

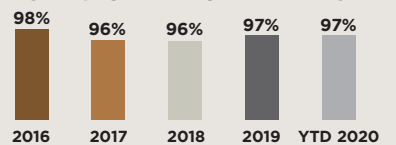


Central Logistics Park 100, Myerstown, Pennsylvania – 616,000-square-foot, build-to-suit logistics center for Max Finkelstein, a regional tire distributor, in the Lehigh Valley

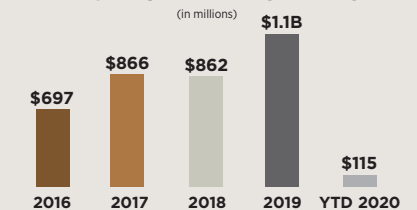
Q2 2020 AT-A-GLANCE

- 97.3% leased stabilized, in-service portfolio at end of Q2 2020
- 7.6 million square feet of leases signed during Q2 2020 (includes 1.4 million SF of short-term leases)
- Tenant retention of 95.9% for the quarter after considering immediate backfills
- 26.6% growth in annualized net effective rents on new and renewal leases
- 5.8% increase in same-property net operating income for the six months ended June 30, 2020 compared to the same period in 2019
- Core FFO/diluted share of \$0.38 per diluted share for the quarter
- Issued \$350 million of unsecured notes at an effective interest rate of 1.85%, maturing in July 2030

IN-SERVICE PERCENT LEASED



DEVELOPMENT STARTS



ABOUT DUKE REALTY

- Owner, manager and developer of logistics real estate
- 156 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 30, 2020)

NYSE.....	DRE
Price.....	\$35.39
52-Wk Range.....	\$25.19–\$38.88
Annualized Dividend.....	\$0.94
Dividend Yield.....	2.7%
Equity Market Cap.....	\$13.2 billion
Total Market Cap.....	\$16.3 billion

RECENT TRANSACTIONS

DEVELOPMENT COMPLETIONS



4375 North Perris Boulevard – Perris, CA
1,009,000-square-foot logistics building; 100% leased to leading e-commerce company



2929 Roosevelt Highway – Atlanta, GA
499,000-square-foot logistics building; 100% leased to a warehouse, distribution and transportation provider

LEASES



4501 Patterson Avenue – Perris, CA
800,000-square-foot logistics facility currently under construction;
100% preleased to leading e-commerce company



Lakeside Ranch 1001 – Dallas, TX
185,000-square-foot lease with CTDI; brings building
to 100% leased



600 Spreckels Avenue – Manteca, CA
552,500-square-foot lease with UPS Supply Chain Solutions

SELECTED FINANCIAL DATA

(in thousands)

	Q2 2020	Q2 2019	YE 2019
Assets	\$ 8,567,009	\$ 8,014,127	\$ 8,420,562
Total shareholders' equity (GAAP)	\$ 4,987,820	\$ 4,640,597	\$ 5,018,115
PER SHARE:			
NAREIT FFO – diluted*	\$ 0.33	\$ 0.35	\$ 1.34
Core FFO – diluted*	\$ 0.38	\$ 0.36	\$ 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
8711 River Crossing Boulevard
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

