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Duke Realty Announces a Mixed-Use Development in Suburban Indianapolis

1,700 Acre Development to be Called Anson

Indianapolis - Duke Realty Corporation (DRE/NYSE) announced today that it has purchased 300 acres of undeveloped land northwest of Indianapolis along Interstate 65. This initial acquisition is part of a 1,700-acre mixed-use project to be known as Anson, which will be developed over an estimated 15-year period. The Company has options to purchase the additional 1,400 acres some of which extend through 2013. The development, master-planned by Cooper-Carey, will include office, industrial, retail, medical and residential development with an ultimate value of over \$750 million, and will include several hundred acres dedicated for green space, parks, trails, schools and other civic uses.

“Anson is a natural extension of our development history in Indianapolis,” said Dennis D. Oklak, President and Chief Executive Officer, Duke Realty Corporation. “Since 1972, Duke has developed over 1,600 acres in Park 100 on the northwest side of Indianapolis. Anson is the next great piece of land in the Indianapolis metropolitan area with over three miles of interstate frontage and two interchanges serving the site. The Anson plan provides us with the unique opportunity to develop our core product types in a master-planned community. Anson also solidifies Duke’s position along the I-65 corridor, and is approximately ten miles from both our Lebanon Business Park to the northwest and our Park 100 Business Park to the southeast. We have developed over 5

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million square feet of industrial property in Lebanon Business Park in the last eight years, which is nearly 100 percent leased. We are extremely excited about this project and our opportunity to partner with Boone County to shape the landscape along this important corridor for the next generation.“

Duke Realty Corporation is the largest publicly traded office and industrial real estate company in the United States. Offering a complete range of real estate products and services, Duke produces approximately \$800 million in annual revenue from more than 4,200 tenants and focuses on building dominant market positions in each of its 13 geographic platforms across the Midwest and the Southeast. Duke owns interests in more than 112 million square feet of properties, has over 1,000 employees and owns or controls approximately 3,700 acres of undeveloped land that can support approximately 57 million square feet of future development. Visit Duke on the web at www.dukerealty.com.

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