



Supplemental Information

June 30, 2008

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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 29, 2008 for additional information concerning these risks.

DUKE REALTY CORPORATION

Who We Are

Duke Realty Corporation (Duke) is a fully integrated commercial real estate firm that owns interests in a diversified portfolio of income-producing bulk distribution industrial, suburban office and service center/other properties. Duke's long term investment properties encompass more than 121.9 million rentable square feet and are leased by a diverse and stable base of approximately 3,400 tenants whose businesses include manufacturing, retailing, wholesale trade, distribution and professional services. Additionally, Duke has approximately 11.9 million square feet of projects to be sold through its build to sell program. Duke also owns or controls through options or joint ventures more than 7,400 acres of unencumbered land ready for development.

What We Do

As the largest publicly traded office and industrial real estate company in the United States, Duke specializes in the ownership, construction, development, leasing and management of industrial, office and healthcare real estate. Duke also provides these services through its Service Operations Group to more than 500 tenants in approximately 9.1 million square feet of space in properties owned by third-party clients.

As one of the most vertically-integrated real estate companies in the U.S., Duke maintains a full construction management and leasing staff, constructing buildings for itself as well as for third-parties. Through its wholly owned Bremner-Duke Healthcare Real Estate division, Duke is also well positioned to provide development expertise to medical office clients. In addition to its office and industrial focus in 24 major U.S. cities, Duke selectively pursues retail development opportunities, as well as nationwide opportunities through its National Development and Construction Group.

Duke Realty's Mission Statement

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

Structure of the Company

Duke 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 its shareholders. Duke's property operations are conducted through a partnership in which Duke is the sole general partner owning a 95 percent interest at June 30, 2008. 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 359 bulk distribution industrial properties encompassing approximately 82.3 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 306 suburban office buildings totaling approximately 35.6 million square feet (29 percent of total square feet).

Service Center/Other Properties: Duke owns interests in 58 properties classified as Service Center/Other encompassing more than 4.0 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 more than 7,400 acres of land located primarily in its existing business parks. The land is ready for immediate use and is primarily unencumbered by debt. More than 110 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 approximately 9.1 million square feet of properties serving more than 500 tenants.

Earnings Growth

Duke intends to grow its earnings by:

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

Investor Information

Research Coverage

Banc of America Securities	Mitchell Germain	212.847.5794
BMO Capital Markets	Paul Adornato	212.885.4170
Citigroup Smith Barney	Michael Bilerman	212.816.1383
Credit Suisse First Boston	Steve Benyik	212.538.0239
Corinthian Partners	Claus Hirsch	212.287.1565
Davenport & Company	Rob Norfleet	804.780.2170
Deutsche Bank	Louis Taylor/Kristin Brown	212.250.6799
Edward Jones & Co.	Shawn Barnes	314.515.2846
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
Lehman Brothers Inc.	Ross Smotrich	212.526.2306
Merrill Lynch	Steve Sakwa/Chris Pike	212.449.1153
RBC Capital Markets	Dave Rodgers	440.715.2647
Standard and Poor's	Scott Hoina	212.438.3056
Stifel Nicolaus & Co	John Guinee/Erin Aslakson	443.224.1307
UBS Securities LLC	Jamie Feldman/Jonathan Peterson	212.713.4932
Value Line	Milton Schlein	212.907.1749
Wachovia Securities	Chris Haley	443.263.6773

Timing

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

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

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

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

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

Stock Information

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

Duke's Series 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 Baa1

Inquiries

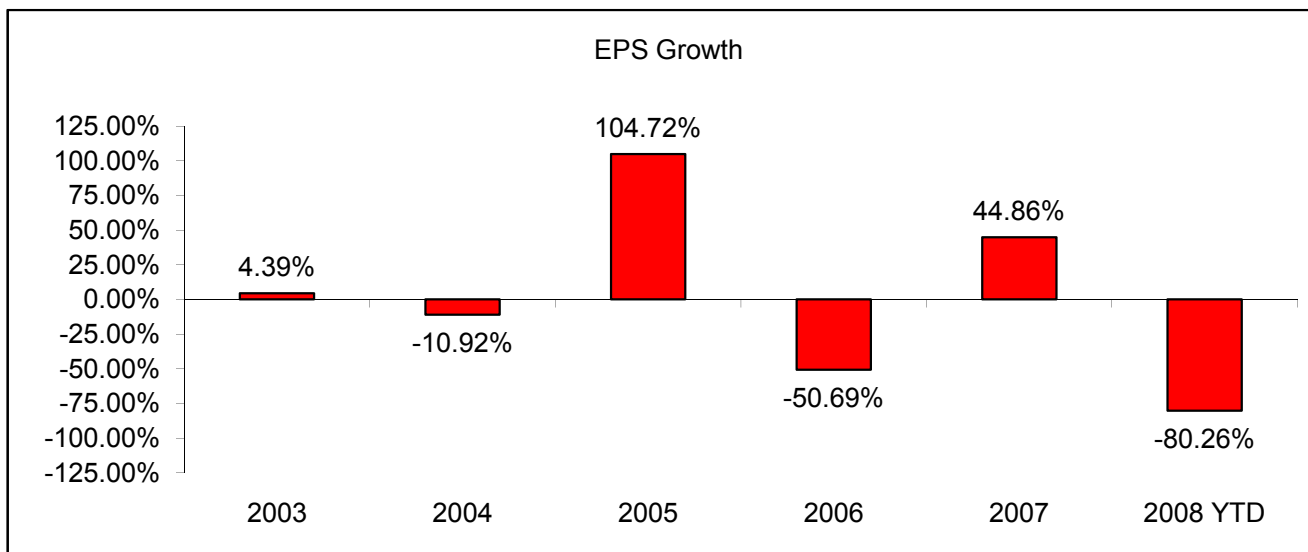
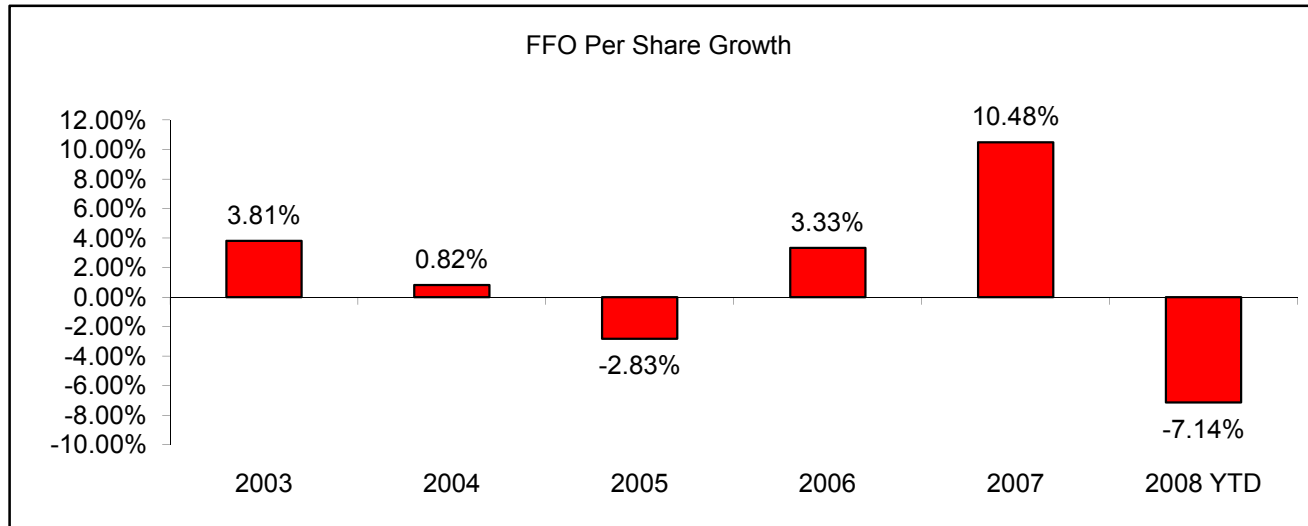
Duke welcomes inquiries from stockholders, financial analysts, other professional investors, representatives of the news media, and others wishing to discuss the company. Please address inquiries to, Investor Relations, at the address listed on the cover of this guide. Investors, analysts and reporters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

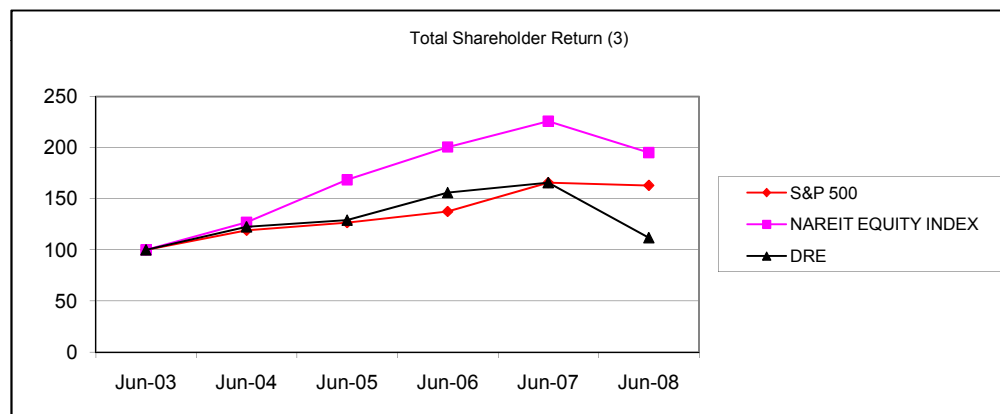
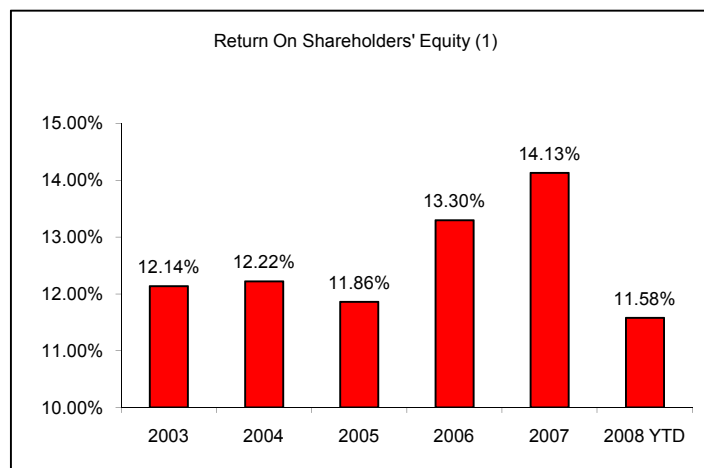
	2nd Quarter 2007	3rd Quarter 2007	4 th Quarter 2007	1 st Quarter 2008	2 nd Quarter 2008
High price*	44.90	37.05	35.40	26.01	27.05
Low price*	35.22	29.74	24.25	20.56	21.94
Closing price*	35.67	33.81	26.08	22.81	22.45
Dollar value of average daily trading volume (thousands)*	20,302	25,761	24,431	22,351	15,592
Dividends paid per share	.475	.480	.480	.480	.480
Closing dividend yield	5.3%	5.7%	7.4%	8.4%	8.6%
Closing shares and units outstanding - Basic (thousands)	146,714	146,830	154,055	154,358	154,507
Closing market value of shares and units outstanding (millions)	5,233	4,964	4,018	3,538	3,469

* New York Stock Exchange trades only

FFO PER SHARE AND EPS GROWTH SUMMARY

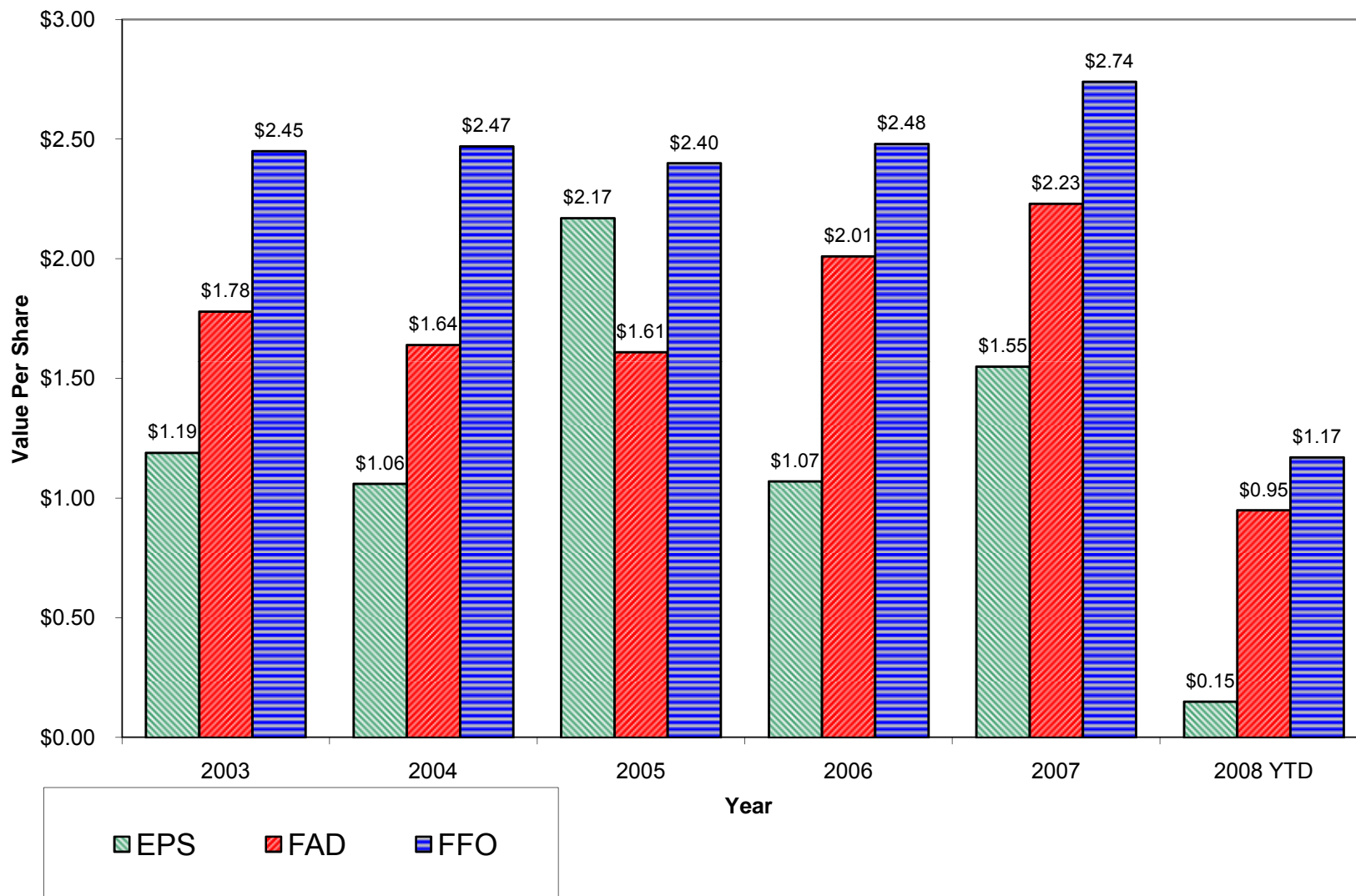


MANAGEMENT'S KEY OPERATING MEASURES



- (1) Basic Funds from Operations (As defined by NAREIT, Gains on Sale of Depreciated Real Estate Investments are Excluded from FFO) divided by the Average Book Value of Common Equity.
- (2) Diluted Funds From Operations from Operating Real Estate Investments + Interest Expense + Preferred Dividends divided by Average Book Value of Operating Real Estate Investments.
- (3) Includes price appreciation plus reinvested dividends. Duke's 5-year average total return of 2.3% per year compares to 14.3% for the NAREIT Equity Index, and 7.6% for the S&P 500 Index.

EPS, FFO and FAD Per Share



DUKE REALTY CORPORATION
BALANCE SHEETS
(IN THOUSANDS)

ASSETS:

	June 30, 2008	March 31, 2008	December 31, 2007	September 30, 2007	June 30, 2007	March 31, 2007
Rental Property	\$6,123,911	\$5,922,070	\$5,765,747	\$5,682,985	\$5,464,448	\$5,623,246
Less: Accumulated Depreciation	(1,076,881)	(1,030,569)	(990,280)	(969,680)	(936,857)	(921,370)
Construction in Progress	354,217	445,685	413,417	442,636	566,690	452,635
Land Held for Development	836,623	836,245	912,448	800,737	797,983	748,392
Net Real Estate Investments	<u>6,237,870</u>	<u>6,173,431</u>	<u>6,101,332</u>	<u>5,956,678</u>	<u>5,892,264</u>	<u>5,902,903</u>
Cash	17,704	15,529	48,012	18,424	45,456	9,034
Accounts Receivable	24,084	26,893	28,083	23,324	21,894	27,705
Straight-line Rents Receivable	122,207	119,384	116,388	114,147	113,208	112,500
Receivables on Construction Contracts	89,851	70,704	67,675	60,995	48,911	48,753
Investments in and Advances to Unconsolidated Companies	664,885	665,572	601,801	551,194	537,546	514,630
Deferred Financing Costs, Net	53,456	53,480	55,987	57,579	56,984	60,898
Deferred Leasing and Other Costs, Net	382,518	383,934	386,832	385,172	353,082	380,413
Escrow Deposits and Other Assets	<u>240,494</u>	<u>251,316</u>	<u>255,871</u>	<u>249,329</u>	<u>233,553</u>	<u>215,318</u>
Total Assets	<u>\$7,833,069</u>	<u>\$7,760,243</u>	<u>\$7,661,981</u>	<u>\$7,416,842</u>	<u>\$7,302,898</u>	<u>\$7,272,154</u>

LIABILITIES AND SHAREHOLDERS' EQUITY:

Secured Debt	\$507,031	\$506,071	\$524,393	\$518,289	\$521,396	\$650,130
Unsecured Notes	3,346,000	3,121,000	3,246,000	3,368,920	3,143,351	3,135,402
Unsecured Line of Credit	493,791	635,068	546,067	304,224	440,000	330,000
Construction Payables and Amounts due Subcontractors	141,264	131,478	145,271	148,037	133,624	120,927
Accrued Real Estate Taxes	83,625	73,483	67,523	91,208	75,782	65,947
Accrued Interest	57,568	38,490	54,631	37,603	52,259	38,984
Accrued Expenses	27,387	31,398	59,413	47,159	38,308	34,128
Other Liabilities	130,155	128,576	148,651	134,130	133,674	116,145
Tenant Security Deposits and Prepaid Rents	<u>36,334</u>	<u>38,407</u>	<u>36,316</u>	<u>29,669</u>	<u>35,178</u>	<u>35,005</u>
Total Liabilities	<u>4,823,155</u>	<u>4,703,971</u>	<u>4,828,265</u>	<u>4,679,239</u>	<u>4,573,572</u>	<u>4,526,668</u>
Minority Interest	<u>74,893</u>	<u>76,619</u>	<u>83,683</u>	<u>90,524</u>	<u>114,583</u>	<u>116,722</u>
Preferred Stock	1,044,000	1,044,000	744,000	876,250	876,250	876,250
Common Stock and Additional Paid-in Capital	2,645,696	2,638,566	2,634,077	2,379,976	2,324,100	2,321,024
Accumulated Other Comprehensive Income	(8,472)	(9,719)	(1,279)	6,053	16,784	5,703
Distributions in Excess of Net Income	<u>(746,203)</u>	<u>(693,194)</u>	<u>(626,765)</u>	<u>(615,200)</u>	<u>(602,391)</u>	<u>(574,213)</u>
Total Shareholders' Equity	<u>2,935,021</u>	<u>2,979,653</u>	<u>2,750,033</u>	<u>2,647,079</u>	<u>2,614,743</u>	<u>2,628,764</u>
Total Liabilities and Shareholders' Equity	<u>\$7,833,069</u>	<u>\$7,760,243</u>	<u>\$7,661,981</u>	<u>\$7,416,842</u>	<u>\$7,302,898</u>	<u>\$7,272,154</u>

DUKE REALTY CORPORATION
STATEMENTS OF OPERATIONS
(IN THOUSANDS)

	Three Months Ended			Six Months Ended		
	June 30, 2008	June 30, 2007	% Change	June 30, 2008	June 30, 2007	% Change
RENTAL OPERATIONS:						
Revenues:						
Rental Income from Continuing Operations	\$212,215	\$192,731	10.11%	\$424,239	\$393,711	7.75%
Equity in Earnings of Unconsolidated Companies	6,881	7,949	-13.44%	16,980	15,640	8.57%
	<u>219,096</u>	<u>200,680</u>	9.18%	<u>441,219</u>	<u>409,351</u>	7.79%
Operating Expenses:						
Rental Expenses	46,094	41,977	9.81%	97,780	90,664	7.85%
Real Estate Taxes	27,641	24,645	12.16%	54,990	49,505	11.08%
Interest Expense	47,034	40,185	17.04%	94,375	84,430	11.78%
Depreciation and Amortization	76,382	67,139	13.77%	152,851	133,276	14.69%
	<u>197,151</u>	<u>173,946</u>	13.34%	<u>399,996</u>	<u>357,875</u>	11.77%
Earnings from Rental Operations	<u>21,945</u>	<u>26,734</u>	-17.91%	<u>41,223</u>	<u>51,476</u>	-19.92%
SERVICE OPERATIONS:						
Revenues:						
Net general contractor revenue	8,801	7,571	16.25%	15,456	13,040	18.53%
Service fee revenue	8,613	7,655	12.51%	16,137	14,052	14.84%
Gain on sale of service operations properties	5,722	6,813	-16.01%	6,319	9,677	-34.70%
	<u>23,136</u>	<u>22,039</u>	4.98%	<u>37,912</u>	<u>36,769</u>	3.11%
Operating Expenses						
	<u>12,746</u>	<u>10,021</u>	27.19%	<u>23,109</u>	<u>17,817</u>	29.70%
Earnings from Service Operations	<u>10,390</u>	<u>12,018</u>	-13.55%	<u>14,803</u>	<u>18,952</u>	-21.89%
General and Administrative Expense	(6,888)	(10,608)	-35.07%	(19,050)	(24,067)	-20.85%
Contract Development	(1,991)	(315)	532.06%	(2,799)	(858)	226.22%
Operating Income	<u>23,456</u>	<u>27,829</u>	-15.71%	<u>34,177</u>	<u>45,503</u>	-24.89%
OTHER INCOME (EXPENSE):						
Interest and Other Income, Net	1,786	2,845	-37.22%	6,319	5,791	9.12%
Earnings from Sales of Land, Net of Impairment Adjustments	3,393	2,411	40.73%	4,022	16,408	-75.49%
Minority Interest in Earnings of Common Unitholders	(728)	(1,190)	-38.82%	(795)	(2,507)	-68.29%
Income from Continuing Operations	<u>27,907</u>	<u>31,895</u>	-12.50%	<u>43,723</u>	<u>65,195</u>	-32.94%
Discontinued Operations:						
Net Income (Loss) from Discontinued Operations	(317)	1,505		2,305	3,867	
Gain on Sale of Property, Net of Impairment Adjustments	9,531	20,361		10,641	72,081	
Minority Interest Share of Discontinued Operations	(458)	(1,459)		(652)	(5,052)	
Income from Discontinued Operations	<u>8,756</u>	<u>20,407</u>		<u>12,294</u>	<u>70,896</u>	
Net Income	<u>36,663</u>	<u>52,302</u>	-29.90%	<u>56,017</u>	<u>136,091</u>	-58.84%
Dividends on Preferred Shares	(18,866)	(15,226)		(34,172)	(30,452)	
Net Income Available for Common Shareholders	<u>\$17,797</u>	<u>\$37,076</u>	-52.00%	<u>\$21,845</u>	<u>\$105,639</u>	-79.32%
Basic net income per common share:						
Continued Operations	\$0.06	\$0.12	-50.00%	\$0.07	\$0.25	-72.00%
Discontinued Operations	0.06	0.15		0.08	0.52	
Total	<u>\$0.12</u>	<u>\$0.27</u>	-55.56%	<u>\$0.15</u>	<u>\$0.77</u>	-80.52%
Diluted net income per common share:						
Continued Operations	\$0.06	\$0.12	-50.00%	\$0.07	\$0.25	-72.00%
Discontinued Operations	0.06	0.15		0.08	0.51	
Total	<u>\$0.12</u>	<u>\$0.27</u>	-55.56%	<u>\$0.15</u>	<u>\$0.76</u>	-80.26%

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

Three Months Ended
June 30
(Unaudited)

	2008			2007			Per Share % Change
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	
Net Income Available for Common Shares-Basic	\$17,797	146,741	\$0.12	\$37,076	136,921	\$0.27	-55.56%
Add back:							
Minority interest in earnings of unitholders	954	7,684		2,618	9,782		
Other common stock equivalents		639			1,426		
Net Income Available for Common Shares-Diluted	\$18,751	155,064	\$0.12	\$39,694	148,129	\$0.27	-55.56%
Reconciliation to Funds From Operations ("FFO")							
Net Income Available for Common Shares	\$17,797	146,741	\$0.12	\$37,076	136,921	\$0.27	-55.56%
Adjustments:							
Depreciation and Amortization	76,575			68,407			
Company Share of Joint Venture Depreciation and amortization	7,391			5,610			
Earnings from depreciable property sales-wholly owned	(9,531)			(20,361)			
Earnings from depreciable property sales-JV	(476)			129			
Minority interest share of adjustments	(3,662)			(3,579)			
Funds From Operations-Basic	88,094	146,741	\$0.60	87,282	136,921	\$0.64	-6.25%
Minority interest in earnings of unitholders	954	7,684		2,618	9,782		
Minority interest share of adjustments	3,662			3,579			
Other common stock equivalents	-	639		-	1,426		
Funds From Operations-Diluted	\$92,710	155,064	\$0.60	\$93,479	148,129	\$0.63	-4.76%
Funds Available for Distribution							
Funds From Operations-Diluted	\$92,710	155,064	\$0.60	\$93,479	148,129	\$0.63	-4.76%
Adjustments:							
Straight-line Rental Income	(6,107)			(4,257)			
Amortization of Above(Below) Market Rents	66			63			
Stock Based Compensation Expense	2,655			1,730			
Impairment Adjustment on Depreciated Property	-			-			
Amortization of Deferred Financing Fees	2,876			2,695			
Second Generation Tenant Improvements	(8,680)			(11,620)			
Second Generation Leasing Commissions	(5,816)			(6,488)			
Building Improvements	(1,830)			(1,607)			
Funds Available for Distribution-Diluted	\$75,874	155,064	\$0.49	\$73,995	148,129	\$0.50	-2.00%
Dividends Declared Per Common Share			<u>\$0.485</u>			<u>\$0.480</u>	
Payout Ratio of Diluted Funds From Operations			<u>80.83%</u>			<u>76.19%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>98.98%</u>			<u>96.00%</u>	

Six Months Ended
June 30
(Unaudited)

	2008			2007			Per Share % Change
	Amount	Wtd. Avg. Shares	Per Share	Amount	Wtd. Avg. Shares	Per Share	
Net Income Available for Common Shares-Basic	\$21,845	146,536	\$0.15	\$105,639	136,873	\$0.77	-80.52%
Add back:							
Minority interest in earnings of unitholders	1,174	7,771		7,528	9,755		
Other common stock equivalents		587			1,542		
Net Income Available for Common Shares-Diluted	\$23,019	154,894	\$0.15	\$113,167	148,170	\$0.76	-80.26%
Reconciliation to Funds From Operations ("FFO")							
Net Income Available for Common Shares	\$21,845	146,536	\$0.15	\$105,639	136,873	\$0.77	-80.52%
Adjustments:							
Depreciation and Amortization	155,696			136,146			
Company Share of Joint Venture Depreciation and amortization	14,319			10,578			
Earnings from depreciable property sales-wholly owned	(10,641)			(72,081)			
Earnings from depreciable property sales-share of joint venture	(495)			(1,831)			
Minority interest share of adjustments	(7,988)			(4,842)			
Funds From Operations-Basic	172,736	146,536	\$1.18	173,609	136,873	\$1.27	-7.09%
Minority interest in earnings of unitholders	\$1,174	7,771		7,528	9,755		
Minority interest share of adjustments	7,988			4,842			
Other common stock equivalents		587			1,542		
Funds From Operations-Diluted	\$181,898	154,894	\$1.17	\$185,979	148,170	\$1.26	-7.14%
Funds Available for Distribution							
Funds From Operations-Diluted	\$181,898	154,894	\$1.17	\$185,979	148,170	\$1.26	-6.44%
Adjustments:							
Straight-line Rental Income	(11,585)			(10,358)			
Amortization of Above(Below) Market Rents	107			311			
Stock Based Compensation Expense	6,098			3,595			
Impairment Adjustment on Depreciated Property	-			-			
Amortization of Deferred Financing Fees	5,668			5,407			
Second Generation Tenant Improvements	(19,038)			(19,820)			
Second Generation Leasing Commissions	(13,312)			(14,157)			
Building Improvements	(2,829)			(2,568)			
Funds Available for Distribution-Diluted	\$147,007	154,894	\$0.95	\$148,389	148,170	\$1.00	-5.00%
Dividends Declared Per Common Share			<u>\$0.965</u>			<u>\$0.955</u>	
Payout Ratio of Diluted Funds From Operations			<u>82.48%</u>			<u>75.79%</u>	
Payout Ratio of Diluted Funds Available for Distribution			<u>101.58%</u>			<u>95.50%</u>	

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

	Three Months Ended June 30,		Six Months Ended June 30,	
	2008	2007	2008	2007
Properties Comprising Discontinued Operations (1):				
Income Statement:				
Revenues	\$755	\$7,126	\$7,507	\$19,338
Expenses:				
Operating	621	2,567	1,598	7,830
Interest	257	1,776	757	4,749
Depreciation and amortization	193	1,268	2,845	2,870
General and administrative	1	10	2	22
Operating income	(317)	1,505	2,305	3,867
Gain on sale of property, net of impairment adjustment	9,531	20,361	10,641	72,081
Minority interest expense	(458)	(1,459)	(652)	(5,052)
Income from discontinued operations	<u>\$8,756</u>	<u>\$20,407</u>	<u>\$12,294</u>	<u>\$70,896</u>

	June 30,
	2008
Property Held for Sale (2):	
Real estate investments, net	7,238
Other assets	1,071
Total assets	<u>\$8,309</u>
Accrued expenses	612
Other liabilities	55
Total liabilities	<u>\$667</u>

(1) The amounts classified in discontinued operations for the periods ended June 30, 2008 and June 30, 2007 are comprised of one building that is currently held for sale, five buildings sold in 2008 and 32 properties that were sold in 2007.

(2) Represents one building that is currently held for sale and included in discontinued operations at June 30, 2008.

DUKE REALTY CORPORATION
(IN THOUSANDS)

	Three Months Ended			Six Months Ended		
	June 30, 2008	June 30, 2007	% Change	June 30, 2008	June 30, 2007	% Change
SELECTED FINANCIAL INFORMATION (1)						
Revenues from Continuing Operations	\$242,232	\$222,719	8.76%	\$479,131	\$446,120	7.40%
Revenues from Discontinued Operations	755	7,126		7,507	19,338	
Total Revenues	<u>\$242,987</u>	<u>\$229,845</u>		<u>\$486,638</u>	<u>\$465,458</u>	
Net Income Available for Common Shares	\$17,797	\$37,076	-52.00%	\$21,845	\$105,639	-79.32%
Funds from Operations - Diluted	\$92,710	\$93,479	-0.82%	\$181,898	\$185,979	-2.19%
Earnings Before Interest, Depreciation and Amortization (EBIDA)	\$148,792	\$142,583	4.35%	\$293,337	\$280,537	4.56%
Interest Expense	\$47,291	\$41,961	12.70%	\$95,132	\$89,179	6.68%
Scheduled Principal Payments (normal amortization of secured debt)	\$2,399	\$2,356	1.83%	\$4,739	\$5,018	-5.56%
Capitalized Interest	\$14,198	\$14,945	-5.00%	\$28,634	\$28,017	2.20%
Dividends on Preferred Shares	\$18,866	\$15,226	23.91%	\$34,172	\$30,452	12.22%
Common Dividends Paid	\$70,422	\$65,046	8.26%	\$140,633	\$130,050	8.14%
Unit Distribution Paid	\$3,691	\$4,642	-20.49%	\$7,468	\$9,305	-19.74%
General and Administrative Expenses	\$6,889	\$10,618	-35.12%	\$19,052	\$24,089	-20.91%
Real Estate Investments Before Depreciation (cost) (excludes land held for development and CIP)	\$6,123,911	\$5,464,448	12.07%	\$6,123,911	\$5,464,448	12.07%
Total Assets	<u>\$7,833,069</u>	<u>\$7,302,898</u>	7.26%	<u>\$7,833,069</u>	<u>\$7,302,898</u>	7.26%
<u>Unencumbered Assets</u>						
Number of Properties	467 (2)	451		467 (2)	451	
Total Square Feet	72,593	62,913		72,593	62,913	
Gross Book Value	\$5,807,907	\$5,138,250		\$5,807,907	\$5,138,250	
Annual Stabilized NOI	\$572,473	\$501,492		\$572,473	\$501,492	
Total Debt (including financing for projects currently under development)	\$4,346,822	\$4,104,747		\$4,346,822	\$4,104,747	
Shareholders' Equity (book value)	\$2,935,021	\$2,614,743		\$2,935,021	\$2,614,743	
Common Shares Outstanding	146,869	136,942		146,869	136,942	
Partnership Units Outstanding	7,638	9,772		7,638	9,772	
Total Common Shares and Units Outstanding at end of period	<u>154,507</u>	<u>146,714</u>		<u>154,507</u>	<u>146,714</u>	
Total Preferred Shares Outstanding	<u>41,760</u>	<u>32,405</u>		<u>41,760</u>	<u>32,405</u>	
Common Shares and Units (market value)	\$3,468,682	\$5,233,253		\$3,468,682	\$5,233,253	
Preferred Shares (market value)	<u>877,479</u>	<u>862,822</u>		<u>877,479</u>	<u>862,822</u>	
Equity (market value)	<u>\$4,346,161</u>	<u>\$6,096,075</u>		<u>\$4,346,161</u>	<u>\$6,096,075</u>	
Total Market Capitalization (market value of equity plus debt)	<u>\$8,692,983</u>	<u>\$10,200,822</u>		<u>\$8,692,983</u>	<u>\$10,200,822</u>	

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

(2) Excludes 30 wholly owned properties under development at June 30, 2008 which will be unencumbered upon completion. These properties totaled approximately 6.9 million square feet with total project costs of approximately \$621 million and anticipated stabilized NOI of approximately \$52 million.

Duke Realty Corporation
Components of FFO

	Quarter Ended					Quarter Ended		
	March 31 2007	June 30 2007	Sept. 30 2007	Dec. 31 2007	Total 2007	March 31 2008	June 30 2008	Total 2008
Property operations								
Wholly-owned properties	\$131,491	\$130,082	\$127,631	\$133,598	\$522,802	\$131,999	\$137,651	\$269,650
Joint ventures	10,517	11,156	11,484	13,096	46,253	13,104	11,772	24,876
Lease buyouts (Includes Share of Joint Ventures)	3,404	1,912	9,579	9,558	24,453	7,717	2,478	10,195
Interest and other income	2,921	2,832	6,923	4,902	17,578	4,622	2,921	7,543
Minority Interest	(40)	(63)	(65)	(182)	(350)	(57)	(172)	(229)
Other	1,385	886	510	893	3,674	1,261	497	1,758
Property Operations	149,678	146,805	156,062	161,865	614,410	158,646	155,147	313,793
Interest expense	(47,218)	(41,961)	(44,435)	(45,410)	(179,024)	(47,841)	(47,291)	(95,132)
Preferred dividends	(15,226)	(15,226)	(15,227)	(12,613)	(58,292)	(15,306)	(18,866)	(34,172)
Net Property Operations	87,234	89,618	96,400	103,842	377,094	95,499	88,990	184,489
Service operations, net	4,890	6,606	6,349	7,094	24,939	5,545	6,168	11,713
Gain on build for sale properties, net of taxes	2,044	7,195	952	14,511	24,702	2,430	5,726	8,156
Gain on land sales	14,037	2,889	2,258	15,319	34,503	971	3,393	4,364
Land Maintenance and Real Estate Taxes	(1,691)	(1,896)	(1,651)	(1,526)	(6,764)	(2,286)	(1,926)	(4,212)
Contract Development	(543)	(315)	(501)	(2,491)	(3,850)	(808)	(1,991)	(2,799)
General and administrative expenses	(13,471)	(10,618)	(3,864)	(9,774)	(37,727)	(12,163)	(6,889)	(19,052)
Total FFO - Operations	92,500	93,479	99,943	126,975	412,897	89,188	93,471	182,659
Adjustments for carrying value of preferred stock	-	-	-	(3,483)	(3,483)	-	-	-
Non-recurring finance charges	-	-	-	-	-	-	(761)	(761)
Diluted FFO	92,500	93,479	99,943	123,492	409,414	89,188	92,710	181,898

Amounts shown are before the effects of discontinued operations.

1 Includes our share of joint venture gains (after effect of income taxes) on built for sale properties as follows:

 Quarter Ended March 31, 2008 - \$2.4 million

 Quarter Ended June 30, 2008 - \$.5 million

 Quarter Ended June 30, 2007 - \$1.8 million

2 Represents costs written-off in conjunction with a cancelled debt offering.

**DUKE REALTY CORPORATION
(IN THOUSANDS)**

	<u>Three Months Ended</u>		<u>Six Months Ended</u>	
	<u>June 30, 2008</u>	<u>June 30, 2007</u>	<u>June 30, 2008</u>	<u>June 30, 2007</u>
RATIOS COMPUTED FOR INDUSTRY COMPARISONS: (1)				
<i>FINANCIAL POSITION RATIOS</i>				
Total Debt/Total Book Capitalization Ratio (book value) (%)	51.54%	52.82%	51.54%	52.82%
Total Debt/Total Market Capitalization Ratio (market value) (%)	50.00%	40.24%	50.00%	40.24%
Secured Debt/Secured Assets (%)	60.77%	66.85%	60.77%	66.85%
<i>OPERATIONAL RATIOS</i>				
Fixed Charge Coverage Ratio (Funds from Operations + Interest Expense + Pref Dividend/Interest Expense + Capitalized Int. on Held for Rental Properties + Prin. Amort.)	2.02	2.17	2.03	2.13
Interest Coverage Ratio (Funds from Operations + Interest Expense + Pref Div /Interest Expense)	3.36	3.59	3.27	3.43
Return on Common Shareholders' Equity ((Funds from Operations /Average Adjusted Common Equity (book value)) (%)	11.84%	13.11%	11.58%	13.27%
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)) (%)	9.15%	9.30%	9.42%	9.35%
FFO Payout Ratio (Dividends/Funds from Operations (%))	80.83%	76.19%	82.48%	75.79%
FAD Payout Ratio (Dividends/Funds available for Distribution (%))	98.98%	96.00%	101.58%	95.50%

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

Duke Realty Corporation
Unsecured Public Debt Covenants

Covenant	2007				2008	
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter
Total Debt to Undepreciated Assets (Not to exceed 60%)	51.90%	51.48%	51.93%	52.84%	51.32%	51.80%
Debt Service Ratio (At least 1.5x)	3.13	3.21	3.31	3.39	3.40	3.32
Secured Debt to Undepreciated Assets (Not to exceed 40%)	7.89%	6.28%	6.09%	6.02%	5.74%	5.82%
Undepreciated Unencumbered Assets to Unsecured Debt (Must exceed by 150%)	188.46%	189.19%	184.08%	182.49%	188.67%	186.47%

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

Duke Realty Corporation
Owned Property Occupancy Analysis
Held For Rental Portfolio

	June 30, 2007			September 30, 2007			December 31, 2007			March 31, 2008			June 30, 2008		
	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased	# of Bldgs.	Sq. Feet	% Leased
Stabilized Properties In Service:															
Bulk Distribution	327	68,023,558	96.75%	324	68,639,451	97.27%	331	71,362,189	96.23%	335	72,678,691	93.60%	335	72,959,008	93.84%
Suburban Office	276	31,672,861	92.30%	278	31,886,908	91.69%	279	31,999,485	92.05%	280	32,030,924	91.04%	281	32,269,095	91.22%
Service Center/Other	75	5,068,448	93.05%	66	4,467,447	94.87%	58	4,035,666	95.02%	58	4,035,666	94.72%	57	3,993,441	94.98%
Total	678	104,764,867	95.23%	668	104,993,806	95.48%	668	107,397,340	94.94%	673	108,745,281	92.88%	673	109,221,544	93.10%
Unstabilized Developments In Service: (1)															
Bulk Distribution	7	3,082,617	48.19%	8	3,147,370	37.91%	10	2,774,177	32.44%	13	5,094,375	27.47%	20	7,948,039	33.46%
Suburban Office	6	622,639	52.33%	4	497,437	40.54%	7	1,187,237	37.27%	9	1,529,071	38.83%	11	1,655,257	36.04%
Service Center/Other	-	-	-	1	51,360	77.88%	1	51,360	77.88%	1	51,360	77.88%	1	51,360	77.88%
Total	13	3,705,256	48.88%	13	3,696,167	38.82%	18	4,012,774	34.45%	23	6,674,806	30.46%	32	9,654,656	34.14%
Total In-Service Portfolio:															
Bulk Distribution	334	71,106,175	94.65%	332	71,786,821	94.67%	341	74,136,366	93.85%	348	77,773,066	89.26%	355	80,907,047	87.91%
Suburban Office	282	32,295,500	91.53%	282	32,384,345	90.91%	286	33,186,722	90.09%	289	33,559,995	88.66%	292	33,924,352	88.52%
Service Center/Other	75	5,068,448	93.05%	67	4,518,807	94.67%	59	4,087,026	94.81%	59	4,087,026	94.51%	58	4,044,801	94.76%
Total	691	108,470,123	93.65%	681	108,689,973	93.55%	686	111,410,114	92.76%	696	115,420,087	89.27%	705	118,876,200	88.32%
Properties Under Development:															
Bulk Distribution	14	6,036,760	22.51%	19	8,529,403	17.74%	17	7,268,605	25.37%	13	4,900,883	26.23%	4	1,380,352	28.99%
Suburban Office	18	2,468,903	21.58%	20	2,564,357	30.96%	20	2,482,939	35.95%	18	2,125,271	43.83%	14	1,670,324	53.48%
Service Center/Other	1	51,360	77.88%	-	-	-	-	-	-	-	-	-	-	-	
Total	33	8,557,023	22.58%	39	11,093,760	20.80%	37	9,751,544	28.07%	31	7,026,154	31.55%	18	3,050,676	42.40%
Total Portfolio:															
Bulk Distribution	348	77,142,935	89.00%	351	80,316,224	86.50%	358	81,404,971	87.73%	361	82,673,949	85.53%	359	82,287,399	86.92%
Suburban Office	300	34,764,403	86.56%	302	34,948,702	86.51%	306	35,669,661	86.32%	307	35,685,266	85.99%	306	35,594,676	86.88%
Service Center/Other	76	5,119,808	92.90%	67	4,518,807	94.67%	59	4,087,026	94.81%	59	4,087,026	94.51%	58	4,044,801	94.76%
Total	724	117,027,146	88.45%	720	119,783,733	86.81%	723	121,161,658	87.56%	727	122,446,241	85.96%	723	121,926,876	87.17%

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

Duke Realty Corporation
Geographic Highlights
Stabilized In Service Properties as of June 30, 2008

Primary Market	Square Feet (1)				Percent of Overall	Annual Net Effective Rent (2)	Percent of Annual Net Effective Rent
	Bulk Distribution	Suburban Office	Service Center/ Other	Overall			
Cincinnati	9,600,322	4,835,914	805,641	15,241,877	13.96%	\$ 82,852,515	13.34%
Indianapolis	17,285,533	3,066,642	1,039,939	21,392,114	19.59%	82,215,937	13.22%
Atlanta	8,108,783	4,353,302	25,881	12,487,966	11.43%	75,417,039	12.13%
St. Louis	2,787,070	3,311,455	622,258	6,720,783	6.15%	56,772,252	9.13%
Chicago	4,811,540	2,769,776	183,055	7,764,371	7.11%	55,817,331	8.98%
Columbus	3,561,480	3,293,535	-	6,855,015	6.28%	48,482,144	7.80%
Raleigh	1,531,214	2,493,713	470,235	4,495,162	4.12%	43,051,775	6.92%
Central Florida	2,776,226	1,466,077	-	4,242,303	3.88%	31,061,446	5.00%
Nashville	2,959,810	1,193,091	158,908	4,311,809	3.95%	29,240,363	4.70%
Minneapolis	3,162,194	745,811	258,995	4,167,000	3.82%	26,673,162	4.29%
Dallas	8,128,794	152,000	428,529	8,709,323	7.97%	18,662,685	3.00%
Savannah	5,278,900	-	-	5,278,900	4.83%	17,598,584	2.83%
Cleveland	-	1,324,367	-	1,324,367	1.21%	15,518,191	2.50%
Washington DC	654,918	2,266,036	-	2,920,954	2.67%	14,560,352	2.34%
South Florida	-	773,923	-	773,923	0.71%	9,833,296	1.58%
Phoenix	1,118,085	-	-	1,118,085	1.02%	3,293,855	0.53%
Norfolk	466,000	-	-	466,000	0.43%	2,298,652	0.37%
Seattle	120,000	-	-	120,000	0.11%	2,160,000	0.35%
Houston	172,000	-	-	172,000	0.16%	1,584,000	0.25%
Other (3)	436,139	223,453	-	659,592	0.60%	4,626,186	0.74%
Total	72,959,008	32,269,095	3,993,441	109,221,544	100.00%	\$ 621,719,762	100.00%
	66.80%	29.54%	3.66%	100.00%			

Occupancy %

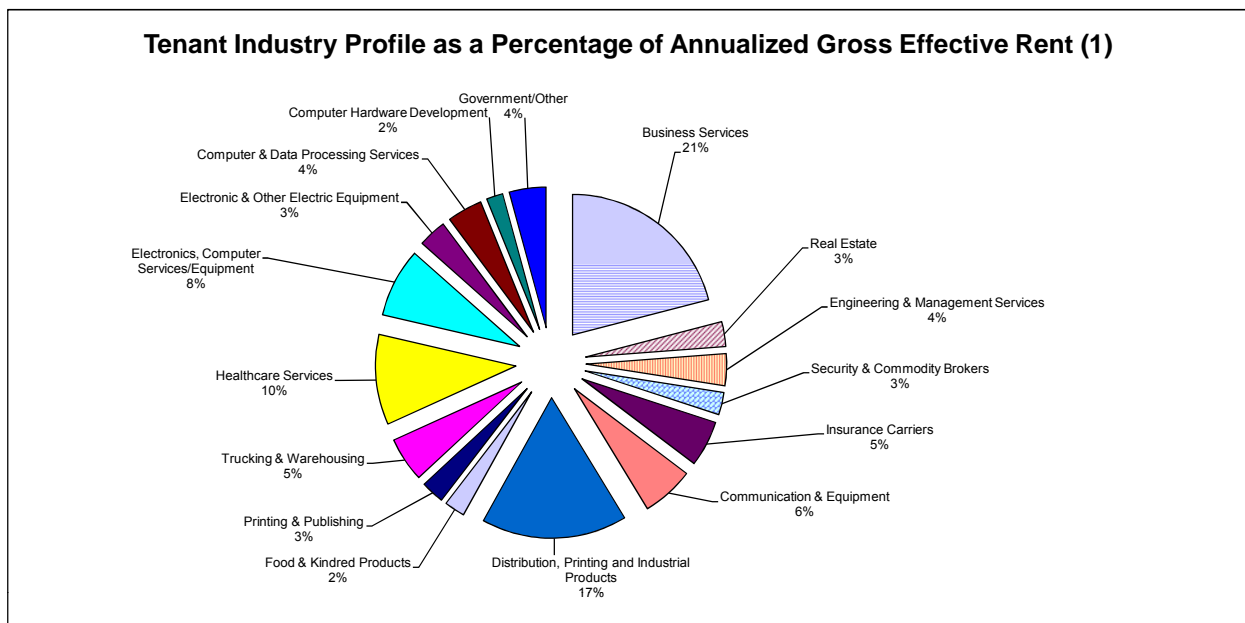
Primary Market	Bulk Distribution	Suburban Office	Service Center/ Other	Overall
Cincinnati	97.13%	90.02%	97.74%	94.91%
Indianapolis	95.59%	95.88%	92.04%	95.46%
Atlanta	92.91%	91.47%	100.00%	92.42%
St. Louis	94.26%	92.56%	100.00%	93.95%
Chicago	97.52%	88.87%	99.10%	94.47%
Columbus	100.00%	90.30%	-	95.34%
Raleigh	97.13%	96.69%	98.29%	97.01%
Central Florida	93.62%	93.67%	-	93.64%
Nashville	78.02%	88.37%	100.00%	81.70%
Minneapolis	94.13%	95.77%	87.61%	94.02%
Dallas	81.16%	100.00%	86.55%	81.76%
Savannah	100.00%	-	-	100.00%
Cleveland	-	82.42%	-	82.42%
Washington DC	97.69%	90.98%	-	92.49%
South Florida	-	75.71%	-	75.71%
Phoenix	100.00%	-	-	100.00%
Norfolk	100.00%	-	-	100.00%
Seattle	100.00%	-	-	100.00%
Houston	100.00%	-	-	100.00%
Other (3)	100.00%	95.97%	-	98.63%
Total	93.84%	91.22%	94.98%	93.10%

(1) Includes all wholly owned and joint venture projects shown at 100% as of report date .

(2) Represents the average annual rental property revenue due from tenants in occupancy as of the date of this report, excluding additional rent due as operating expense reimbursements, landlord allowances for operating expenses and percentage rents. Joint Venture properties are shown at the Company's ownership percentage.

(3) Represents properties not located in the Company's primary markets. These properties are located in similar midwest or southeast markets.

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



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

Tenant	Primary Location	Primary Industry	Year of Lease Expiration	Annualized Gross Effective Rent (1) Thousands	Percentage of Annualized Gross Effective Rent
Northrop Grumman/TASC	Washington DC	Aerospace/Defense Products & Services	2008 - 2015	\$9,700	1.14%
Schneider National	Savannah	Distribution/Warehousing	2012 - 2023	9,383	1.10%
Nationwide Mutual Insurance Co	Columbus	Insurance Carriers	2009 - 2013	8,800	1.03%
AT&T	Columbus	Communication & Equipment	2009 - 2013	8,630	1.01%
PPD Pharmaco Incorporated	Raleigh	Healthcare Services	2012 - 2016	8,001	0.94%
General Services Admin	Washington DC	Federal Government	2008 - 2028	7,068	0.83%
Alcatel USA	Atlanta	Communication & Equipment	2011 - 2013	6,395	0.75%
Pearson Education PLC	Indianapolis	Educational Services	2012 - 2019	6,390	0.75%
Lenovo (United States) Inc.	Raleigh	Computer Hardware Development	2017 - 2019	6,226	0.73%
CitiGroup	Cincinnati	Financial Services	2010 - 2022	5,697	0.67%
Express Scripts, Inc.	St. Louis	Healthcare Services	2009 - 2010	5,645	0.66%
Wal Mart Store	Savannah	General Merchandise Stores	2011 - 2021	5,420	0.63%
Systems Planning and Analysis	Washington DC	Engineering & Management Services	2015	5,129	0.60%
Scitor Corporation	Washington DC	Consulting Services	2012 - 2013	5,128	0.60%
Central States Pension Fund	Chicago	Distribution/Warehousing	2010	5,127	0.60%
Qwest Communications Intl	Columbus	Communication & Equipment	2010 - 2015	5,062	0.59%
Tekelec	Raleigh	Communication & Equipment	2013	4,932	0.58%
State Farm Insurance Companies	St. Louis	Insurance Carriers	2009 - 2013	4,862	0.57%
Anheuser-Busch	St. Louis	Food and Kindred Products	2011 - 2012	4,764	0.56%
Eveready Battery Company	St. Louis	Distribution, Printing and Industrial Products	2011	4,693	0.55%
				\$127,052	14.89%

(1) Represents annual gross effective rents due from tenants in service as of June 30, 2008. 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 build for sale portfolio.
 Note: Joint Ventures are included at 100%.

Duke Realty Corporation
Same Property Performance

	Three Months Ended June 30, 2008 and 2007				Twelve Months Ended June 30, 2008 and 2007				
	Bulk Distribution	Suburban Office	Service Center/ Other	Total	Bulk Distribution	Suburban Office	Service Center/ Other	Total	
All Properties:									
Number of properties	308	241	57	606	308	241	57	606	
Square feet	63,755,863	26,879,886	3,993,441	94,629,190	63,755,863	26,879,886	3,993,441	94,629,190	
Percent of in-service properties	78.80%	79.23%	98.73%	79.60%	78.80%	79.23%	98.73%	79.60%	
2008 Average occupancy (1)	94.77%	91.25%	94.35%	93.75%	95.42%	91.16%	94.52%	94.17%	
Period over period percent change	1.01%	-0.14%	1.92%	0.73%	2.27%	0.87%	-0.19%	1.77%	
	Three Months Ended June 30			Twelve Months Ended June 30					
	2008	2007	% Change	2008	2007	% Change			
	Bulk Distribution								
Total operating revenues	\$ 73,161,508	\$ 70,779,229	3.37%	\$ 297,321,971	\$ 278,984,766	6.57%			
Total operating expenses	19,488,311	18,504,930	5.31%	83,093,833	73,353,995	13.28%			
Net Operating Income (2)	\$ 53,673,197	\$ 52,274,299	2.68%	\$ 214,228,138	\$ 205,630,771	4.18%			
	Suburban Office								
Total operating revenues	\$ 132,633,071	\$ 131,037,158	1.22%	\$ 533,038,033	\$ 517,103,856	3.08%			
Total operating expenses	52,979,575	52,617,829	0.69%	219,364,132	206,031,201	6.47%			
Net Operating Income (2)	\$ 79,653,496	\$ 78,419,329	1.57%	\$ 313,673,901	\$ 311,072,655	0.84%			
	Service Center/Other								
Total operating revenues	\$ 11,781,344	\$ 11,139,186	5.76%	\$ 47,831,018	\$ 45,480,547	5.17%			
Total operating expenses	3,967,022	3,765,105	5.36%	16,543,698	15,335,627	7.88%			
Net Operating Income (2)	\$ 7,814,322	\$ 7,374,081	5.97%	\$ 31,287,320	\$ 30,144,919	3.79%			
	Total								
Total operating revenues	\$ 217,575,924	\$ 212,955,572	2.17%	\$ 878,191,022	\$ 841,569,169	4.35%			
Total operating expenses	76,434,909	74,887,863	2.07%	319,001,663	294,720,823	8.24%			
Net Operating Income (2)	\$ 141,141,015	\$ 138,067,709	2.23%	\$ 559,189,359	\$ 546,848,346	2.26%			

(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 build for sale 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
Joint Venture Information - Operating Joint Ventures
June 30, 2008

	Dugan Realty, LLC	Dugan Texas, LLC	Dugan Millenia, LLC	Eaton/Vance (Winkler)	Park Creek	Industrial JV	Triple Net (3) Properties LLC	Other	Total
In-Service Properties									
Bulk Distribution	94	32	-	11	9	1	-	2	149
Suburban Office	1	-	3	20	-	-	1	1	26
Service Center/Other	11	5	-	-	2	-	-	1	19
Underdevelopment Properties									
Suburban Office	-	-	-	-	-	-	-	1	1
Total Number of Properties	106	37	3	31	11	1	1	5	195
Percent Leased	94.52%	78.56%	77.54%	96.45%	99.58%	100.00%	100.00%	74.73%	91.08%
Square Feet In-Service (in 000's):									
Bulk Distribution	19,873	6,778	-	655	1,875	605	-	211	29,997
Suburban Office	36	-	415	2,146	-	-	112	90	2,799
Service Center/Other	633	480	-	-	191	-	-	206	1,510
	<u>20,542</u>	<u>7,258</u>	<u>415</u>	<u>2,801</u>	<u>2,066</u>	<u>605</u>	<u>112</u>	<u>507</u>	<u>34,306</u>
Square Feet Under Development (in 000's):									
Suburban Office	-	-	-	-	-	-	-	303	303
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>303</u>	<u>303</u>
Total Square Feet (in 000's)	20,542	7,258	415	2,801	2,066	605	112	810	34,609
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	30.0%	10.0%	20.0%	20.0%	14.4%-50%	
Balance Sheet Information (in 000's) (A)									
Real Estate Assets	\$ 601,865	\$ 239,651	\$ 46,867	\$ 579,475	\$ 38,718	\$ 39,634	\$ 36,111	\$ 18,945	\$ 1,601,266
Construction In Progress	1,217	100	822	317	-	-	-	12,541	14,997
Land Held for Development	6,993	2,223	5,612	-	-	-	-	12,808	27,636
Other Assets	42,475	15,316	4,290	83,660	3,369	4,749	1,501	5,151	160,511
Total Assets	\$ 652,550	\$ 257,290	\$ 57,591	\$ 663,452	\$ 42,087	\$ 44,383	\$ 37,612	\$ 49,445	\$ 1,804,410
Debt	\$ 318,251	\$ 17,996	\$ -	\$ 478,067	\$ 23,757	\$ -	\$ 22,000	\$ 11,155	\$ 871,226
Other Liabilities	24,936	7,466	1,214	7,662	2,938	705	248	5,424	50,593
Equity	309,363	231,828	56,377	177,723	15,392	43,678	15,364	32,866	882,591
Total Liabilities and Equity	\$ 652,550	\$ 257,290	\$ 57,591	\$ 663,452	\$ 42,087	\$ 44,383	\$ 37,612	\$ 49,445	\$ 1,804,410
Selected QTD Financial Information (C)									
QTD Share of Rental Revenue (in 000's)	\$10,955	\$3,727	\$996	\$5,428	\$199	\$43	\$223	\$457	\$22,028
QTD Share of In-Service Property Unlevered NOI (in 000)	\$7,811	\$2,382	\$684	\$3,539	\$130	\$31	\$145	\$304	\$15,026
QTD Share of Interest Expense (in 000's)	\$2,860	\$0	\$0	\$2,015	\$39	\$0	\$40	\$98	\$5,052
QTD Share of EBITDA (in 000's)	\$7,860	\$2,406	\$648	\$3,636	\$130	\$33	\$178	\$315	\$15,206
Interest Rate (B)	(1)	L + 1%	N/A	(2)	6.48%	N/A	L + 1.75%	(4)	N/A
Company Share of Debt (in 000's)	\$159,125	\$8,998	\$0	\$143,420	\$2,376	\$0	\$4,400	\$5,170	\$323,489
Debt Maturity Date	(1)	3/29	N/A	(2)	4/09	N/A	12/10	(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 debt consists of four separate loans: i) \$87,562 at a fixed rate of 5.92% maturing September 2012, ii) \$28,689 at a fixed rate of 6.75% maturing May 2009, iii) \$200,000 at a fixed rate of 7.52% maturing October 2010, and iv) \$2,000 at a variable rate of Euro plus 90 basis points maturing September 2008.

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

i) \$7,868 at a fixed rate of 8.21% maturing December of 2015, ii) \$13,758 at a fixed rate of 6.00% maturing March 2016, iii) \$30,578 at a fixed rate of 6.19% maturing June 2016, iv) \$131,250 at a fixed rate of 5.40% maturing March 2017, v) \$203,250 at a fixed rate of 5.40% maturing March 2017, vi) \$16,893 at a fixed rate of 5.57% maturing December 2019, vii) \$37,317 at a fixed rate of 5.89% maturing January 2020, viii) \$8,874 at a fixed rate of 8.33% maturing November 2023, ix) \$24,950 at a fixed rate of 6.39% maturing August 2014.

(3) This is a newly formed industrial takeout joint venture between Duke and CBRE Realty Trust. It is anticipated that six additional properties will be sold/contributed to this joint venture in 2008. It is also anticipated that the joint venture will obtain secured financing during the second half of 2008.

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

Debt balance consists of four separate loans: i) \$568 at a fixed rate of 5.87% maturing April of 2010 ii) \$681 at a fixed rate of 8.13% maturing April 2010 iii) \$9,243 at a fixed rate of 7.39% maturing June 2011, iv) \$663 at a variable rate of Libor + 2.0% maturing June 2010.

Duke Realty Corporation
Joint Venture Information - Development Joint Ventures
June 30, 2008

	Bremner Greenwood	(1) 3630 Peachtree	Anderson Retail	All Points Industrial	DRCS, LLC	Linden Development (7)	Total
In-Service Properties							
Bulk Distribution	-	-	-	3	-	-	3
Service Center/Other	-	-	2	-	-	-	2
Underdevelopment Properties							
Bulk Distribution	-	-	-	-	1	-	1
Suburban Office	-	1	-	-	-	-	1
Service Center/Other	-	-	1	-	-	-	1
Total Number of Properties	0	1	3	3	1	-	8
Percent Leased	0.00%	0.00%	63.61%	97.16%	0.00%	0.00%	61.10%
Square Feet In-Service (in 000's):							
Bulk Distribution	-	-	-	2,111	-	-	2,111
Service Center/Other	-	-	685	-	-	-	685
	-	-	685	2,111	-	-	2,796
Square Feet Under Development (in 000's):							
Bulk Distribution	-	-	-	-	936	-	936
Suburban Office	-	425	-	-	-	-	425
Service Center/Other	-	-	381	-	-	-	381
	-	425	381	-	936	-	1,742
Total Square Feet (in 000's)	-	425	1,066	2,111	936	-	4,538
Company Effective Ownership Percentage	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	
Balance Sheet Information (in 000's) (A)							
Real Estate Assets	\$ -	\$ -	\$ 180,554	\$ 45,983	\$ -	\$ -	\$ 226,537
Construction In Progress	-	50,551	31,688	13,992 (5)	17,288	-	113,519
Land Held for Development	-	-	11,215	53,625	604	74,401	139,845
Other Assets	425	5	10,861	8,274	19,690	4,369	43,624
Total Assets	\$ 425	\$ 50,556	\$ 234,318	\$ 121,874	\$ 37,582	\$ 78,770	\$ 523,525
Debt	\$ -	\$ 36,554	\$ 14,400	\$ 87,644	\$ 8,384	\$ -	\$ 146,982
Other Liabilities	373	3,115	165,571	4,815	4,987	87	178,948
Equity	52	10,887	54,347	29,415	24,211	78,683	197,595
Total Liabilities and Equity	\$ 425	\$ 50,556	\$ 234,318	\$ 121,874	\$ 37,582	\$ 78,770	\$ 523,525
Selected QTD Financial Information (C)							
QTD Share of Rental Revenue (in 000's)	\$29	\$0	\$1,735	\$168	\$71	\$0	\$2,003
QTD Share of In-Service Property Unlevered NOI (in 000's)	\$29	\$0	\$766	\$37	-\$5	\$0	\$827
QTD Share of Interest Expense (in 000's)	\$9	\$0	\$0	\$97	\$8	\$0	\$114
QTD Share of EBITDA (in 000's)	\$697	\$0	\$999	\$92	\$629	\$0	\$2,417
Interest Rate (B)	N/A	(2)	(3)	(4)	(6)	N/A	N/A
Company Share of Debt (in 000's)	\$0	\$18,277	\$7,200	\$43,822	\$4,192	\$0	\$73,491
Debt Maturity Date	N/A	(2)	(3)	(4)	(6)	N/A	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 sold its only building in April 2008 for a gain of \$1.3 million and will potentially dissolve in the near future.

(2) 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 of LIBOR plus 135 basis points maturing July 2011, current amount outstanding \$36,554.

(3) Consists of three different joint ventures to develop three separate retail "life style" centers. Other liabilities include construction advances from Duke for two of the properties in the amount of \$158,210. The third property has a variable rate land loan of LIBOR plus 90 basis points maturing September 2010, with a current amount outstanding of \$14,400. Duke's share of interest expense only includes interest on third party debt.

(4) This debt consist of two separate loans: (i) construction line of credit at LIBOR plus 90 basis points maturing September 2010, current amount outstanding \$60,745 and (ii) land acquisition line of credit at LIBOR plus 100 basis points maturing September 2010, current amount outstanding \$26,898.

(5) This is the result of an expansion to one of the buildings that will increase square feet from approximately 646,000 to 1.2 million square feet, anticipated completion in 4Q 2008.

(6) Represents a secured floating line of credit at Libor + 92 basis points with a current amount outstanding of \$8,384 maturing October 2009.

(7) This joint venture currently has 99.64 acres of land in Linden, New Jersey, anticipated for use to develop for sale 1.2 million square feet of industrial and retail buildings. The venture anticipates utilizing secured facilities to finance both land and future development.

DUKE REALTY CORPORATION
DEBT & PREFERRED STOCK ANALYSIS
June 30, 2008

Year	Scheduled Amortization	Maturities	Total	Weighted Average Interest Rate of Future Reductions		Balance	Interest Rate	Weighted Average Maturity (yrs)
2008	5,535,586	9,939,769	\$ 15,475,355	7.03%	Fixed Rate Secured Debt	\$ 494,911,152	6.18%	7.42
2009	10,427,732	275,000,000	\$ 285,427,732	7.36%	Fixed Rate Unsecured Debt	3,346,000,000	5.97%	5.29
2010	10,157,280	662,000,000	\$ 672,157,280	3.65%	Variable Rate Debt and LOC:	502,760,509	2.96%	2.10
2011	10,230,521	1,039,929,650	\$ 1,050,160,171	5.11%				
2012	8,278,317	201,216,222	\$ 209,494,539	5.89%	Total	\$ 4,343,671,661	5.64%	5.16
2013	8,224,220	475,000,000	\$ 483,224,220	6.63%				
2014	8,404,968	272,111,634	\$ 280,516,602	6.44%				
2015	6,955,476	-	\$ 6,955,476	6.06%				
2016	6,033,546	490,899,744	\$ 496,933,290	6.16%				
2017	4,760,992	457,761,256	\$ 462,522,248	5.94%				
2018	3,304,481	300,000,000	\$ 303,304,481	6.16%				
Thereafter	27,500,267	50,000,000	\$ 77,500,267	6.76%				
	\$ 109,813,386	\$ 4,233,858,275	\$ 4,343,671,661	5.64%				

Line of Credit Summary

Commitment	Balance O/S @ 6/30	Maturity	Blended Rate @ 6/30
\$ 1,300,000,000	\$ 487,000,000	January 2010 (1)	2.97%

Preferred Stock/Unit Summary

Security	Dividend Rate	Liquidation Preference	Depositary Shares Outstanding	Optional Redemption Date
Series J preferred stock	6.63%	100,000,000	4,000,000	August 29, 2008
Series K preferred stock	6.50%	150,000,000	6,000,000	February 13, 2009
Series L preferred stock	6.60%	200,000,000	8,000,000	November 30, 2009
Series M preferred stock	6.95%	184,000,000	7,360,000	January 31, 2011
Series N preferred stock	7.25%	110,000,000	4,400,000	June 30, 2011
Series O preferred stock	8.38%	300,000,000	12,000,000	February 22, 2013
Weighted Average	7.23%	\$ 1,044,000,000		

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

Duke Realty Corporation
Lease Expiration Comparison - Square Feet and Annualized Net Effective Rent (In Service Properties)
As of June 30, 2008
(IN 000'S)

WHOLLY OWNED AND JOINT VENTURE PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION		SUBURBAN OFFICE		SERVICE CENTER/OTHER		
	YEAR OF EXPIRATION	SQUARE FEET	DOLLARS (1)	%	SQUARE		SQUARE		SQUARE	
					FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2008	4,996	\$ 29,899	4%	3,652	\$ 13,346	1,178	\$ 15,149	166	\$ 1,404	
2009	12,324	80,401	11%	8,539	32,298	3,350	44,547	435	3,556	
2010	13,737	101,107	14%	8,531	32,533	4,292	60,143	914	8,431	
2011	15,637	93,896	13%	11,550	40,807	3,646	49,177	441	3,912	
2012	11,090	77,059	10%	7,233	26,397	3,419	46,535	438	4,127	
2013	11,665	97,878	13%	6,669	26,975	4,686	67,726	310	3,177	
2014	7,407	43,350	6%	5,506	19,004	1,663	22,161	238	2,185	
2015	8,482	62,649	9%	6,089	23,053	2,255	38,085	138	1,511	
2016	4,347	30,122	4%	2,955	9,915	1,135	17,775	257	2,432	
2017	6,496	44,341	6%	4,541	16,741	1,684	24,728	271	2,872	
2018 AND THEREAFTER	8,805	74,325	10%	5,857	29,706	2,723	43,604	225	1,015	
	<u>104,986</u>	<u>\$ 735,027</u>	100%	<u>71,122</u>	<u>\$ 270,775</u>	<u>30,031</u>	<u>\$ 429,630</u>	<u>3,833</u>	<u>\$ 34,622</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>118,876</u>			<u>80,907</u>		<u>33,924</u>		<u>4,045</u>		
PERCENT OCCUPIED	<u>88.32%</u>			<u>87.91%</u>		<u>88.52%</u>		<u>94.76%</u>		

JOINT VENTURE PORTFOLIO:	TOTAL PORTFOLIO			BULK DISTRIBUTION PORTFOLIO		SUBURBAN OFFICE PORTFOLIO		SERVICE CENTER/OTHER PORTFOLIO		
	YEAR OF EXPIRATION	SQUARE FEET	DOLLARS (1)	%	SQUARE		SQUARE		SQUARE	
					FEET	DOLLARS	FEET	DOLLARS	FEET	DOLLARS
2008	2,003	\$ 8,058	4%	1,887	\$ 6,852	25	\$ 413	91	\$ 793	
2009	5,179	21,475	14%	4,877	17,346	187	3,318	115	811	
2010	4,570	22,211	14%	4,073	15,200	311	5,314	186	1,697	
2011	5,572	22,845	14%	5,094	16,794	268	4,504	210	1,547	
2012	2,923	17,408	11%	2,326	8,144	343	7,000	254	2,264	
2013	2,391	12,348	8%	2,164	7,877	174	3,831	53	640	
2014	1,559	5,940	4%	1,391	4,125	40	745	128	1,070	
2015	2,125	21,892	14%	1,280	4,495	817	17,158	28	239	
2016	1,172	8,119	5%	871	2,622	218	4,737	83	760	
2017	1,616	7,727	5%	1,478	4,761	98	2,306	40	660	
2018 AND THEREAFTER	2,198	10,593	7%	1,978	9,267	21	520	199	806	
	<u>31,308</u>	<u>\$ 158,616</u>	100%	<u>27,419</u>	<u>\$ 97,483</u>	<u>2,502</u>	<u>\$ 49,846</u>	<u>1,387</u>	<u>\$ 11,287</u>	
TOTAL PORTFOLIO SQUARE FEET	<u>34,194</u>			<u>29,997</u>		<u>2,687</u>		<u>1,510</u>		
PERCENT OCCUPIED	<u>91.56%</u>			<u>91.41%</u>		<u>93.12%</u>		<u>91.87%</u>		

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

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

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

**Duke Realty Corporation
Percent Leased Summary**

	Properties in Service (1)		Under Development		Total Portfolio	
	Total Square Feet	Percent Leased	Total Square Feet	Percent Leased	Total Square Feet	Percent Leased
December 31, 1993	10,850	92.92%	1,270	100.00%	12,120	93.59%
December 31, 1994	12,895	94.48%	2,362	81.56%	15,257	92.48%
December 31, 1995	20,073	95.45%	3,448	87.61%	23,521	94.30%
December 31, 1996	27,402	95.00%	3,801	65.78%	31,203	91.44%
December 31, 1997	40,668	94.07%	5,243	60.24%	45,911	90.21%
December 31, 1998	52,028	95.09%	6,218	37.80%	58,246	88.98%
December 31, 1999	92,269	91.84%	8,438	31.40%	100,707	86.77%
December 31, 2000	100,595	93.61%	4,136	24.60%	104,731	90.88%
December 31, 2001	100,124	88.50%	3,457	21.26%	103,581	86.25%
December 31, 2002	104,939	87.02%	2,565	78.15%	107,504	86.81%
December 31, 2003	106,169	89.28%	2,103	63.35%	108,272	88.78%
December 31, 2004	109,271	90.83%	2,883	41.90%	112,154	89.58%
December 31, 2005	97,471	92.65%	6,160	40.12%	103,631	89.53%
December 31, 2006	108,718	92.80%	4,263	14.60%	112,981	89.85%
December 31, 2007	111,410	92.76%	9,752	28.07%	121,162	87.56%
March 31, 2008	115,420	89.27%	7,026	31.55%	122,446	85.96%
June 30, 2008	118,876	88.32%	3,051	42.40%	121,927	87.17%

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

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

DUKE REALTY CORPORATION
INTERNAL OVERHEAD COST SUMMARY

	2007					2008		
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total	1st Quarter	2nd Quarter	Total
Services Operating Expenses	\$ 7,954,384	\$ 9,205,425	\$ 11,827,066	\$ 12,076,515	\$ 41,063,390	\$ 10,638,533	\$ 13,145,979	\$ 23,784,512
Rental Operating Expenses	9,622,226	9,248,472	9,611,886	11,325,415	39,807,999	9,103,840	9,708,247	18,812,087
General & Administrative Expenses	13,470,815	10,618,340	3,863,530	9,774,775	37,727,460	12,163,432	6,888,476	19,051,908
Capitalized Construc/Dev. Costs	10,617,841	11,398,373	14,029,713	13,632,147	49,678,074	12,593,496	12,748,999	25,342,495
Capitalized Internal Leasing Costs	7,375,559	9,133,817	13,394,196	10,273,227	40,176,799	9,081,949	7,597,785	16,679,734
Total Overhead Costs	\$ 49,040,825	\$ 49,604,427	\$ 52,726,391	\$ 57,082,079	\$ 208,453,722	\$ 53,581,250	\$ 50,089,486	\$ 103,670,736

Allocation Percentages:

Services Operating Expenses	16%	19%	22%	21%	20%	20%	26%	23%
Rental Operating Expenses	20%	19%	18%	20%	19%	17%	19%	18%
General & Administrative Expenses	27%	21%	7%	17%	18%	23%	14%	18%
Capitalized Construction/Development	22%	23%	27%	24%	24%	24%	25%	24%
Capitalized Internal Leasing Costs	15%	18%	25%	18%	19%	17%	15%	16%
	100%	100%	100%	100%	100%	100%	100%	100%

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

Duke Realty Corporation
New Lease Analysis
As of June 30, 2008

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 2007						
BULK DISTRIBUTION	90	3,583,222	3.83	0.68	5.59	3.63
SUBURBAN OFFICE	355	2,042,374	21.61	3.30	6.55	13.42
SERVICE CENTER/OTHER	51	373,646	9.06	1.65	5.51	9.46
	<u>496</u>	<u>5,999,242</u>	<u>10.21</u>	<u>1.73</u>	<u>5.91</u>	<u>7.33</u>
1ST QTR 2008						
BULK DISTRIBUTION	20	760,251	2.68	0.52	5.20	3.46
SUBURBAN OFFICE	62	348,751	11.50	2.56	4.50	12.70
SERVICE CENTER/OTHER	7	73,593	18.18	2.98	6.09	9.87
	<u>89</u>	<u>1,182,595</u>	<u>6.25</u>	<u>1.24</u>	<u>5.05</u>	<u>6.58</u>
2ND QTR 2008						
BULK DISTRIBUTION	17	791,755	2.88	0.55	5.24	3.43
SUBURBAN OFFICE	77	515,739	23.93	3.88	6.17	14.20
SERVICE CENTER/OTHER	6	26,248	8.63	1.86	4.64	7.76
	<u>100</u>	<u>1,333,742</u>	<u>11.13</u>	<u>1.99</u>	<u>5.59</u>	<u>7.68</u>
YEAR TO DATE 2008						
BULK DISTRIBUTION	37	1,552,006	2.78	0.53	5.22	3.44
SUBURBAN OFFICE	139	864,490	18.91	3.44	5.50	13.59
SERVICE CENTER/OTHER	13	99,841	15.67	2.74	5.71	9.31
	<u>189</u>	<u>2,516,337</u>	<u>8.84</u>	<u>1.66</u>	<u>5.34</u>	<u>7.16</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 BUILD FOR SALE PORTFOLIO.

Duke Realty Corporation
Renewal Analysis
As of June 30, 2008

TYPE	LEASES UP FOR RENEWAL		LEASES RENEWED		PERCENT RENEWED (1)	AVG TERM IN YEARS	AVERAGE NET EFFECTIVE RENT	GROWTH IN NET EFF. RENT	AVG CAPEX	
	NUMBER	SQUARE FEET	NUMBER	SQUARE FEET					PER SQ. FT./ PER YEAR OF LEASE TERM	
YEAR ENDED 2007										
BULK DISTRIBUTION	149	8,632,674	108	7,288,641	84.43%	3.78	3.72	5.82%	1.06	0.28
SUBURBAN OFFICE	379	2,904,650	242	1,915,861	65.96%	4.27	13.73	6.28%	6.78	1.59
SERVICE CENTER/OTHER	85	775,866	57	612,789	78.98%	3.28	8.54	3.43%	1.93	0.59
	<u>613</u>	<u>12,313,190</u>	<u>407</u>	<u>9,817,291</u>	<u>79.73%</u>	<u>3.85</u>	<u>5.98</u>	<u>5.81%</u>	<u>2.23</u>	<u>0.58</u>
1ST QTR 2008										
BULK DISTRIBUTION	41	3,180,921	28	2,333,168	73.35%	3.06	3.58	5.73%	0.94	0.31
SUBURBAN OFFICE	80	537,329	43	297,239	55.32%	3.79	14.96	8.48%	5.29	1.40
SERVICE CENTER/OTHER	8	55,334	5	33,619	60.76%	4.17	7.68	16.37%	3.61	0.87
	<u>129</u>	<u>3,773,584</u>	<u>76</u>	<u>2,664,026</u>	<u>70.60%</u>	<u>3.15</u>	<u>4.91</u>	<u>6.84%</u>	<u>1.46</u>	<u>0.46</u>
2ND QTR 2008										
BULK DISTRIBUTION	33	1,797,613	22	1,365,235	75.95%	3.87	3.99	0.91%	1.11	0.29
SUBURBAN OFFICE	87	476,339	52	351,546	73.80%	3.42	12.09	7.27%	4.64	1.36
SERVICE CENTER/OTHER	16	94,604	10	77,419	81.83%	4.20	8.13	0.24%	3.38	0.80
	<u>136</u>	<u>2,368,556</u>	<u>84</u>	<u>1,794,200</u>	<u>75.75%</u>	<u>3.80</u>	<u>5.75</u>	<u>3.39%</u>	<u>1.90</u>	<u>0.50</u>
YEAR TO DATE 2008										
BULK DISTRIBUTION	74	4,978,534	50	3,698,403	74.29%	3.36	3.73	3.77%	1.00	0.30
SUBURBAN OFFICE	167	1,013,668	95	648,785	64.00%	3.59	13.40	7.88%	4.94	1.38
SERVICE CENTER/OTHER	24	149,938	15	111,038	74.06%	4.19	7.99	4.46%	3.45	0.82
	<u>265</u>	<u>6,142,140</u>	<u>160</u>	<u>4,458,226</u>	<u>72.58%</u>	<u>3.41</u>	<u>5.25</u>	<u>5.29%</u>	<u>1.63</u>	<u>0.48</u>

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

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

Duke Realty Corporation
Space Vacated Analysis
As of June 30, 2008

	TOTAL TERMINATIONS		SPACE VACATED FOR THE FOLLOWING REASONS										
			LEASE EXPIRATIONS (1)		DEFAULT/	BANKRUPTCY	BUYOUTS (2)		RELOCATIONS (3)		CONTRACTIONS (4)		
YEAR ENDED 2007													
BULK DISTRIBUTION	87	2,867,102	41	1,344,033	9	221,546	7	349,762	25	794,973	5	156,788	
SUBURBAN OFFICE	352	2,477,778	137	988,789	37	168,024	40	559,404	115	590,121	23	171,440	
SERVICE CENTER/OTHER	43	360,310	28	163,077	5	40,454	1	5,400	8	111,929	1	39,450	
	<u>482</u>	<u>5,705,190</u>	<u>206</u>	<u>2,495,899</u>	<u>51</u>	<u>430,024</u>	<u>48</u>	<u>914,566</u>	<u>148</u>	<u>1,497,023</u>	<u>29</u>	<u>367,678</u>	
1ST QTR 2008													
BULK DISTRIBUTION	20	1,482,969	13	847,753	3	408,347	1	62,842	3	164,027	-	-	
SUBURBAN OFFICE	94	669,463	37	240,090	9	50,850	11	83,935	32	243,269	5	51,319	
SERVICE CENTER/OTHER	9	58,825	3	21,715	3	14,360	-	-	3	22,750	-	-	
	<u>123</u>	<u>2,211,257</u>	<u>53</u>	<u>1,109,558</u>	<u>15</u>	<u>473,557</u>	<u>12</u>	<u>146,777</u>	<u>38</u>	<u>430,046</u>	<u>5</u>	<u>51,319</u>	
2ND QTR 2008													
BULK DISTRIBUTION	26	961,045	11	432,378	1	14,400	3	123,813	7	352,042	4	38,412	
SUBURBAN OFFICE	91	419,504	35	124,793	17	59,366	6	19,874	27	139,288	6	76,183	
SERVICE CENTER/OTHER	8	19,345	6	17,185	1	960	1	1,200	-	-	-	-	
	<u>125</u>	<u>1,399,894</u>	<u>52</u>	<u>574,356</u>	<u>19</u>	<u>74,726</u>	<u>10</u>	<u>144,887</u>	<u>34</u>	<u>491,330</u>	<u>10</u>	<u>114,595</u>	
YEAR TO DATE 2008													
BULK DISTRIBUTION	46	2,444,014	24	1,280,131	4	422,747	4	186,655	10	516,069	4	38,412	
SUBURBAN OFFICE	185	1,088,967	72	364,883	26	110,216	17	103,809	59	382,557	11	127,502	
SERVICE CENTER/OTHER	17	78,170	9	38,900	4	15,320	1	1,200	3	22,750	-	-	
	<u>248</u>	<u>3,611,151</u>	<u>105</u>	<u>1,683,914</u>	<u>34</u>	<u>548,283</u>	<u>22</u>	<u>291,664</u>	<u>72</u>	<u>921,376</u>	<u>15</u>	<u>165,914</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 BUILD FOR SALE PORTFOLIO

Duke Realty Corporation
Value Creation Pipeline (1)
June 30, 2008

(Dollars and Square Feet in Thousands)

As of	Properties Held For Rental (2)			Build for Sale Properties (3)			Third Party Construction (4)		Total Pipeline
	Total Square Feet	Projected Cost	Stabilized Return	Total Square Feet	Projected Cost	Stabilized Return	\$ Backlog	Fee %	\$ Volume
December 31, 1993	1,249	\$ 50,341	10.91%	-	-	-	\$ 16,969	9.38%	\$ 67,310
December 31, 1994	2,362	109,528	12.02%	-	-	-	12,680	15.54%	122,208
December 31, 1995	3,448	167,891	11.30%	-	-	-	61,617	6.89%	229,508
December 31, 1996	3,801	141,072	11.57%	-	-	-	46,197	6.84%	187,269
December 31, 1997	5,243	268,813	11.26%	-	-	-	30,532	7.81%	299,345
December 31, 1998	6,218	415,348	11.40%	1,023	\$ 76,242	10.67%	83,572	14.62%	575,162
December 31, 1999	8,438	612,449	11.37%	1,671	131,617	10.86%	32,294	12.08%	776,360
December 31, 2000	4,136	253,194	11.63%	4,213	293,946	11.59%	77,894	17.93%	625,033
December 31, 2001	3,457	213,993	10.90%	3,436	238,667	11.73%	67,016	9.94%	519,676
December 31, 2002	2,565	141,889	10.37%	750	80,273	10.80%	113,429	11.08%	335,590
December 31, 2003	2,103	94,467	10.11%	761	71,381	9.66%	175,559	7.83%	341,407
December 31, 2004	3,244	160,051	10.19%	1,336	65,738	8.62%	182,608	9.34%	408,397
December 31, 2005	6,808	389,663	9.56%	2,229	290,572	8.94%	114,985	10.03%	795,220
December 31, 2006	4,484	434,636	9.41%	7,436	787,168	8.62%	79,449	12.78%	1,301,253
March 31, 2007	4,482	445,917	9.33%	7,887	762,479	8.65%	63,355	12.40%	1,271,751
June 30, 2007	8,327	621,731	9.37%	8,187	827,758	8.45%	141,336	19.21%	1,590,825
September 30, 2007	11,461	772,812	9.19%	11,169	1,076,424	8.45%	181,565	15.04%	2,030,801
December 31, 2007	10,006	741,980	9.04%	11,644	1,036,159	8.37%	182,622	15.78%	1,960,761
March 31, 2008	7,281	614,457	8.84%	11,453	1,053,760	8.17%	116,365	18.20%	1,784,582
June 30, 2008	3,051	377,430	8.92%	11,913	1,264,596	8.18% (3)	105,608	16.08%	1,747,634 (5)

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

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

(3) Build for Sale population includes properties under development and properties placed in service that are expected to be sold within approximately one year of construction completion (approximately 5.5M square feet at a cost of \$654.8M and stabilized return of 8.2% as of 6/30/08). Profit from these assets is recognized at the time of sale and is included in both net income and funds from operations (FFO).

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

(5) Includes approximately \$633 million of Joint Venture developments in which the Company has an approximate 50% ownership interest.

Duke Realty Corporation
Developments Value Creation Pipeline by Product Type

	(Total)			Projected Stabilized					
	# of Projects	Square Feet	Percent Leased	Wholly Owned		Joint Venture		Total	
				Project Costs	Yield	Project Costs	Yield	Project Costs	Yield
<i>Held for Rental Pipeline Under Construction</i>									
Industrial	4	1,380,352	29%	\$ 57,770,443	8.22%	-	-	\$ 57,770,443	8.22%
Office	9	1,191,795	41%	131,674,394	9.58%	\$ 74,011,228	8.72%	205,685,622	9.27%
Healthcare	5	478,529	85%	113,974,264	8.65%	-	-	113,974,264	8.65%
Retail	-	-	-	-	-	-	-	-	-
Total	18	3,050,676	42%	\$ 303,419,101 (1)	8.97%	\$ 74,011,228 (2)	8.72%	\$ 377,430,329	8.92%
<i>Build for Sale Pipeline Under Construction</i>									
Industrial	5	4,761,915	80%	\$ 145,326,421	7.60%	\$ 53,351,545	8.68%	\$ 198,677,966	7.89%
Office	5	941,074	55%	77,976,452	9.22%	123,793,342	8.46%	201,769,794	8.75%
Healthcare	5	335,854	81%	92,736,742	7.74%	-	-	92,736,742	7.74%
Retail	1	380,706	16%	-	-	116,566,337	8.02%	116,566,337	8.02%
Total	16	6,419,549	73%	\$ 316,039,615 (1)	8.04%	\$ 293,711,224 (2)	8.32%	\$ 609,750,839	8.18%
<i>Build for Sale Projects Placed In-Service</i>									
Industrial	7	3,272,138	89%	\$ 86,694,591	8.27%	\$ 54,001,494	8.01%	\$ 140,696,085	8.17%
Office	7	1,215,014	78%	243,929,053	8.56%	-	-	243,929,053	8.56%
Healthcare	2	198,646	86%	32,357,362	9.49%	-	-	32,357,362	9.49%
Retail	4	807,862	87%	26,933,201	7.84%	210,929,457	7.68%	237,862,658	7.70%
Total	20	5,493,660	86%	\$ 389,914,207	8.52%	\$ 264,930,951	7.75%	\$ 654,845,158	8.19%
<i>Total</i>									
Industrial	16	9,414,405	76%	\$ 289,791,455	7.93%	\$ 107,353,039	8.34%	\$ 397,144,494	8.04%
Office	21	3,347,883	58%	453,579,899	9.01%	197,804,570	8.55%	651,384,469	8.86%
Healthcare	12	1,013,029	84%	239,068,368	8.41%	-	-	239,068,368	8.41%
Retail	5	1,188,568	64%	26,933,201	7.84%	327,495,794	7.80%	354,428,995	7.80%
Total	54	14,963,885	71%	\$ 1,009,372,923	8.51%	\$ 632,653,403	8.13%	\$ 1,642,026,326	8.36%

(in 000s)

(1) Total Held for Rental Costs Under Dev.	\$ 303,419
Total Build for Sale Costs Under Dev.	316,040
- Costs Incurred through 6/30/08	(304,406)
= Remaining Costs to be Funded	<u>\$ 315,053</u>

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

(2) Development projects are funded within each joint venture. See pages 22 & 23 for information on specific financing arrangements for joint ventures.

Held for Rental Placed In-Service

	Wholly Owned				Joint Venture				Total			
	Square Feet	Current % Leased	Projected Stabilized		Square Feet	Current % Leased	Projected Stabilized		Square Feet	Current % Leased	Projected Stabilized	
			Project Costs	Return			Project Costs	Return			Project Costs	Return
Total 2006	7,457,147	80%	\$421,065,943	9.21%	965,527	81%	\$49,028,585	9.47%	8,422,674	80%	\$470,094,528	9.23%
2007:												
1st Quarter	696,952	88%	72,393,163	9.97%	-	-	-	-	696,952	88%	72,393,163	9.97%
2nd Quarter	411,623	75%	47,537,786	9.64%	-	-	-	-	411,623	75%	47,537,786	9.64%
3rd Quarter	1,026,988	59%	82,501,558	8.96%	51,360	78%	7,125,866	10.01%	1,078,348	60%	89,627,424	9.04%
4th Quarter	2,130,669	37%	198,099,309	9.26%	531,950	47%	17,278,028	8.87%	2,662,619	39%	215,377,337	9.23%
Total 2007	4,266,232	54%	\$400,531,816	9.37%	583,310	50%	\$24,403,894	9.21%	4,849,542	54%	\$424,935,710	9.36%
2008:												
1st Quarter	2,919,526	32%	150,808,666	9.23%	415,974	79%	28,283,572	9.85%	3,335,500	38%	179,092,238	9.33%
2nd Quarter	3,292,928	41%	200,814,582	8.51%	600,050	50%	23,782,575	8.57%	3,892,978	43%	224,597,157	8.52%
Total 2008 YTD	6,212,454	37%	\$351,623,248	8.82%	1,016,024	62%	\$52,066,147	9.26%	7,228,478	40%	\$403,689,395	8.88%

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
 Developments Summary
 Under Construction Pipelines

Held for Rental							
Project	Product	Market	Own %	Square Feet	Stabilized Project Costs	Occ %	Stabilized Return
Aspen Corporate Center 300	Office	Nashville	100%	46,888		0%	
River Road Building II	Office	Indianapolis	100%	120,000		55%	
Union Centre Indust. Park #2	Industrial	Cincinnati	100%	480,000		55%	
Butterfield 550	Industrial	Chicago	100%	551,200		0%	
4800 N. Commerce Dr. (Site Q)	Industrial	Atlanta	100%	212,940		0%	
Regency Creek I	Office	Raleigh	100%	120,000		64%	
Fairfield Distribution Ctr. IX	Industrial	Central Florida	100%	136,212		100%	
Ortho Indy West	Healthcare	Indianapolis	100%	38,308		100%	
2250 Perimeter Park	Office	Raleigh	100%	106,431		46%	
Sawgrass Pointe II	Office	South Florida	100%	92,362		66%	
Projected In-Service Third Quarter 2008				1,904,341	\$ 137,643,543	36%	9.12%
St. Vincent Northeast Medical Ctr	Healthcare	Indianapolis	100%	120,000		71%	
Rosemont Crossing I	Office	Chicago	100%	140,156		0%	
Highland Oaks IV	Office	Central Florida	100%	128,376		0%	
Projected In-Service Fourth Quarter 2008				388,532	\$ 75,484,450	22%	8.99%
Lenovo BTS III	Office	Raleigh	100%	135,136		100%	
Projected In-Service First Quarter 2009				135,136	\$ 18,837,790	100%	9.63%
Baylor Administration Building	Healthcare	Dallas	100%	81,429		100%	
CAPTRUST Tower	Office	Raleigh	50%	302,446		33%	
Saint Joseph Regional Medical Ctr	Healthcare	Indianapolis	100%	195,256		86%	
Anson Medical Office Bldg. I	Healthcare	Indianapolis	100%	43,536		76%	
Projected In-Service Thereafter				622,667	\$ 145,464,546	62%	8.61%
Total Held for Rental Under Construction				3,050,676	\$ 377,430,329	42%	8.92%

Build for Sale							
Project	Product	Market	Own %	Sq Feet	Stabilized Project Costs	Occ %	Stabilized Return
Howard 220 Redev/Exp	Industrial	Chicago	100%	234,715			100%
Aspen Corp 500 (Verizon BTS)	Office	Nashville	100%	179,400			100%
Unilever Jacksonville BTS	Industrial	National	100%	772,210			100%
GE Aviation NBTS	Industrial	National	100%	300,000			100%
Projected In-Service Third Quarter 2008				1,486,325	\$ 94,190,180	100%	8.60%
Duke Univ MOB, Morrisville	Healthcare	Indianapolis	100%	20,000			100%
Rickenbacker 936	Industrial	Columbus	50%	936,000			0%
Unilever Wilmer, Texas	Industrial	Dallas	100%	822,550			100%
APM Bldg. 1 Exp (Prime Distribution)	Industrial	Indianapolis	50%	554,040			100%
Franklin Township POB	Healthcare	Indianapolis	100%	22,320			52%
Projected In-Service Fourth Quarter 2008				2,354,910	\$ 95,778,958	60%	8.05%
St. Francis US31 & Southport Rd	Healthcare	Indianapolis	100%	20,620			73%
Kelloggs BTS	Industrial	Columbus	100%	1,142,400			100%
Det Norske Veritas BTS	Office	Houston	100%	89,750			100%
Projected In-Service First Quarter 2009				1,252,770	\$ 60,218,230	100%	8.05%
Celebration Office Center III	Office	Central Florida	100%	100,924			100%
Elsevier	Office	St. Louis	100%	146,000			100%
3630 Peachtree	Office	Atlanta	50%	425,000			0%
St. Elizabeth Regional MOB B	Healthcare	Indianapolis	100%	59,885			20%
The Shops at West End	Retail	Minneapolis	50%	380,706			16%
Dallas/Ft. Worth VA-MOB	Healthcare	Dallas	100%	213,029			100%
Projected In-Service Thereafter				1,325,544	\$ 359,563,471	40%	8.12%
Total Build for Sale Under Construction				6,419,549	\$ 609,750,839	73%	8.18%

Note: Square Feet and Project Costs are included 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

	Build for Sale Properties				Properties Held for Rental			Total		
	Square Feet	Sales Proceeds (4)	Cap Rate	Profit Margin (1)	Square Feet	Sales Proceeds (4)	Cap Rate	Square Feet	Sales Proceeds (4)	Cap Rate
2008										
1st Quarter	1,199	\$25,500	7.30%	19.78%	116	\$18,600	7.18%	1,315	\$44,100	7.25%
2nd Quarter	836	68,194	6.83%	11.38% (2)	619	34,236	7.50%	1,455	\$102,430	7.09% (2)
Total YTD	2,035	\$93,694	6.97%	14.60% (2)	735	\$52,836	7.39%	2,770	\$146,530	7.14% (2)

	Build for Sale Properties				Properties Held for Rental			Total		
	Square Feet	Sales Proceeds (4)	Cap Rate	Profit Margin (1)	Square Feet	Sales Proceeds (4)	Cap Rate	Square Feet	Sales Proceeds (4)	Cap Rate
2007										
1st Quarter	103	\$25,859	6.36%	10.59%	1,119	\$151,006	8.23%	1,222	\$176,865	7.96%
2nd Quarter	1,503	56,563	7.63%	20.79% (3)	605	68,031	7.61% (3)	2,108	124,594	7.62% (3)
3rd Quarter	21	6,700	7.61%	26.96%	1,108	103,801	8.06%	1,129	110,501	8.04%
4th Quarter	1,776	172,709	7.09%	16.43%	698	36,621	7.52%	2,474	209,330	7.17%
Total	3,403	\$261,831	7.11%	17.04% (3)	3,530	\$359,459	7.99% (3)	6,933	\$621,290	7.64% (3)

(1) Based on building cost.

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

(3) Capitalization rate excludes the sales of two BFS properties and one HFR property which were sold pursuant to fixed prices under tenant purchase options.

(4) Sales proceeds shown at owner percent.

Acquisitions

	Square Feet	Current % Leased	Stabilized Investment	Stabilized Return
2008				
1st Quarter	789	100%	27,953	7.97%
2nd Quarter	176	100%	7,366	7.58%
Total YTD	965	100%	35,319	7.89%
2007				
1st Quarter	-	-	-	-
2nd Quarter	390	90%	69,688	8.28%
3rd Quarter	-	-	-	-
4th Quarter	758	100%	69,825	8.64%
Total	1,148	97%	139,513	8.46%

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of June 30, 2008

	Industrial		Office		Total (2)	
	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)	Acres	Developable Sq Ft (000s)
<u>Atlanta</u>						
Wholly Owned	477	6,111	107	1,879	584	7,990
Joint Venture	131	1,187	24	150	155	1,337
Options	-	-	-	-	-	-
	<u>608</u>	<u>7,298</u>	<u>131</u>	<u>2,029</u>	<u>739</u>	<u>9,327</u>
<u>Baltimore</u>						
Wholly Owned	120	2,161	16	302	136	2,464
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>120</u>	<u>2,161</u>	<u>16</u>	<u>302</u>	<u>136</u>	<u>2,464</u>
<u>Central Florida</u>						
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>
<u>Chicago</u>						
Wholly Owned	224	4,223	55	790	279	5,013
Joint Venture	26	478	-	-	26	478
Options	-	-	10	70	10	70
	<u>251</u>	<u>4,701</u>	<u>65</u>	<u>860</u>	<u>316</u>	<u>5,561</u>
<u>Cincinnati</u>						
Wholly Owned	68	1,413	66	1,351	134	2,764
Joint Venture	14	247	-	-	14	247
Options	-	-	-	-	-	-
	<u>82</u>	<u>1,660</u>	<u>66</u>	<u>1,351</u>	<u>148</u>	<u>3,011</u>
<u>Cleveland</u>						
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>
<u>Columbus</u>						
Wholly Owned	109	1,916	96	1,505	205	3,421
Joint Venture	-	-	-	-	-	-
Options	1,370	19,875	69	1,230	1,440	21,105
	<u>1,479</u>	<u>21,791</u>	<u>166</u>	<u>2,735</u>	<u>1,645</u>	<u>24,526</u>
<u>Dallas</u>						
Wholly Owned	87	1,751	72	1,040	159	2,791
Joint Venture	19	272	-	-	19	272
Options	-	-	-	-	-	-
	<u>106</u>	<u>2,023</u>	<u>72</u>	<u>1,040</u>	<u>178</u>	<u>3,063</u>
<u>Houston</u>						
Wholly Owned	235	3,940	33	552	268	4,493
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>235</u>	<u>3,940</u>	<u>33</u>	<u>552</u>	<u>268</u>	<u>4,493</u>
<u>Indianapolis</u>						
Wholly Owned	339	5,389	41	881	380	6,270
Joint Venture	1,029	16,361	-	-	1,029	16,361
Options	139	2,239	-	-	139	2,239
	<u>1,507</u>	<u>23,989</u>	<u>41</u>	<u>881</u>	<u>1,548</u>	<u>24,870</u>
<u>Anson (1)</u>						
Wholly Owned	-	-	57	399	57	399
Joint Venture	-	-	-	-	-	-
Options	-	-	151	1,227	151	1,227
	<u>-</u>	<u>-</u>	<u>208</u>	<u>1,626</u>	<u>208</u>	<u>1,626</u>

Duke Realty Corporation
Summary of Controlled Land Parcels
By Market/Product Type as of June 30, 2008

	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	105	1,936	49	882	154	2,818
Joint Venture	-	-	-	-	-	-
Options	35	272	-	-	35	272
	<u>139</u>	<u>2,209</u>	<u>49</u>	<u>882</u>	<u>189</u>	<u>3,090</u>
New Jersey						
Wholly Owned	-	-	-	-	-	-
Joint Venture	100	1,523	-	-	100	1,523
Options	-	-	-	-	-	-
	<u>100</u>	<u>1,523</u>	<u>-</u>	<u>-</u>	<u>100</u>	<u>1,523</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	132	1,694	138	1,759
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>6</u>	<u>65</u>	<u>132</u>	<u>1,694</u>	<u>138</u>	<u>1,759</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	36	773	-	-	36	773
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>36</u>	<u>773</u>	<u>-</u>	<u>-</u>	<u>36</u>	<u>773</u>
St. Louis						
Wholly Owned	465	6,710	50	765	515	7,475
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>465</u>	<u>6,710</u>	<u>50</u>	<u>765</u>	<u>515</u>	<u>7,475</u>
Washington DC						
Wholly Owned	35	542	57	2,282	92	2,824
Joint Venture	-	-	-	-	-	-
Options	-	-	-	-	-	-
	<u>35</u>	<u>542</u>	<u>57</u>	<u>2,282</u>	<u>92</u>	<u>2,824</u>
Total Wholly Owned	2,814	44,286	1,006	18,359	3,819	62,645
Total Joint Venture	1,319	20,069	36	405	1,355	20,474
Total Options	1,544	22,386	231	2,526	1,775	24,913
	<u>5,677</u>	<u>86,741</u>	<u>1,273</u>	<u>21,291</u>	<u>6,950</u>	<u>108,032</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 approximately 500 acres designated for "Retail" and "Mixed-Use" development. Approximately 45% are held for retail or residential sales while the remaining 55% can support 2.2 million square feet of development.