

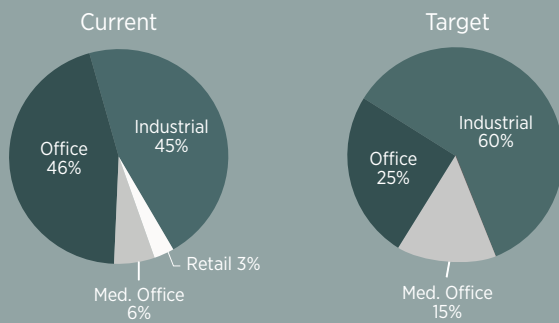
ABOUT DUKE REALTY

Duke Realty owns, manages and develops industrial, office and medical office properties.

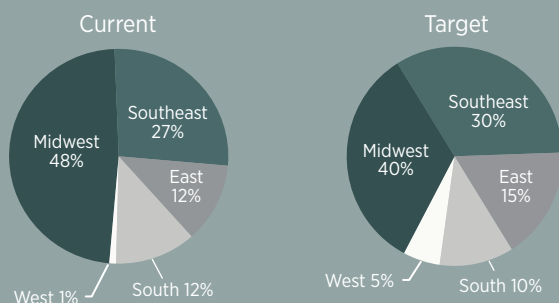
As of December 31, 2010, Duke Realty:

- Owns and operates more than 139 million rentable square feet of space in 18 major cities
- Has a portfolio comprised of the following:
 - 466 bulk distribution industrial properties totaling 100.5 million square feet
 - 290 suburban office buildings totaling 34.7 million square feet
 - 28 medical office buildings totaling 2.6 million square feet
 - 8 retail buildings totaling 1.4 million square feet
- Serves more than 3,400 tenants
- Owns approximately 6,000 acres of land
- Employs more than 900 associates to provide services including:
 - Leasing
 - Property management and maintenance
 - Site selection
 - Development
 - Construction
 - Financing

PORTFOLIO BY PRODUCT TYPE



PORTFOLIO BY REGION



OVERVIEW

Duke Realty's dispositions team is responsible for managing the disposition of targeted buildings and development land owned by Duke Realty throughout the United States. Our team works directly with investors and through exclusive listings with top-tier brokerage firms to source and close transactions.

- Since 2004 we have successfully closed more than \$4 billion in building and land sales
- In 2010 we completed more than 45 disposition transactions totaling \$533 million

ASSET STRATEGY

Duke Realty's asset strategy includes an aggressive reallocation of capital to meet product type and geographic investment concentration targets. Specifically, Duke Realty intends to significantly reduce its suburban office and Midwest holdings, as well as non-strategic industrial and retail assets. The dispositions team is charged with executing this strategy by disposing of targeted properties through both single-asset and portfolio sales. The targeted dispositions total over \$1.6 billion of value.

Pictured above: Sam Houston Crossing office building, Houston, sold to CBRERT in 2010

Get up-to-date information about Duke Realty's disposition listings at DukeRealtyProperties.com

RECENT TRANSACTIONS



SUBURBAN OFFICE PORTFOLIO

Location: Multi-market
Type: Office portfolio
Size: 3.1 million SF
Buyer: CBRERT
Date: 2010 - 2011



WOODLAND IV & LAND

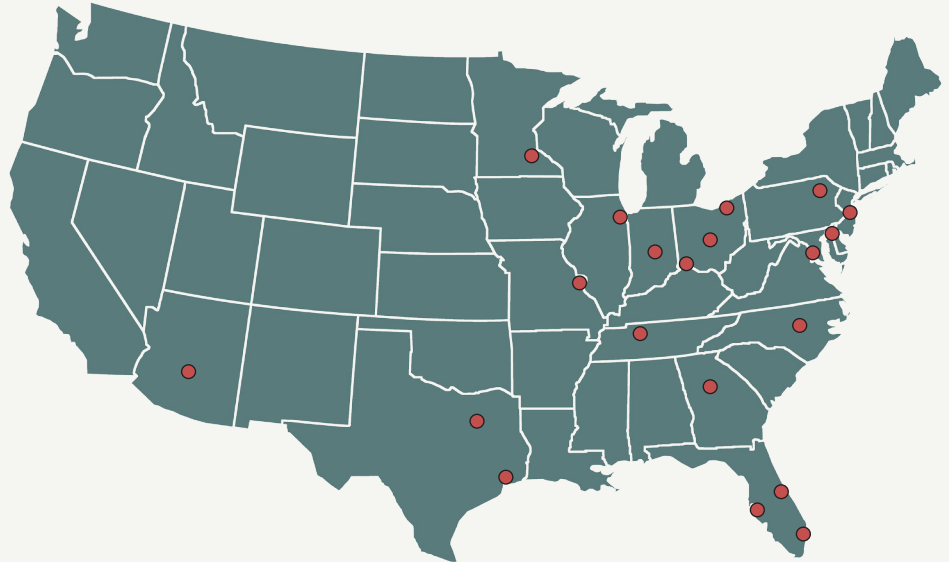
Location: Indianapolis
Type: Office/land
Size: 91,067 SF, 13 acres
Buyer: AIT Labs
Date: June 2010



ELM/PLUM & LAKEVIEW

Location: Cincinnati, Nashville
Type: Office portfolio
Size: 988,539 SF
Buyer: CVG Partners/
 Lakeview Place LLC
Date: February 2011

Duke Realty is currently offering industrial, office, retail and land opportunities in the following markets:*



- | | | |
|--------------------------|--|-----------------------|
| Atlanta, GA - I, O, L | Houston, TX - L | Raleigh, NC - O, L, R |
| Baltimore, MD - L | Indianapolis, IN - I, O, L, R ¹ | Scranton, PA - R |
| Chicago, IL - I, O, L | Linden, NJ - L | South Florida - R, L |
| Cincinnati, OH - I, O, L | Minneapolis, MN - I, R, L | St. Louis, MO - O, L |
| Cleveland, OH - L, O | Nashville, TN - L, O | Tampa, FL - L |
| Columbus, OH - L, O | Orlando, FL - L, R ² | Washington, DC - O, L |
| Dallas, TX - I, O, L | Phoenix, AZ - L | |

I = Industrial O = Office R = Retail L = Land

* Markets listed above contain properties targeted for disposition as of 4/1/2011. Availability is subject to change.

1. Includes Anson
2. Includes Titusville

Visit DukeRealtyProperties.com to:

- Search for available properties by name, location or property type
- Map properties of interest and view from aerial or bird's eye perspectives
- Download marketing brochures and property due diligence information
- Connect directly with listing brokers and the Duke Realty dispositions team
- Submit indicative offers online

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