



Supplemental Information

June 30, 2009

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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 February 25, 2009 for additional information concerning these risks.

DUKE REALTY CORPORATION

About Duke Realty

Duke Realty Corporation is a leading industrial and office property REIT. The company owns, maintains an interest in, or has under development approximately 136 million rentable square feet in 20 major U.S. cities. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index.

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 and office 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 has elected to be taxed as a Real Estate Investment Trust (REIT) under the Internal Revenue Code. To qualify as a REIT, we must meet a number of organizational and operational requirements, including a requirement to distribute at least 90% of our adjusted taxable income to our shareholders. Management intends to continue to adhere to these requirements and to maintain our REIT status. As a REIT, we are entitled to a tax deduction for some or all of the dividends we pay to shareholders. Accordingly, we generally will not be subject to federal income taxes as long as we distribute an amount equal to or in excess of our taxable income to shareholders. We are also generally subject to federal income taxes on any taxable income that is not distributed to our shareholders. Duke's property operations are conducted through a partnership in which Duke is the sole general partner owning a 97 percent interest at June 30, 2009. 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 372 bulk distribution industrial properties encompassing more than 90.2 million square feet (68 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 302 suburban office buildings totaling more than 35.5 million square feet (27 percent of total square feet).

Healthcare Properties: Duke owns interests in 23 healthcare buildings totaling approximately 2.7 million square feet (2 percent of total square feet).

Service Center/Other Properties: Duke owns interests in 63 properties classified as Service Center/Other encompassing more than 4.8 million square feet (3 percent of total square feet). These properties are primarily light industrial buildings also known as flex buildings.

Land: Duke owns or controls through options or joint ventures approximately 7,100 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 106 million square feet of additional space can be developed on these sites and all of the land is zoned for either office, industrial, healthcare, 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 8.4 million square feet.

Investor Information

Research Coverage

Bank of America/Merrill Lynch	Jamie Feldman	212.449.6339
BMO Capital Markets	Paul Adornato	212.885.4170
Citigroup Smith Barney	Michael Bilerman	212.816.1383
Davenport & Company	Rob Norfleet	804.780.2170
Deutsche Bank	John Perry	212.250.5182
Edward Jones & Co.	John Sheehan	314.515.3031
Friedman Billings Ramsey	Wilkes Graham	703.312.9731
Goldman Sachs	Jay Habermann/Sloan Bohlen	917.343.4260
Green Street Advisors	Michael Knott	949.640.8780
Macquarie Securities	Nick Pirsos	212.231.2457
RBC Capital Markets	Dave Rodgers	440.715.2647
R.W. Baird	Dave Aubuchon	314.863.4235
Stifel Nicolaus & Co	John Guinee/Erin Aslakson	443.224.1307

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 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).

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

Senior Unsecured Debt Ratings:

Standard & Poor's BBB
Moody's Baa2

Inquiries

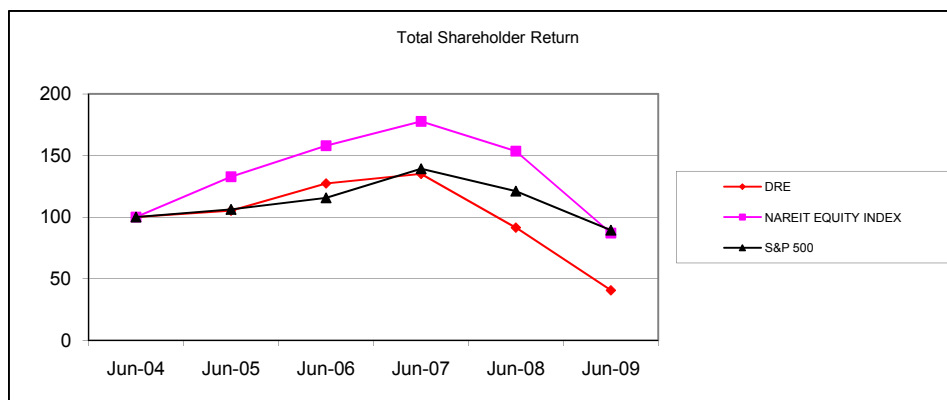
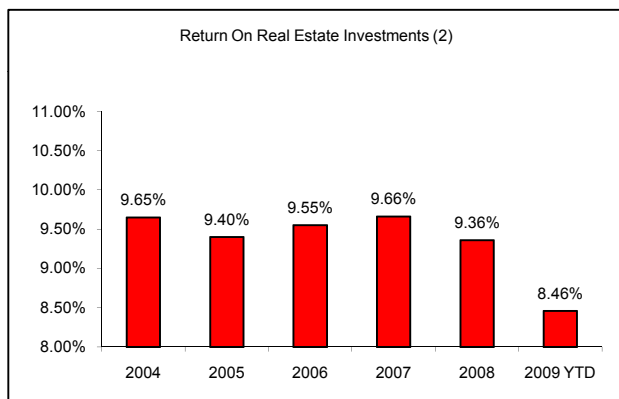
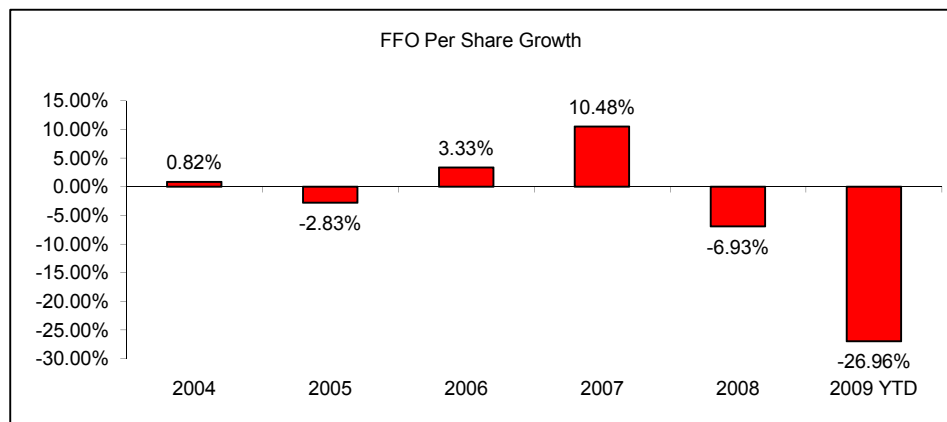
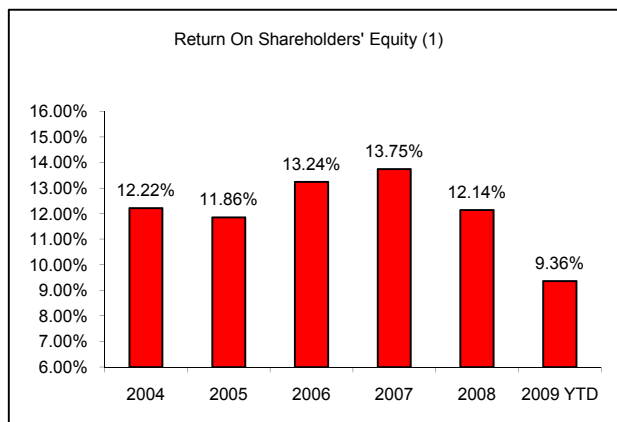
Duke welcomes inquiries from stockholders, financial analysts, other professional investors, representatives of the news media, and others wishing to discuss the company. Please address inquiries to, Investor Relations, at the address listed on the cover of this guide. Investors, analysts and reporters 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):

	2 nd Quarter 2008	3 rd Quarter 2008	4 th Quarter 2008	1 st Quarter 2009	2 nd Quarter 2009
High price*	27.05	27.02	24.12	12.25	10.55
Low price*	21.94	20.62	3.85	4.07	5.16
Closing price*	22.45	24.58	10.96	5.50	8.77
Dollar value of average daily trading volume (thousands)*	15,592	27,311	28,888	21,176	28,536
Dividends paid per share	.480	.485	.485	.250	.170
Closing dividend yield	8.6%	7.9%	17.7%	18.2%	7.8%
Closing shares and units outstanding - Basic (thousands)	154,507	154,748	155,199	155,310	230,552
Closing market value of shares and units outstanding (millions)	3,469	3,804	1,701	854	2,022

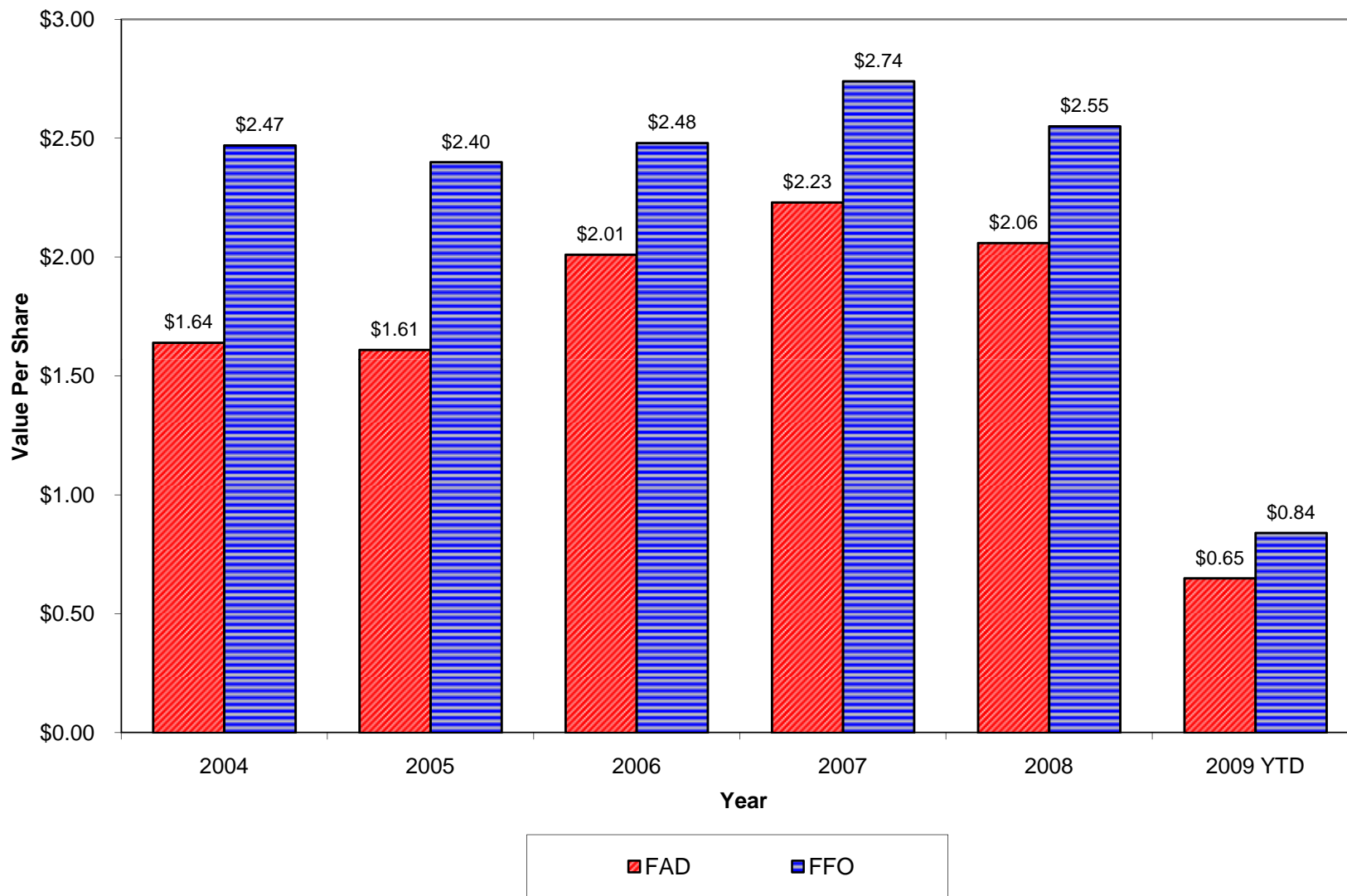
* New York Stock Exchange trades only

MANAGEMENT'S KEY OPERATING MEASURES



- (1) Basic Funds from Operations (As defined by NAREIT, Gains on Sale of Depreciated Real Estate Investments are excluded from FFO) excluding impairment charges on land and buildings and gains on repurchases of securities divided by the Average Book Value of Common Equity. In the first quarter of 2009, figures were restated for effect of new accounting pronouncement (FSP APB 14-1).
- (2) Diluted Funds From Operations from Operating Real Estate Investments + Interest Expense + Preferred Dividends divided by Average Book Value of Operating Real Estate Investments.

FFO and FAD Per Share



DUKE REALTY CORPORATION
BALANCE SHEETS
(IN THOUSANDS)

	June 30, 2009	March 31, 2009	December 31, 2008	September 30, 2008	June 30, 2008	March 31, 2008
ASSETS:						
Rental Property	\$6,466,795	\$6,266,814	\$6,297,923	\$6,281,725	\$6,123,911	\$5,922,070
Less: Accumulated Depreciation	(1,252,221)	(1,203,054)	(1,167,113)	(1,121,202)	(1,076,881)	(1,030,569)
Construction in Progress	168,103	199,899	159,330	194,734	354,217	445,685
Land Held for Development	812,003	811,551	806,379	866,016	836,623	836,245
Net Real Estate Investments	<u>6,194,680</u>	<u>6,075,210</u>	<u>6,096,519</u>	<u>6,221,273</u>	<u>6,237,870</u>	<u>6,173,431</u>
Cash	26,699	22,171	22,532	3,470	17,704	15,529
Accounts Receivable	22,157	23,684	28,026	22,403	24,084	26,893
Straight-line Rents Receivable	128,172	126,410	123,863	123,711	122,207	119,384
Receivables on Construction Contracts	68,124	70,747	75,100	93,177	89,851	70,704
Investments in and Advances to Unconsolidated Companies	486,937	691,267	693,503	700,637	664,885	665,572
Deferred Financing Costs, Net	44,484	45,258	47,907	50,929	53,456	53,480
Deferred Leasing and Other Costs, Net	387,915	369,873	369,224	379,190	382,518	383,934
Escrow Deposits and Other Assets	<u>236,228</u>	<u>251,799</u>	<u>234,209</u>	<u>248,074</u>	<u>240,494</u>	<u>251,316</u>
Total Assets	<u><u>\$7,595,396</u></u>	<u><u>\$7,676,419</u></u>	<u><u>\$7,690,883</u></u>	<u><u>\$7,842,864</u></u>	<u><u>\$7,833,069</u></u>	<u><u>\$7,760,243</u></u>
LIABILITIES AND SHAREHOLDERS' EQUITY:						
Secured Debt	\$666,405	\$660,621	\$507,351	\$520,034	\$507,031	\$506,071
Unsecured Notes	2,978,568	2,998,363	3,285,980	3,322,840	3,321,194	3,094,572
Unsecured Line of Credit	92,923	673,926	483,659	533,709	493,791	635,068
Construction Payables and Amounts due Subcontractors	96,632	100,361	105,227	126,978	141,264	131,478
Accrued Real Estate Taxes	91,577	80,763	78,483	101,642	83,625	73,483
Accrued Interest	51,981	39,925	56,376	44,371	57,568	38,490
Accrued Expenses	27,265	26,263	45,059	39,328	27,387	31,398
Other Liabilities	180,805	168,720	187,425	145,098	130,155	128,576
Tenant Security Deposits and Prepaid Rents	<u>32,285</u>	<u>35,381</u>	<u>41,348</u>	<u>28,457</u>	<u>36,334</u>	<u>38,407</u>
Total Liabilities	<u>4,218,441</u>	<u>4,784,323</u>	<u>4,790,908</u>	<u>4,862,457</u>	<u>4,798,349</u>	<u>4,677,543</u>
Preferred Stock	1,016,625	1,016,625	1,016,625	1,044,000	1,044,000	1,044,000
Common Stock and Additional Paid-in Capital	3,264,884	2,707,145	2,703,997	2,688,748	2,680,368	2,673,238
Accumulated Other Comprehensive Income	(7,149)	(8,036)	(8,652)	(7,902)	(8,472)	(9,719)
Distributions in Excess of Net Income	<u>(953,216)</u>	<u>(882,357)</u>	<u>(867,951)</u>	<u>(815,565)</u>	<u>(755,460)</u>	<u>(700,911)</u>
Total Shareholders' Equity	<u>3,321,144</u>	<u>2,833,377</u>	<u>2,844,019</u>	<u>2,909,281</u>	<u>2,960,436</u>	<u>3,006,608</u>
Non-controlling Interest	<u>55,811</u>	<u>58,719</u>	<u>55,956</u>	<u>71,126</u>	<u>74,284</u>	<u>76,092</u>
Total Liabilities and Equity	<u><u>\$7,595,396</u></u>	<u><u>\$7,676,419</u></u>	<u><u>\$7,690,883</u></u>	<u><u>\$7,842,864</u></u>	<u><u>\$7,833,069</u></u>	<u><u>\$7,760,243</u></u>

Note - Prior period balance sheets have been restated to reflect the adoption of FSP APB 14-1, *Accounting for Convertible Debt Instruments that may be Settled in Cash upon Conversion (Including Partial Cash Settlement)*. The restatement resulted in lower than previously reported carrying amounts for Unsecured Notes with an offsetting increase to Common Stock and Additional Paid-in-Capital. Additionally, the incremental interest expense recognized through restatement of prior period statements of operations resulted in additional Distributions in Excess of Net Income from what was previously reported.

DUKE REALTY CORPORATION
STATEMENTS OF OPERATIONS
(IN THOUSANDS)

	Three Months Ended			Six Months Ended		
	June 30, 2009	June 30, 2008	% Change	June 30, 2009	June 30, 2008	% Change
Revenues:						
Rental and related revenue	\$224,987	\$211,613	6.32%	\$445,700	\$423,248	5.30%
General contractor revenue	119,705	85,635	39.79%	218,062	162,394	34.28%
Service fee revenue	7,537	8,613	-12.49%	14,274	16,137	-11.54%
	<u>352,229</u>	<u>305,861</u>	15.16%	<u>678,036</u>	<u>601,779</u>	12.67%
Expenses:						
Rental expenses	49,016	44,917	9.13%	103,160	95,153	8.41%
Real estate taxes	29,946	25,806	16.04%	59,085	51,262	15.26%
General contractor costs	111,212	81,248	36.88%	202,615	154,421	31.21%
Service Operations general expenses	7,063	7,368	-4.14%	12,406	14,437	-14.07%
Depreciation and amortization	86,745	75,525	14.86%	166,678	151,129	10.29%
	<u>283,982</u>	<u>234,864</u>	20.91%	<u>543,944</u>	<u>466,402</u>	16.63%
Other Operating Activities						
Equity in earnings of unconsolidated companies	2,462	6,881	-64.22%	4,989	16,980	-70.62%
Gain on sale of Build-for-Sale properties, net of tax	0	4,758	-100.00%	0	5,130	-100.00%
Earnings from sales of land, net	0	3,393	-100.00%	0	4,022	-100.00%
Undeveloped land carrying costs	(2,680)	(1,911)	40.24%	(5,045)	(4,060)	24.26%
Impairment charges	(16,949)	0	760.42%	(16,592)	0	511.36%
Other operating expenses	(182)	(1,991)		(520)	(2,799)	
General and administrative expense	(13,600)	(6,889)	97.42%	(23,480)	(19,052)	23.24%
	<u>(30,949)</u>	<u>4,241</u>	-829.76%	<u>(40,648)</u>	<u>221</u>	-18492.76%
Operating income	37,298	75,238	-50.43%	93,444	135,598	-31.09%
Other Income (Expense)						
Interest and other income (expense), net	5	(541)	-100.92%	128	1,018	-87.43%
Interest expense	(52,025)	(47,841)	8.75%	(104,073)	(95,944)	8.47%
Gain on extinguishment of debt	1,449	0	-	34,511	0	-
Net loss on business combinations	(999)	0	-	(999)	0	-
Income (loss) from continuing operations	<u>(14,272)</u>	<u>26,856</u>	-153.14%	<u>23,011</u>	<u>40,672</u>	-43.42%
Discontinued Operations:						
Income (loss) before impairment and gain on sales	(103)	(159)	-35.22%	82	2,640	-96.89%
Impairment charges	(772)	0		(772)	0	
Gain on sale of depreciable properties	49	9,531	-99.49%	5,168	10,641	-51.43%
Income (loss) from discontinued operations	<u>(826)</u>	<u>9,372</u>	-108.81%	<u>4,478</u>	<u>13,281</u>	-66.28%
Net income (loss)	<u>(15,098)</u>	<u>36,228</u>	-141.67%	<u>27,489</u>	<u>53,953</u>	-49.05%
Dividends on preferred shares	(18,363)	(18,866)	-2.67%	(36,726)	(34,172)	7.47%
Net (income) loss attributable to noncontrolling interests	1,055	(1,105)	-195.48%	421	(991)	-142.48%
Net income (loss) attributable to common shareholders	<u>(32,406)</u>	<u>16,257</u>	-299.34%	<u>(8,816)</u>	<u>18,790</u>	-146.92%
Basic net income (loss) per Common Share:						
Continuing operations attributable to common shareholders	(\$0.15)	\$0.05	-400.00%	(\$0.08)	\$0.03	-366.67%
Discontinued operations attributable to common shareholders	(\$0.01)	\$0.06	-116.67%	\$0.02	\$0.09	-77.78%
Total	<u>(\$0.16)</u>	<u>\$0.11</u>	-245.45%	<u>(\$0.06)</u>	<u>\$0.12</u>	-150.00%
Diluted net income (loss) per Common Share:						
Continuing operations attributable to common shareholders	(\$0.15)	\$0.05	-400.00%	(\$0.08)	\$0.03	-366.67%
Discontinued operations attributable to common shareholders	(\$0.01)	\$0.06	-116.67%	\$0.02	\$0.09	-77.78%
Total	<u>(\$0.16)</u>	<u>\$0.11</u>	-245.45%	<u>(\$0.06)</u>	<u>\$0.12</u>	-150.00%

Note - prior period interest expense has been restated as the result of the implementation of FSP APB 14-1, *Accounting for Convertible Debt Instruments that may be Settled in Cash upon Conversion (Including Partial Cash Settlement)*.

DUKE REALTY CORPORATION
SUMMARY OF EPS, FFO and FAD
(IN THOUSANDS)

	Three Months Ended June 30 (Unaudited)						
	2009			2008			
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	Per Share % Change
Net Income (Loss) Attributable to Common Shares	(\$32,406)			\$16,257			
Less Income (Loss) Allocated to Participating Securities	(403)			(402)			
Net Income Per Common Share-Basic	(32,809)	207,290	(\$0.16)	15,855	146,741	\$0.11	-245.45%
Add back:							
Noncontrolling interest in earnings of unitholders	-	-		872	7,684		
Other common stock equivalents	-	-		-	199		
Net Income (Loss) Attributable to Common Shares-Diluted	(\$32,809)	207,290	(\$0.16)	\$16,727	154,624	\$0.11	-245.45%
Reconciliation to Funds From Operations ("FFO")							
Net Income Attributable to Common Shares	(\$32,406)	207,290		\$16,257	146,741		
Adjustments:							
Depreciation and Amortization	86,818			76,575			
Company Share of Joint Venture Depreciation and amortization	8,251			7,391			
Earnings from depreciable property sales-wholly owned	(49)			(9,531)			
Earnings from depreciable property sales-JV	-			(476)			
Noncontrolling interest share of adjustments	(2,985)			(3,662)			
Funds From Operations-Basic	59,629	207,290	\$0.29	86,554	146,741	\$0.59	-50.85%
Noncontrolling interest in earnings of unitholders	(1,051)	6,725		872	7,684		
Noncontrolling interest share of adjustments	2,985			3,662			
Other common stock equivalents	-	764		-	639		
Funds From Operations-Diluted	\$61,563	214,779	\$0.29	\$91,088	155,064	\$0.59	-50.85%
Less gains on extinguishment of debt	(1,449)			-			
Add back impairments of land, buildings and JV investments/net loss on business combination	18,720			-			
Adjusted Funds From Operations - Diluted	\$78,834	214,779	\$0.37	\$91,088	155,064	\$0.59	-37.29%
Funds Available for Distribution							
Adjusted Funds From Operations - Diluted	\$78,834	214,779	\$0.37	\$91,088	155,064	\$0.59	-37.29%
Adjustments:							
Straight-line Rental Income	(3,727)			(6,107)			
Amortization of Above(Below) Market Rents and Concessions	1,986			66			
Stock Based Compensation Expense	4,817			2,655			
Noncash Interest Expense	4,115			4,498			
Second Generation Concessions	(1,459)			-			
Second Generation Tenant Improvements	(10,532)			(8,680)			
Second Generation Leasing Commissions	(11,253)			(5,816)			
Building Improvements	(2,070)			(1,830)			
Funds Available for Distribution-Diluted	\$60,711	214,779	\$0.28	\$75,874	155,064	\$0.49	-42.86%
Dividends Declared Per Common Share			<u>\$0.170</u>			<u>\$0.485</u>	
Payout Ratio of Adjusted Funds From Operations - Diluted			<u>45.95%</u>			<u>82.20%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>60.71%</u>			<u>98.98%</u>	

Notes

- Q2 2008 net income reflects a increase to interest expense \$1,621 from prior year reported amounts as the result of retroactively applying FSP APB 14-1 to interest expense on our 3.75% Exchangeable Notes.

- Income per share is computed in accordance with FSP EITF 03-6-1, *Determining Whether Instruments Granted in Share Based Payment Transactions are Participating Securities*, which is effective January 1, 2009. The new standard does not affect our computation of FFO per share. Q2 2008 earnings per share has been revised as the result of retroactively applying FSP EITF 03-06-1 in calculating net income per common share.

- In periods with a net loss, the inclusion of any incremental shares is anti-dilutive, and, therefore both basic and diluted shares are the same.

DUKE REALTY CORPORATION
SUMMARY OF EPS, FFO and FAD
(IN THOUSANDS)

	Six Months Ended June 30 (Unaudited)						
	2009			2008			
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	Per Share % Change
Net Income (Loss) Attributable to Common Shares	(\$8,816)			\$18,790			
Less Income (Loss) Allocated to Participating Securities	(976)			(809)			
Net Income Per Common Share-Basic	(9,792)	178,052	(\$0.06)	17,981	146,536	\$0.12	-150.00%
Add back:							
Noncontrolling interest in earnings of unitholders	-	-		1,010	7,771		
Other common stock equivalents	-	-		-	170		
Net Income Attributable to Common Shares-Diluted	(\$9,792)	178,052	(\$0.06)	\$18,991	154,477	\$0.12	-150.00%
Reconciliation to Funds From Operations ("FFO")							
Net Income Attributable to Common Shares	(\$8,816)	178,052		\$18,790	146,536		
Adjustments:							
Depreciation and Amortization	167,026			155,696			
Company Share of Joint Venture Depreciation and amortization	19,469			14,319			
Earnings from depreciable property sales-wholly owned	(5,168)			(10,641)			
Earnings from depreciable property sales-JV	-			(495)			
Noncontrolling interest share of adjustments	(6,618)			(7,988)			
Funds From Operations-Basic	165,893	178,052	\$0.93	169,681	146,536	\$1.16	-19.83%
Noncontrolling interest in earnings of unitholders	(334)	6,745		1,010	7,771		
Noncontrolling interest share of adjustments	6,618			7,988			
Other common stock equivalents	-	638		-	587		
Funds From Operations-Diluted	\$172,177	185,435	\$0.93	\$178,679	154,894	\$1.15	-19.13%
Less gains on extinguishment of debt	(34,511)			-			
Add back impairments of land, buildings and JV investments/net loss on business combination	18,363			-			
Adjusted Funds From Operations - Diluted	\$156,029	185,435	\$0.84	\$178,679	154,894	\$1.15	-26.96%
Funds Available for Distribution							
Adjusted Funds From Operations - Diluted	\$156,029	185,435	\$0.84	\$178,679	154,894	\$1.15	-26.96%
Adjustments:							
Straight-line Rental Income	(10,049)			(11,585)			
Amortization of Above(Below) Market Rents and Concessions	3,709			107			
Stock Based Compensation Expense	7,000			6,098			
Noncash Interest Expense	8,562			8,887			
Second Generation Concessions	(3,881)			-			
Second Generation Tenant Improvements	(17,496)			(19,038)			
Second Generation Leasing Commissions	(19,216)			(13,312)			
Building Improvements	(3,445)			(2,829)			
Funds Available for Distribution-Diluted	\$121,213	185,435	\$0.65	\$147,007	154,894	\$0.95	-31.58%
Dividends Declared Per Common Share			<u>\$0.420</u>			<u>\$0.965</u>	
Payout Ratio of Adjusted Funds From Operations - Diluted			<u>50.00%</u>			<u>83.91%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>64.62%</u>			<u>101.58%</u>	

Notes

- 2008 net income reflects a increase to interest expense \$3,218 from prior year reported amounts as the result of retroactively applying FSP APB 14-1 to interest expense on our 3.75% Exchangeable Notes.

- Income per share is computed in accordance with FSP EITF 03-6-1, Determining Whether Instruments Granted in Share Based Payment Transactions are Participating Securities, which is effective January 1, 2009. The new standard does not affect our computation of FFO per share. 2008 earnings per share has been revised as the result of retroactively applying FSP EITF 03-06-1 in calculating net income per common share.

- In periods with a net loss, the inclusion of any incremental shares is anti-dilutive, and, therefore both basic and diluted shares are the same.

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

	Three Months Ended		Six Months Ended	
	June 30, 2009	June 30, 2008	June 30, 2009	June 30, 2008
Properties Comprising Discontinued Operations (1):				
Income Statement:				
Revenues	\$190	\$3,685	\$2,282	\$13,507
Operating expenses	165	1,722	1,201	3,893
Depreciation and amortization	73	1,050	348	4,567
Operating income	(48)	913	733	5,047
Interest expense	(55)	(1,072)	(651)	(2,407)
Impairment charges	(772)	0	(772)	0
Gain on sale of property	49	9,531	5,168	10,641
Income from discontinued operations	<u>(\$826)</u>	<u>\$9,372</u>	<u>\$4,478</u>	<u>\$13,281</u>

- (1) The amounts classified in discontinued operations for the periods ended June 30, 2009 and June 30, 2008 are comprised of three properties sold in the six month period ended June 30, 2009 and eight properties sold during the year ended December 31, 2008.

We had no properties that were held for sale and included in discontinued operations at June 30, 2009.

DUKE REALTY CORPORATION
(IN THOUSANDS)

	Three Months Ended			Six Months Ended		
	June 30, 2009	June 30, 2008	% Change	June 30, 2009	June 30, 2008	% Change
SELECTED FINANCIAL INFORMATION (1)						
Revenues from Continuing Operations	\$352,229	\$305,861	15.16%	\$678,036	\$601,779	12.67%
Revenues from Discontinued Operations	190	3,685		2,282	13,507	
Total Revenues	\$352,419	\$309,546		\$680,318	\$615,286	
Net income (loss) attributable to common shareholders	(\$32,406)	\$16,257	-299.34%	(\$8,816)	\$18,790	-146.92%
Funds from Operations - Diluted	\$61,563	\$91,088	-32.41%	\$172,177	\$178,679	-3.64%
Earnings Before Interest, Depreciation and Amortization (EBITDA)	\$120,320	\$145,928	-17.55%	\$287,836	\$288,243	-0.14%
Add Impairment Charges on Land, Buildings and Investments in Unconsolidated Subsidiaries	18,720	0		18,363	0	
Less Gains on Extinguishment of Debt	(1,449)	0		(34,511)	0	
Adjusted EBITDA	\$137,591	\$145,928	-5.71%	\$271,688	\$288,243	-5.74%
Interest Expense	\$52,080	\$48,913 (3)	6.47%	\$104,724	\$98,351	6.48%
Scheduled Principal Payments (normal amortization of secured debt)	\$3,023	\$2,399	26.01%	\$5,608	\$4,739	18.34%
Capitalized Interest	\$6,872	\$14,198	-51.60%	\$14,371	\$28,634	-49.81%
Dividends on Preferred Shares	\$18,363	\$18,866	-2.67%	\$36,726	\$34,172	7.47%
Common Dividends Paid	\$38,051	\$70,422	-45.97%	\$75,176	\$140,633	-46.54%
Unit Distributions Paid	\$1,142	\$3,691	-69.06%	\$2,833	\$7,468	-62.06%
General and Administrative Expenses	\$13,600	\$6,889	97.42%	\$23,480	\$19,052	23.24%
Real Estate Investments Before Depreciation (cost) (excludes land held for development and CIP)	\$6,466,795	\$6,123,911	5.60%	\$6,466,795	\$6,123,911	5.60%
Total Assets	\$7,595,396	\$7,833,069	-3.03%	\$7,595,396	\$7,833,069	-3.03%
<u>Unencumbered Assets</u>						
Number of Properties	454 (2)	467		454 (2)	467	
Total Square Feet	68,387	72,593		68,387	72,593	
Gross Book Value	\$5,877,129	\$5,807,907		\$5,877,129	\$5,807,907	
Annual Stabilized NOI	\$554,333	\$572,473		\$554,333	\$572,473	
Total Debt (including financing for projects currently under development)	\$3,737,896	\$4,322,016		\$3,737,896	\$4,322,016	
Shareholders' Equity (book value)	\$3,321,144	\$2,960,436		\$3,321,144	\$2,960,436	
Common Shares Outstanding	223,838	146,869		223,838	146,869	
Partnership Units Outstanding	6,714	7,638		6,714	7,638	
Total Common Shares and Units Outstanding at end of period	230,552	154,507		230,552	154,507	
Weighted Average Shares Outstanding - Basic FFO	207,290	146,741		178,052	146,536	
Weighted Average Shares Outstanding - Diluted FFO	214,779	155,064		185,435	154,894	

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

(2) Excludes 13 wholly owned properties under development at June 30, 2009 which will be unencumbered upon completion. These properties totaled approximately 1.7 million square feet with total project costs of approximately \$297 million and anticipated stabilized NOI of approximately \$25 million.

(3) Restated to reflect implementation of FSP APB 14-1, *Accounting for Convertible Debt Instruments that may be Settled in Cash upon Conversion (Including Partial Cash Settlement)*.

DUKE REALTY CORPORATION
STATEMENTS OF FFO
(IN THOUSANDS)

	<u>Three Months Ended</u>		<u>Six Months Ended</u>	
	<u>June 30, 2009</u>	June 30, 2008	<u>June 30, 2009</u>	June 30, 2008
RENTAL OPERATIONS				
Revenues:				
Rental and related revenue from continuing operations	\$220,309	\$209,135	\$440,747	\$413,162
Lease buyouts	4,678	2,478	4,953	10,086
Revenues from continuing rental operations	224,987	211,613	445,700	423,248
Rental and related revenue from discontinued operations	190	3,685	2,282	13,507
	225,177	215,298	447,982	436,755
Operating expenses:				
Rental expenses	49,016	44,917	103,160	95,153
Real estate taxes	29,946	25,806	59,085	51,262
Operating expenses from discontinued operations	165	1,722	1,201	3,893
	79,127	72,445	163,446	150,308
FFO from rental operations	146,050	142,853	284,536	286,447
SERVICE OPERATIONS				
Fee Revenues:				
Net general contractor revenue	8,493	4,387	15,447	7,973
Service fee revenue	7,537	8,613	14,274	16,137
	16,030	13,000	29,721	24,110
Operating expenses	7,063	7,368	12,406	14,437
FFO from fee based Service Operations	8,967	5,632	17,315	9,673
Gain on sale of build for sale properties, net of tax	0	4,758	0	5,130
FFO from Service Operations	8,967	10,390	17,315	14,803
UNCONSOLIDATED SUBSIDIARIES				
FFO from operations	10,905	12,534	24,905	25,643
FFO on sale of build for sale properties	0	1,201	0	5,076
FFO from gain on sale of land	0	0	0	342
FFO from unconsolidated subsidiaries	10,905	13,735	24,905	31,061
FFO from Operations	165,922	166,978	326,756	332,311
Earnings from sales of land	0	3,393	0	4,022
Undeveloped land carrying costs	(2,680)	(1,911)	(5,045)	(4,060)
Impairment charges included in continuing operations	(16,949)	0	(16,592)	0
Impairment charges included in discontinued operations	(772)	0	(772)	0
Other operating expenses	(182)	(1,991)	(520)	(2,799)
General and administrative expense	(13,600)	(6,889)	(23,480)	(19,052)
Interest and other income (expense), net	5	(541)	128	1,018
Interest expense	(52,025)	(47,841)	(104,073)	(95,944)
Interest expense from discontinued operations	(55)	(1,072)	(651)	(2,407)
Dividends on preferred shares	(18,363)	(18,866)	(36,726)	(34,172)
Gain on extinguishment of debt	1,449	0	34,511	0
Net loss on business combinations	(999)	0	(999)	0
Noncontrolling interest share of FFO from consolidated subsidiaries	(188)	(172)	(360)	(238)
Diluted Funds from Operations	\$61,563	\$91,088	\$172,177	\$178,679
Less gains on extinguishment of debt	(1,449)	0	(34,511)	0
Add back impairments of land, buildings and JV investments/net loss on business combination	18,720	0	18,363	0
Diluted Funds from Operations, excluding gains on extinguishment of debt	\$78,834	\$91,088	\$156,029	\$178,679
Weighted average number of common shares and potential dilutive securities	214,779	155,064	185,435	154,894
Diluted FFO per share	\$0.29	\$0.59	\$0.93	\$1.15
Diluted FFO per share, excluding gains on extinguishment of debt, impairment and other charges	\$0.37	\$0.59	\$0.84	\$1.15

Note - prior period interest expense has been revised as the result of the implementation of FSP APB 14-1, *Accounting for Convertible Debt Instruments that may be Settled in Cash upon Conversion (Including Partial Cash Settlement)*.

DUKE REALTY CORPORATION
(IN THOUSANDS)

	Three Months Ended		Six Months Ended	
	June 30, 2009	June 30, 2008	June 30, 2009	June 30, 2008
RATIOS COMPUTED FOR INDUSTRY PURPOSES(1)				
<i>FINANCIAL POSITION</i>				
Debt + Preferred Stock/Book Capitalization (Debt + Shareholders Equity + Accum Amort + Non-Controlling Interest)	56.82%	63.63%	56.82%	63.63%
<i>OPERATIONAL</i>				
Fixed Charge Coverage Ratio (Funds from Operations + Interest Expense + Pref Dividend - Gains on Repurchases of Securities - impairments / Interest Expense + Pref Div + Capitalized Int. + Prin. Amort.) (2)	1.85	1.88	1.84	1.88
Net Debt (Debt - Cash) to Adjusted EBITDA (Net Income + Interest Expense + Depr Expense + Income Tax Expense (Benefit) - Gains on Sales of Land - Gain on Repurchase of Debt + Impairment Charges)	6.74	7.37	6.83	7.47
Unsecured Property Net Operating Income/Unsecured Interest Expense	2.72	2.26	2.51	2.24
Return on Common Shareholders' Equity ((Funds from Operations - Gain on Debt Repurchase - Impairments and other charges/Average Adjusted Common Equity (book value)) (%)	9.33%	11.53%	9.36%	11.27%
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)) (%)	8.73%	9.15%	8.46%	9.42%
FFO Payout Ratio (Dividends/Funds from Operations (%))	45.95%	82.20%	50.00%	83.91%
FAD Payout Ratio (Dividends/Funds available for Distribution (%))	60.71%	98.98%	64.62%	101.58%

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

(2) Interest expense from the prior year, where applicable, has been revised to reflect the increased interest expense on our 3.75% Exchangeable Notes that resulted from adopting FSP APB 14-1, *Accounting for Convertible Debt Instruments that may Be Settled in Cash upon Conversion (Including Partial Cash Settlement)*.

Duke Realty Corporation
Summary of Unsecured Public Debt Covenants

Covenant	Threshold	Third Quarter '08	Fourth Quarter '08	First Quarter '09	Second Quarter '09
Total Debt to Undepreciated Assets	<60%	51.64%	51.18%	51.43%	45.02%
Debt Service Coverage	>1.5x	3.25	3.12	3.08	2.97
Secured Debt to Undepreciated Assets	<40%	8.43%	8.80%	10.67%	10.75%
Undepreciated Unencumbered Assets to Unsecured Debt	>150%	190.21%	193.51%	193.16%	228.64%

Note: The ratios are based upon the results of the Operating Partnership using calculations that are defined in the trust indenture.

DUKE REALTY CORPORATION
INTERNAL OVERHEAD COST SUMMARY

	2008					2009		
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total	1st Quarter	2nd Quarter	Total
Services Operating Expenses	\$ 10,638,533	\$ 13,145,979	\$ 12,014,823	\$ 11,161,144	\$ 46,960,479	\$ 11,175,036	\$ 14,674,317	\$ 25,849,353
Rental Operating Expenses	9,103,840	9,708,247	10,326,135	10,767,071	39,905,293	10,082,486	9,185,591	19,268,077
General & Administrative Expenses	12,163,432	6,888,476	10,448,575	10,007,113	39,507,596	9,880,110	13,599,749	23,479,859 (1)
Capitalized Construc/Dev. Costs	12,593,496	12,748,999	9,295,258	7,221,647	41,859,400	5,906,348	6,260,262	12,166,610
Capitalized Internal Leasing Costs	9,081,949	7,597,785	8,700,764	5,818,299	31,198,797	7,444,696	3,450,759	10,895,455
Total Overhead Costs	\$ 53,581,250	\$ 50,089,486	\$ 50,785,555	\$ 44,975,274	\$ 199,431,565	\$ 44,488,676	\$ 47,170,678	\$ 91,659,354

Allocation Percentages:

Services Operating Expenses	20%	26%	24%	25%	24%	25%	31%	28%
Rental Operating Expenses	17%	19%	20%	24%	20%	23%	19%	21%
General & Administrative Expenses	23%	14%	21%	22%	20%	22%	29%	26%
Capitalized Construction/Development	24%	25%	18%	16%	21%	13%	13%	13%
Capitalized Internal Leasing Costs	17%	15%	17%	13%	16%	17%	7%	12%
	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.

(1) includes \$6.1 million in non-reoccurring severance payments.

Duke Realty Corporation
Owned Property Occupancy Analysis

	June 30, 2008			September 30, 2008			December 31, 2008			March 31, 2009			June 30, 2009		
	# 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 or In Service Greater Than One Year:															
Bulk Distribution	341	75,781,246	94.06%	348	79,066,690	95.09%	354	82,430,735	93.40%	358	84,814,950	90.11%	367	88,193,907	88.76%
Suburban Office	282	32,530,523	90.91%	285	32,996,920	90.66%	289	33,751,524	89.60%	291	33,842,381	88.03%	293	34,114,377	87.41%
Healthcare	9	986,609	92.48%	10	1,017,815	92.08%	9	946,300	93.48%	9	945,696	94.32%	12	1,168,321	89.43%
Service Center/Other	59	4,678,647	94.29%	61	4,807,610	93.22%	62	4,829,674	94.38%	62	4,823,200	92.76%	62	4,825,302	89.94%
Total	691	113,977,025	93.16%	704	117,889,035	93.75%	714	121,958,233	92.39%	720	124,426,227	89.68%	734	128,301,907	88.45%
Unstabilized and In Service Less Than One Year: (1)															
Bulk Distribution	21	8,252,439	32.22%	19	8,019,756	29.63%	15	6,553,156	46.11%	11	4,169,304	43.67%	4	1,747,340	35.14%
Suburban Office	11	1,684,889	36.60%	13	1,842,197	44.10%	9	1,080,433	30.12%	7	790,529	38.19%	4	435,420	26.06%
Healthcare	2	247,991	63.37%	2	240,704	62.86%	2	240,704	66.41%	3	263,024	65.98%	3	282,619	43.32%
Service Center/Other	3	174,016	69.41%	1	38,366	51.92%	-	-	-	-	-	-	-	-	-
Total	37	10,359,335	34.30%	35	10,141,023	33.13%	26	7,874,293	44.54%	21	5,222,857	43.96%	11	2,465,379	34.47%
Total In-Service Portfolio:															
Bulk Distribution	362	84,033,685	87.99%	367	87,086,446	89.06%	369	88,983,891	89.92%	369	88,984,254	87.93%	371	89,941,247	87.72%
Suburban Office	293	34,215,412	88.24%	298	34,839,117	88.20%	298	34,831,957	87.76%	298	34,632,910	86.90%	297	34,549,797	86.63%
Healthcare	11	1,234,600	86.63%	12	1,258,519	86.49%	11	1,187,004	87.99%	12	1,208,720	88.15%	15	1,450,940	80.45%
Service Center/Other	62	4,852,663	93.40%	62	4,845,976	92.89%	62	4,829,674	94.38%	62	4,823,200	92.76%	62	4,825,302	89.94%
Total	728	124,336,360	88.25%	739	128,030,058	88.95%	740	129,832,526	89.49%	741	129,649,084	87.84%	745	130,767,286	87.44%
Properties Under Development:															
Bulk Distribution	8	5,206,267	81.17%	3	2,412,580	70.32%	1	503,200	0.00%	1	503,200	0.00%	1	306,977	100.00%
Suburban Office	13	1,707,869	58.74%	9	1,396,779	76.53%	8	1,249,267	85.12%	6	1,067,155	82.85%	5	966,231	81.79%
Healthcare	10	814,383	83.20%	10	872,740	71.18%	10	909,983	72.95%	10	984,185	68.79%	8	1,201,327	83.17%
Service Center/Other	-	-	-	-	-	-	1	20,061	7.11%	1	20,061	21.34%	1	20,061	28.72%
Total	31	7,728,519	76.43%	22	4,682,099	72.33%	20	2,682,511	64.44%	18	2,574,601	60.80%	15	2,494,596	84.27%
Total Portfolio:															
Bulk Distribution	370	89,239,952	87.59%	370	89,499,026	88.56%	370	89,487,091	89.42%	370	89,487,454	87.44%	372	90,248,224	87.76%
Suburban Office	306	35,923,281	86.84%	307	36,235,896	87.75%	306	36,081,224	87.67%	304	35,700,065	86.77%	302	35,516,028	86.50%
Healthcare	21	2,048,983	85.27%	22	2,131,259	80.22%	21	2,096,987	81.47%	22	2,192,905	79.46%	23	2,652,267	81.68%
Service Center/Other	62	4,852,663	93.40%	62	4,845,976	92.89%	63	4,849,735	94.02%	63	4,843,261	92.46%	63	4,845,363	89.69%
Total	759	132,064,879	87.56%	761	132,712,157	88.36%	760	132,515,037	88.98%	759	132,223,685	87.31%	760	133,261,882	87.38%

(1) Includes development projects placed in-service less than 1 year that have not reached 90 % occupancy.
Note: Excludes buildings that are in the Development JV Portfolio.

Duke Realty Corporation
Supplemental Information for Net Operating Income ("NOI")
6/30/09

	Product Type				Total
	Bulk Distribution	Suburban Office	Healthcare	Service Center/Other	
Wholly Owned In-Service Portfolio					
Rental Income From Continuing Operations	\$59,382	\$145,676	\$7,455	\$13,338	\$225,851 (2)
Straight line rental income	(2,382)	(2,275)	(436)	(139)	(5,232)
Amortization of above and below market rents	642	1,344	(22)	19	1,983
Lease Termination Fees	(1,236)	(4,376)	-	-	(5,612)
Adjusted Rental Income	56,406	140,369	6,997	13,218	216,990
Rental and Real Estate Tax Expenses	(14,246)	(57,699)	(2,731)	(4,286)	(78,962)
Adjusted NOI	42,160	82,670	4,266	8,932	138,028
Other Adjustments (1)	179	-	181	-	360
Pro Forma Wholly Owned Portfolio NOI	<u>\$42,339</u>	<u>\$82,670</u>	<u>\$4,447</u>	<u>\$8,932</u>	<u>\$138,388</u>
Joint Venture In-Service Portfolio (Duke Share)					
Rental Income From Continuing Operations	\$14,731	\$6,562	\$226	\$1,870	\$23,389
Straight line rental income	401	(129)	(30)	9	251
Amortization of above and below market rents	37	36	-	3	76
Lease Termination Fees	(163)	-	-	(491)	(654)
Adjusted Rental Income	15,006	6,469	196	1,391	23,062
Rental and Real Estate Tax Expenses	(4,781)	(2,214)	(47)	(532)	(7,574)
Adjusted NOI	10,225	4,255	149	859	15,488
Other Adjustments (1)	-	31	-	-	31
Pro Forma Duke Share of Joint Venture Portfolio NOI	<u>\$10,225</u>	<u>\$4,286</u>	<u>\$149</u>	<u>\$859</u>	<u>\$15,519</u>
Total In-Service Portfolio					
Rental Income From Continuing Operations	\$74,113	\$152,238	\$7,681	\$15,208	\$249,240
Straight line rental income	(1,981)	(2,404)	(466)	(130)	(4,981)
Amortization of above and below market rents	679	1,380	(22)	22	2,059
Lease Termination Fees	(1,399)	(4,376)	-	(491)	(6,266)
Adjusted Rental Income	71,412	146,838	7,193	14,609	240,052
Rental and Real Estate Tax Expenses	(19,027)	(59,913)	(2,778)	(4,818)	(86,536)
Adjusted NOI	52,385	86,925	4,415	9,791	153,516
Other Adjustments (1)	179	31	181	-	391
Pro Forma Portfolio NOI	<u>\$52,564</u>	<u>\$86,956</u>	<u>\$4,596</u>	<u>\$9,791</u>	<u>\$153,907</u>
Average Occupancy	<u>86.6%</u>	<u>86.8%</u>	<u>81.0%</u>	<u>91.7%</u>	<u>86.7%</u>

Note: NOI information is based upon the most recent quarter.

(1) NOI is adjusted to reflect a full quarter of operations for properties that were placed in-service or acquired during the quarter.

(2) Reconciles to income statement as follows:

Rental Revenues per income statement	\$224,987	
Rental Revenues per NOI Summary	225,851	
Difference	<u>(\$864)</u>	Difference due primarily to elimination of intercompany rents for Duke occupied square footage

**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	100,962	93.63%	8,055	55.85%	109,017	90.84%
December 31, 2001	102,893	88.62%	4,701	41.29%	107,594	86.55%
December 31, 2002	105,196	87.05%	3,058	79.52%	108,254	86.84%
December 31, 2003	106,220	89.29%	2,813	72.60%	109,033	88.86%
December 31, 2004	109,987	90.89%	4,228	59.15%	114,215	89.72%
December 31, 2005	98,671	92.53%	9,005	41.71%	107,676	88.28%
December 31, 2006	110,055	92.87%	9,961	35.93%	120,016	88.14%
December 31, 2007	115,123	91.95%	15,873	51.61%	130,996	87.06%
December 31, 2008	129,832	89.49%	2,683	64.44%	132,515	88.98%
March 31, 2009	129,649	87.84%	2,575	60.80%	132,224	87.31%
June 30, 2009	130,767	87.44%	2,495	84.27%	133,262	87.38%

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

Note: Excludes buildings that are in the Development JV Portfolio.

Duke Realty Corporation
Geographic Highlights
Stabilized In Service Properties as of June 30, 2009

	Square Feet (1)					Percent of Overall	Annual Net Effective Rent (2)	Percent of Annual Net Effective Rent
	Bulk Distribution	Suburban Office	Healthcare	Service Center/ Other	Overall			
Primary Market								
Indianapolis	19,122,845	2,965,485	308,394	1,077,418	23,474,142	18.31%	\$ 87,337,850	12.75%
Cincinnati	10,198,912	4,923,267	59,546	805,641	15,987,366	12.46%	80,554,316	11.76%
Atlanta	8,578,556	4,087,493	363,174	25,881	13,055,104	10.18%	75,589,459	11.02%
Chicago	5,268,815	2,796,084	56,531	181,409	8,302,839	6.47%	55,724,522	8.12%
Columbus	5,508,429	3,249,328	73,433	-	8,831,190	6.88%	51,233,265	7.47%
Raleigh	1,631,214	3,061,022	-	470,235	5,162,471	4.02%	50,899,605	7.42%
St. Louis	3,315,070	2,930,347	104,954	622,258	6,972,629	5.43%	48,987,192	7.14%
Central Florida	4,268,901	1,673,885	-	475,072	6,417,858	5.00%	46,145,274	6.73%
Nashville	2,959,810	1,499,935	120,860	158,908	4,739,513	3.69%	34,411,983	5.02%
Dallas	12,979,471	645,983	81,429	479,889	14,186,772	11.06%	28,226,949	4.12%
Minneapolis	3,303,319	1,046,620	-	244,896	4,594,835	3.58%	27,877,573	4.06%
Washington DC	736,882	2,795,351	-	-	3,532,233	2.75%	25,816,829	3.76%
Savannah	6,384,550	-	-	-	6,384,550	4.98%	21,322,213	3.11%
South Florida	-	866,285	-	-	866,285	0.68%	15,526,905	2.26%
Cleveland	-	1,324,367	-	-	1,324,367	1.03%	12,860,191	1.87%
Baltimore	462,070	-	-	283,695	745,765	0.58%	8,167,829	1.19%
Houston	835,540	248,925	-	-	1,084,465	0.85%	6,618,854	0.96%
Phoenix	1,617,384	-	-	-	1,617,384	1.26%	3,594,348	0.52%
Norfolk	466,000	-	-	-	466,000	0.36%	2,290,177	0.33%
Other (3)	556,139	-	-	-	556,139	0.43%	2,717,914	0.40%
Total	88,193,907	34,114,377	1,168,321	4,825,302	128,301,907	100.00%	\$ 685,903,249	100.00%
	68.74%	26.59%	0.91%	3.76%	100.00%			

Occupancy %

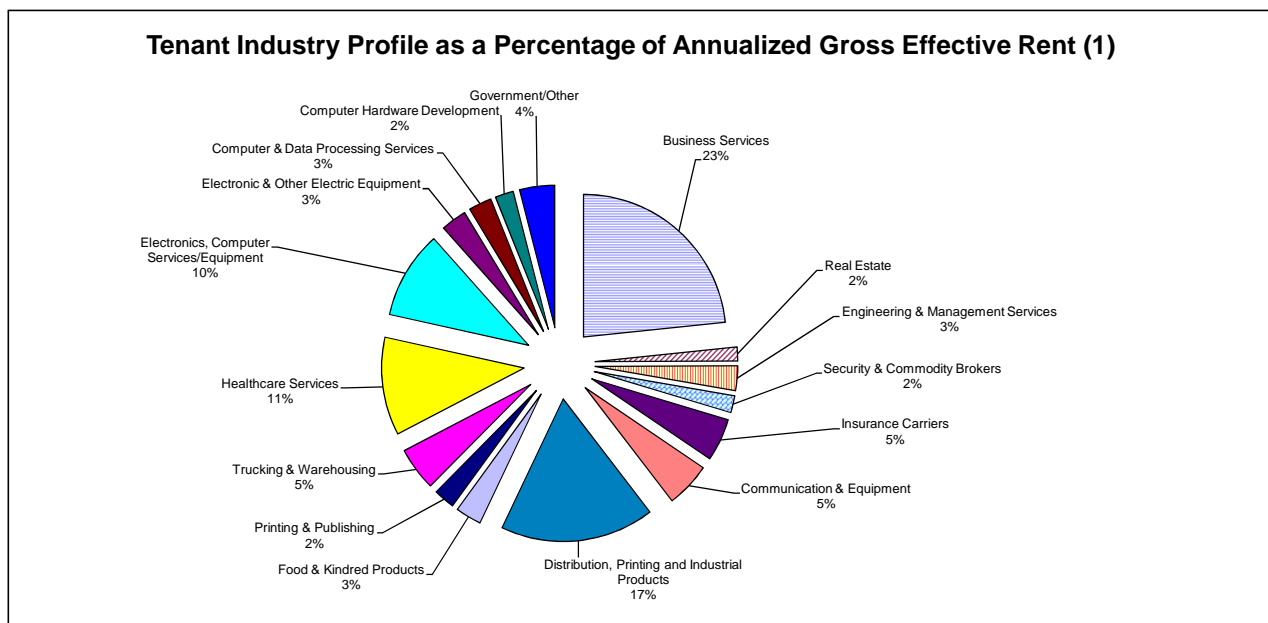
	Bulk Distribution	Suburban Office	Healthcare	Service Center/ Other	Overall
Primary Market					
Indianapolis	94.73%	92.23%	95.38%	86.09%	94.03%
Cincinnati	87.94%	85.83%	74.03%	93.70%	87.53%
Atlanta	86.78%	86.70%	91.72%	96.29%	86.91%
Chicago	97.64%	83.59%	90.07%	100.00%	92.91%
Columbus	100.00%	89.73%	95.85%	-	96.19%
Raleigh	96.11%	95.08%	-	95.19%	95.41%
St. Louis	85.27%	85.94%	100.00%	96.68%	86.79%
Central Florida	89.11%	87.78%	-	92.39%	89.01%
Nashville	90.94%	90.87%	54.46%	96.64%	90.18%
Dallas	69.18%	72.33%	100.00%	69.94%	69.53%
Minneapolis	88.43%	72.14%	-	94.04%	85.02%
Washington DC	95.92%	89.72%	-	-	91.01%
Savannah	100.00%	-	-	-	100.00%
South Florida	-	96.07%	-	-	96.07%
Cleveland	-	75.49%	-	-	75.49%
Baltimore	100.00%	-	-	85.87%	94.63%
Houston	73.83%	95.58%	-	-	78.83%
Phoenix	69.13%	-	-	-	69.13%
Norfolk	100.00%	-	-	-	100.00%
Other (3)	100.00%	-	-	-	100.00%
Total	88.76%	87.41%	89.43%	89.94%	88.45%

(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.

Note: Excludes buildings that are in the Development JV 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
U.S. Government Agencies	South Florida	U.S. Government	2010 - 2028	\$16,389	1.78%
Northrop Grumman/TASC	Washington DC	Aerospace/Defense Products & Services	2011 - 2015	9,422	1.02%
Schneider National	Savannah	Distribution/Warehousing	2012 - 2023	9,375	1.02%
AT&T	Columbus	Communication & Equipment	2009 - 2020	8,700	0.94%
Amazon.com	Phoenix	Distribution/Warehousing	2018 - 2019	8,520	0.92%
Lenovo Inc.	Raleigh	Computer Hardware Development	2017 - 2019	8,282	0.90%
St. John's Mercy Health Care	St. Louis	Healthcare Services	2011 - 2027	7,578	0.82%
Nationwide Mutual Insurance Co	Columbus	Insurance Carriers	2009 - 2013	7,524	0.82%
PPD Pharmaco Incorporated	Raleigh	Healthcare Services	2012 - 2016	6,821	0.74%
HealthNow New York, Inc.	Buffalo	Financial Services/Insurance	2024	6,729	0.73%
Alcatel USA	Atlanta	Communication & Equipment	2011 - 2013	6,395	0.69%
Pearson Education PLC	Indianapolis	Educational Services	2012 - 2019	6,390	0.69%
Wal Mart	Savannah	Retail	2011 - 2021	5,420	0.59%
Systems Planning and Analysis	Washington DC	Engineering & Management Services	2015	5,129	0.56%
Scitor Corporation	Washington DC	Consulting Services	2012 - 2013	5,128	0.56%
Qwest Communications Intl	Columbus	Communication & Equipment	2010 - 2015	5,091	0.55%
Conopco, Inc.	Central Florida	Manufacturing/Agriculture	2018	5,071	0.55%
Tekelek	Raleigh	Marketing/Advertising/Business Services	2013	4,932	0.53%
Anheuser-Busch Inbev	St. Louis	Food and Kindred Products	2011 - 2012	4,764	0.52%
Eveready Battery Company	St. Louis	Manufacturing/Agriculture	2011	4,693	0.51%
				\$142,353	15.44%

(1) Represents annual gross effective rents due from tenants in service as of June 30, 2009. 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 Development JV Portfolio.
 Note: Joint Ventures are included at 100%.

Duke Realty Corporation
Same Property Performance

	Three Months Ended June 30, 2009 and 2008				Twelve Months Ended June 30, 2009 and 2008			
	Bulk Distribution	Suburban Office	Service Center/ Other	Total	Bulk Distribution	Suburban Office	Service Center/ Other	Total
All Properties:								
Number of properties	318	261	58	637	318	261	58	637
Square feet	68,709,414	29,343,431	4,187,136	102,239,981	68,709,414	29,343,431	4,187,136	102,239,981
Percent of in-service properties	76.39%	81.51%	86.77%	78.18%	76.39%	81.51%	86.77%	78.18%
2009 Average occupancy (1)	91.02%	88.28%	93.04%	90.32%	93.13%	89.53%	93.56%	92.11%
Period over period percent change	-1.45%	-2.77%	-0.69%	-1.79%	0.18%	-0.50%	-0.12%	-0.02%
	Three Months Ended June 30			Twelve Months Ended June 30				
	2009	2008	% Change	2009	2008	% Change		
Bulk Distribution								
Total operating revenues	\$ 74,899,084	\$ 75,330,355	-0.57%	\$ 314,012,835	\$ 309,149,220	1.57%		
Total operating expenses	21,422,789	20,632,386	3.83%	88,482,771	86,521,866	2.27%		
Net Operating Income (2)	\$ 53,476,295	\$ 54,697,969	-2.23%	\$ 225,530,063	\$ 222,627,354	1.30%		
Suburban Office								
Total operating revenues	\$ 141,920,642	\$ 141,457,240	0.33%	\$ 578,783,978	\$ 562,906,049	2.82%		
Total operating expenses	58,505,466	56,866,170	2.88%	242,699,267	232,510,963	4.38%		
Net Operating Income (2)	\$ 83,415,175	\$ 84,591,070	-1.39%	\$ 336,084,711	\$ 330,395,086	1.72%		
Service Center/Other								
Total operating revenues	\$ 13,277,393	\$ 13,266,896	0.08%	\$ 54,528,028	\$ 53,580,044	1.77%		
Total operating expenses	4,652,305	4,684,396	-0.69%	19,105,051	18,734,501	1.98%		
Net Operating Income (2)	\$ 8,625,088	\$ 8,582,500	0.50%	\$ 35,422,978	\$ 34,845,544	1.66%		
Total								
Total operating revenues	\$ 230,097,119	\$ 230,054,491	0.02%	\$ 947,324,841	\$ 925,635,314	2.34%		
Total operating expenses	84,580,560	82,182,952	2.92%	350,287,089	337,767,330	3.71%		
Net Operating Income (2)	\$ 145,516,558	\$ 147,871,539	-1.59%	\$ 597,037,752	\$ 587,867,984	1.56%		

(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 development JV portfolio and held for rental properties expected to be sold in the short term.

Note: Excludes buildings with termination fees over \$250,000 in either period.

Note: Building population is the same for both time periods shown.

Duke Realty Corporation
Lease Expiration Comparison - Square Feet and Annualized Net Effective Rent (In Service Properties)
As of June 30, 2009
(IN 000'S)

WHOLLY OWNED PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION PORTFOLIO		SUBURBAN OFFICE PORTFOLIO		HEALTHCARE PORTFOLIO		SERVICE CENTER/OTHER PORTFOLIO	
	YEAR OF EXPIRATION	SQUARE FEET		DOLLARS (1)	%	SQUARE FEET		SQUARE FEET		SQUARE FEET	
		FEET	DOLLARS (1)			FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2009	3,206	\$ 24,346	4%	1,664	\$ 6,221	1,343	\$ 16,431	16	\$ 97	183	\$ 1,597
2010	8,466	60,585	10%	4,826	17,504	2,934	36,488	2	19	704	6,574
2011	10,034	70,458	11%	6,521	25,545	3,191	41,490	44	605	278	2,818
2012	8,715	64,936	10%	5,118	19,230	3,315	42,438	47	618	235	2,650
2013	10,447	90,809	15%	5,565	22,416	4,560	64,582	30	351	292	3,460
2014	9,290	60,628	10%	6,527	24,158	2,566	34,263	27	420	170	1,787
2015	7,313	45,134	7%	5,578	21,245	1,588	22,197	5	62	142	1,630
2016	4,467	31,350	5%	2,857	9,647	1,318	18,023	39	809	253	2,871
2017	5,131	43,289	7%	2,951	11,450	1,651	23,141	118	2,207	411	6,491
2018	2,923	36,859	6%	1,255	6,245	1,033	15,697	321	6,833	314	8,084
2019 AND THEREAFTER	9,398	96,633	15%	5,288	26,184	3,566	58,427	413	9,018	131	3,004
	<u>79,390</u>	<u>\$ 625,027</u>	<u>100%</u>	<u>48,150</u>	<u>\$ 189,845</u>	<u>27,065</u>	<u>\$ 373,177</u>	<u>1,062</u>	<u>\$ 21,039</u>	<u>3,113</u>	<u>\$ 40,966</u>
TOTAL PORTFOLIO SQUARE FEET	<u>90,881</u>			<u>54,727</u>		<u>31,492</u>		<u>1,346</u>		<u>3,316</u>	
PERCENT OCCUPIED	<u>87.40%</u>			<u>88.05%</u>		<u>85.94%</u>		<u>78.93%</u>		<u>93.90%</u>	
JOINT VENTURE PORTFOLIO:											
2009	1,431	\$ 5,640	4%	1,328	\$ 4,538	39	\$ 595	-	\$ -	64	\$ 507
2010	4,205	19,360	12%	3,859	13,996	286	4,936	-	-	60	428
2011	5,561	24,598	14%	5,058	18,521	270	4,511	-	-	233	1,566
2012	4,133	21,595	12%	3,480	11,439	373	7,699	-	-	280	2,457
2013	2,457	13,205	7%	2,180	7,977	216	4,547	-	-	61	681
2014	3,291	11,528	6%	3,097	9,387	51	978	-	-	143	1,163
2015	2,853	24,971	14%	1,947	6,574	853	17,972	-	-	53	425
2016	1,492	11,201	6%	1,077	3,658	332	6,783	-	-	83	760
2017	1,629	7,961	4%	1,479	4,761	110	2,540	-	-	40	660
2018	3,578	15,864	9%	3,183	11,752	186	3,072	-	-	209	1,040
2019 AND THEREAFTER	4,317	21,457	12%	4,061	15,009	151	2,846	105	3,602	-	-
	<u>34,947</u>	<u>\$ 177,380</u>	<u>100%</u>	<u>30,749</u>	<u>\$ 107,612</u>	<u>2,867</u>	<u>\$ 56,479</u>	<u>105</u>	<u>\$ 3,602</u>	<u>1,226</u>	<u>\$ 9,687</u>
TOTAL PORTFOLIO SQUARE FEET	<u>39,886</u>			<u>35,213</u>		<u>3,058</u>		<u>105</u>		<u>1,510</u>	
PERCENT OCCUPIED	<u>87.61%</u>			<u>87.32%</u>		<u>93.74%</u>		<u>100.00%</u>		<u>81.24%</u>	
TOTAL:											
2009	4,637	\$ 29,986	4%	2,992	\$ 10,759	1,382	\$ 17,026	16	\$ 97	247	\$ 2,104
2010	12,671	79,945	10%	8,685	31,500	3,220	41,424	2	19	764	7,002
2011	15,595	95,056	12%	11,579	44,066	3,461	46,001	44	605	511	4,384
2012	12,848	86,531	11%	8,598	30,669	3,688	50,137	47	618	515	5,107
2013	12,904	104,014	13%	7,745	30,393	4,776	69,129	30	351	353	4,141
2014	12,581	72,156	9%	9,624	33,545	2,617	35,241	27	420	313	2,950
2015	10,166	70,105	9%	7,525	27,819	2,441	40,169	5	62	195	2,055
2016	5,959	42,551	5%	3,934	13,305	1,650	24,806	39	809	336	3,631
2017	6,760	51,250	6%	4,430	16,211	1,761	25,681	118	2,207	451	7,151
2018	6,501	52,723	7%	4,438	17,997	1,219	18,769	321	6,833	523	9,124
2019 AND THEREAFTER	13,715	118,090	14%	9,349	41,193	3,717	61,273	518	12,620	131	3,004
	<u>114,337</u>	<u>\$ 802,407</u>	<u>100%</u>	<u>78,899</u>	<u>\$ 297,457</u>	<u>29,932</u>	<u>\$ 429,656</u>	<u>1,167</u>	<u>\$ 24,641</u>	<u>4,339</u>	<u>\$ 50,653</u>
TOTAL PORTFOLIO SQUARE FEET	<u>130,767</u>			<u>89,940</u>		<u>34,550</u>		<u>1,451</u>		<u>4,826</u>	
PERCENT OCCUPIED	<u>87.44%</u>			<u>87.72%</u>		<u>86.63%</u>		<u>80.45%</u>		<u>89.94%</u>	

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

Note: Excludes buildings that are in the Development JV 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
New Lease Analysis
As of June 30, 2009

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 2008						
BULK DISTRIBUTION	69	3,618,940	\$ 2.85	\$ 0.56	5.12	\$ 3.57
SUBURBAN OFFICE	270	1,623,394	21.36	3.84	5.56	15.86
HEALTHCARE	9	62,066	10.21	1.05	9.68	17.87
SERVICE CENTER/OTHER	33	256,289	11.78	2.32	5.09	8.63
	<u>381</u>	<u>5,560,689</u>	<u>\$ 8.75</u>	<u>\$ 1.65</u>	<u>5.30</u>	<u>\$ 7.55</u>
1ST QTR 2009						
BULK DISTRIBUTION	21	1,357,104	\$ 3.66	\$ 0.58	6.33	\$ 3.14
SUBURBAN OFFICE	39	300,355	17.08	3.18	5.36	12.50
HEALTHCARE	-	-	-	-	-	-
SERVICE CENTER/OTHER	6	41,367	2.07	0.98	2.12	6.31
	<u>66</u>	<u>1,698,826</u>	<u>\$ 5.99</u>	<u>\$ 0.99</u>	<u>6.06</u>	<u>\$ 4.88</u>
2ND QTR 2009						
BULK DISTRIBUTION	26	1,517,923	\$ 3.05	\$ 0.42	7.34	\$ 3.05
SUBURBAN OFFICE	90	908,547	20.56	2.68	7.68	14.42
HEALTHCARE	2	8,373	15.87	3.64	4.36	12.08
SERVICE CENTER/OTHER	8	21,277	3.61	0.74	4.89	6.39
	<u>126</u>	<u>2,456,120</u>	<u>\$ 9.58</u>	<u>\$ 1.29</u>	<u>7.43</u>	<u>\$ 7.32</u>
YEAR TO DATE 2009						
BULK DISTRIBUTION	47	2,875,027	\$ 3.34	\$ 0.49	6.86	\$ 3.10
SUBURBAN OFFICE	129	1,208,902	19.69	2.77	7.10	13.94
HEALTHCARE	2	8,373	15.87	3.64	4.36	12.08
SERVICE CENTER/OTHER	14	62,644	2.59	0.85	3.06	6.34
	<u>192</u>	<u>4,154,946</u>	<u>\$ 8.11</u>	<u>\$ 1.18</u>	<u>6.87</u>	<u>\$ 6.32</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 DEVELOPMENT JV PORTFOLIO.

Duke Realty Corporation
Renewal Analysis
As of June 30, 2009

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	PER SQ FT
YEAR ENDED 2008										
BULK DISTRIBUTION	141	9,705,440	99	7,125,108	73.41%	3.76	\$ 3.78	4.29%	\$ 1.27	\$ 0.34
SUBURBAN OFFICE	363	2,835,962	205	1,972,975	69.57%	4.44	13.32	(0.25%)	7.67	1.73
HEALTHCARE	5	43,928	2	21,149	48.14%	9.46	14.90	4.98%	0.73	0.08
SERVICE CENTER/OTHER	54	307,464	27	180,677	58.76%	3.87	7.98	5.00%	3.38	0.87
	<u>563</u>	<u>12,892,794</u>	<u>333</u>	<u>9,299,909</u>	<u>72.13%</u>	<u>3.92</u>	<u>\$ 5.91</u>	<u>2.09%</u>	<u>\$ 2.67</u>	<u>\$ 0.68</u>
1ST QTR 2009										
BULK DISTRIBUTION	39	2,114,491	24	1,460,388	69.07%	4.90	\$ 3.56	(0.99%)	\$ 0.99	\$ 0.20
SUBURBAN OFFICE	106	769,035	63	529,371	68.84%	7.01	13.80	7.58%	7.83	1.12
HEALTHCARE	1	1,917	1	1,917	100.00%	3.00	10.15	26.13%	4.14	1.38
SERVICE CENTER/OTHER	13	93,495	9	40,388	43.20%	3.32	7.48	(0.80%)	2.55	0.77
	<u>159</u>	<u>2,978,938</u>	<u>97</u>	<u>2,032,064</u>	<u>68.21%</u>	<u>5.42</u>	<u>\$ 6.31</u>	<u>3.76%</u>	<u>\$ 2.81</u>	<u>\$ 0.52</u>
2ND QTR 2009										
BULK DISTRIBUTION	38	2,473,989	29	2,102,704	84.99%	3.29	\$ 4.87	1.17%	\$ 0.92	\$ 0.28
SUBURBAN OFFICE	92	739,332	46	526,313	71.19%	5.92	14.70	6.46%	5.26	0.89
HEALTHCARE	3	10,211	3	10,211	100.00%	4.27	11.29	19.95%	7.03	1.65
SERVICE CENTER/OTHER	19	144,422	14	119,682	82.87%	4.61	9.21	(2.27%)	4.46	0.97
	<u>152</u>	<u>3,367,954</u>	<u>92</u>	<u>2,758,910</u>	<u>81.92%</u>	<u>3.85</u>	<u>\$ 6.95</u>	<u>3.12%</u>	<u>\$ 1.92</u>	<u>\$ 0.50</u>
YEAR TO DATE 2009										
BULK DISTRIBUTION	77	4,588,480	53	3,563,092	77.65%	3.95	\$ 4.33	0.43%	\$ 0.95	\$ 0.24
SUBURBAN OFFICE	198	1,508,367	109	1,055,684	69.99%	6.47	14.25	7.00%	6.55	1.01
HEALTHCARE	4	12,128	4	12,128	100.00%	4.07	11.11	20.80%	6.57	1.62
SERVICE CENTER/OTHER	32	237,917	23	160,070	67.28%	4.29	8.77	(1.96%)	3.98	0.93
	<u>311</u>	<u>6,346,892</u>	<u>189</u>	<u>4,790,974</u>	<u>75.49%</u>	<u>4.52</u>	<u>\$ 6.68</u>	<u>3.38%</u>	<u>\$ 2.30</u>	<u>\$ 0.51</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.

EXCLUDES BUILDINGS THAT ARE IN THE DEVELOPMENT JV PORTFOLIO.

	TOTAL	TERMINATIONS	SPACE VACATED FOR THE FOLLOWING REASONS									
			LEASE EXPIRATIONS (1)		DEFAULT/	BANKRUPTCY	BUYOUTS (2)		RELOCATIONS (3)		CONTRACTIONS (4)	
YEAR ENDED 2008												
BULK DISTRIBUTION	82	4,409,477	42	2,580,332	9	627,245	10	265,325	17	898,163	4	38,412
SUBURBAN OFFICE	366	2,177,172	158	862,987	52	236,810	36	214,006	105	719,632	15	143,737
HEALTHCARE	15	82,849	3	22,779	-	-	-	-	11	56,728	1	3,342
SERVICE CENTER/OTHER	51	253,855	27	126,787	8	30,138	3	5,690	12	76,392	1	14,848
	<u>514</u>	<u>6,923,353</u>	<u>230</u>	<u>3,592,885</u>	<u>69</u>	<u>894,193</u>	<u>49</u>	<u>485,021</u>	<u>145</u>	<u>1,750,915</u>	<u>21</u>	<u>200,339</u>
1ST QTR 2009												
BULK DISTRIBUTION	39	2,266,669	15	654,103	12	783,511	4	223,805	6	507,837	2	97,413
SUBURBAN OFFICE	92	571,247	43	239,664	18	83,952	5	15,873	23	207,440	3	24,318
HEALTHCARE	-	-	-	-	-	-	-	-	-	-	-	-
SERVICE CENTER/OTHER	13	118,898	4	53,107	6	22,643	1	10,151	1	2,393	1	30,604
	<u>144</u>	<u>2,956,814</u>	<u>62</u>	<u>946,874</u>	<u>36</u>	<u>890,106</u>	<u>10</u>	<u>249,829</u>	<u>30</u>	<u>717,670</u>	<u>6</u>	<u>152,335</u>
2ND QTR 2009												
BULK DISTRIBUTION	28	1,237,071	9	371,285	4	53,499	7	416,613	8	395,674	-	-
SUBURBAN OFFICE	104	925,361	46	213,019	15	136,808	8	159,018	33	365,418	2	51,098
HEALTHCARE	5	19,400	-	-	-	-	-	-	5	19,400	-	-
SERVICE CENTER/OTHER	13	52,903	5	24,740	1	1,800	2	5,600	4	11,463	1	9,300
	<u>150</u>	<u>2,234,735</u>	<u>60</u>	<u>609,044</u>	<u>20</u>	<u>192,107</u>	<u>17</u>	<u>581,231</u>	<u>50</u>	<u>791,955</u>	<u>3</u>	<u>60,398</u>
YEAR TO DATE 2009												
BULK DISTRIBUTION	67	3,503,740	24	1,025,388	16	837,010	11	640,418	14	903,511	2	97,413
SUBURBAN OFFICE	196	1,496,608	89	452,683	33	220,760	13	174,891	56	572,858	5	75,416
HEALTHCARE	5	19,400	-	-	-	-	-	-	5	19,400	-	-
SERVICE CENTER/OTHER	26	171,801	9	77,847	7	24,443	3	15,751	5	13,856	2	39,904
	<u>294</u>	<u>5,191,549</u>	<u>122</u>	<u>1,555,918</u>	<u>56</u>	<u>1,082,213</u>	<u>27</u>	<u>831,060</u>	<u>80</u>	<u>1,509,625</u>	<u>9</u>	<u>212,733</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.

(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.

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

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

NOTE: EXCLUDES TEMPORARY LEASES OF SPACE AND BUILDINGS THAT ARE IN THE DEVELOPMENT JV PORTFOLIO

DUKE REALTY CORPORATION
DEBT MATURITY & PREFERRED STOCK ANALYSIS
June 30, 2009

Year	Mortgages (1)		Unsecured Debt	Credit Facility (2)	Total	Weighted Average Interest Rate		Balance	Weighted Average Interest Rate	Weighted Average Maturity (yrs)
	Amortization	Maturities								
2009	\$ 5,835,595	\$ -	\$ 121,440,000	\$ -	\$ 127,275,595	7.79%	Fixed Rate Secured Debt	\$ 656,262,834	6.49%	7.47
2010	11,459,784	-	157,728,000	78,000,000	247,187,784	4.04%	Fixed Rate Unsecured Debt	2,992,480,000	5.96%	4.64
2011	11,625,238	12,139,141	853,235,542	-	876,999,921	5.14%	Variable Rate Debt and LOC's	101,665,222	1.19%	1.57
2012	9,771,947	1,667,902	200,000,000	-	211,439,849	5.90%				
2013	9,823,962	-	475,000,000	-	484,823,962	6.50%				
2014	10,118,560	22,111,634	250,000,000	-	282,230,193	6.44%				
2015	8,791,231	-	-	-	8,791,231	6.27%				
2016	8,000,399	340,899,744	150,000,000	-	498,900,142	6.16%				
2017	6,514,796	19,323,805	450,000,000	-	475,838,601	5.94%				
2018	4,678,918	-	300,000,000	-	304,678,918	6.09%				
2019	3,365,176	154,437,970	-	-	157,803,146	7.54%				
Thereafter	24,438,713	-	50,000,000	-	74,438,713	6.83%				
	<u>\$ 114,424,318</u>	<u>\$ 550,580,196</u>	<u>\$ 3,007,403,542</u>	<u>\$ 78,000,000</u>	<u>\$ 3,750,408,056</u>	<u>5.92%</u>	Total	<u>\$ 3,750,408,056</u>	<u>5.92%</u>	<u>5.05</u>

(1) Scheduled amortizations and maturities represent only Duke's wholly owned debt obligations.

(2) Credit Facility Summary:

Commitment	Balance O/S @ 6/30	Maturity	Blended Rate @ 6/30
\$ 1,300,000,000	\$ 78,000,000	January 2010*	0.96%

*Duke has a one year extension option that if exercised would extend the maturity date to 1/25/2011.

Preferred Stock/Unit Summary

Security	Dividend Rate	Liquidation Preference	Depository Shares Outstanding	Optional Duke Redemption Date
Series J preferred stock	6.63%	\$ 99,057,500	3,962,300	Immediate
Series K preferred stock	6.50%	149,550,000	5,982,000	Immediate
Series L preferred stock	6.60%	199,075,000	7,963,000	November 30, 2009
Series M preferred stock	6.95%	168,272,500	6,730,900	January 31, 2011
Series N preferred stock	7.25%	108,630,000	4,345,200	June 30, 2011
Series O preferred stock	8.38%	292,040,000	11,681,600	February 22, 2013
Weighted Average	<u>7.23%</u>	<u>\$ 1,016,625,000</u>		

Duke Realty Corporation
Liquidity Analysis
June 30, 2009

	Remaining 2009 (1)	2010	2011	2012	Totals
Uses					
Development					
Current Development Pipeline	\$ 87,830	\$ 42,195	\$ -	\$ -	\$ 130,025
Unstabilized Projects In-Service	37,205	40,000	68,720	-	145,925
Remaining Development Project Costs to be Funded	<u>125,035</u>	<u>82,195</u>	<u>68,720</u>	<u>-</u>	<u>275,950</u>
Debt Maturities					
Wholly Owned Maturities	\$ 121,440	\$ 157,730	\$ 880,450	\$ 201,215	\$ 1,360,835
Wholly Owned Debt Amortization	5,835	11,460	11,625	9,770	38,690
Joint Venture (Duke Share), net of projected refinancing	10,500	112,075	100,000	46,150	268,725
Total Debt Maturities (except amortization)	<u>137,775</u>	<u>281,265</u>	<u>992,075</u>	<u>257,135</u>	<u>1,668,250</u>
Total Remaining Project Costs and Debt Maturities	<u>\$ 262,810</u>	<u>\$ 363,460</u>	<u>\$ 1,060,795</u>	<u>\$ 257,135</u>	<u>\$ 1,944,200</u>
Sources					
Known					
Secured Financing	\$ 114,000	\$ -	\$ -	\$ -	\$ 114,000
Potential					
Secured Financing	\$ 375,000	\$ 100,000	\$ 100,000	\$ -	\$ 575,000
Asset Dispositions and joint venture contributions	290,000	245,000	270,000	225,000	1,030,000
	<u>\$ 665,000</u>	<u>\$ 345,000</u>	<u>\$ 370,000</u>	<u>\$ 225,000</u>	<u>\$ 1,605,000</u>
Funding Excess (Required) from All Sources	<u>\$ 516,190</u>	<u>\$ (18,460)</u>	<u>\$ (690,795)</u>	<u>\$ (32,135)</u>	<u>\$ (225,200)</u>
Projected Line Balance beginning of period	\$ 78,000	\$ -	\$ -	\$ 271,065	
Projected Borrowings (Paydowns), net of projected available cash balance	(78,000)	-	271,065	32,135	
Projected Line balance- end of period	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 271,065</u>	<u>\$ 303,200</u>	
Projected cash balance-end of period	<u>\$ 438,190</u>	<u>\$ 419,730</u>	<u>\$ -</u>	<u>\$ -</u>	

(1) Represents source and uses from 7/1/09 through 12/31/09.

Duke Realty Corporation
Joint Venture Information - Operating Joint Ventures
June 30, 2009

	Eaton/Vance	Dugan Realty, LLC	Dugan Texas, LLC	CBRE Realty Trust Industrial JV	Dugan Millenia, LLC	Park Creek	Duke Chesterfield Rehab, LLC	Baylor Cancer Center (3)	Other (4)	Total
In-Service Properties										
Bulk Distribution	11	95	32	7	-	9	-	-	2	156
Suburban Office	20	1	-	3	3	-	1	-	1	29
Service Center/Other	-	11	5	-	-	2	-	-	1	19
Under Development Properties										
Suburban Office	-	-	-	-	-	-	-	1	1	2
Total Number of Properties	31	107	37	10	3	11	1	1	5	206
Percent Leased	96.44%	87.59%	72.40%	100.00%	73.95%	94.29%	100.00%	92.65%	78.17%	87.33%
Square Feet In-Service (in 000's):										
Bulk Distribution	659	20,376	6,778	5,309	-	1,882	-	-	211	35,215
Suburban Office	2,146	36	-	371	415	-	105	-	90	3,163
Service Center/Other	-	633	480	-	-	190	-	-	206	1,509
	2,805	21,045	7,258	5,680	415	2,072	105	-	507	39,887
Square Feet Under Development (in 000's):										
Bulk Distribution	-	-	-	-	-	-	-	-	-	-
Suburban Office	-	-	-	-	-	-	-	460	301	761
	-	-	-	-	-	-	-	460	301	761
Total Square Feet (in 000's)	2,805	21,045	7,258	5,680	415	2,072	105	460	808	40,648
Company Effective Ownership Percentage	30.0%	50.0%	50.0%	20.0%	50.0%	10.0%	20.0%	16.0%	14.4%-50%	
Balance Sheet Information (in 000's) (A)										
Real Estate Assets	\$ 563,068	\$ 604,194	\$ 235,519	\$ 288,840	\$ 44,444	\$ 40,850	\$ 34,844	\$ -	\$ 18,012	\$1,829,771
Construction In Progress	336	923	219	-	940	15	-	13,141	49,941	65,515
Land Held for Development	-	3,747	2,223	-	5,788	-	-	-	13,021	24,779
Other Assets	73,669	37,876	14,880	34,425	3,794	6,242	4,544	1,472	4,730	181,632
Total Assets	\$ 637,073	\$ 646,740	\$ 252,841	\$ 323,265	\$ 54,966	\$ 47,107	\$ 39,388	\$ 14,613	\$ 85,704	\$2,101,697
Debt	\$ 475,358	\$ 310,927	\$ 17,899	\$ 150,000	\$ -	\$ 23,700	\$ 22,000	\$ -	\$ 36,210	\$1,036,094
Other Liabilities	9,179	26,698	6,246	2,616	1,758	3,823	1,211	6	8,403	59,940
Equity	152,536	309,115	228,696	170,649	53,208	19,584	16,177	14,607	41,091	1,005,663
Total Liabilities and Equity	\$ 637,073	\$ 646,740	\$ 252,841	\$ 323,265	\$ 54,966	\$ 47,107	\$ 39,388	\$ 14,613	\$ 85,704	\$2,101,697
Selected QTD Financial Information (C)										
QTD Share of Rental Revenue (in 000's)	\$5,554	\$10,252	\$4,224	\$1,364	\$1,027	\$199	\$226	\$0	\$482	\$23,328
QTD Share of In-Service Property Unlevered NOI (in 000's)	\$3,653	\$7,352	\$2,852	\$961	\$633	\$125	\$149	\$0	\$310	\$16,035
QTD Share of Interest Expense (in 000's)	\$2,024	\$2,606	\$149	\$429	\$0	\$39	\$65	\$0	\$92	\$5,404
QTD Share of EBITDA (in 000's)	\$3,673	\$6,798	\$2,841	\$1,101	\$568	\$125	\$178	\$0	\$290	\$15,574
Interest Rate (B)	(1)	(2)	6.60%	5.58%	N/A	8.00%	5.59%	N/A	(4)	N/A
Company Share of Debt (in 000's)	\$142,607	\$155,463	\$8,949	\$30,000	\$0	\$2,370	\$4,400	\$0	\$17,805	\$361,594
Debt Maturity Date	(1)	(2)	1/14	10/13	N/A	5/12	12/10	N/A	(4)	N/A

(A) Balance Sheet Information is reported at 100% of joint venture.

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

(C) Reported at Duke's share of joint venture.

(1) The outstanding debt consists of nine separate loans:

- i) \$24,599 at a fixed rate of 6.39% maturing August 2014, ii) \$7,657 at a fixed rate of 8.21% maturing December of 2015, iii) \$13,482 at a fixed rate of 6.00% maturing March 2016,
- iv) \$30,158 at a fixed rate of 6.19% maturing June 2016, v) \$131,250 at a fixed rate of 5.40% maturing March 2017,
- vi) \$203,250 at a fixed rate of 5.40% maturing March 2017, vii) \$16,624 at a fixed rate of 5.57% maturing December 2019, viii) \$36,799 at a fixed rate of 5.89% maturing January 2020, ix) \$8,578 at a fixed rate of 8.33% maturing November 2023.

(2) This debt consists of three separate loans: i) \$23,365 at a variable rate of LIBOR plus 90 basis points maturing September 2009,

ii) \$200,000 at a fixed rate of 7.52% maturing October 2010, and iii) \$87,562 at a fixed rate of 5.92% maturing September 2012.

(3) The Baylor Cancer Center joint venture was formed in the beginning of Q2 09 between Duke and Northwestern Mutual Life Insurance Company.

This 459,717 sf nine story medical building located in Dallas, Texas has a projected in-service date of March 2011 and is 92.65% preleased.

(4) Consists of 9 separate joint ventures that own and operate buildings and hold undeveloped land.

Debt balance consists of five separate loans: i) \$95 at a fixed rate of 5.0% maturing October of 2009 ii) \$323 at a fixed rate of 8.13% maturing April 2010 iii) \$9,084 at a fixed rate of 7.39% maturing June 2011, iv) \$664 at a variable rate of LIBOR + 2.0% maturing June 2010, v) \$26,045 at a variable rate of LIBOR + 1% maturing April 2011.

Duke Realty Corporation
Joint Venture Information - Development Joint Ventures
June 30, 2009

	West End Retail (1)	All Points Industrial	Linden Development (3)	DRCS, LLC	3630 Peachtree	Total
In-Service Properties						
Bulk Distribution	-	2	-	1	-	3
Under Development Properties						
Suburban Office	-	-	-	-	1	1
Service Center/Other	1	-	-	-	-	1
Total Number of Properties	1	2	-	1	1	5
Percent Leased	42.68%	34.42%	0.00%	0.00%	0.00%	37.05%
Square Feet In-Service (in 000's):						
Bulk Distribution	-	814	-	937	-	1,751
	-	814	-	937	-	1,751
Square Feet Under Development (in 000's):						
Suburban Office	-	-	-	-	435	435
Service Center/Other	380	-	-	-	-	380
	380	-	-	-	435	815
Total Square Feet (in 000's)	380	814	-	937	435	2,566
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	50.0%	50.0%	
Balance Sheet Information (in 000's) (A)						
Real Estate Assets	\$ -	\$ 24,428	\$ -	\$ 20,975	\$ -	\$ 45,403
Construction In Progress	88,208	253	266	233	81,534	170,494
Land Held for Development	432	55,393	90,224	1,599	-	147,648
Other Assets	773	4,391	2,121	18,656	1,232	27,173
Total Assets	\$ 89,413	\$ 84,465	\$ 92,611	\$ 41,463	\$ 82,766	\$ 390,718
Debt	\$ 56,269	\$ 54,233	\$ 43,867	\$ 16,645	\$ 61,522	\$ 232,536
Other Liabilities	766	998	8,799	1,574	3,115	15,252
Equity	32,378	29,234	39,945	23,244	18,129	142,930
Total Liabilities and Equity	\$ 89,413	\$ 84,465	\$ 92,611	\$ 41,463	\$ 82,766	\$ 390,718
Selected QTD Financial Information (C)						
QTD Share of Rental Revenue (in 000's)	\$0	\$123	\$0	\$63	\$0	\$186
QTD Share of In-Service Property Unlevered NOI (in 000's)	\$0	\$100	\$0	\$54	\$0	\$154
QTD Share of Interest Expense (in 000's)	\$0	\$94	\$0	\$9	\$0	\$103
QTD Share of EBITDA (in 000's)	(\$2)	\$86	(\$17)	(\$8)	\$0	\$59
Interest Rate (B)	(1)	(2)	L+3.50%	L+1.045	(4)	N/A
Company Share of Debt (in 000's)	\$28,134	\$27,117	\$21,933	\$8,323	\$30,761	\$116,268
Debt Maturity Date	(1)	(2)	11/10	10/09	(4)	N/A

(A) Balance Sheet Information is reported at 100% of joint venture.

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

(C) Reported at Duke's share of joint venture.

(1) This joint venture formed to develop a retail "life style" center. The debt consist of two separate loans: (i) a variable rate land loan of LIBOR plus 102.5 basis points maturing September 2010, with a current amount outstanding of \$14,400, and (ii) construction line of credit at LIBOR plus 72.5 basis points maturing September 2010, with a current amount outstanding of \$41,869.

(2) This debt consist of two separate loans: (i) construction line of credit at LIBOR plus 150 basis points maturing September 2010, with a current amount outstanding of \$26,061 and (ii) land acquisition line of credit at LIBOR plus 160 basis points maturing September 2010, with a current amount outstanding of \$28,172.

(3) This joint venture currently has 102.14 acres of land in Linden, New Jersey, anticipated for use to develop for sale 1.2 million square feet of industrial and retail buildings.

(4) Through an unconsolidated subsidiary we hold a 50% ownership interest in the office component of a multi-use office and residential development joint venture. This joint venture is capitalized through a debt facility that is split into distinct construction loans for the office and residential components. The debt is a variable rate loan bearing interest at LIBOR plus 135 basis points maturing July 2011, with a current amount outstanding of \$61,522.

DUKE REALTY CORPORATION
JOINT VENTURE DEBT MATURITY SUMMARY
June 30, 2009

<u>Year</u>	<u>Scheduled Amortization</u>	<u>Maturities</u>	<u>Total</u>	<u>Weighted Average Interest Rate</u>		<u>Balance</u>	<u>Weighted Average Interest Rate</u>	<u>Weighted Average Maturity (yrs)</u>
2009	\$ 537,494	\$ 20,043,228	\$ 20,580,722 (1)	1.91%	Fixed Rate Secured Debt	\$335,907,118	6.31%	4.55
2010	1,011,595	181,679,642	182,691,236 (2)	5.73%	Fixed Rate Unsecured Debt	-	-	-
2011	977,033	48,155,290	49,132,323	2.71%	Variable Rate Debt and LOC's	141,068,087	1.84%	1.17
2012	999,521	46,150,913	47,150,434	6.06%				
2013	1,069,335	30,000,000	31,069,335	5.68%	Total	\$476,975,205	4.98%	3.55
2014	942,873	15,145,959	16,088,832	6.52%				
2015	904,414	1,742,066	2,646,480	7.18%				
2016	659,100	11,241,798	11,900,898	6.19%				
2017	564,402	100,350,000	100,914,402 (3)	5.42%				
2018	602,745	-	602,745	6.61%				
2019	631,315	3,825,063	4,456,378	5.95%				
Thereafter	1,048,369	8,693,049	9,741,418	6.61%				
	<u>\$ 9,948,196</u>	<u>\$ 467,027,008</u>	<u>\$ 476,975,204</u>	<u>4.98%</u>				

Note: Scheduled amortization and maturities reported at Duke's share.

(1) Significant Maturities include:

- a) \$11.7m unsecured line of credit within Dugan Realty joint venture due 9/09
- b) \$8.3m secured construction loan within Rickenbacker joint venture due 10/09

(2) Significant Maturities include:

- a) \$13m secured construction loan and \$14m secured land loan within Browning Duke joint venture due 9/10
- b) \$20.9m unsecured construction line of credit and \$7.2m secured land loan within AD West End joint venture due 9/10
- c) \$100m secured loan within Dugan Realty joint venture due 10/10
- d) \$21.9m secured land loan within Linden Development joint venture due 11/10

(3) Significant Maturities include:

- a) Two secured loans totaling \$100.3m within Eaton Vance joint venture due 3/17

Wholly Owned

Project	Product	Market	Own %	Square Feet (000s)	Stabilized Project Costs (000s)	Occup. %	Stabilized Return	Costs Funded	
								to Date (000s)	Remaining (000s)
Market at Perimeter Park-Bld A	Retail	Raleigh	100%	20		29%			
Elsevier	Office	St. Louis	100%	146		100%			
Saint Joseph Regional MOB	Healthcare	Indianapolis	100%	206		75%			
Projected In-Service Third Quarter 2009				372	\$ 69,882	82%	8.55%	\$ 52,217	\$ 17,665
Anson Medical Office Building	Healthcare	Indianapolis	100%	44		91%			
Amazon.com Expansion	Industrial	Phoenix	100%	307		100%			
St. Elizabeth East MOB A	Healthcare	Indianapolis	100%	66		73%			
St. Elizabeth East MOB B	Healthcare	Indianapolis	100%	60		60%			
Monsanto	Office	St. Louis	100%	116		100%			
Projected In-Service Fourth Quarter 2009				592	\$ 72,303	92%	9.46%	\$ 37,607	\$ 34,696
GE Building I	Office	Cincinnati	100%	202		100%			
Seton Hays MOB I	Healthcare	Austin	100%	97		27%			
Baylor Arlington	Healthcare	Dallas	100%	57		100%			
Projected In-Service First Quarter 2010				356	\$ 68,200	80%	8.82%	\$ 44,958	\$ 23,242
GE Building II	Office	Cincinnati	100%	202		100%			
Veteran's Administration OPC	Healthcare	Dallas	100%	213		100%			
Projected In-Service Thereafter				415	\$ 86,724	100%	7.44%	\$ 32,301	\$ 54,423
Wholly Owned Developments Under Construction				1,735	\$ 297,109	89%	8.51%	\$ 167,083	\$ 130,026 (1)

Joint Venture

Project	Product	Market	Own %	Square Feet (000s)	(at 100% Ownership)				(at Duke ownership share)			
					Stabilized Project Costs (000s)	Occup. %	Stabilized Return	Costs Funded to Date (000s)	Remaining (000s)	Stabilized Project Costs (000s)	Costs Funded to Date (000s)	Remaining (000s)
3630 Peachtree	Office	Atlanta	50%	435		0%						
The Shops at West End	Retail	Minneapolis	50%	380		43%						
Projected In-Service Third Quarter 2009				816	\$ 260,021	20%	7.49%	\$ 169,620	\$ 90,401	\$ 130,011	\$ 84,810	\$ 45,201
CAPTRUST Tower	Office	Raleigh	50%	300		41%						
Projected In-Service Fourth Quarter 2009				300	\$ 79,514	41%	8.01%	\$ 51,869	\$ 27,645	\$ 39,757	\$ 25,934	\$ 13,822
Joint Venture Developments Under Construction				1,116	\$ 339,535	26%	7.61%	\$ 221,489	\$ 118,046 (2)	\$ 169,768	\$ 110,744	\$ 59,023 (2)

(1) Represents Duke funding commitment. As of June 30, 2009, available capacity on Duke's credit facility is \$1.21 Billion.

(2) Development projects are funded within each joint venture through specific financing arrangements. See pages 30-32 for joint venture information.

Duke Realty Corporation
 Completed Developments Summary
 Development Projects Placed In-Service 2007-2009

	Wholly Owned				Joint Venture				Total			
	Square Feet (000s)	Current % Leased	Projected Project Costs (000s)	Stabilized Return	Square Feet (000s)	Current % Leased	Projected Project Costs (000s)	Stabilized Return	Square Feet (000s)	Current % Leased	Projected Project Costs (000s)	Stabilized Return
2007 Total	6,834	75%	\$ 881,019	8.41%	583	50%	\$ 24,697	9.10%	7,417	73%	\$ 905,715	8.43%
2008:												
1st Quarter	3,231	64%	183,494	8.19%	416	81%	29,584	9.06%	3,647	66%	213,078	8.31%
2nd Quarter	4,098	60%	246,605	8.01%	600	59%	23,956	8.42%	4,698	60%	270,560	8.05%
3rd Quarter	3,871	82%	279,315	8.38%	-	-	-	-	3,871	82%	279,315	8.38%
4th Quarter	1,619	82%	91,559	8.25%	-	-	-	-	1,619	82%	91,559	8.25%
2008 Total	12,818	71%	\$ 800,972	8.21%	1,016	68%	\$ 53,540	8.77%	13,834	70%	\$ 854,512	8.24%
2009:												
1st Quarter	204	95%	34,791	9.61%	-	-	-	-	204	95%	34,791	9.61%
2nd Quarter	343	63%	73,664	8.26%	503	0%	19,760	7.45%	846	26%	93,425	8.09%
2009 Total YTD	548	75%	\$ 108,455	8.69%	503	0%	19,760	7.45%	1,051	39%	\$ 128,216	8.50%

Note: Joint Venture and Total columns include Square Feet and Project Costs at 100% for all JV Properties, in which the Company has an approximate 50% ownership interest.

Duke Realty Corporation
Dispositions and Acquisitions Summary
(in 000s)

	Dispositions		
	Square Feet	Sales Proceeds (1)	Cap Rate
2009			
1st Quarter	381	\$55,511	7.42%
2nd Quarter	514	65,831	8.98%
Total YTD	895	\$121,342	8.21%

	Square Feet	Sales Proceeds (1)	Cap Rate
2008			
1st Quarter	1,316	\$44,100	7.25%
2nd Quarter	1,455	93,710	7.12% (2)
3rd Quarter	3,511	169,151	7.28%
4th Quarter	2,686	119,338	7.16%
Total	8,968	\$426,299	7.21% (2)

(1) Sales proceeds included at ownership share.

(2) Cap rate excludes the sale of one property which was sold pursuant to a fixed price under a tenant purchase option.

	Acquisitions			
	Square Feet	Stabilized Investment	Stabilized Return	Current % Leased
2009				
1st Quarter	-	-	-	-
2nd Quarter	448	\$17,070	8.88%	100%
Total YTD	448	\$17,070	8.88%	100%
2008				
1st Quarter	789	\$27,953	7.97%	100%
2nd Quarter	176	7,366	7.58%	100%
3rd Quarter	658	26,741	7.57%	100%
4th Quarter	-	-	-	-
Total	1,623	\$62,060	7.75%	100%

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of June 30, 2009

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
Atlanta						
Wholly Owned	477	6,111	85	1,819	561	7,930
Joint Venture	99	1,187	24	150	123	1,337
Options	-	-	-	-	-	-
	<u>575</u>	<u>7,298</u>	<u>109</u>	<u>1,969</u>	<u>684</u>	<u>9,267</u>
Baltimore						
Wholly Owned	122	2,310	-	-	122	2,310
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>122</u>	<u>2,310</u>	<u>-</u>	<u>-</u>	<u>122</u>	<u>2,310</u>
Central Florida						
Wholly Owned	106	2,032	26	337	132	2,369
Joint Venture	-	-	12	255	12	255
Options	-	-	-	-	-	-
	<u>106</u>	<u>2,032</u>	<u>38</u>	<u>592</u>	<u>144</u>	<u>2,624</u>
Chicago						
Wholly Owned	322	6,584	47	960	369	7,544
Joint Venture	-	-	-	-	-	-
Options	-	-	11	164	11	164
	<u>322</u>	<u>6,584</u>	<u>58</u>	<u>1,124</u>	<u>380</u>	<u>7,708</u>
Cincinnati						
Wholly Owned	68	1,413	82	1,648	150	3,062
Joint Venture	14	247	-	-	14	247
Options	-	-	-	-	-	-
	<u>82</u>	<u>1,660</u>	<u>82</u>	<u>1,648</u>	<u>165</u>	<u>3,309</u>
Cleveland						
Wholly Owned	-	-	40	680	40	680
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>40</u>	<u>680</u>	<u>40</u>	<u>680</u>
Columbus						
Wholly Owned	84	1,949	94	1,353	179	3,302
Joint Venture	-	-	-	-	-	-
Options	1,404	19,875	-	-	1,404	19,875
	<u>1,488</u>	<u>21,824</u>	<u>94</u>	<u>1,353</u>	<u>1,582</u>	<u>23,177</u>
Dallas						
Wholly Owned	84	1,751	72	1,040	156	2,791
Joint Venture	19	272	-	-	19	272
Options	-	-	-	-	-	-
	<u>103</u>	<u>2,023</u>	<u>72</u>	<u>1,040</u>	<u>174</u>	<u>3,063</u>
Houston						
Wholly Owned	235	3,940	25	397	261	4,337
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>235</u>	<u>3,940</u>	<u>25</u>	<u>397</u>	<u>261</u>	<u>4,337</u>
Indianapolis						
Wholly Owned	253	4,125	33	639	287	4,764
Joint Venture	1,007	16,218	-	-	1,007	16,218
Options	114	1,881	-	-	114	1,881
	<u>1,375</u>	<u>22,224</u>	<u>33</u>	<u>639</u>	<u>1,408</u>	<u>22,863</u>
Anson (1)						
Wholly Owned	-	-	38	543	38	543
Joint Venture	-	-	-	-	-	-
Options	-	-	151	1,000	151	1,000
	<u>-</u>	<u>-</u>	<u>189</u>	<u>1,543</u>	<u>189</u>	<u>1,543</u>

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of June 30, 2009

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
Minneapolis						
Wholly Owned	119	1,245	32	1,992	151	3,237
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>119</u>	<u>1,245</u>	<u>32</u>	<u>1,992</u>	<u>151</u>	<u>3,237</u>
Nashville						
Wholly Owned	176	2,827	49	725	225	3,552
Joint Venture	-	-	-	-	-	-
Options	35	272	-	-	35	272
	<u>211</u>	<u>3,099</u>	<u>49</u>	<u>725</u>	<u>260</u>	<u>3,824</u>
New Jersey						
Wholly Owned	-	-	-	-	-	-
Joint Venture	57	1,140	-	-	57	1,140
Options	-	-	-	-	-	-
	<u>57</u>	<u>1,140</u>	<u>-</u>	<u>-</u>	<u>57</u>	<u>1,140</u>
Phoenix						
Wholly Owned	189	2,835	18	219	207	3,054
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>189</u>	<u>2,835</u>	<u>18</u>	<u>219</u>	<u>207</u>	<u>3,054</u>
Raleigh						
Wholly Owned	6	65	139	1,709	145	1,774
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>6</u>	<u>65</u>	<u>139</u>	<u>1,709</u>	<u>145</u>	<u>1,774</u>
Savannah						
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>
South Florida						
Wholly Owned	72	1,092	58	809	130	1,901
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>72</u>	<u>1,092</u>	<u>58</u>	<u>809</u>	<u>130</u>	<u>1,901</u>
Southern California						
Wholly Owned	37	773	-	-	37	773
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>37</u>	<u>773</u>	<u>-</u>	<u>-</u>	<u>37</u>	<u>773</u>
St. Louis						
Wholly Owned	384	6,334	19	326	403	6,660
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>384</u>	<u>6,334</u>	<u>19</u>	<u>326</u>	<u>403</u>	<u>6,660</u>
Washington DC						
Wholly Owned	35	542	48	900	83	1,442
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>35</u>	<u>542</u>	<u>48</u>	<u>900</u>	<u>83</u>	<u>1,442</u>
Total Wholly Owned	2,791	46,079	906	16,094	3,698	62,173
Total Joint Venture	1,197	19,065	36	405	1,233	19,470
Total Options	1,553	22,028	162	1,164	1,715	23,192
	<u>5,541</u>	<u>87,171</u>	<u>1,105</u>	<u>17,664</u>	<u>6,645</u>	<u>104,835</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 the "Indianapolis" statistics.

(2) Total excludes more than 400 acres of land for disposition or potential retail development within Duke business parks. If fully developed the acreage could support approximately 1.7 million square feet of development.