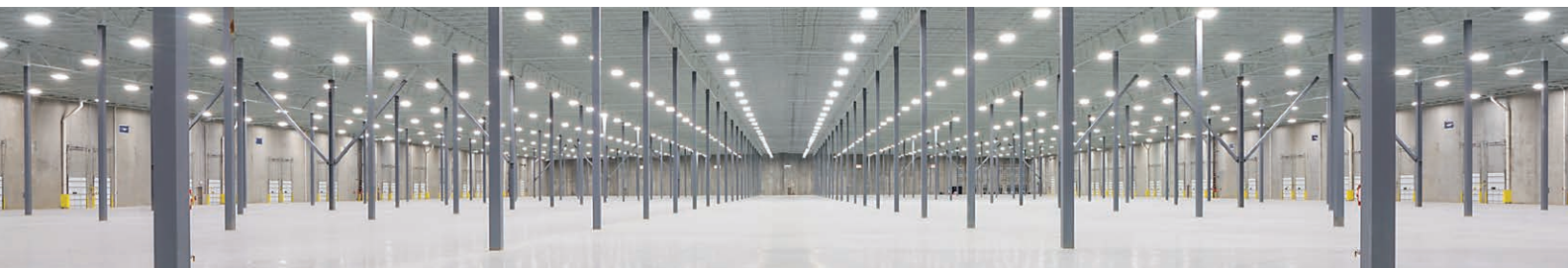


25

25 YEARS PUBLICLY TRADED ON NYSE



2018 ANNUAL REPORT





FINANCIAL HIGHLIGHTS

(in thousands, except per share amounts)

	2018	2017	2016
Consolidated revenues	\$ 947,987	\$ 868,119	\$ 903,227
Net income (loss) attributable to common shareholders	383,729	1,634,431	312,143
Funds from operations (FFO) - diluted	488,454	451,154	420,496
Core FFO - diluted	484,945	449,566	429,820
Adjusted FFO (AFFO) - diluted	428,080	398,658	378,094

PER SHARE:

Net income (loss) - diluted	\$ 1.07	\$ 4.56	\$ 0.88
FFO - diluted	1.34	1.25	1.18
Core FFO - diluted	1.33	1.24	1.20
Regular dividends paid	0.82	0.77	0.73
Special dividends paid	—	0.85	—

AT YEAR END:

Common stock price	\$ 25.90	\$ 27.21	\$ 26.56
Total market capitalization	12,054,670	12,229,918	12,444,365

This annual report contains a number of forward-looking statements that are not necessarily indicative of future results. For more information, refer to the company's fourth quarter and full-year 2018 results and SEC filings on the Investor Relations section of our website. This report also references non-GAAP financial measures including funds from operations or FFO and Core FFO; adjusted funds from operations or AFFO; and net operating income or NOI. These financial measures are commonly used in the real estate industry, and we believe they provide useful information to investors when used in conjunction with GAAP measures. For a definition of these non-GAAP measures and reconciliations to their most directly comparable GAAP measures, refer to the company's fourth quarter and full-year results on the Investor Relations/Financials page at www.dukerealty.com.

DEAR FELLOW SHAREHOLDERS

In 2018 Duke Realty celebrated many accomplishments, the least of not was reaching our 25th year as a publicly traded company on the New York Stock Exchange. Since our initial public offering (IPO) in 1993, we've grown our portfolio from 12 million square feet in five Midwest cities to 153 million square feet in 20 major logistics markets from coast-to-coast. The \$310 million we raised from our IPO put us on our way to becoming the \$13 billion company we are today. We are exceptionally proud of this milestone and, first and foremost, want to thank you for helping make this achievement possible.

Our path as a publicly traded company has been rewarding for our initial investors as well. Shareholders who purchased stock in our IPO have enjoyed an 865 percent return over their original investment, which exceeds the S&P 500's total return of 793 percent over the same time period. In 2018, Duke Realty continued to be a solid investment as evidenced by our strong operational metrics, increased Core FFO, steady portfolio growth and further improvements in our already best-in-class balance sheet.

As a result of these combined successes, AFFO increased by 7.4 percent over 2017, enabling us to once again increase dividends paid to our shareholders. In the third quarter, we announced a 7.5 percent increase in our quarterly dividend, raising it to \$0.215 per share or \$0.86 per share on an annual basis. This is the fourth consecutive year that we have increased our quarterly cash distribution to shareholders.

Nick Anthony — Chief Investment Officer | **Jim Connor** — Chairman and Chief Executive Officer | **Mark Denien** — Chief Financial Officer

16301 Trojan Way | La Mirada, California



In addition to our strong financial performance for the year, our commitment to corporate responsibility was made evident by notable progress on environmental, social and governance (ESG) initiatives. We continued to increasingly incorporate sustainable practices in our buildings, expand our community outreach, further our commitment to diversity and inclusion and adhere to the highest standards of ethics and transparency. Our accomplishments in the ESG arena are worth highlighting, so we've included a special section in this report addressing some of our most notable achievements.

Also of note this year was our announcement of the development of a new corporate headquarters. We have elected to keep our base of operations in Indianapolis, Indiana, the city where Duke Realty was founded 46 years ago. In keeping with our commitment to sustainability, we will move into a LEED®-certified, four-story, 78,000-square-foot facility that will improve collaboration, connectivity and efficiency in a location with excellent accessibility and superior amenities in early 2020.

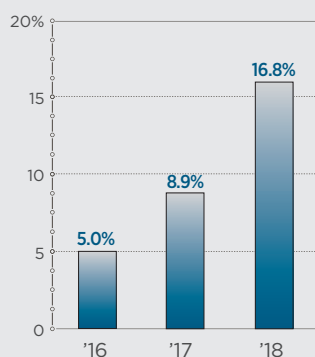
Integral to all of our success in 2018 was the insight and guidance provided by our Board of Directors. Our company benefited greatly from their direction and encouragement as we continued to strengthen our position as the leading, pure-play, domestic-only logistics REIT. I, along with everyone on Duke Realty's leadership team, are extremely appreciative of the Board's involvement and support throughout the year.

Sadly we are saying farewell to Bill Cavanaugh, a 19-year member of our Board and Lead Independent Director for the past nine years, who is not standing for reelection at our 2019 Annual Meeting of Shareholders. We will miss Bill's business expertise, knowledge of our company and objective, measured approach to challenges and opportunities.

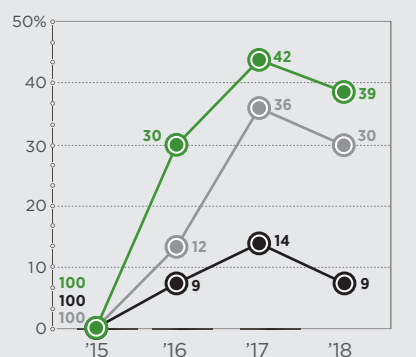
At the same time, we are pleased to welcome David Stockert as Lead Independent Director. Given David's experience and knowledge of the REIT industry, we are confident that he will provide the same high level of oversight and direction that we received from Bill over the years.

Most essential to our operations this past year are the men and women of Duke Realty. Our associates, whether they are on the front line interacting with our broker partners and tenants or providing vital support functions that add to our value proposition, are the backbone of our business. Thank you to every member of our team for sharing your time and talent this past year.

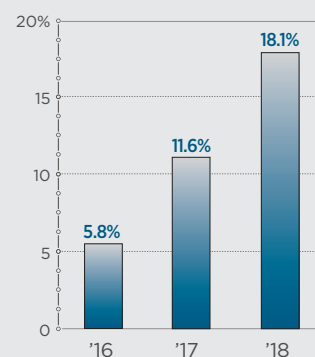
Now let's review some specifics of our performance.



CUMULATIVE AFFO GROWTH (ON A SHARE ADJUSTED BASIS)



CUMULATIVE SHAREHOLDER RETURN
 ● DRE ● REIT INDEX (RMS) ● S&P 500



CUMULATIVE REGULAR DIVIDEND GROWTH

SOLID PROPERTY FUNDAMENTALS

2018 was an excellent year to be in the logistics real estate business. Ongoing shifts in the way consumers shop and their accelerated expectations for delivery continued to drive demand for modern, well-located logistics facilities, pushing vacancy nationwide to record low levels and creating a favorable environment for rent growth.

The strength of our national platform, comprised of high-quality properties in the country's top logistics markets, unsurpassed development and construction capabilities and a team of knowledgeable, get-it-done leasing, development and property management professionals, put us in a favorable competitive position to respond to customers' needs. We consistently were able to retain and renew leases with a high percentage of tenants, quickly backfill vacated space, lease newly developed buildings shortly after delivery and offer build-to-suit solutions for tenants with specific needs.

During the year, our team signed a record 28 million square feet of leases of which 16 million square feet were new commitments. The remaining 12 million square feet in leases signed were renewals which represents an 81 percent tenant retention rate.

We ended the year with an impressive 98.0 percent occupancy in our stabilized in-service portfolio. While maintaining strong occupancy in this portion of our portfolio is important to our overall success, our greatest opportunity for earnings growth comes from leasing space in our unstabilized portfolio or those buildings which we developed speculatively and placed in service during the year or recently acquired. Consistent with our strategy of increasing logistics assets in Tier 1 markets, a significant portion of our available space is located in high-demand areas of the country where we expect our lease-up efforts will result in ongoing increases in net operating income and rent growth.

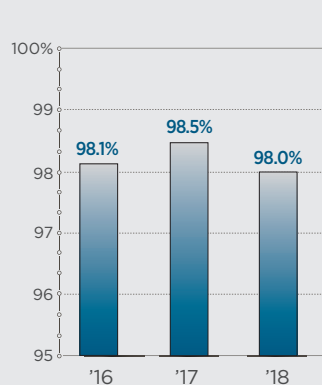
Prime Pointe 1015 | Dallas, Texas



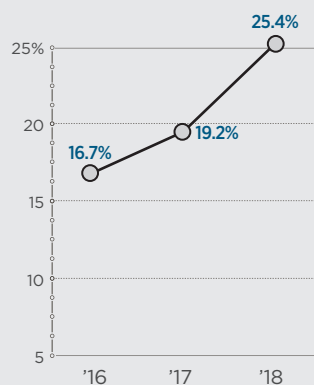
Another outcome of our team's efforts and the strong industrial market was our ability to increase rental rates on new leases and renewals, which generated incremental cash flow. In 2018 we increased annualized net effective rents on all second-generation leases signed by 25.4 percent, while our rent growth on a cash basis grew by 9.5 percent.

Same-property net operating income also benefited from rental rate growth, as well as increased occupancy. For the 12 months ended December 31, 2018, same-property net operating income grew 4.3 percent, compared to 4.0 percent for the same period in 2017.

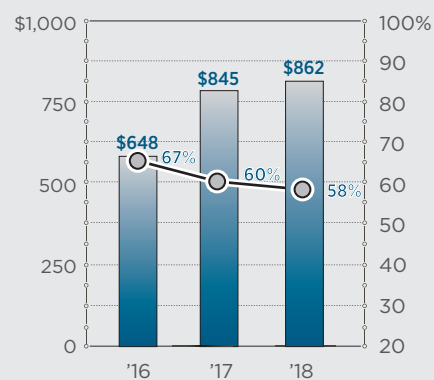
Our overall strong property operations and investments in new logistics properties also were evident in the improvement in our Core Funds from Operations (FFO) and Adjusted Funds from Operations (AFFO). Core FFO per share for 2018 was \$1.33, a 7.3 percent increase from last year, while our AFFO on a share-adjusted basis also increased 7.3 percent compared to 2017. This increase largely stemmed from our ability to quickly redeploy the proceeds from the 2017 sale of our medical office properties and platform at higher returns than initially anticipated. These strong results led us to increase our quarterly common dividend by 7.5 percent while maintaining our AFFO payout ratio which remains at a very conservative level of approximately 69 percent.



**STABILIZED
IN-SERVICE
OCCUPANCY**



**RENTAL RATE
GROWTH (NET
EFFECTIVE BASIS)**



**DEVELOPMENT
STARTS
(in millions)** **PRELEASE
PERCENT
OF STARTS**



Katy 90 | Houston, Texas

STRATEGIC INVESTMENT MANAGEMENT

On the investment side of our business, we had two goals in 2018: to increase our asset allocation in key Tier 1 logistics markets and continue to refine our portfolio as a good steward of capital should to ensure that our assets are the highest quality and meet our identified return targets.

Dispositions remained a useful tool in our ongoing efforts to maintain a best-in-class portfolio and as a lower-cost source of capital for further improvements to our balance sheet and redeployment into assets with higher cash flow growth potential. Our dispositions during the year totaled \$558 million and were used to pay down debt, fund value-creating new development projects and acquire well-located, high-quality assets.

New development projects are a priority for our company because of the high value they create for our shareholders compared to acquisitions. In 2018 we started \$862 million of new industrial projects totaling 11.9 million square feet that were 58 percent preleased in the aggregate, with estimated development margins of more than 20 percent. In addition to many build-to-suit projects and partially preleased facilities, we also started a number of speculative buildings in markets where our available inventory was low, yet demand was high. As always we remained cognizant of the balance between supply and demand and adhered to self-imposed guidelines regarding exposure and pipeline size. New development projects placed in service in 2018 totaled 10.7 million square feet, of which 77 percent were leased at year-end and had a stabilized GAAP yield of 6.7 percent. Between these new development projects and the sale of non-strategic parcels, we monetized \$126 million of land.

Acquisitions continue to be a useful tool in growing our asset base in select markets. Though we weren't quite as active in the acquisition arena as last year due to a competitive environment and our focus on Tier 1 markets, we did use a significant portion of our dispositions to purchase \$353 million in properties during the year which grew our overall portfolio by nearly two million square feet and expanded our presence in three of our targeted growth markets: Southern California, South Florida and Seattle.

We also positioned ourselves for future development by purchasing approximately 540 acres of land in high-demand markets. The addition of these strategic new parcels, coupled with our existing land bank, puts us in an excellent position to expand our portfolio and create long-term net asset value through value-creating development projects.



FINANCIAL STRENGTH

In 2018 we were able to comfortably fund our growth, make further improvements to our already strong balance sheet and position our company to be able to respond to fortuitous investment opportunities that might arise.

As mentioned previously, we continue to strategically use dispositions as a means of ensuring that we have the highest quality and best-performing logistics portfolio as well as to generate funds that can be used to reduce leverage, improve our on-balance sheet financing capabilities and grow our portfolio.

Another source of funds that we used for growth this year was \$145 million in payments received from the \$400 million in interest-bearing notes issued in conjunction with the disposition of our medical office portfolio and platform in 2017. The remaining \$255 million in notes will continue to mature at various points through January 2020, providing us with a steady source of funding for development or acquisitions next year as well.

We also issued \$450 million of unsecured notes at a 4.1 percent effective interest rate this year. With a portion of the proceeds from the unsecured note offering, we reduced our borrowing costs with the repayment of two secured loans totaling \$224 million that had an effective interest rate of 7.6 percent, which essentially eliminated secured debt as a meaningful component of our financing structure. These repayments also extended the timing of any significant debt maturities until 2021. The remainder of the proceeds were used for reinvestment in new development projects.

Our financial position at year-end was strong. We ended 2018 with almost \$1.2 billion available on our line of credit and \$273 million in notes receivable, providing us with ample funding capacity for \$800 million to \$1.2 billion of future development projects and acquisitions, depending on occupancy levels. We also anticipate that we will be positioned to maintain leverage metrics commensurate with the current credit ratings we carry from Standard and Poor's and Moody's.

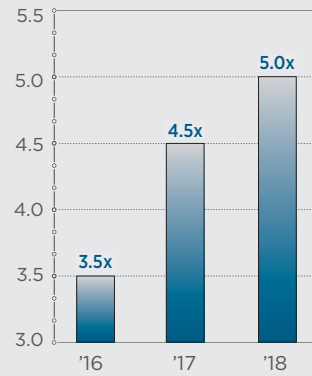
Our fixed-charge coverage ratio stood at 5.0 times in 2018 compared to 4.5 times in 2017, and our debt to EBITDA was 4.8 times in 2018 compared to 4.5 times in 2017. Our debt-to-market capitalization was 22 percent at the end of the year compared to 20 percent at the start of 2018.

Tampa Regional Industrial Park 13040 | Tampa, Florida

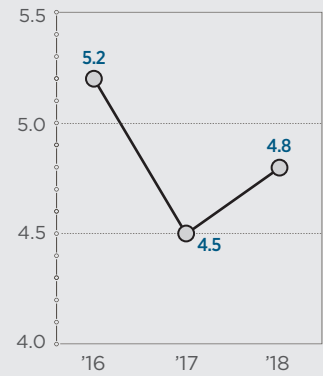




○ DEBT-TO-MARKET
CAPITALIZATION



■ FIXED-CHARGE
COVERAGE



○ DEBT-TO-EBITDA (TTM)

Rickenbacker Global Logistics Park 9799 | Columbus, Ohio



17791 Perris Boulevard | Moreno Valley, California



OUR FUTURE

Though we didn't know what the years ahead would bring to our company when we filed our IPO 25 years ago, we did know that we were a nimble organization staffed by a team of knowledgeable professionals who could and would react quickly and appropriately to challenges and opportunities. The same holds true today, so we are truly optimistic about the future of Duke Realty.

2019 looks to be another excellent year for Duke Realty. Projections call for sustained demand for well-located, modern logistics facilities by both e-commerce and traditional distributors and a continued solid economy fueled by low unemployment, high consumer confidence and strong spending.

With this as our backdrop, our focus will be on cash flow growth. Our strong financial position means that we can moderate dispositions, strategically use acquisitions to supplement growth in Tier 1 markets, leverage the income generated by our operations and increasingly add value for our shareholders by leveraging our development strength. We also expect that we will be able to continue to push rental rates in 2019 given the current state of record low vacancy levels even if we reach an equilibrium between supply and demand.



That's not to say that there aren't macroeconomic and geopolitical factors that could have a less than favorable impact on our business. We will keep an ever mindful eye on interest rates, increased material costs, additional tariffs, potential trade wars and labor shortages, and adapt our business accordingly.

Looking ahead we are optimistic about our ability to deliver higher dividends to our shareholders. Given that our portfolio transformation is complete, we anticipate a more modest level of dispositions moving forward. Less capital recycling equates to less potential for earnings dilution and likely growth in AFFO and dividends. Plus our nationwide development platform, supported by knowledgeable and experienced teams on the ground, will continue to serve as a significant driver of cash flow growth and shareholder value creation.

On behalf of the entire Duke Realty team, thank you for your support and investment in our company. Our goal is to continue to grow and strengthen our company so that we can increasingly provide you with higher dividends and increased shareholder value. We look forward to sharing with you our progress over the next 25 years and beyond.



James B. Connor
Chairman and Chief Executive Officer



LETTER FROM THE LEAD INDEPENDENT DIRECTOR

It has been my privilege to serve Duke Realty shareholders as a Board member for 19 years and as Lead Independent Director for nine years. During my tenure I have had the good fortune to work with highly qualified and diverse colleagues who have brought thought leadership, perspective and accountability to their roles. Before I step away from the Board and turn over the Lead Independent Director position to David Stockert, I want to thank all past and present Board members for their contributions. Now let's review 2018.

STRATEGIC OVERSIGHT

Duke Realty's Board of Directors possesses broad experience and knowledge, both of which are instrumental in its ability to understand strategic priorities and the company's role as a leading provider of logistics real estate. The Board's mission is to represent the interests of all stakeholders with both a short and long-term perspective. In 2018, the Board worked closely with Duke Realty's executive leadership team on growing the company while meeting targeted performance metrics.

BOARD GOVERNANCE AND INDEPENDENCE

Duke Realty's Board of Directors believes that every member of the Board, the entire executive team and all associates be held accountable to the highest standards of ethics and conduct.

Strong, independent Board leadership is the lynchpin of effective corporate governance. To ensure that nonpartisan representation is maintained, only one member from Duke Realty's management team holds a seat on the Board. In another step to engender independence from the company's management, Board members hold director-only sessions during each regularly scheduled Board meeting. Lastly, each member of the Board stands for reelection each year.

BOARD DIVERSITY

Duke Realty was a pioneer when it comes to Board diversity, becoming one of the first publicly traded companies in the United States to include female representation. We continue the precedent we started in 1995 and today have broad gender, race and ethnic diversity. The adoption of our Board Diversity Policy in 2017 should help to ensure that diversity remains a key value and priority going forward.

BOARD REFRESHMENT

Several Duke Realty Board members have devoted many years to serving this company. In anticipation of possible turnover, including my retirement, we added two new individuals with correlative skills yet varied perspectives to the Duke Realty Board in 2018. We welcomed:



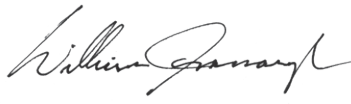
John P. Case
Retired Chief Executive Officer, President and Director, Realty Income Corporation



Chris Sultemeier
Retired Executive Vice President Logistics, Walmart Stores and President/Chief Executive Officer, Wal-mart Transportation LLC

Thank you for allowing me to serve on Duke Realty's Board of Directors. Going forward I'm confident this company will remain committed to sound corporate governance and responsible operations. On behalf of the Board, thank you for your investment in Duke Realty.




William Cavanaugh III
Lead Independent Director; Retired Chairman and Chief Executive Officer, Progress Energy, Inc.

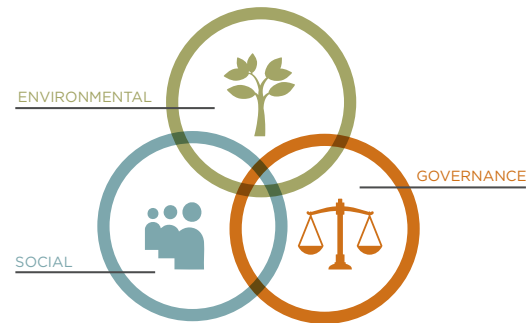
PURPOSEFULLY RESPONSIBLE

Corporate responsibility is embedded in Duke Realty's purpose of being the preferred logistics real estate partner for our stakeholders and helps define us as a company committed to environmentally respectful development, the health and well-being of our associates, a diverse and inclusive culture, generosity toward others and ethical and transparent business conduct.

In 2018 we continued to live out our purpose by making noteworthy advances in the environmental, social and governance (ESG) aspects of our business. Here are a few highlights from the past year.

ENVIRONMENTAL

- We submitted our first Global Real Estate Sustainability Benchmark (GRESB) survey, a globally recognized analysis of the sustainability indicators of more than 900 real estate portfolios worldwide representing more than \$3.5 trillion of gross asset value.
- More than 85 percent of our portfolio now has energy-efficient lighting after the retrofit of more than 8,000 fixtures spanning 4.7 million square feet in 2018.



SOCIAL

- Encouraging our associates to take care of their health remains a top priority, and we are proud to be one of 2018's Healthiest 100 Workplaces in America.
- Our associates spent more than 8,760 hours volunteering in 2018, including our company-wide Day of Service where we partnered with the American Red Cross on its "Sound the Alarm, Save a Life" campaign. In addition, we provided donations in excess of \$560,000 to our communities, plus a \$1 million donation to help fund scholarships for 150 Perris, California residents seeking to earn a college degree.

GOVERNANCE

- We insist that our associates, officers and directors conduct business in accordance with the highest ethical standards. In 2018, we continued our high standards with Code of Conduct training sessions that require sign offs by associates and directors.
- In 2018, in accordance with the UN Guiding Principles on Business and Human Rights, the Board adopted a human rights policy. This policy affirms our support of diversity and inclusion, safe and healthy workplaces, fair wages and benefits, access to water resources, associate training, and an anonymous ethics hotline among other things.

Our focus on elevating our development standards, operations, energy-water-waste efficiencies, associate well-being, community involvement, and overall transparency are key to our commitment to corporate responsibility. In 2019 and beyond, we plan to continue to look for ways to enhance and elevate our program to the next level.

For more information about Duke Realty's Corporate Responsibility program, please visit dukerealty.com/corporate.responsibility.



16171 Santa Ana Avenue | Fontana, California

BOARD OF DIRECTORS



John P. Case
*Retired Chief Executive Officer,
President and Director,
Realty Income Corporation*



William Cavanaugh III
*Lead Independent Director;
Retired Chairman and
Chief Executive Officer, Progress
Energy, Inc.*



Alan H. Cohen
*Retired Co-Founder
and Chairman,
The Finish Line*



James B. Connor
*Chairman and
Chief Executive Officer,
Duke Realty*



Ngaire E. Cuneo
*Partner,
Red Associates, LLC*



Charles R. Eitel
*Former Chief Executive Officer,
WS Packaging Group, Inc.
and Former Chairman and
Chief Executive Officer,
Simmons Bedding Company*



Norman K. Jenkins
*President and Chief Executive Officer,
Capstone Development*



Melanie R. Sabelhaus
*Co-Founder BridgeStreet Worldwide
(Formerly Exclusive Interim
Properties)*



Peter M. Scott
*Retired Chief Financial Officer
and Executive Vice President,
Progress Energy, Inc.*



David P. Stockert
*Retired Chief Executive Officer,
Post Properties*



Chris Sultemeier
*Retired Executive Vice President
Logistics, Walmart Stores and
President/Chief Executive Officer,
Wal-Mart Transportation, LLC*



Michael E. Szymanczyk
*Retired Chairman and
Chief Executive Officer,
Altria Group*



Lynn C. Thurber
*Former Non-Executive Chairman,
LaSalle Investment Management*

ELECTRONIC DEPOSIT OF DIVIDENDS

Registered holders of Duke Realty Corporation's common stock may have their quarterly dividends deposited to their checking or savings account free of charge. To sign up for this service, visit the Investor Relations section of dukerealty.com. Then navigate to "Stock & Tax Info" and click on "DRIP/Stock Purchase."

MARKET PRICE AND DIVIDENDS

New York Stock Exchange: DRE

The table to the right sets forth the high and low prices of the company's common stock for the periods indicated and the dividend paid per share during such period.

HOLDERS OF COMMON STOCK

As of February 20, 2019, there were 5,120 record holders of the company's common stock.

2018

Quarter Ended	High	Low	Dividend
December 31	\$ 28.91	\$ 24.67	\$ 0.215
September 30	29.48	27.52	0.200
June 30	29.24	25.29	0.200
March 31	27.40	24.30	0.200

2017

Quarter Ended	High	Low	Dividend
December 31	\$ 29.58	\$ 26.65	\$ 0.200
September 30	30.14	27.23	0.190
June 30	29.25	26.17	0.190
March 31	27.28	23.93	0.190

On January 30, 2019, the company declared a quarterly cash dividend of \$0.215 per share, payable as of February 28, 2019 to common shareholders of record on February 14, 2019.

LEADERSHIP TEAM



Steven W. Schnur
Senior Executive Vice President

Pete D. Harrington
Executive Vice President, Construction

Ann C. Dee
General Counsel

Mark A. Denien
Chief Financial Officer

James B. Connor
Chairman and Chief Executive Officer

J. Samuel O'Briant
Executive Vice President, East Region

Denise K. Dank
Chief Human Resources Officer

Nicholas C. Anthony
Chief Investment Officer

HOW TO REACH US

Corporate Headquarters

600 East 96th Street, Suite 100
Indianapolis, Indiana 46240
317.808.6000

Transfer Agent and Registrar

EQ Shareowner Services
1110 Centre Point Curve, Suite 101
Mendota Heights, Minnesota 55120
877.838.2877 (US)
651.450.4064 (Outside US)
www.shareowneronline.com

Investor Relations

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Indianapolis, Indiana 46240
317.808.6005 or 800.875.3366
317.808.6794 (fax)
IR@dukerealty.com
www.dukerealty.com

GENERAL INFORMATION

Duke Realty Corporation's Direct Stock Purchase and Dividend Reinvestment Plan provides shareholders with an opportunity to conveniently acquire the company's common stock. Shareholders may have all or part of their cash dividends automatically reinvested, and may make optional cash payments toward the purchase of additional shares of common stock. Information regarding the Plan may be obtained from our transfer agent, EQ Shareowner Services at www.shareowneronline.com or by calling 877.838.2877.

MISSION...OUR PURPOSE

Be the preferred logistics real estate partner for our stakeholders

VISION...OUR ASPIRATIONS

Delivering Excellence in Logistics Real Estate



Duke Realty's Executive Team rang the New York Stock Exchange closing bell in celebration of the company's 25-year anniversary as a publicly traded company.



600 East 96th Street, Suite 100 | Indianapolis, IN 46240 | 317.808.6000 | dukerealty.com

