARS	AVERAGE NET EFFECTIVE RENT	GROWTH IN NET EFF. RENT	AVG CAPEX	
	NUMBER	SQUARE FEET	NUMBER	SQUARE FEET					PER SQ. FT./ PER YEAR OF LEASE TERM	
YEAR ENDED 2005										
BULK DISTRIBUTION	191	8,602,939	121	6,506,661	75.63%	4.51	3.54	1.06%	1.26	0.28
SUBURBAN OFFICE	412	3,409,262	243	2,471,541	72.49%	3.82	13.35	(1.44%)	6.73	1.76
SERVICE CENTER/OTHER	188	1,453,277	116	1,024,301	70.48%	3.67	8.29	2.95%	3.25	0.89
	<u>791</u>	<u>13,465,478</u>	<u>480</u>	<u>10,002,503</u>	<u>74.28%</u>	<u>4.25</u>	<u>6.45</u>	<u>0.00%</u>	<u>2.81</u>	<u>0.66</u>
1ST QTR 2006										
BULK DISTRIBUTION	35	1,789,410	21	1,361,564	76.09%	2.76	4.25	3.97%	0.94	0.34
SUBURBAN OFFICE	100	562,872	70	440,223	78.21%	3.39	13.12	3.47%	5.99	1.77
SERVICE CENTER/OTHER	18	127,843	13	92,686	72.50%	4.09	8.46	5.08%	4.81	1.18
	<u>153</u>	<u>2,480,125</u>	<u>104</u>	<u>1,894,473</u>	<u>76.39%</u>	<u>2.97</u>	<u>6.51</u>	<u>3.80%</u>	<u>2.31</u>	<u>0.78</u>
2ND QTR 2006										
BULK DISTRIBUTION	28	1,554,101	21	1,375,622	88.52%	3.77	4.70	2.35%	1.20	0.32
SUBURBAN OFFICE	103	532,107	62	342,960	64.45%	4.38	12.71	2.39%	6.12	1.40
SERVICE CENTER/OTHER	32	277,421	15	196,474	70.82%	5.48	8.92	6.29%	3.89	0.71
	<u>163</u>	<u>2,363,629</u>	<u>98</u>	<u>1,915,056</u>	<u>81.02%</u>	<u>4.05</u>	<u>6.57</u>	<u>2.89%</u>	<u>2.36</u>	<u>0.58</u>
3RD QTR 2006										
BULK DISTRIBUTION	27	1,268,210	23	1,070,741	84.43%	4.26	3.79	5.56%	1.74	0.41
SUBURBAN OFFICE	119	856,030	64	606,139	70.81%	5.45	14.17	2.78%	8.72	1.60
SERVICE CENTER/OTHER	23	240,269	17	204,809	85.24%	4.53	7.74	(5.75%)	5.68	1.25
	<u>169</u>	<u>2,364,509</u>	<u>104</u>	<u>1,881,689</u>	<u>79.58%</u>	<u>4.67</u>	<u>7.56</u>	<u>2.52%</u>	<u>4.42</u>	<u>0.95</u>
4TH QTR 2006										
BULK DISTRIBUTION	34	1,267,919	26	1,061,364	83.71%	2.12	3.90	2.00%	0.85	0.40
SUBURBAN OFFICE	78	756,875	49	660,077	87.21%	4.08	14.69	3.27%	6.59	1.61
SERVICE CENTER/OTHER	23	138,719	6	70,565	50.87%	2.59	9.32	7.05%	1.07	0.41
	<u>135</u>	<u>2,163,513</u>	<u>81</u>	<u>1,792,006</u>	<u>82.83%</u>	<u>2.86</u>	<u>8.09</u>	<u>3.06%</u>	<u>2.97</u>	<u>1.04</u>
YEAR ENDED 2006										
BULK DISTRIBUTION	124	5,879,640	91	4,869,291	82.82%	3.23	4.20	3.35%	1.17	0.36
SUBURBAN OFFICE	400	2,707,884	245	2,049,399	75.68%	4.39	13.87	3.03%	7.01	1.60
SERVICE CENTER/OTHER	96	784,252	51	564,534	71.98%	4.55	8.47	1.88%	4.34	0.95
	<u>620</u>	<u>9,371,776</u>	<u>387</u>	<u>7,483,224</u>	<u>79.85%</u>	<u>3.65</u>	<u>7.17</u>	<u>3.05%</u>	<u>3.01</u>	<u>0.82</u>

(1) THE PERCENTAGE RENEWED IS CALCULATED BY DIVIDING THE SQUARE FEET OF LEASES RENEWED BY THE SQUARE FEET OF LEASES UP FOR RENEWAL. THE SQUARE FEET OF LEASES UP FOR RENEWAL IS DEFINED AS THE SQUARE FEET OF LEASES RENEWED PLUS THE SQUARE FEET OF SPACE VACATED DUE TO LEASE EXPIRATIONS. EXCLUDES TEMPORARY LEASES OF SPACE.

NOTE: EXCLUDES BUILDINGS THAT ARE IN THE HELD FOR SALE PORTFOLIO.

	TOTAL	TERMINATIONS	SPACE VACATED FOR THE FOLLOWING REASONS										
			LEASE EXPIRATIONS (1)		DEFAULT/	BANKRUPTCY	BUYOUTS (2)		RELOCATIONS (3)		CONTRACTIONS (4)		
YEAR ENDED 2005													
BULK DISTRIBUTION	122	4,046,775	70	2,096,278	16	591,442	7	508,036	26	831,939	3	19,080	
SUBURBAN OFFICE	397	2,304,233	169	937,721	34	116,989	28	155,570	142	951,468	24	142,485	
SERVICE CENTER/OTHER	134	875,268	72	428,976	18	88,606	10	56,048	32	296,325	2	5,313	
	<u>653</u>	<u>7,226,276</u>	<u>311</u>	<u>3,462,975</u>	<u>68</u>	<u>797,037</u>	<u>45</u>	<u>719,654</u>	<u>200</u>	<u>2,079,732</u>	<u>29</u>	<u>166,878</u>	
1ST QTR 2006													
BULK DISTRIBUTION	28	659,075	14	427,846	5	69,721	-	-	7	134,508	2	27,000	
SUBURBAN OFFICE	90	681,691	30	122,649	12	66,438	8	252,233	38	233,888	2	6,483	
SERVICE CENTER/OTHER	12	62,874	5	35,157	3	15,914	-	-	4	11,803	-	-	
	<u>130</u>	<u>1,403,640</u>	<u>49</u>	<u>585,652</u>	<u>20</u>	<u>152,073</u>	<u>8</u>	<u>252,233</u>	<u>49</u>	<u>380,199</u>	<u>4</u>	<u>33,483</u>	
2ND QTR 2006													
BULK DISTRIBUTION	14	776,492	7	178,479	1	3,600	3	489,421	2	71,645	1	33,347	
SUBURBAN OFFICE	79	360,568	41	189,147	5	14,786	3	15,943	25	129,095	5	11,597	
SERVICE CENTER/OTHER	21	106,872	17	80,947	3	24,392	-	-	1	1,533	-	-	
	<u>114</u>	<u>1,243,932</u>	<u>65</u>	<u>448,573</u>	<u>9</u>	<u>42,778</u>	<u>6</u>	<u>505,364</u>	<u>28</u>	<u>202,273</u>	<u>6</u>	<u>44,944</u>	
3RD QTR 2006													
BULK DISTRIBUTION	14	545,612	4	197,469	3	56,000	1	21,152	5	258,191	1	12,800	
SUBURBAN OFFICE	102	757,543	55	249,891	4	16,517	9	74,634	29	378,907	5	37,594	
SERVICE CENTER/OTHER	11	84,067	6	35,460	2	19,275	-	-	3	29,332	-	-	
	<u>127</u>	<u>1,387,222</u>	<u>65</u>	<u>482,820</u>	<u>9</u>	<u>91,792</u>	<u>10</u>	<u>95,786</u>	<u>37</u>	<u>666,430</u>	<u>6</u>	<u>50,394</u>	
4TH QTR 2006													
BULK DISTRIBUTION	19	474,772	8	206,555	4	54,300	1	13,238	6	200,679	-	-	
SUBURBAN OFFICE	91	449,333	29	96,798	12	34,475	10	43,703	34	258,388	6	15,969	
SERVICE CENTER/OTHER	23	88,973	17	68,154	2	11,100	-	-	3	8,864	1	855	
	<u>133</u>	<u>1,013,078</u>	<u>54</u>	<u>371,507</u>	<u>18</u>	<u>99,875</u>	<u>11</u>	<u>56,941</u>	<u>43</u>	<u>467,931</u>	<u>7</u>	<u>16,824</u>	
YEAR ENDED 2006													
BULK DISTRIBUTION	75	2,455,951	33	1,010,349	13	183,621	5	523,811	20	665,023	4	73,147	
SUBURBAN OFFICE	362	2,249,135	155	658,485	33	132,216	30	386,513	126	1,000,278	18	71,643	
SERVICE CENTER/OTHER	67	342,786	45	219,718	10	70,681	-	-	11	51,532	1	855	
	<u>504</u>	<u>5,047,872</u>	<u>233</u>	<u>1,888,552</u>	<u>56</u>	<u>386,518</u>	<u>35</u>	<u>910,324</u>	<u>157</u>	<u>1,716,833</u>	<u>23</u>	<u>145,645</u>	

(1) REPRESENTS TENANTS WHO DID NOT RENEW THEIR LEASES UPON EXPIRATION DUE TO THE CLOSING OF THEIR LOCAL OPERATIONS, RELOCATION TO ANOTHER PROPERTY NOT OWNED OR BUILT BY THE COMPANY OR THE EXERCISING OF A TERMINATION OPTION.

(2) REPRESENTS SPACE WITH TERMINATION FEES REQUIRED TO ALLOW THE TENANTS TO VACATE THEIR SPACE PRIOR TO THE NORMAL EXPIRATION OF THEIR LEASE TERM.

(3) REPRESENTS TENANTS WHO VACATED THEIR SPACE AND RELOCATED TO ANOTHER PROPERTY OWNED OR BUILT BY THE COMPANY OR MOVED OUT TO ACCOMMODATE ANOTHER DUKE TENANT EXPANSION.

(4) REPRESENTS TENANTS WHO HAVE DOWNSIZED PRIOR TO EXPIRATION OF THEIR LEASE TERM.

NOTE: EXCLUDES TEMPORARY LEASES OF SPACE.

NOTE: EXCLUDES BUILDINGS THAT ARE IN THE HELD FOR SALE PORTFOLIO.

Duke Realty Corporation
Value Creation Pipeline (1)
December 31, 2006

(Dollars and Square Feet in Thousands)

As of	Properties Held For Rental (2)			Properties Held For Sale (3)			Third Party Construction (4)		Total Pipeline
	Total Square Feet	Cost	Stabilized Return	Total Square Feet	Cost	Stabilized Return	\$ Backlog	Fee %	\$ Volume
December 31, 1993	1,249	\$ 50,341	10.91%	-	-	-	\$ 16,969	9.38%	\$ 67,310
December 31, 1994	2,362	\$ 110,975	11.88%	-	-	-	\$ 12,680	15.54%	\$ 123,655
December 31, 1995	3,448	\$ 168,600	11.31%	-	-	-	\$ 61,617	6.89%	\$ 230,217
December 31, 1996	3,801	\$ 141,781	11.58%	-	-	-	\$ 46,197	6.84%	\$ 187,978
December 31, 1997	5,243	\$ 268,813	11.26%	-	-	-	\$ 30,532	7.81%	\$ 299,345
December 31, 1998	6,217	\$ 415,348	11.40%	1,023	\$ 76,242	10.67%	\$ 83,572	14.62%	\$ 575,162
December 31, 1999	8,438	\$ 611,453	11.37%	1,671	\$ 124,598	10.89%	\$ 32,294	12.08%	\$ 768,345
December 31, 2000	4,136	\$ 253,168	11.63%	4,213	\$ 293,946	11.59%	\$ 77,894	17.93%	\$ 625,008
December 31, 2001	3,457	\$ 214,017	10.90%	3,436	\$ 238,667	11.73%	\$ 67,016	9.94%	\$ 519,699
December 31, 2002	2,565	\$ 141,889	10.37%	750	\$ 80,273	10.80%	\$ 113,429	11.08%	\$ 335,590
December 31, 2003	2,103	\$ 94,467	10.11%	761	\$ 71,381	9.66%	\$ 175,559	7.83%	\$ 341,407
December 31, 2004	3,244	\$ 160,051	10.19%	1,336	\$ 65,738	8.62%	\$ 182,608	9.34%	\$ 408,397
December 31, 2005	6,808	\$ 389,663	9.56%	2,229	\$ 290,572	8.94%	\$ 114,985	10.03%	\$ 795,220
March 31, 2006	6,832	\$ 387,579	9.45%	3,557	\$ 393,797	8.87%	\$ 86,633	9.94%	\$ 868,009
June 30, 2006	6,265	\$ 401,999	9.37%	4,746	\$ 524,318	8.81%	\$ 76,040	10.26%	\$ 1,002,357
September 30, 2006	5,826	\$ 448,589	9.39%	7,945	\$ 797,294	8.68%	\$ 54,023	9.83%	\$ 1,299,906
December 31, 2006	4,484	\$ 434,636	9.41%	7,179	\$ 771,641	8.57%	\$ 79,449	12.78%	\$ 1,285,726 (5)

(1) Duke's value creation pipeline is designed to reflect value-enhancing activities that are in process but have yet to be reflected in the Company's earnings.

(2) Includes properties that the Company plans to own indefinitely upon completion.

(3) Includes properties that are under development and properties recently placed in-service that are expected to be sold within approximately one year of construction completion. Profit from these assets is recognized at the time of sale and is included in both net income and funds from operations (FFO).

(4) Includes the remaining portion of the Company's third-party construction contracts that have yet to be completed. Profit from these projects is recognized in net income and FFO throughout the course of construction on a percentage of completion basis.

(5) Includes \$453 million of Joint Venture developments in which the Company has an approximate 50% ownership interest.

Duke Realty Corporation
Development Summary

	Total Portfolio (1)				Joint Ventures (2)			
	Square Feet	Current % Leased	Project Costs	Stabilized Return	Square Feet	Current % Leased	Project Costs	Stabilized Return
Held for Rental Placed In-Service:								
Total 2004	3,831,430	100%	\$148,296,599	9.57%	-	-	-	-
2005:								
1st Quarter	1,426,681	98%	40,520,428	9.85%	70,000	100%	4,690,238	10.23%
2nd Quarter	978,482	94%	40,789,646	9.49%	-	-	-	-
3rd Quarter	353,000	98%	19,048,329	10.64%	273,000	100%	9,838,135	11.04%
4th Quarter	1,403,415	81%	80,943,988	9.76%	-	-	-	-
Total 2005	4,161,578	91%	\$181,302,391	9.81%	343,000	100%	\$14,528,373	10.78%
2006:								
1st Quarter	429,685	38%	32,442,974	9.74%	-	-	-	-
2nd Quarter	2,512,329	55%	108,793,487	9.74%	238,876	87%	12,024,964	9.14%
3rd Quarter	1,457,994	71%	89,539,123	9.27%	192,600	100%	6,895,740	9.23%
4th Quarter	3,716,501	68%	167,860,130	9.90%	533,624	62%	31,028,389	9.48%
Total 2006	8,116,509	63%	\$398,635,714	9.70%	965,100	76%	\$49,949,093	9.36%
Under Development:								
(Anticipated In Service Date)								
Projects Held for Rental:								
1st Quarter 2007	1,064,231	19%	116,134,961	9.60%	-	-	-	-
2nd Quarter 2007	559,122	12%	60,286,214	9.13%	-	-	-	-
3rd Quarter 2007	2,015,128	4%	137,425,713	9.40%	583,310	7%	24,801,255	8.88%
Thereafter	845,938	4%	120,788,939	9.38%	-	-	-	-
	4,484,419	9%	\$434,635,827	9.41%	583,310	7%	\$24,801,255	8.88%
(Anticipated In Service Date)								
Projects Held for Sale:								
1st Quarter 2007	1,533,171	51%	130,946,872	8.87%	1,011,907	25%	107,457,001	8.93%
2nd Quarter 2007	2,683,875	37%	122,038,426	8.72%	765,073	12%	34,189,704	9.59%
3rd Quarter 2007	1,236,599	81%	240,446,315	8.72%	217,380	95%	50,210,197	9.06%
Thereafter	647,094	63%	173,953,514	8.07%	647,094	63%	173,953,514	8.07%
	6,100,739	52%	\$667,385,127	8.57%	2,641,454	37%	\$365,810,416	8.60%
Total Under Development	10,585,158	34%	\$1,102,020,954	8.91%	3,224,764	31%	\$390,611,671	8.62%

(1) Includes Square Feet and Project Costs at 100% for all Joint Ventures, in which the Company has an approximate 50% ownership interest.

(2) Includes Square Feet and Project Costs at 100%.

Duke Realty Corporation
Dispositions and Acquisitions Summary
(000s)

Dispositions

	Properties Held for Sale				Properties Held for Rental			Total		
	Square Feet	Sales Proceeds	Cap Rate	Profit Margin (1)	Square Feet	Sales Proceeds	Cap Rate	Square Feet	Sales Proceeds	Cap Rate
2006										
1st Quarter	-	-	-	-	937	\$57,905	8.18%	937	\$57,905	8.18%
2nd Quarter	-	-	-	-	955	40,102	8.38%	955	40,102	8.38%
3rd Quarter	523	39,031	7.18%	43.56%	1,609	101,260	8.41%	2,132	140,291	8.07%
4th Quarter	1,657	149,771	6.64%	32.03%	974	33,152	8.23%	2,631	182,923	6.94%
Total	2,180	\$188,802	6.76%	34.26%	4,475	\$232,419	8.32%	6,655	\$421,221	7.63%
	Properties Held for Sale				Properties Held for Rental			Total		
	Square Feet	Sales Proceeds	Cap Rate	Profit Margin (1)	Square Feet	Sales Proceeds	Cap Rate	Square Feet	Sales Proceeds	Cap Rate
2005										
1st Quarter	255	\$33,750	6.86%	29.17%	113	\$13,520	7.17%	368	\$47,270	6.95%
2nd Quarter	793	46,100	6.82%	35.72%	2,701	74,748	9.01% (2)	3,494	120,848	8.12% (2)
3rd Quarter	428	33,622	7.53%	27.46%	14,602	1,024,121	7.98%	15,030	1,057,743	7.97%
4th Quarter	51	7,543	8.31%	27.90%	360	18,183	8.36%	411	25,726	8.35%
Total	1,527	\$121,015	7.12%	31.01%	17,776	\$1,130,572	8.04% (2)	19,303	\$1,251,587	7.95% (2)

(1) Based on building cost.

(2) Capitalization rate excludes the sale of two buildings with proceeds totaling \$11.2 million which were sold pursuant to fixed prices under a tenant purchase contract.

Acquisitions

	Square Feet	Current % Leased	Stabilized Investment	Stabilized Return
2006 (3)				
1st Quarter	5,140	100%	\$194,601	8.30%
2nd Quarter	547	100%	5,250	20.82%
3rd Quarter	(4) -	100%	34,098	7.43%
4th Quarter	-	-	-	-
Total	5,687	100%	\$233,949	8.46%
2005				
1st Quarter	104	80%	\$12,473	10.78%
2nd Quarter	1,597	93%	288,668	8.31%
3rd Quarter	623	100%	27,548	8.72%
4th Quarter	-	-	-	-
Total	2,324	94%	\$328,689	8.44%

(3) Excludes Washington DC acquisition in early 2006 that was subsequently moved to a joint venture fund

(4) Includes incremental costs and return associated with the Company's buyout of other partner's interest in a joint venture

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market as of December 31, 2006

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
<u>Atlanta</u>						
Wholly Owned	464	6,520	110	1,889	574	8,409
Joint Venture	171	1,507	24	150	195	1,657
Options	171	1,055	-	-	171	1,055
	<u>806</u>	<u>9,082</u>	<u>134</u>	<u>2,039</u>	<u>940</u>	<u>11,121</u>
<u>Baltimore</u>						
Wholly Owned	144	2,587	16	246	160	2,833
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>144</u>	<u>2,587</u>	<u>16</u>	<u>246</u>	<u>160</u>	<u>2,833</u>
<u>Central Florida</u>						
Wholly Owned	63	1,169	43	578	107	1,747
Joint Venture	-	-	19	304	19	304
Options	-	-	-	-	-	-
	<u>63</u>	<u>1,169</u>	<u>62</u>	<u>882</u>	<u>125</u>	<u>2,051</u>
<u>Chicago</u>						
Wholly Owned	193	3,796	41	852	233	4,648
Joint Venture	38	678	-	-	38	678
Options	-	-	-	-	-	-
	<u>231</u>	<u>4,474</u>	<u>41</u>	<u>852</u>	<u>272</u>	<u>5,326</u>
<u>Cincinnati</u>						
Wholly Owned	133	2,671	39	180	172	2,852
Joint Venture	22	247	-	-	22	247
Options	-	-	-	-	-	-
	<u>155</u>	<u>2,918</u>	<u>39</u>	<u>180</u>	<u>195</u>	<u>3,099</u>
<u>Cleveland</u>						
Wholly Owned	-	-	61	980	61	980
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>61</u>	<u>980</u>	<u>61</u>	<u>980</u>
<u>Columbus</u>						
Wholly Owned	46	1,120	132	2,070	177	3,190
Joint Venture	-	-	-	-	-	-
Options	-	-	97	1,630	97	1,630
	<u>46</u>	<u>1,120</u>	<u>229</u>	<u>3,700</u>	<u>275</u>	<u>4,820</u>
<u>Dallas</u>						
Wholly Owned	257	4,431	35	540	291	4,971
Joint Venture	50	809	-	-	50	809
Options	-	-	-	-	-	-
	<u>307</u>	<u>5,239</u>	<u>35</u>	<u>540</u>	<u>342</u>	<u>5,779</u>
<u>Houston</u>						
Wholly Owned	87	1,456	33	552	120	2,008
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>87</u>	<u>1,456</u>	<u>33</u>	<u>552</u>	<u>120</u>	<u>2,008</u>
<u>Indianapolis</u>						
Wholly Owned	354	5,565	56	1,176	410	6,741
Joint Venture	876	13,785	-	-	876	13,785
Options	388	6,399	-	-	388	6,399
	<u>1,618</u>	<u>25,749</u>	<u>56</u>	<u>1,176</u>	<u>1,674</u>	<u>26,925</u>
<u>Anson (1)</u>						
Wholly Owned	-	-	119	798	119	798
Joint Venture	-	-	-	-	-	-
Options	-	-	302	2,453	302	2,453
	<u>-</u>	<u>-</u>	<u>421</u>	<u>3,252</u>	<u>421</u>	<u>3,252</u>

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market as of December 31, 2006

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
<u>Minneapolis</u>						
Wholly Owned	127	1,399	18	1,987	146	3,386
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>127</u>	<u>1,399</u>	<u>18</u>	<u>1,987</u>	<u>146</u>	<u>3,386</u>
<u>Nashville</u>						
Wholly Owned	97	1,945	48	797	146	2,742
Joint Venture	-	-	-	-	-	-
Options	76	716	-	-	76	716
	<u>173</u>	<u>2,661</u>	<u>48</u>	<u>797</u>	<u>221</u>	<u>3,458</u>
<u>Phoenix</u>						
Wholly Owned	265	4,239	-	-	265	4,239
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>265</u>	<u>4,239</u>	<u>-</u>	<u>-</u>	<u>265</u>	<u>4,239</u>
<u>Raleigh</u>						
Wholly Owned	12	185	86	543	98	728
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>12</u>	<u>185</u>	<u>86</u>	<u>543</u>	<u>98</u>	<u>728</u>
<u>Savannah</u>						
Wholly Owned	22	150	-	-	22	150
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>22</u>	<u>150</u>	<u>-</u>	<u>-</u>	<u>22</u>	<u>150</u>
<u>South Florida</u>						
Wholly Owned	34	576	65	866	99	1,442
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>34</u>	<u>576</u>	<u>65</u>	<u>866</u>	<u>99</u>	<u>1,442</u>
<u>St. Louis</u>						
Wholly Owned	501	6,888	44	779	544	7,667
Joint Venture	-	-	-	-	-	-
Options	-	-	10	-	10	-
	<u>501</u>	<u>6,888</u>	<u>54</u>	<u>779</u>	<u>554</u>	<u>7,667</u>
<u>Washington DC</u>						
Wholly Owned	40	485	110	3,061	151	3,545
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>40</u>	<u>485</u>	<u>110</u>	<u>3,061</u>	<u>151</u>	<u>3,545</u>
Total Wholly Owned	2,839	45,180	1,056	17,895	3,895	63,075
Total Joint Venture	1,158	17,026	43	454	1,200	17,480
Total Options	635	8,171	409	4,083	1,044	12,254
	<u>4,632</u>	<u>70,377</u>	<u>1,508</u>	<u>22,432</u>	<u>6,139</u>	<u>92,808</u>

(1) Anson is a master planned mixed-use development in the northwest Indianapolis metropolitan area. Industrial acreage is controlled through a joint venture and is shown on this schedule in "Indianapolis" statistics.

(2) Total excludes approximately 300 acres of "Retail" land holdings that can support approximately 500,000 square feet.