



NEWS RELEASE

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Browning Investments

Browning-Duke Joint Venture Announces First Building at AllPoints at Anson

*Development of 630,000-square-foot bulk warehouse
marks first industrial project at Anson*

Indianapolis, Indiana, May 4, 2006 – The Browning-Duke joint venture announces its first speculative industrial project at AllPoints at Anson. The 630,000-square-foot bulk building is also the first bulk industrial project at Anson, Duke’s 1,700-acre mixed-use development in Boone County.

“This new building at Anson is a clear sign that demand is building for industrial development in the northwest submarket. This new building will serve tenants seeking large blocks of state-of-the-art, first-generation industrial space that is currently unavailable elsewhere in the market,” said Charlie Podell, Senior Vice President of Duke’s Indiana Industrial Group. “The facility offers Duke’s existing tenant base a viable expansion option as well as attracting new tenants to this desirable location.”

Construction on AllPoints at Anson I will begin in mid-June, with completion scheduled for January 2007. AllPoints at Anson I will offer 36-foot ceiling heights, 50 by 50-foot bay spacing, 80 dock doors and four drive-in doors.

When completed, the master-planned community at Anson will include office, industrial, retail, medical and residential development; and also several hundred acres dedicated for green space, parks, trails, schools and other civic uses.

“The first industrial project is an important milestone in the overall development of Anson,” said Tom Dickey, Duke’s Vice President and General Manager of Anson. “Over the past two years we have worked very hard with local government officials to make the vision of a well-planned, sustainable community a reality. AllPoints at Anson will provide a needed employment center for Anson and the region. With this project and our numerous other project starts in the southern part of Anson later this year, 2006 will be the year in which we see the vision of Anson begin to take shape.”

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About Browning

Founded in 1977, Browning remains one of the premier development companies in Indianapolis and is engaged in the acquisition, development, construction, leasing, management, ownership and disposition of investment real estate properties, primarily in the Indianapolis metropolitan area. In total, Browning has developed and constructed more than 14 million square feet of space.

About Duke Realty Corporation

Duke Realty Corporation specializes in the ownership, construction, development, leasing and management of office, industrial, medical office and retail real estate. It is the largest publicly-traded, vertically-integrated office/industrial real estate company in the United States. The Company owns, manages or has under development more than 112 million square feet in 19 major U.S. cities. Duke, which controls 5,000 acres of land for 73 million square feet of future development, also provides nationwide real estate solutions through its national development division.

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