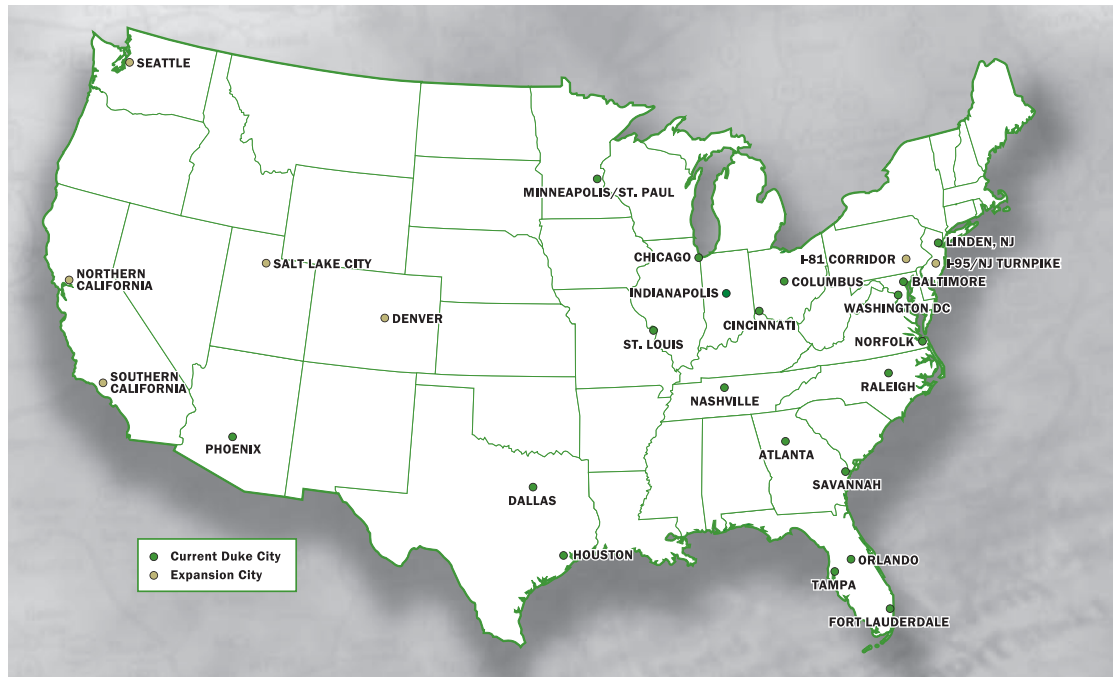


DUKE REALTY OVERVIEW

- NYSE: DRE
- Total market cap of \$8.0 billion
- Closed acquisitions totaling \$2.33 billion since 2005
- Closed 13 acquisitions totaling \$875 million in 2010
- Experienced owner and operator of 135M SF of industrial, office, and medical office assets
- More than 900 associates providing acquisition, development, leasing, property management, and construction services
- Nationwide development capabilities

DUKE REALTY'S THREE-YEAR PLAN

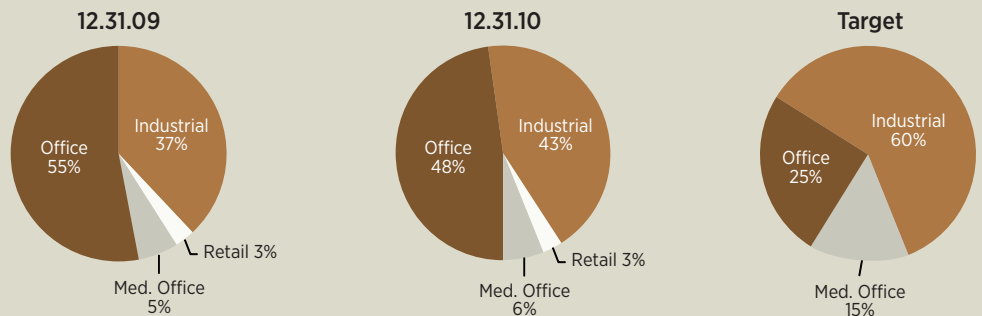
- Build presence in key distribution markets
- Expand medical office to take advantage of demographic trends
- Diversify outside of the Midwest
- Allocate capital to growth regions of the United States
- Expand local market presence for a local market business



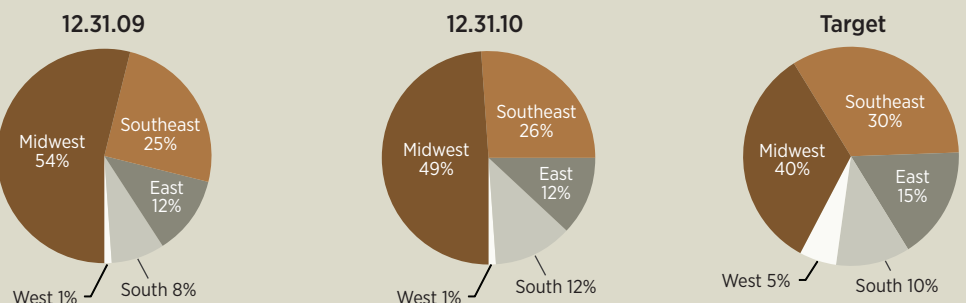
DUKE REALTY: CORPORATE SUMMARY

Duke Realty's three-year plan includes an aggressive reallocation of capital through geographic diversification and into industrial and medical office assets.

PORTFOLIO BY PRODUCT TYPE



PORTFOLIO BY REGION





2010 SUCCESSES & 2011 FOCUS

2010 SAMPLE TRANSACTIONS

PREMIER PORTFOLIO

- Fort Lauderdale MSA
- \$450 million
- 56 buildings, primarily industrial
- 7 lenders/loan assumptions
- Total process: 70 days

GRANITE PORTFOLIO

- Port of Houston, TX
- \$43 million
- Three Class A industrial assets
- 582,000 square feet
- 47 days from LOI to closing

DUGAN RECAPITALIZATION

- National, 106 industrial buildings
- \$297 million
- Buyout/recapitalization of JV partner's interest

MOREHEAD MEDICAL PLAZA

- Charlotte, NC
- \$48 million
- Class A+ MOB
- CMBS loan assumption
- Best MOB asset to trade in 2010

ACQUISITION SUMMARY

- In 2010, closed acquisitions totaling \$875 million in 13 discrete transactions
- \$850 million line of credit allows for significant transactions without financing contingencies
- Duke Realty was the 5th most active industrial buyer in 2010 according to Real Capital Analytics
- Our team is staffed entirely by Duke Realty associates giving us industry-leading responsiveness and process control
- Acquisition goals of \$1.2 billion of industrial and \$830 million of MOB to rebalance portfolio

2011 FOCUS	INDUSTRIAL	MEDICAL OFFICE
TARGET MARKETS	<p>PRIMARY FOCUS:</p> <p>Eastern United States:</p> <ul style="list-style-type: none"> • Northern New Jersey • I-81 Corridor (PA) • Washington, D.C.* • Baltimore, MD • South Florida • Atlanta, GA • Chicago, IL <p>Western United States:</p> <ul style="list-style-type: none"> • Southern California • Seattle, WA • Phoenix, AZ • Houston, TX • Dallas, TX <p><small>* Market in which we will buy suburban office</small></p> <p>Selective assets in current Duke Realty markets to complement our existing portfolio.</p>	<p>South, Southeast, Mid-Atlantic and other markets to create or expand hospital system relationship.</p>
ASSET SPECIFICS	<p>Bulk and shallow-bay industrial</p> <p>28'+ clear height for bulk</p> <p>24' clear in buildings up to 220' deep</p> <p>Less than 20 years old</p> <p>Minimum of 100,000 square feet</p>	<p>On-campus or system affiliated MOB's</p> <p>Less than 15 years old</p> <p>Ground lease with minimum remaining term of 50 years</p> <p>Minimum of 40,000 square feet</p>
DEAL SIZE	\$10+ million; large deals preferred	\$15+ million

National Portfolios & Healthcare

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