



**DCT INDUSTRIAL®**

**SUPPLEMENTAL REPORTING PACKAGE  
FOR THE SECOND QUARTER ENDED JUNE 30, 2010**

**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**FORWARD-LOOKING STATEMENTS**  
**FOR THE SECOND QUARTER ENDED JUNE 30, 2010**

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We make statements in this report that are considered “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act, which are usually identified by the use of words such as “anticipates,” “believes,” “estimates,” “expects,” “intends,” “may,” “plans,” “projects,” “seeks,” “should,” “will,” and variations of such words or similar expressions. We intend these forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and are including this statement for purposes of complying with those safe harbor provisions. These forward-looking statements reflect our current views about our plans, intentions, expectations, strategies and prospects, which are based on the information currently available to us and on assumptions we have made. Although we believe that our plans, intentions, expectations, strategies and prospects as reflected in or suggested by those forward-looking statements are reasonable, we can give no assurance that the plans, intentions, expectations or strategies will be attained or achieved. Furthermore, actual results may differ materially from those described in the forward-looking statements and will be affected by a variety of risks and factors that are beyond our control including, without limitation:

- national, international, regional and local economic conditions, including, in particular, the continuing impact of the severe economic recession that began in 2007;
- the general level of interest rates and the availability of capital, particularly in light of the recent disruption in the credit markets;
- the competitive environment in which we operate;
- real estate risks, including fluctuations in real estate values and the general economic climate in local markets and competition for tenants in such markets;
- decreased rental rates or increasing vacancy rates;
- defaults on or non-renewal of leases by tenants;
- acquisition and development risks, including failure of such acquisitions and development projects to perform in accordance with projections;
- the timing of acquisitions and dispositions;
- natural disasters such as fires, hurricanes and earthquakes;
- energy costs;
- the terms of governmental regulations that affect us and interpretations of those regulations, including changes in real estate and zoning laws and increases in real property tax rates;
- financing risks, including the risk that our cash flows from operations may be insufficient to meet required payments of principal, interest and other commitments;
- lack of or insufficient amounts of insurance;
- litigation, including costs associated with prosecuting or defending claims and any adverse outcomes;
- the consequences of future terrorist attacks or civil unrest;
- possible environmental liabilities, including costs, fines or penalties that may be incurred due to necessary remediation of contamination of properties presently owned or previously owned by us; and
- other risks and uncertainties detailed from time to time in our filings with the Securities and Exchange Commission.

In addition, our current and continuing qualification as a real estate investment trust, or REIT, involves the application of highly technical and complex provisions of the Internal Revenue Code of 1986, or the Code, and depends on our ability to meet the various requirements imposed by the Code through actual operating results, distribution levels and diversity of stock ownership.

**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**FOR THE SECOND QUARTER ENDED JUNE 30, 2010**

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**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**CONSOLIDATED STATEMENTS OF OPERATIONS**



(amounts in thousands, except per share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
	(unaudited)		(unaudited)	
<b>REVENUES:</b>				
Rental revenues .....	\$ 58,440	\$ 58,631	\$ 116,430	\$ 120,868
Institutional capital management and other fees .....	721	680	1,361	1,347
Total revenues .....	<u>59,161</u>	<u>59,311</u>	<u>117,791</u>	<u>122,215</u>
<b>OPERATING EXPENSES:</b>				
Rental expenses.....	7,552	7,212	16,330	15,864
Real estate taxes .....	9,849	8,752	19,127	17,423
Real estate related depreciation and amortization .....	29,180	27,702	57,768	53,851
General and administrative.....	5,994	6,454	11,646	11,922
Impairment losses .....	4,556	-	4,556	-
Total operating expenses .....	<u>57,131</u>	<u>50,120</u>	<u>109,427</u>	<u>99,060</u>
Operating income .....	2,030	9,191	8,364	23,155
<b>OTHER INCOME AND EXPENSE:</b>				
Equity in income (loss) of unconsolidated joint ventures, net .....	(400)	(1,615)	(1,011)	2,565
Interest expense .....	(13,248)	(13,327)	(26,036)	(26,668)
Interest and other income (expense) .....	353	767	(510)	901
Income and other taxes .....	(582)	(661)	(820)	(1,553)
Loss from continuing operations .....	<u>(11,847)</u>	<u>(5,645)</u>	<u>(20,013)</u>	<u>(1,600)</u>
Discontinued operations:				
Operating income (loss) and other expenses.....	(106)	157	(171)	564
Gain (loss) on dispositions of real estate interests, net of impairment losses .....	(165)	734	(170)	731
Income (loss) from discontinued operations .....	<u>(271)</u>	<u>891</u>	<u>(341)</u>	<u>1,295</u>
Loss before gain on dispositions of real estate interests .....	(12,118)	(4,754)	(20,354)	(305)
Gain on dispositions of real estate interests.....	-	-	16	37
Consolidated net loss of DCT Industrial Trust Inc. ....	<u>(12,118)</u>	<u>(4,754)</u>	<u>(20,338)</u>	<u>(268)</u>
Net loss attributable to noncontrolling interests .....	1,387	760	2,383	101
Net loss attributable to common stockholders .....	<u>\$ (10,731)</u>	<u>\$ (3,994)</u>	<u>\$ (17,955)</u>	<u>\$ (167)</u>
<b>EARNINGS PER COMMON SHARE - BASIC</b>				
Loss from continuing operations .....	\$ (0.05)	\$ (0.02)	\$ (0.09)	\$ (0.01)
Income (loss) from discontinued operations .....	0.00	0.00	0.00	0.01
Gain on dispositions of real estate interests.....	0.00	0.00	0.00	0.00
Net loss attributable to common stockholders .....	<u>\$ (0.05)</u>	<u>\$ (0.02)</u>	<u>\$ (0.09)</u>	<u>\$ 0.00</u>
<b>EARNINGS PER COMMON SHARE - DILUTED</b>				
Loss from continuing operations .....	\$ (0.05)	\$ (0.02)	\$ (0.09)	\$ (0.01)
Income (loss) from discontinued operations .....	0.00	0.00	0.00	0.01
Gain on dispositions of real estate interests.....	0.00	0.00	0.00	0.00
Net loss attributable to common stockholders .....	<u>\$ (0.05)</u>	<u>\$ (0.02)</u>	<u>\$ (0.09)</u>	<u>\$ 0.00</u>
<b>WEIGHTED AVERAGE COMMON SHARES OUTSTANDING</b>				
Basic and diluted.....	<u>210,841</u>	<u>183,783</u>	<u>209,602</u>	<u>179,745</u>

**DCT INDUSTRIAL TRUST INC.®**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**CONSOLIDATED BALANCE SHEETS**

(amounts in thousands)

	June 30, 2010 (unaudited)	December 31, 2009
<b>ASSETS</b>		
Operating properties .....	\$ 2,732,614	\$ 2,712,291
Properties under development .....	133,710	138,698
Properties under redevelopment .....	32,661	42,048
Pre-development and land held for development .....	28,184	23,377
Total investment in properties .....	<u>2,927,169</u>	<u>2,916,414</u>
Less accumulated depreciation and amortization .....	<u>(488,643)</u>	<u>(451,242)</u>
Net investment in properties .....	2,438,526	2,465,172
Investment in and advances to unconsolidated joint ventures .....	109,541	111,238
Net investment in real estate .....	2,548,067	2,576,410
Cash and cash equivalents .....	20,229	19,120
Notes receivable .....	17,443	19,084
Deferred loan costs, net .....	3,457	4,919
Straight-line rent and other receivables, net .....	30,616	31,607
Other assets, net .....	10,985	13,152
Total assets .....	<u><u>\$ 2,630,797</u></u>	<u><u>\$ 2,664,292</u></u>
<b>LIABILITIES AND EQUITY</b>		
Accounts payable and accrued expenses .....	\$ 27,171	\$ 36,261
Distributions payable .....	16,669	16,527
Tenant prepaids and security deposits .....	19,161	19,451
Other liabilities .....	14,027	5,759
Intangible lease liability, net .....	5,077	5,946
Senior unsecured notes .....	735,000	625,000
Mortgage notes .....	419,608	511,715
Total liabilities .....	1,236,713	1,220,659
Total stockholders' equity .....	1,186,930	1,217,635
Noncontrolling interests .....	207,154	225,998
Total liabilities and equity .....	<u><u>\$ 2,630,797</u></u>	<u><u>\$ 2,664,292</u></u>

**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**FUNDS FROM OPERATIONS**

(amounts in thousands, except per share and unit data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
Reconciliation of net loss attributable to common stockholders and unitholders to FFO:	(unaudited)		(unaudited)	
Net loss attributable to common stockholders .....	\$ (10,731)	\$ (3,994)	\$ (17,955)	\$ (167)
Adjustments:				
Real estate related depreciation and amortization .....	29,182	27,988	57,776	54,443
Equity in (income) loss of unconsolidated joint ventures, net .....	400	1,615	1,011	(2,565)
Equity in FFO of unconsolidated joint ventures .....	1,172	1,180	2,572	7,729
Less: (Gain) loss on dispositions of real estate interests and business combinations .....	(22)	(734)	361	(768)
Gain (loss) on dispositions of non-depreciated real estate.....	(4)	-	7	113
Noncontrolling interest in the operating partnership's share of the above adjustments .....	(3,428)	(4,411)	(7,033)	(8,899)
FFO attributable to unitholders .....	2,060	3,674	4,707	8,823
FFO attributable to common stockholders and unitholders, basic and diluted .....	<u>\$ 18,629</u>	<u>\$ 25,318</u>	<u>\$ 41,446</u>	<u>\$ 58,709</u>
FFO per common share and unit, basic and diluted.....	<u>\$ 0.08</u>	<u>\$ 0.12</u>	<u>\$ 0.17</u>	<u>\$ 0.28</u>
Adjustments for impairment losses and debt modification costs:				
Impairment losses .....	\$ 4,743	\$ -	\$ 4,743	\$ -
Debt modification costs .....	\$ -	\$ -	\$ 1,136	\$ -
FFO, excluding adjustments for impairment losses and debt modification costs, attributable to common stockholders and unitholders, basic and diluted .....	<u>\$ 23,372</u>	<u>\$ 25,318</u>	<u>\$ 47,325</u>	<u>\$ 58,709</u>
FFO, as adjusted, per common share and unit, basic and diluted.....	<u>\$ 0.10</u>	<u>\$ 0.12</u>	<u>\$ 0.20</u>	<u>\$ 0.28</u>
FFO weighted average shares and units outstanding:				
Common shares for earnings per share - basic .....	210,841	183,783	209,602	179,745
Participating securities .....	1,877	1,768	1,615	1,574
Units .....	26,367	31,557	26,855	31,791
FFO weighted average common shares, participating securities and units outstanding - basic .....	<u>239,085</u>	<u>217,108</u>	<u>238,072</u>	<u>213,110</u>
Dilutive common stock equivalents .....	441	124	434	1
FFO weighted average common shares, participating securities and units outstanding - diluted .....	<u>239,526</u>	<u>217,232</u>	<u>238,506</u>	<u>213,111</u>
Dividends declared per common share .....	\$ 0.07	\$ 0.08	\$ 0.14	\$ 0.16

**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**SELECTED FINANCIAL DATA**



(amounts in thousands, except per share data)

	Three Months Ended		Six Months Ended	
	2010	2009	2010	2009
	(unaudited)		(unaudited)	
<b>Net operating income:</b> <sup>(1)</sup>				
Rental revenues .....	\$ 58,440	\$ 58,631	\$ 116,430	\$ 120,868
Rental expenses and real estate taxes .....	(17,401)	(15,964)	(35,457)	(33,287)
Net operating income <sup>(2)</sup> .....	\$ 41,039	\$ 42,667	\$ 80,973	\$ 87,581
<b>Consolidated operating properties:</b> <sup>(1)</sup>				
Square feet as of the period end .....	53,317	51,802	53,317	51,802
Average occupancy .....	85.5%	87.1%	85.8%	89.1%
Occupancy as of period end .....	85.9%	87.3%	85.9%	87.3%
<b>Same store operating data:</b> <sup>(1)</sup>				
Rental revenues .....	\$ 54,783	\$ 57,405	\$ 109,762	\$ 118,692
Rental expenses and real estate taxes, net of related bad debt expense .....	(16,000)	(15,384)	(32,724)	(32,094)
Same store net operating income .....	38,783	42,021	77,038	86,598
Less revenue from lease terminations .....	(13)	(46)	(47)	(1,443)
Net operating income (excluding revenue from lease terminations) .....	38,770	41,975	76,991	85,155
Less straight-line rents, net of related bad debt expense .....	(1,120)	(46)	(2,235)	(308)
Add back amortization of above/(below) market rents .....	175	227	523	738
Cash net operating income (excluding revenue from lease terminations) .....	\$ 37,825	\$ 42,156	\$ 75,279	\$ 85,585
Net operating income growth (excluding revenue from lease terminations) .....	(7.6%)	-	(9.6%)	-
Cash net operating income growth (excluding revenue from lease terminations) .....	(10.3%)	-	(12.0%)	-
Square feet in same store population .....	50,997	50,997	50,997	50,997
Average occupancy .....	84.9%	87.2%	85.3%	89.1%
Occupancy as of period end .....	85.3%	87.4%	85.3%	87.4%
<b>Supplemental consolidated cash flow and other information:</b>				
Straight-line rents - increase (decrease) to revenue, net of related bad debt expense <sup>(3)</sup> .....	\$ 1,446	\$ 274	\$ 2,897	\$ 595
Straight-line rent receivable (balance sheet) <sup>(3)</sup> .....	\$ 24,300	\$ 20,653	\$ 24,300	\$ 20,653
Net amortization of above/below market rents - increase (decrease) to revenue <sup>(3)</sup> .....	\$ (74)	\$ (228)	\$ (329)	\$ (735)
Capitalized interest .....	\$ 477	\$ 1,502	\$ 1,402	\$ 3,173
Stock-based compensation amortization .....	\$ 1,211	\$ 1,004	\$ 2,348	\$ 2,142
Revenue from lease terminations <sup>(3)</sup> .....	\$ 283	\$ 45	\$ 317	\$ 1,446
Bad debt expense, excluding bad debt expense related to straight-line rents <sup>(3)</sup> .....	\$ 435	\$ 407	\$ 724	\$ 1,247
<b>Consolidated capital expenditures</b> <sup>(3)</sup> :				
Development and expansions .....	\$ 5,458	\$ 5,077	\$ 8,293	\$ 8,643
Building and land improvements .....	3,283	1,353	5,177	2,605
Tenant improvements and leasing costs (including make-ready) .....	4,937	5,495	7,736	9,025
Total capital expenditures .....	\$ 13,678	\$ 11,925	\$ 21,206	\$ 20,273

<sup>(1)</sup> Excludes discontinued operations.

<sup>(2)</sup> See definitions for reconciliation of net operating income to loss from continuing operations.

<sup>(3)</sup> Includes discontinued operations.

**DCT INDUSTRIAL TRUST INC.®**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**PROPERTY OVERVIEW AS OF JUNE 30, 2010**

Markets	Number of Buildings	Percent Owned <sup>(1)</sup>	Square Feet (in thousands)	Percentage of Total Square Feet	Occupancy Percentage	Annualized Base Rent <sup>(2)</sup> (in thousands)	Percentage of Total Annualized Base Rent
<b>Consolidated operating properties:</b>							
Atlanta .....	52	100.0%	6,710	12.5%	79.2%	\$ 17,482	9.8%
Baltimore/Washington D.C. ....	13	99.8%	1,510	2.8%	86.1%	7,036	4.0%
Central Pennsylvania .....	8	100.0%	1,453	2.7%	83.2%	4,782	2.7%
Charlotte .....	10	100.0%	1,006	1.9%	60.4%	2,295	1.3%
Chicago .....	15	100.0%	2,869	5.4%	85.0%	8,609	4.9%
Cincinnati .....	33	100.0%	3,713	7.0%	89.0%	11,804	6.7%
Columbus .....	14	100.0%	4,301	8.1%	80.5%	9,725	5.5%
Dallas .....	46	100.0%	4,288	8.0%	87.3%	13,044	7.4%
Denver .....	1	100.0%	160	0.3%	90.3%	832	0.5%
Houston .....	40	100.0%	2,911	5.5%	92.0%	13,576	7.6%
Indianapolis .....	7	100.0%	2,299	4.3%	99.8%	7,520	4.2%
Kansas City .....	1	100.0%	225	0.4%	100.0%	1,009	0.6%
Louisville .....	4	100.0%	1,330	2.5%	87.1%	3,560	2.0%
Memphis .....	10	100.0%	4,333	8.1%	92.2%	10,817	6.1%
Mexico .....	12	100.0%	1,298	2.4%	90.5%	5,016	2.8%
Miami .....	6	100.0%	727	1.4%	62.7%	4,128	2.3%
Minneapolis .....	3	100.0%	356	0.7%	100.0%	1,802	1.0%
Nashville .....	5	100.0%	2,826	5.3%	96.5%	7,961	4.5%
New Jersey .....	10	100.0%	1,201	2.3%	74.2%	5,423	3.1%
Northern California .....	25	100.0%	2,564	4.8%	75.1%	11,561	6.5%
Orlando .....	13	100.0%	1,135	2.1%	86.8%	4,387	2.5%
Phoenix .....	14	100.0%	1,632	3.1%	78.0%	5,376	3.0%
San Antonio .....	15	100.0%	1,349	2.5%	87.1%	4,074	2.3%
Seattle .....	7	100.0%	1,115	2.1%	94.8%	5,424	3.1%
Southern California .....	14	100.0%	2,006	3.8%	96.2%	9,947	5.6%
Total/weighted average - operating properties .....	378	100.0%	53,317	100.0%	85.9%	177,190	100.0%
<b>Consolidated redevelopment properties:</b>							
Chicago .....	2	100.0%	508	78.6%	0.0%	N/A	N/A
New Jersey .....	1	100.0%	138	21.4%	0.0%	N/A	N/A
Total/weighted average for redevelopment properties .....	3	100.0%	646	100.0%	0.0%	0	N/A
<b>Consolidated development properties:</b>							
Baltimore/Washington D.C. ....	3	95.0%	224	7.4%	42.3%	N/A	N/A
Cincinnati .....	2	100.0%	840	27.8%	8.2%	N/A	N/A
Memphis .....	1	100.0%	885	29.3%	46.7%	N/A	N/A
Mexico .....	3	100.0%	354	11.7%	0.0%	N/A	N/A
Orlando .....	3	100.0%	259	8.6%	25.4%	N/A	N/A
Southern California .....	1	100.0%	460	15.2%	0.0%	N/A	N/A
Total/weighted average for development properties .....	13	99.6%	3,022	100.0%	21.2%	1,883	N/A
Total/weighted average - consolidated properties .....	394	100.0%	56,985	N/A	81.5%	\$ 179,073 <sup>(3)</sup>	N/A

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**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**PROPERTY OVERVIEW AS OF JUNE 30, 2010 (continued)**

Markets	Number of Buildings	Percent Owned <sup>(1)</sup>	Square Feet (in thousands)	Percentage of Total Square Feet	Occupancy Percentage	Annualized Base Rent <sup>(2)</sup> (in thousands)	Percentage of Total Annualized Base Rent
<b>Unconsolidated operating properties:</b>							
Southern California Logistics Airport <sup>(4)</sup> .....	3	50.0%	759	100.0%	100.0%	\$ 2,561	100.0%
<b>Operating properties in funds:</b>							
Atlanta .....	2	17.2%	703	5.1%	100.0%	1,970	4.1%
Central Pennsylvania .....	4	8.6%	1,210	8.6%	96.7%	5,036	10.5%
Charlotte .....	1	4.4%	472	3.3%	100.0%	1,509	3.2%
Chicago .....	4	18.1%	1,525	10.8%	95.9%	5,763	12.1%
Cincinnati .....	5	11.9%	1,847	13.1%	100.0%	6,157	12.9%
Columbus .....	2	6.3%	451	3.2%	71.6%	1,140	2.4%
Dallas .....	4	16.8%	1,726	12.2%	79.9%	3,959	8.3%
Denver .....	5	20.0%	773	5.5%	95.5%	3,416	7.1%
Indianapolis .....	1	11.4%	475	3.4%	100.0%	1,785	3.7%
Kansas City .....	1	11.4%	180	1.3%	100.0%	728	1.5%
Louisville .....	5	10.0%	900	6.4%	90.8%	2,680	5.6%
Memphis .....	1	20.0%	1,039	7.4%	74.1%	2,241	4.7%
Minneapolis .....	3	4.4%	472	3.3%	100.0%	2,290	4.8%
Nashville .....	2	20.0%	1,020	7.2%	100.0%	3,789	7.9%
New Jersey .....	2	10.7%	216	1.5%	83.0%	955	2.0%
Northern California .....	1	4.4%	396	2.8%	100.0%	1,758	3.7%
Orlando .....	2	20.0%	696	4.9%	82.7%	2,632	5.5%
Total/weighted average - fund operating properties .....	45	14.1%	14,101	100.0%	92.1%	47,808	100.0%
<b>Unconsolidated development properties:</b>							
Total/weighted average .....	7	48.4%	3,156	N/A	2.3%	407	N/A
Total/weighted average - unconsolidated properties .....	55	21.6%	18,016	N/A	76.7%	\$ 50,776	N/A
<b>Operating properties asset managed only:</b>							
Atlanta .....	1	0.0%	491	100.0%	100.0%	N/A	N/A
<b>Summary:</b>							
Total/weighted average -							
Consolidated/unconsolidated operating properties .....	426	N/A	68,177	90.3%	87.4%	\$ 227,559	N/A
Total/weighted average -							
Consolidated redevelopment properties .....	3	N/A	646	0.9%	0.0%	0	N/A
Total/weighted average -							
Consolidated/unconsolidated development properties .....	20	N/A	6,178	8.2%	11.6%	2,290	N/A
Total/weighted average - asset managed only properties .....	1	N/A	491	0.6%	100.0%	N/A	N/A
Total/weighted average - all properties .....	450	N/A	75,492	100.0%	80.5%	\$ 229,849	N/A

<sup>(1)</sup> Percent owned is based on equity ownership weighted by square feet.

<sup>(2)</sup> Excludes future contractual rent increases or decreases.

<sup>(3)</sup> The total annualized base rent associated with tenants in free rent periods was \$4.4 million based on the first month's cash based rent.

<sup>(4)</sup> Although we contributed 100% of the initial cash equity capital required by the venture, our partners retain certain participation rights in the venture's available cash flows.

**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**PROPERTY SUMMARY AS OF JUNE 30, 2010**

Markets	Bulk Distribution			Light Industrial			Service Center			Total Portfolio		
	Number of Buildings	Square Feet (in thousands)	Occupancy Percentage	Number of Buildings	Square Feet (in thousands)	Occupancy Percentage	Number of Buildings	Square Feet (in thousands)	Occupancy Percentage	Number of Buildings	Square Feet (in thousands)	Occupancy Percentage
<b>Consolidated operating properties:</b>												
Atlanta .....	28	5,671	80.4%	13	678	76.6%	11	361	65.6%	52	6,710	79.2%
Baltimore/Washington D.C. ....	13	1,510	86.1%	-	-	-	-	-	-	13	1,510	86.1%
Central Pennsylvania .....	8	1,453	83.2%	-	-	-	-	-	-	8	1,453	83.2%
Charlotte .....	5	715	46.4%	5	291	94.8%	-	-	-	10	1,006	60.4%
Chicago .....	12	2,374	87.7%	3	495	72.1%	-	-	-	15	2,869	85.0%
Cincinnati .....	14	2,907	91.1%	18	741	82.4%	1	66	69.8%	33	3,714	89.0%
Columbus .....	12	4,227	80.3%	2	74	90.2%	-	-	-	14	4,301	80.5%
Dallas .....	23	3,268	90.7%	7	359	74.1%	16	661	77.2%	46	4,288	87.3%
Denver .....	1	160	90.3%	-	-	-	-	-	-	1	160	90.3%
Houston .....	14	1,878	94.1%	14	706	90.3%	12	327	83.4%	40	2,911	92.0%
Indianapolis .....	7	2,299	99.8%	-	-	-	-	-	-	7	2,299	99.8%
Kansas City .....	1	225	100.0%	-	-	-	-	-	-	1	225	100.0%
Louisville .....	4	1,330	87.1%	-	-	-	-	-	-	4	1,330	87.1%
Memphis .....	10	4,333	92.2%	-	-	-	-	-	-	10	4,333	92.2%
Mexico .....	6	693	90.0%	6	605	91.0%	-	-	-	12	1,298	90.5%
Miami .....	3	521	60.5%	2	157	58.1%	1	49	100.0%	6	727	62.7%
Minneapolis .....	2	279	100.0%	1	77	100.0%	-	-	-	3	356	100.0%
Nashville .....	5	2,826	96.5%	-	-	-	-	-	-	5	2,826	96.5%
New Jersey .....	8	1,087	71.5%	2	114	100.0%	-	-	-	10	1,201	74.2%
Northern California .....	8	1,696	66.6%	17	868	91.8%	-	-	-	25	2,564	75.1%
Orlando .....	2	367	88.3%	11	767	86.1%	-	-	-	13	1,134	86.8%
Phoenix .....	8	1,492	78.2%	6	140	75.9%	-	-	-	14	1,632	78.0%
San Antonio .....	11	1,096	90.3%	4	253	73.3%	-	-	-	15	1,349	87.1%
Seattle .....	7	1,115	94.8%	-	-	-	-	-	-	7	1,115	94.8%
Southern California .....	10	1,743	95.9%	3	242	100.0%	1	21	75.9%	14	2,006	96.2%
Total/weighted average - operating properties .....	222	45,265	86.5%	114	6,567	84.6%	42	1,485	76.1%	378	53,317	85.9%
Consolidated redevelopment properties .....	2	577	0.0%	1	69	0.0%	-	-	-	3	646	0.0%
Consolidated development properties .....	12	2,966	20.8%	1	56	45.3%	-	-	-	13	3,022	21.2%
Total/weighted average - consolidated properties .....	236	48,808	81.4%	116	6,692	83.4%	42	1,485	76.1%	394	56,985	81.5%
<b>Unconsolidated properties:</b>												
Operating properties in funds .....	45	14,101	92.1%	-	-	-	-	-	-	45	14,101	92.1%
Operating properties .....	3	759	100.0%	-	-	-	-	-	-	3	759	100.0%
Development properties .....	5	2,932	0.0%	2	224	32.9%	-	-	-	7	3,156	2.3%
Asset managed properties .....	1	491	100.0%	-	-	-	-	-	-	1	491	100.0%
<b>Total/weighted average - all properties .....</b>	<b>290</b>	<b>67,091</b>	<b>80.5%</b>	<b>118</b>	<b>6,916</b>	<b>81.8%</b>	<b>42</b>	<b>1,485</b>	<b>76.1%</b>	<b>450</b>	<b>75,492</b>	<b>80.5%</b>
Total annualized base rent - all properties (in thousands)			\$ 191,939			\$ 29,599			\$ 8,311			\$ 229,849

Property type as a percentage of consolidated operating properties

85%

12%

3%

100%

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**CONSOLIDATED LEASING STATISTICS <sup>(1)</sup>**

	Number of leases signed	Square Feet Signed (in thousands)	Cash Basis Rent Growth	GAAP Basis Rent Growth	Weighted Average Lease Term <sup>(2)</sup> (in months)	Turnover Costs (in thousands)	Turnover Costs Per Square Foot
<b>Q2 2010</b>							
<b>OPERATING:</b>							
Bulk Distribution .....	23	1,126	-3.1%	-1.0%	38.1	\$ 2,367	\$ 2.10
Light Industrial .....	20	315	-10.0%	-2.4%	34.5	486	1.55
Service Center .....	17	47	-11.2%	-5.6%	36.9	251	5.31
Total/Weighted Average .....	<u>60</u>	<u>1,488</u>	<u>-6.1%</u>	<u>-1.7%</u>	<u>37.3</u>	<u>\$ 3,104</u>	<u>\$ 2.09</u>
Weighted Average Retention .....	<u>67.8%</u>						
<b>DEVELOPMENT AND REDEVELOPMENT:</b>							
Bulk Distribution .....	<u>8</u>	<u>1,047</u>					
<b>YEAR TO DATE 2010</b>							
<b>OPERATING:</b>							
Bulk Distribution .....	51	3,960	-7.6%	-13.4%	51.0	\$ 6,660	\$ 1.68
Light Industrial .....	36	604	-12.3%	-3.6%	39.9	1,169	1.94
Service Center .....	25	123	-9.1%	-7.3%	42.1	514	4.17
Total/Weighted Average .....	<u>112</u>	<u>4,687</u>	<u>-8.3%</u>	<u>-11.9%</u>	<u>49.4</u>	<u>\$ 8,343</u>	<u>\$ 1.78</u>
Weighted Average Retention .....	<u>65.6%</u>						
<b>DEVELOPMENT AND REDEVELOPMENT:</b>							
Bulk Distribution .....	<u>11</u>	<u>1,617</u>					

**Lease Expirations For Consolidated Operating Properties as of June 30, 2010 <sup>(2)</sup>**

Year	Square Feet Related to Expiring Leases (in thousands)	Annualized Base Rent of Expiring Leases <sup>(3)</sup> (in thousands)	Percentage of Total Annualized Base Rent
2010 <sup>(4)</sup> .....	5,576	\$ 22,565	11.5%
2011 .....	8,411	34,924	17.7%
2012 .....	7,361	32,253	16.4%
2013 .....	7,260	32,969	16.7%
2014 .....	6,976	28,327	14.4%
2015 .....	4,446	18,647	9.5%
Thereafter .....	5,795	27,209	13.8%
Total occupied .....	<u>45,825</u>	<u>\$ 196,894</u>	<u>100.0%</u>
Available / leased not occupied .....	<u>7,492</u>		
Total consolidated operating properties .....	<u>53,317</u>		

(1) Does not include month-to-month leases, unless otherwise noted.

(2) Assumes no exercise of lease renewal options.

(3) Includes contractual rent increases.

(4) Includes month-to-month leases.

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**ACQUISITION AND DISPOSITION SUMMARY FOR THE SIX MONTHS ENDED JUNE 30, 2010**

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Property	Description	Market
<b>ACQUISITIONS</b>		
Q1 None		
Q2 400 Kennedy Drive	150,000 sq. ft	New Jersey
Q2 Land Parcel - 8th and Vineyard consolidated joint venture	19.3 acres	Southern California
<b>Total YTD Purchase Price - \$14.1 million</b>		

**DISPOSITIONS**

Q1 None		
Q2 1350 Jamike Drive	15,000 sq. ft	Cincinnati
<b>Total YTD Sales Price - \$0.6 million</b>		

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**DEVELOPMENT OVERVIEW AS OF June 30, 2010**



Project	Market	Number of Bldgs.	Square Feet	Book Cost <sup>(1)</sup>	Total Projected Investment	Percentage Leased <sup>(2)</sup>
			(in thousands)	(in thousands)	(in thousands)	
<b>STABILIZED:</b>						
Dulles Industrial Phase I - Building D1	Baltimore/Washington	1	64			100%
ADC XI - 8420 Boggy Creek	Orlando	1	70			100%
SCLA Building 13A (unconsolidated)	Southern California	1	296			100%
Total/Weighted Average		<u>3</u>	<u>430</u>	<u>\$ 27,998</u>		<u>100%</u>
<b>CONSOLIDATED:</b>						
<b>Development projects in lease up</b>						
Dulles Industrial Phase I - Buildings A, B and D2	Baltimore/Washington	3	224			58%
DCT Port Union	Cincinnati	2	840			31%
Deltapoint	Memphis	1	885			100%
Monterrey 6, 7 and 8	Mexico	3	354			33%
ADC North I	Orlando	2	203			20%
Airport Dist Center	Orlando	1	56			45%
Sycamore Canyon A	Southern California	1	460			70%
Total/weighted average		<u>13</u>	<u>3,022</u>	<u>\$ 133,710</u>	<u>\$ 145,185</u>	<u>59%</u>
<b>UNCONSOLIDATED:</b>						
<b>Development projects in lease up</b>						
SCLA <sup>(3)</sup>	Southern California	3	1,224	\$ 46,991	\$ 51,600	6%
IDI/DCT, LLC <sup>(4)</sup>	Chicago, Nashville, Northern California, Savannah	4	1,932	74,486	88,016	0%
Total/weighted average		<u>7</u>	<u>3,156</u>	<u>121,477</u>	<u>139,616</u>	<u>2%</u>
<b>Total/weighted average development projects in lease up</b>		<b><u>20</u></b>	<b><u>6,178</u></b>	<b><u>\$ 255,187</u></b>	<b><u>\$ 284,801</u></b>	<b><u>30%</u></b>
<i>DCT proportionate share excluding stabilized <sup>(5)</sup></i>			<u>4,589</u>	<u>\$ 193,312</u>	<u>\$ 213,803</u>	<u>39%</u>
<i>DCT proportionate share including stabilized <sup>(5)</sup></i>		<u>n/a</u>	<u>4,868</u>	<u>\$ 212,772</u>	<u>\$ 233,334</u>	<u>43%</u>
Projected yield - development projects in lease up		<u>6.0%</u>				

<sup>(1)</sup> Excludes approximately \$28.2 million of land held (127 acres) and capitalized pre-development costs in Baltimore/Washington, Cincinnati, Indianapolis, Reno and Southern California. Also excludes 47 acres of land in Atlanta held in an unconsolidated joint venture and 207 acres owned in the unconsolidated joint venture at SCLA which could support the development of approximately 3.5 million square feet based on 40% coverage.

<sup>(2)</sup> Includes all signed leases whether or not occupancy has commenced as of August 4, 2010.

<sup>(3)</sup> DCT contributed the initial capital outlay required for the development of these assets. After the return of this investment and certain other priority distributions, the cash flows from this venture will be shared 50/50.

<sup>(4)</sup> DCT's ownership percentage is 50%

<sup>(5)</sup> Based on share of equity invested, for the purposes of SCLA, this is assumed to be 50% (see note 3 above).

**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**INDEBTEDNESS AS OF JUNE 30, 2010**



(dollar amounts in thousands)

Description	Stated Interest Rate	Effective Interest Rate	Maturity Date	Balance as of 6/30/2010
<b>Senior unsecured notes:</b>				
2011 Notes, variable rate <sup>(1)</sup>	2.00%	2.00%	June 2011	\$ 200,000
2011 Notes, fixed rate	5.53%	5.24%	April 2011	50,000
2013 Notes, fixed rate	6.11%	6.36%	June 2013	175,000
2014 Notes, fixed rate	5.68%	6.03%	January 2014	50,000
2015 Notes, fixed rate	5.63%	5.63%	June 2015	40,000
2016 Notes, fixed rate	5.77%	5.74%	April 2016	50,000
2017 Notes, fixed rate	6.31%	6.31%	June 2017	51,000
2018 Notes, fixed rate	6.52%	6.52%	June 2018	41,500
2021 Notes, fixed rate	6.95%	6.95%	June 2021	77,500
				735,000
<b>Mortgage notes:</b>				
Fixed rate secured debt	5.81%	5.62%	Mar. 2011 - Aug. 2025	391,617
Variable rate secured debt	1.55%	1.55%	October 2011	25,237
Premiums (discounts), net of amortization				2,754
				419,608
Total senior unsecured notes and mortgage notes				1,154,608
<b>Unsecured credit facility:</b>				
Senior unsecured revolving credit facility <sup>(2)</sup>	1.30%	1.30%	December 2010	-
Total carrying value of debt				\$ 1,154,608
Fixed rate debt	5.99%	5.96%		80%
Variable rate debt	1.95%	1.95%		20%
Weighted average interest rate	5.20%	5.17%		100%
<b>DCT proportionate share of unconsolidated joint venture debt <sup>(3)</sup></b>				
Operating joint ventures				\$ 31,753
Development joint ventures				59,789
				\$ 91,542

**Scheduled Principal Payments of Debt as of June 30, 2010 (excluding premiums)**

Year	Senior			Total	Summary Debt Covenants <sup>(4)</sup>	As of December 31, 2009	
	Unsecured Notes	Mortgage Notes	Unsecured Credit Facility			Threshold	Actual Ratio
2010	\$ -	\$ 4,216	\$ -	\$ 4,216	Consolidated leverage ratio	< 60%	48%
2011	250,000 <sup>(1)</sup>	132,728	-	382,728	Consolidated fixed charge coverage ratio	> 1.5 x	2.9 x
2012	-	56,986	-	56,986	Consolidated unsecured leverage ratio	< 60%	43%
2013	175,000	42,892	-	217,892			
2014	50,000	5,298	-	55,298			
2015	40,000	46,853	-	86,853			
2016	50,000	4,144	-	54,144			
2017	51,000	4,416	-	55,416			
2018	41,500	4,398	-	45,898			
2019	-	48,886	-	48,886			
Thereafter	77,500	66,037	-	143,537			
Total	\$ 735,000	\$ 416,854	\$ -	\$ 1,151,854			

(1) The \$200 million bears interest at LIBOR plus 1.25% to 1.80% or at prime at the Company's option.

(2) The Company has secured formal commitments from nine banks to refinance its \$300 million senior unsecured credit facility for a period of three years with a new facility that is expected to close in August 2010. At our election, the new facility will bear interest either at LIBOR plus between 2.10% and 3.10%, depending on our consolidated leverage, or at prime and is subject to an annual facility fee.

(3) Based on ownership as of June 30, 2010.

(4) Covenant information presented relates to our existing senior unsecured revolving credit facility. Calculations are performed in accordance with the credit agreement, based upon definitions contained therein.

**NOTE:**

As of June 30, 2010, we had one forward-starting interest rate swap in place to hedge the variability of cash flows associated with forecasted issuances of debt in 2012. This swap has a notional value of \$90 million, a LIBOR based strike rate of 5.43%, an effective date of June 2012 and a maturity date of September 2012.

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**CAPITALIZATION AND FIXED CHARGE COVERAGE**

(dollar amounts in thousands, except share price)

**Capitalization as of June 30, 2010**

Description	Shares or Units <sup>(1)</sup> (in thousands)	Share Price	Market Value
Common shares outstanding .....	211,317	\$ 4.52	\$ 955,153
Operating partnership units outstanding .....	26,019	\$ 4.52	117,606
Total equity market capitalization .....			<u>1,072,759</u>
Consolidated debt .....			1,154,608
Proportionate share of debt related to unconsolidated joint ventures .....			91,542
Total debt .....			<u>1,246,150</u>
Total market capitalization .....			<u>\$ 2,318,909</u>
Ratio of total debt to total market capitalization, including proportionate share of debt related to unconsolidated joint ventures .....			<u>53.7%</u>

**Fixed Charge Coverage**

	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
Net loss attributable to common stockholders .....	\$ (10,731)	\$ (3,994)	\$ (17,955)	\$ (167)
Interest expense <sup>(2)</sup> .....	13,248	13,355	26,036	26,726
Proportionate share of interest expense from unconsolidated joint ventures .....	731	1,048	1,357	2,154
Real estate related depreciation and amortization <sup>(2)</sup> .....	29,182	27,988	57,776	54,443
Proportionate share of real estate related depreciation and amortization from unconsolidated joint ventures .....	1,406	2,737	2,977	4,970
Income and other taxes <sup>(2)</sup> .....	582	664	820	1,557
Stock-based compensation amortization .....	1,211	1,004	2,348	2,142
Noncontrolling interests <sup>(2)</sup> .....	(1,387)	(760)	(2,383)	(101)
Non-FFO (gains) losses on dispositions/acquisitions of real estate interests .....	(26)	(734)	368	(655)
Impairment losses <sup>(2)</sup> .....	4,743	-	4,743	-
Adjusted EBITDA .....	<u>\$ 38,959</u>	<u>\$ 41,308</u>	<u>\$ 76,087</u>	<u>\$ 91,069</u>
Calculation of fixed charges				
Interest expense <sup>(2)</sup> .....	\$ 13,248	\$ 13,355	\$ 26,036	\$ 26,726
Capitalized interest .....	477	1,502	1,402	3,173
Amortization of loan costs and debt premium/discount .....	(258)	(334)	(567)	(668)
Proportionate share of interest expense from unconsolidated joint ventures .....	731	1,048	1,357	2,154
Total fixed charges .....	<u>\$ 14,198</u>	<u>\$ 15,571</u>	<u>\$ 28,228</u>	<u>\$ 31,385</u>
Fixed charge coverage .....	<u>2.7</u>	<u>2.7</u>	<u>2.7</u>	<u>2.9</u>

<sup>(1)</sup> Excludes unvested Long-Term Incentive Plan Units of 1.5 million units, unvested Restricted Stock of 0.4 million shares and unvested Phantom Shares of 0.1 million shares.

<sup>(2)</sup> Includes amounts related to discontinued operations.

**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**INSTITUTIONAL CAPITAL MANAGEMENT SUMMARY**

(dollar amounts in thousands)

**CONSOLIDATED STATEMENTS OF OPERATIONS**

For the Six Months Ended June 30, 2010

	Boubyan Fund I	TRT-DCT JV I	TRT-DCT JV II	TRT-DCT JV III	JP Morgan Venture
<b>Revenues:</b>					
Rental revenues .....	\$ 5,198	\$ 8,788	\$ 4,072	\$ 1,517	\$ 10,688
Other income .....	-	-	-	-	-
Total revenues .....	5,198	8,788	4,072	1,517	10,688
<b>Expenses:</b>					
Rental expenses.....	398	731	265	212	1,204
Real estate taxes .....	688	1,166	628	151	1,423
Depreciation and amortization.....	2,311	4,225	1,802	721	5,629
General and administrative.....	292	54	15	5	392
Total expenses .....	3,689	6,176	2,710	1,089	8,648
Interest expense .....	(2,706)	(3,977)	(1,739)	(469)	-
Taxes .....	(55)	(22)	(19)	28	(21)
Net income (loss) .....	\$ (1,252)	\$ (1,387)	\$ (396)	\$ (13)	\$ 2,019
Rental revenues .....	\$ 5,198	\$ 8,788	\$ 4,072	\$ 1,517	\$ 10,688
Rental expenses and real estate taxes.....	1,086	1,897	893	363	2,627
Net operating income .....	\$ 4,112	\$ 6,891	\$ 3,179	\$ 1,154	\$ 8,061
DCT Industrial ownership % .....	20.0%	4.4%	11.4%	10.0%	20.0%

**CONSOLIDATED BALANCE SHEETS**

As of June 30, 2010

	Boubyan Fund I	TRT-DCT JV I	TRT-DCT JV II	TRT-DCT JV III	JP Morgan Venture
Total investment in properties .....	\$ 125,276	\$ 213,685	\$ 95,878	\$ 31,147	\$ 289,084
Accumulated depreciation and amortization .....	(20,849)	(31,355)	(13,516)	(2,718)	(32,641)
Net investment in properties .....	104,427	182,330	82,362	28,429	256,443
Cash and cash equivalents .....	1,280	1,422	920	527	2,022
Other assets .....	2,937	3,514	1,759	471	2,142
Total assets .....	\$ 108,644	\$ 187,266	\$ 85,041	\$ 29,427	\$ 260,607
Secured debt..... <sup>(1)</sup>	\$ 95,500	\$ 133,738 <sup>(2)</sup>	\$ 55,276 <sup>(3)</sup>	\$ 12,190 <sup>(4)</sup>	\$ -
Other liabilities .....	1,925	4,414	1,459	952	3,375
Total liabilities .....	97,425	138,152	56,735	13,142	3,375
Members' capital .....	11,219	49,114	28,306	16,285	257,232
Total liabilities and members' capital ....	\$ 108,644	\$ 187,266	\$ 85,041	\$ 29,427	\$ 260,607

**SCHEDULED DEBT MATURITIES**

As of June 30, 2010

	Boubyan Fund I	TRT-DCT JV I	TRT-DCT JV II	TRT-DCT JV III	JP Morgan Venture
Remainder of 2010.....	\$ -	\$ -	\$ -	\$ -	\$ -
2011.....	-	-	-	-	-
2012.....	-	-	-	-	-
2013.....	-	-	-	-	-
2014.....	-	16,041 <sup>(2)</sup>	39,725 <sup>(3)</sup>	-	-
Thereafter.....	95,500 <sup>(1)</sup>	117,697 <sup>(2)</sup>	15,551 <sup>(3)</sup>	12,190 <sup>(4)</sup>	-
Total.....	\$ 95,500	\$ 133,738	\$ 55,276	\$ 12,190	\$ -
DCT pro rata share.....	\$ 19,100	\$ 5,155	\$ 6,279	\$ 1,219	\$ -

<sup>(1)</sup> Debt currently has a stated interest rate of 5.6% and requires interest only payments until 2012 at which time it has a new stated interest rate of 7.6% and becomes fully amortizing through maturity in 2036.

<sup>(2)</sup> \$85 million of debt requires interest only payments until 2017 and has a stated interest rate of 5.7%. \$16 million of debt, which is payable to and guaranteed by DCT, requires interest only payments until 2014 and has a stated interest rate of 6.0%. \$33 million of debt requires principal and interest payments through 2015 and has a stated interest rate of 5.9%.

<sup>(3)</sup> \$40 million of debt requires interest only payments until 2014 and has a stated interest rate of 6.2%. \$5 million of debt requires principal and interest payments through 2016 and has a stated interest rate of 5.3%. \$11 million of debt requires principal and interest payments through 2015 and has a stated interest rate of 6.6%.

<sup>(4)</sup> \$12 million of debt requires principal and interest payments until 2016 and has a stated interest rate of 7.4%.



**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
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**Definitions**



<b>Acquisition Price</b>	Includes purchase price and all capitalized costs associated with the acquisition, as appropriate.
<b>Adjusted EBITDA</b>	Adjusted EBITDA represents earnings (loss) from operations before interest, taxes, depreciation, amortization, stock-based compensation expense, impairment losses and noncontrolling interest, and excludes non-FFO gains on disposed assets. We use adjusted EBITDA to measure our operating performance and to provide investors relevant and useful information because it allows fixed income investors to view income from our operations on an unleveraged basis before the effects of non-cash items, such as depreciation and amortization.
<b>Annualized Base Rent</b>	Annualized Base Rent is calculated as monthly contractual base rent (cash basis) per the terms of the lease, as of period end, multiplied by 12.
<b>Capital Expenditures</b>	Capital expenditures include building improvements, development costs and leasing costs required to maintain current revenues and/or improve real estate assets.
<b>Cash Basis Rent Growth</b>	Cash basis rent growth is the ratio of the change in base rent due in the first month after the lease commencement date compared to the base rent of the last month prior to the termination of the lease, excluding new leases where there were no prior comparable leases. Free rent periods are not considered.
<b>Cash Net Operating Income</b>	We calculate Cash Net Operating Income as Net Operating Income (as defined below) excluding non-cash amounts recorded for straight-line rents including related bad debt expense and the amortization of above/below market rents. See definition of Net Operating Income for additional information. DCT Industrial considers Cash NOI to be an appropriate supplemental performance measure because cash NOI reflects the operating performance of DCT Industrial's properties and excludes certain non-cash items that are not considered to be controllable in connection with the management of the property such as accounting adjustments for straight-line rent and the amortization of above and below market rent. Additionally, DCT presents cash NOI, excluding revenue from lease terminations, as such revenue is not considered indicative of recurring operating performance.
<b>Contributed Value</b>	Represents the fair market value of real estate contributed to funds.
<b>Effective Interest Rate</b>	Reflects the impact to interest rates of GAAP adjustments for purchase price allocation and hedging transactions. These rates do not reflect the impact of other interest expense items such as fees and the amortization of loan costs.
<b>Fixed Charges</b>	Fixed charges include interest expense, increased for interest capitalized and our proportionate share of our unconsolidated joint venture debt and adjusted for amortization of discounts, premiums and loan costs.
<b>Fixed Charge Coverage</b>	We calculate Fixed Charge Coverage as adjusted EBITDA divided by total Fixed Charges.
<b>Funds From Operations ("FFO")</b>	<p>DCT Industrial believes that net income, as defined by GAAP, is the most appropriate earnings measure. However, DCT Industrial considers funds from operations ("FFO"), as defined by the National Association of Real Estate Investment Trusts ("NAREIT"), to be a useful supplemental, non-GAAP measure of DCT Industrial's operating performance. NAREIT developed FFO as a relative measure of performance of an equity REIT in order to recognize that the value of income-producing real estate historically has not depreciated on the basis determined under GAAP. FFO is generally defined as net income attributable to common stockholders, calculated in accordance with GAAP, plus real estate-related depreciation and amortization, less gains (or losses) from dispositions of operating real estate held for investment purposes and adjustments to derive DCT Industrial's pro rata share of FFO of unconsolidated joint ventures. We exclude gains and losses on business combinations and include the gains or losses from dispositions of properties which were acquired or developed with the intention to sell or contribute to an investment fund in our definition of FFO.</p> <p>Although the NAREIT definition of FFO predates the guidance for accounting for gains and losses on business combinations, we believe that excluding such gains and losses is consistent with the key objective of FFO as a performance measure. We also present FFO excluding severance, debt modification costs and impairment losses. We believe that FFO excluding severance, debt modification costs, non-routine items, and impairment losses is useful supplemental information regarding our operating performance as it provides a more meaningful and consistent comparison of our operating performance and allows investors to more easily compare our operating results without taking into account the unrelated impairment losses relating to the decrease in value of certain real estate assets and investments in unconsolidated joint ventures. Readers should note that FFO captures neither the changes in the value of DCT Industrial's properties that result from use or market conditions, nor the level of capital expenditures and leasing commissions necessary to maintain the operating performance of DCT Industrial's properties, all of which have real economic effect and could materially impact DCT Industrial's results from operations. NAREIT's definition of FFO is subject to interpretation, and modifications to the NAREIT definition of FFO is common.</p> <p>Accordingly, DCT Industrial's FFO may not be comparable to other REITs' FFO and FFO should be considered only as a supplement to net income as a measure of DCT Industrial's performance.</p>
<b>GAAP</b>	United States generally accepted accounting principles.
<b>GAAP Basis Rent Growth</b>	GAAP basis rent growth is a ratio of the change in monthly Net Effective Rent (on a GAAP basis, including straight-line rent adjustments as required by GAAP) compared to the Net Effective Rent (on a GAAP basis) of the previous term. New leases where there were no prior comparable leases are excluded.
<b>Held for Contribution</b>	Represents properties anticipated to be contributed to a fund within 12 months.
<b>Historical Cost</b>	Represents historical undepreciated book value pursuant to GAAP, as of the period indicated, including acquisition fees, as appropriate.
<b>Net Effective Rent</b>	Average base rental rate over the term of the lease, calculated in accordance with GAAP.

**DCT INDUSTRIAL TRUST INC.<sup>®</sup>**  
**SUPPLEMENTAL REPORTING PACKAGE**



**Definitions**

**Net Operating Income ("NOI")** Net operating income ("NOI") is defined as rental revenues, including expense reimbursements, less rental expenses and real estate taxes, and excludes depreciation, amortization, impairment, general and administrative expenses and interest expense. DCT Industrial considers NOI to be an appropriate supplemental performance measure because NOI reflects the operating performance of DCT Industrial's properties and excludes certain items that are not considered to be controllable in connection with the management of the property such as amortization, depreciation, impairment, interest expense, interest income and general and administrative expenses. However, NOI should not be viewed as an alternative measure of DCT Industrial's financial performance since it excludes expenses which could materially impact our results of operations. Further, DCT Industrial's NOI may not be comparable to that of other real estate companies, as they may use different methodologies for calculating NOI. Additionally, lease termination revenue is excluded as it is not considered to be indicative of recurring operating performance. Therefore, DCT Industrial believes net income, as defined by GAAP, to be the most appropriate measure to evaluate DCT Industrial's overall financial performance.

	Consolidated Operating Data		Consolidated Operating Data	
	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
Reconciliation of NOI to loss from continuing operations:				
Loss from continuing operations .....	\$ (11,847)	\$ (5,645)	\$ (20,013)	\$ (1,600)
Income and other taxes .....	582	661	820	1,553
Interest and other income (expense) .....	(353)	(767)	510	(901)
Interest expense .....	13,248	13,327	26,036	26,668
Equity in (income) loss of unconsolidated joint ventures, net .....	400	1,615	1,011	(2,565)
General and administrative .....	5,994	6,454	11,646	11,922
Real estate related depreciation and amortization .....	29,180	27,702	57,768	53,851
Impairment losses .....	4,556	-	4,556	-
Institutional capital management and other fees .....	(721)	(680)	(1,361)	(1,347)
Total net operating income .....	<u>41,039</u>	<u>42,667</u>	<u>80,973</u>	<u>87,581</u>
Less net operating income - non-same store properties .....	<u>(2,256)</u>	<u>(646)</u>	<u>(3,935)</u>	<u>(983)</u>
Same store net operating income .....	<u>38,783</u>	<u>42,021</u>	<u>77,038</u>	<u>86,598</u>
Less revenue from lease terminations .....	<u>(13)</u>	<u>(46)</u>	<u>(47)</u>	<u>(1,443)</u>
Same store net operating income, excluding revenue from lease terminations .....	<u>38,770</u>	<u>41,975</u>	<u>76,991</u>	<u>85,155</u>
Less straight-line rents, net of related bad debt expense .....	<u>(1,120)</u>	<u>(46)</u>	<u>(2,235)</u>	<u>(308)</u>
Add back amortization of above/(below) market rents .....	<u>175</u>	<u>227</u>	<u>523</u>	<u>738</u>
Same store cash net operating income, excluding revenue from lease terminations .....	<u>\$ 37,825</u>	<u>\$ 42,156</u>	<u>\$ 75,279</u>	<u>\$ 85,585</u>

**Ratio of Consolidated Debt to Book Value of Total Assets (Before Depreciation)** Calculated as (total consolidated debt) / (total assets with accumulated depreciation and amortization added back).

**Redevelopment** Represents assets acquired with the intention to reposition or redevelop. May include buildings taken out of service for redevelopment where we generally expect to spend more than 20% of the building's book value on capital improvements, if applicable.

**Retention** Calculated as (retained square feet + relocated square feet) / ((retained square feet + relocated square feet + expired square feet) - (square feet of vacancies anticipated at acquisition + month-to-month square feet + bankruptcy square feet + early terminations)).

**Sales Price** Contractual price of real estate sold before closing adjustments.

**Same Store Population** The same store population is determined independently for each period presented, quarter-to-date and year-to-date, by including all consolidated operating properties that have been owned and stabilized for the entire current and prior periods presented. Held for contribution and held for sale properties are excluded.

**Square Feet** Represents square feet in building that are available for lease.

**Stabilized** Buildings are generally considered stabilized when 95% occupied.

**Stock-based Compensation Amortization Expense** Represents the non-cash amortization of the cost of employee services received in exchange for an award of an equity instrument based on the award's fair value on the grant date and amortized over the vesting period.

**Turnover Costs** Turnover costs are comprised of the costs incurred or capitalized for improvements of vacant and renewal spaces, as well as the commissions paid or costs capitalized for leasing transactions. The amount indicated for leasing statistics represents the total turnover costs expected to be incurred on the leases signed during the period and does not reflect actual expenditures for the period.

**Yield - Acquisition** Calculated as stabilized Net Operating Income divided by Acquisition Price.

**Yield - Development (Projected)** Calculated as projected stabilized Net Operating Income divided by projected development cost.