

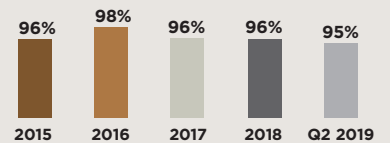


Steel Run Logistics Center Buildings 1 and 2, 225 Elm Street, Perth Amboy, NJ – Two, build-to-suit logistics buildings totaling 1.25 million square feet

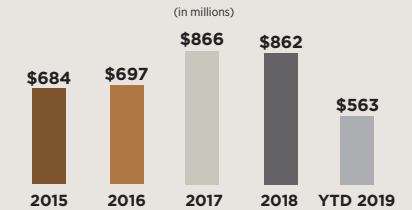
## Q2 2019 AT-A-GLANCE

- 98.2% leased stabilized, in-service portfolio at end of Q2
- 7.5 million square feet of leases signed during Q2
- Tenant retention of 81.7% for the quarter
- 28.3% growth in annualized net effective rents on new and renewal leases
- 5.8% increase in same-property net operating income for the 6 months ended June 30, 2019 compared to the same period in 2018
- \$395 million in new development starts in the quarter; 83% preleased
- \$96 million in building dispositions in Q2
- \$33 million of building acquisitions in Q2
- Core FFO/diluted share of \$0.36 for the quarter

### IN-SERVICE OCCUPANCY



### DEVELOPMENT STARTS



## ABOUT DUKE REALTY

- Owner, manager and developer of logistics real estate
- 158 million rentable square feet in 20 major U.S. logistics markets
- Member of S&P 500
- Strong balance sheet, liquidity and access to capital
- Investment-grade debt ratings of BBB+/Baa1 by Standard & Poor's and Moody's, respectively
- Services include:
  - Leasing
  - Property management
  - Site selection
  - Development
  - Construction
  - Financing

### TRADING INFORMATION

(as of June 28, 2019)

NYSE.....	DRE
Price.....	\$31.61
52-Wk Range.....	\$24.67-\$32.59
Annualized Dividend.....	\$0.86
Dividend Yield.....	2.7%
Equity Market Cap.....	\$11.5 billion
Total Market Cap.....	\$14.4 billion

# RECENT TRANSACTIONS

## DEVELOPMENT



13344 South Main Street – Los Angeles, CA  
290,139-square-foot speculative industrial facility located 12 miles from Ports of LA and Long Beach



2929 Roosevelt Highway – Atlanta, GA  
499,250-square-foot build-to-suit distribution center



Chesapeake Commerce Center 6000 – Baltimore, MD  
182,000-square-foot, build-to-suit facility



Turnpike Crossing 6711 – West Palm Beach, FL  
96,759-square-foot build-to-suit distribution center

## LEASES



4323 Indian Avenue – Perris, CA  
656,695-square-foot logistics building; 100% leased



240 The Bluffs – Atlanta, GA  
498,480-square-foot logistics building; 100% leased

## SELECTED FINANCIAL DATA

(in thousands)

	Q2 2019	Q2 2018	YE 2018
Assets	\$ 8,014,127	\$ 7,502,818	\$ 7,804,024
Total shareholders' equity (GAAP)	\$ 4,640,597	\$ 4,660,492	\$ 4,658,201
<b>PER SHARE:</b>			
NAREIT FFO – diluted*	\$ 0.35	\$ 0.33	\$ 1.34
Core FFO – diluted*	\$ 0.36	\$ 0.33	\$ 1.33

\* FFO definitions and reconciliation to net income attributable to common shareholders are provided in the company's quarterly financial supplement available in the Investor Relations section of the Duke Realty website.

## CONTACT US

Duke Realty Corporation  
600 East 96th Street, Suite 200  
Indianapolis, Indiana 46240  
www.dukerealty.com  
317.808.6000

Investor Relations  
317.808.6060 or 800.875.3366  
ir@dukerealty.com

Transfer Agent and Registrar  
EQ Shareowner Services  
1110 Centre Point Curve, Suite 101  
Mendota Heights, MN 55120  
877.838.2877 (U.S.)  
651.450.4064 (Outside U.S.)  
www.shareowneronline.com

