

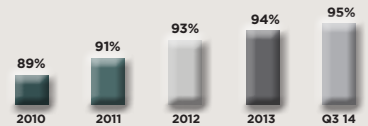


James A. Haley Veterans' Hospital Primary Care Annex, Tampa, FL — 106,000-square foot, build-to-suit medical facility for U.S. Department of Veterans Affairs

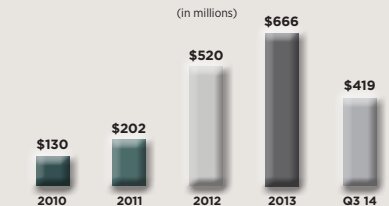
Q3 2014 AT-A-GLANCE

- 95.4% occupancy in total in-service portfolio; up 190 bps YOY
- 21.0 million square feet in leases year-to-date; including new developments; 7.7 million square feet in renewals year-to-date
- 9.0% growth in average net-effective rent on renewals
- 6.0% increase in same-property net operating income for the quarter ended September 30, 2014 compared to the period ended September 30, 2013
- \$100 million in new development starts
- \$9 million in industrial properties acquired; \$185 million in non-strategic assets sold
- Core FFO/share of \$0.30 compared to \$0.28/share for the third quarter of 2013
- Redeemed all remaining 6.625% Series J Cumulative Redeemable Preferred Shares for \$96 million
- \$627 million, 59% preleased development pipeline at quarter end

IN-SERVICE OCCUPANCY

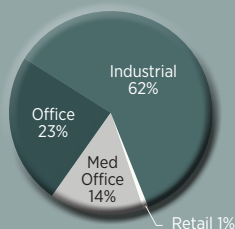


DEVELOPMENT STARTS



ABOUT DUKE REALTY

- Owner, manager and developer of industrial, office and medical office properties
- Approximately 154.6 million rentable square feet in 22 major U.S. metropolitan areas



[Based on NOI; September 30, 2014]

- Strong balance sheet, liquidity and access to capital
- Member of Standard & Poor's S&P MidCap 400 Index
- Investment-grade debt ratings of BBB/Baa2 by Standard & Poor's and Moody's, respectively
- Services include:
 - Leasing
 - Property management and maintenance
 - Site selection
 - Development
 - Construction
 - Financing

TRADING INFORMATION

(as of September 30, 2014)

NYSE..... DRE
 Price..... \$17.18
 52-Wk Range \$14.18-\$18.72
 Annual Dividend.....\$0.68
 Dividend Yield 4.0%
 Equity Market Cap..... \$5.9 billion
 Total Market Cap.....\$10.5 billion

RECENT TRANSACTIONS

DEVELOPMENT



Perimeter Four – Raleigh, NC
192,225-square foot, suburban office building; 71% preleased



Gateway North Business Center – Minneapolis, MN
150,064-square foot, build-to-suit industrial building for Blu Dot



I-55 Submarket – Chicago, IL
324,115-square foot, speculative industrial building in prime regional distribution hub



AllPoints Midwest 6 – Indianapolis, IN
936,510-square foot, speculative industrial building in airport submarket



Perris Logistics Center II – Perris, CA
783,407-square foot, speculative industrial building in Inland Empire East submarket

LEASES



Park 840 Logistics Center Building 653 – Nashville, TN
445,942-square foot lease with B&G Foods; brings building to 100% occupancy



1130 Commerce Boulevard – Logan Township, NJ
215,866-square foot lease with UPS Supply Chain Solutions



Point West VI – Dallas, TX
New 234,000-square foot lease with American Standard Brands

SELECTED FINANCIAL DATA

	Q3 2014	Q2 2014	YE 2013
Assets	\$ 7,884,195	\$ 7,862,504	\$ 7,752,614
Total equity (GAAP)	\$ 3,202,207	\$ 3,224,894	\$ 3,013,243
PER SHARE:			
FFO – diluted*	\$ 0.29	\$ 0.30	\$ 0.28
Core FFO – diluted*	\$ 0.30	\$ 0.30	\$ 0.29
AFFO – diluted*	\$ 0.26	\$ 0.25	\$ 0.21

* FFO and AFFO 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.

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