DCT INDUSTRIAL

Macquarie Global Property Series 2010

December 2-3, 2010

Forward Looking Statements

The Company makes statements in this document 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. The Company intends 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 the Company’s current views about its plans, intentions, expectations, strategies and prospects, which are based on the information currently available to the Company and on assumptions it has made. Although the Company believes that its plans, intentions, expectations, strategies and prospects as reflected in or suggested by those forward-looking statements are reasonable, the Company 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 its control including, without limitation: the competitive environment in which the Company operates; real estate risks, including fluctuations in real estate values and the general economic climate in local markets and competition for tenants in such markets; particularly in light of the current economic slowdown in the U.S. and internationally, 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 hurricanes, fires and earthquakes; national, international, regional and local economic conditions, including, in particular the current economic slowdown in the U.S. and internationally; the general level of interest rates and the availability of debt financing, particularly in light of the recent disruption in the credit markets; energy costs; the terms of governmental regulations that affect the Company 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 the Company’s cash flows from operations may be insufficient to meet required payments of principal and interest; 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; 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 the Company; and other risks and uncertainties detailed from time to time in DCT Industrial Trust’s filings with the Securities Exchange Commission. In addition, the Company's current and continuing qualification as a REIT involves the application of highly technical and complex provisions of the Internal Revenue Code of 1986, or the Code, and depends on its ability to meet the various requirements imposed by the Code through actual operating results, distribution levels and diversity of stock ownership. The Company assumes no obligation to update publicly any forward-looking statements, whether as a result of new information, future events or otherwise.

In addition, please refer to our 2009 Annual Report on Form 10-K, filed with the Securities and Exchange on February 26, 2010 for more information. Reconciliations of our Same Store NOI, FFO, debt to book value and fixed charge coverage for the quarters ended September 30, 2010 and 2009 are contained in our earnings press release for the period ended September 30, 2010, are available in the Investor Relations section of our website at www.dctindustrial.com. Reconciliations of our adjusted FFO for the years ended December 31, 2009, 2008, and 2007 are contained in our 2009 annual report on Form 10-K to shareholders available in the Investor Relations section of our website at www.dctindustrial.com under the SEC filings tab.

Positioned to Capitalize on Growing Opportunities

- Well positioned to capture long-term growth through a strategic presence in key logistics markets
- Regionally organized with eight market offices led by highly-regarded, seasoned deal makers with strong business judgment
  - Leasing and acquisition expertise
  - Internal property management
  - Development and project management expertise
  - Strong customer and broker relationships
- 76 million square feet of high-quality industrial properties owned or managed with a strong and diversified customer base
- Strong balance sheet and conservative capital structure

Focus on Long-Term Growth

Operations Strategy

- Maximize returns from our existing properties
- Capitalize on market offices to maximize leasing, enhance customer service and deepen tenant relationships
  - Aggressively pursue opportunities to serve new requirements of existing and new customers by identifying needs, seeking creative solutions, offering sale-leaseback, etc.

Investment Strategy

- Invest capital in quality, well-located assets in select markets with above average growth profile
- Pursuing value-add activities including under-leased assets, build-to-suits and redevelopments
- Recycle capital out of lower return, non-strategic assets and markets

DCT Industrial has a strong balance sheet and conservative capital structure to support long-term growth

Current Market Conditions: Stabilized With Positive Outlook

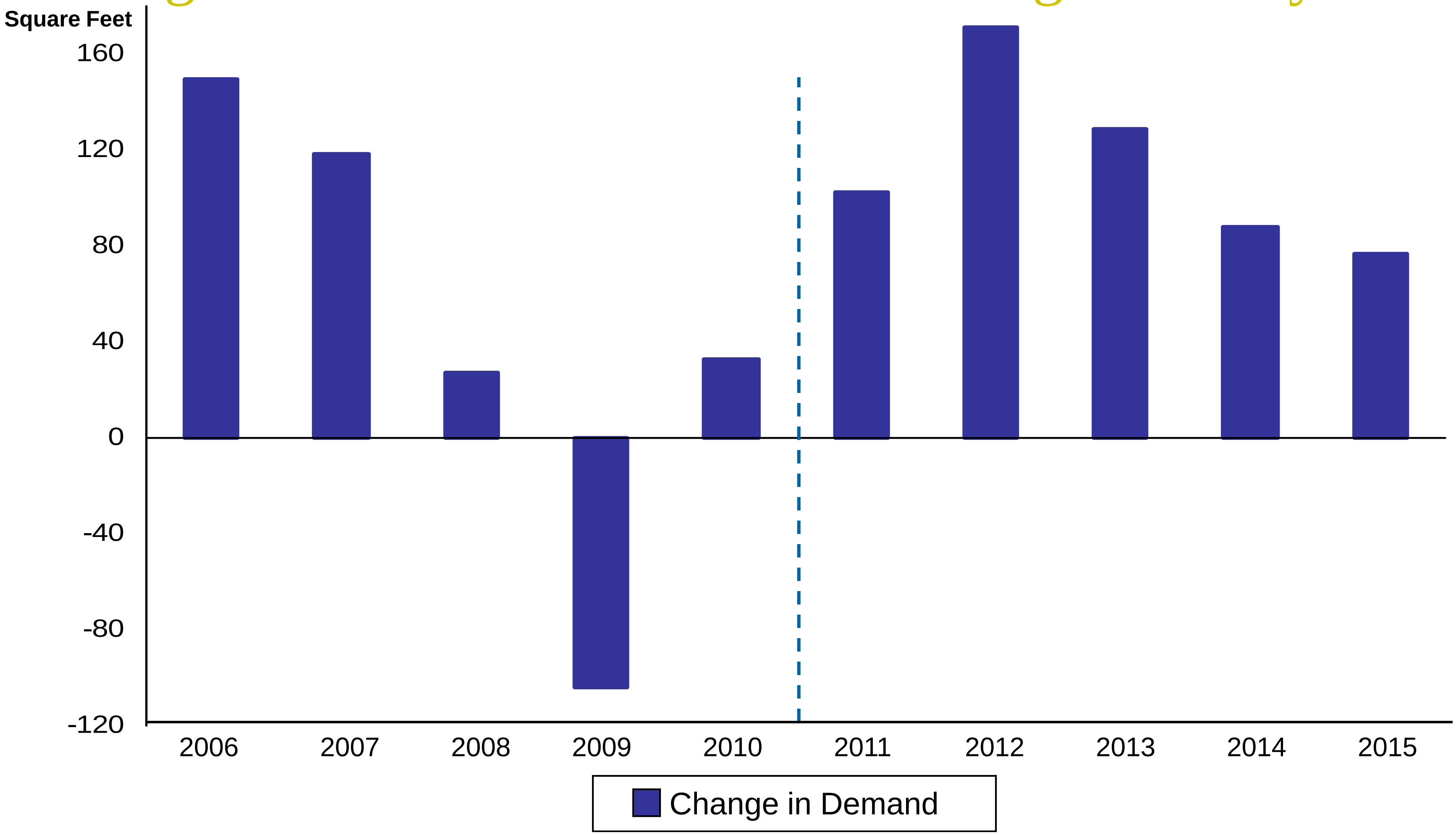
Operations

Market Conditions	Outlook
• Key industrial metrics improving: GDP, truck volumes, U.S. port container volumes, Purchasing Managers' Index, and capacity utilization • National absorption moderately positive • Leasing execution steady; increasing tenant demand • Rents have stabilized with some markets off the bottom	• Fundamentals expected to gradually improve with overall economy • Continued positive absorption • No new supply except specialized needs • Rents expected to increase meaningfully in 2012/2013 as vacancies drop below 10%

Investment

Market Conditions	Outlook
• Many active buyers – strategic and financial / leveraged • Cap rates have decreased in core and interior markets • Buyers moving down the risk spectrum to interior and secondary markets to improve relative yields • Increasing number of assets coming to market • Portfolio premiums have returned	• Interest rate environment to continue fueling demand for industrial real estate exposure • Buyers to underwrite stronger fundamentals • Increasing sales activity in 2011

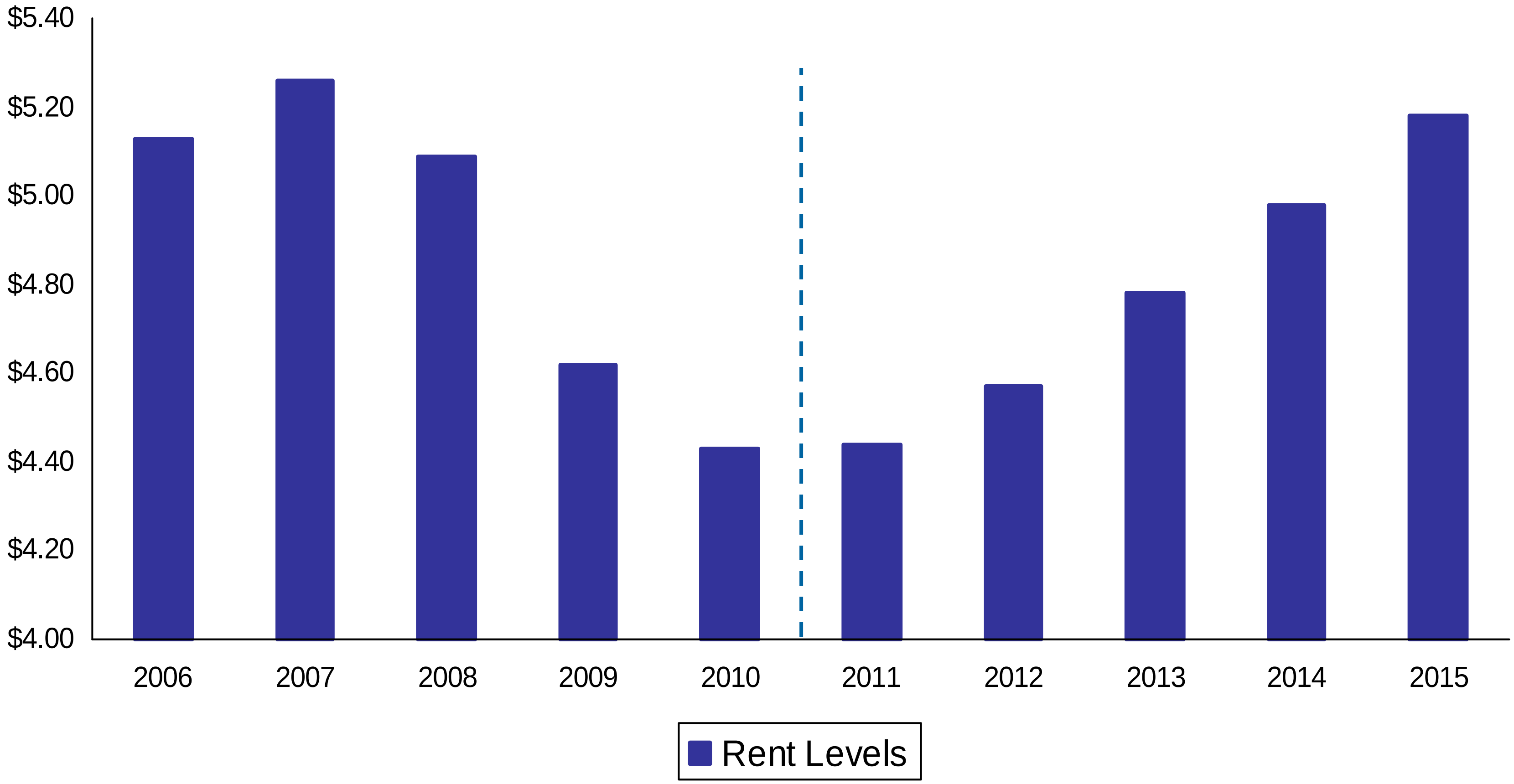
Significant Industrial Demand During Recovery



Absorption Projected to Exceed Peak Levels in 2012

Source: Property and Portfolio Research (PPR), October 28, 2010

Industrial Markets: Rents Projected to Improve



Source: Property and Portfolio Research (PPR), October 28, 2010

Operations

Third Quarter Results Indicate Positive Trend

- Leasing
  - Total occupancy as of 9/30 of 84.3%, up 280 basis points during Q3
    - Operating property portfolio occupancy of 86.9%, up 100 basis points during Q3
    - Development portfolio is 22% leased
  - 71% customer retention in Q3
  - Q3 releasing spread of -2.3% vs. -8.7% year-to-date (GAAP)
  - 1 million square feet, or 1.7% of our total square feet, was leased and scheduled for occupancy in Q4
  - Pipeline of new leases under negotiation up 15% from 9/30

- Same Store NOI
  - Declined 4.3% compared to the prior year vs. 10.3% decrease in Q2 (cash-basis)
  - Average occupancy increased 140 basis points to 86.3% during Q3
  - Increasing GAAP NOI will lead to higher Cash NOI as concessions expire
  - Rent concessions still high but stabilizing

Leasing Case Study: Regionalization Strategy Results in Multi-Market, New Absorption Transaction

Leading Global Third Party Logistics Provider:

- Leveraged local broker relationships to compete for new customer in Dallas
- Won initial deal totaling 84,000 square feet
- Provided exceptional customer service throughout negotiations, construction planning and build out, and maintained strong rapport with broker and customer
- Successful relationship resulted in new 75,000 square foot lease in Houston
- Ongoing discussions regarding customer's national needs with potential to serve customer in additional markets

Royal Lane, Dallas

Investment Strategy

Acquisition Strategy

- Actively pursuing deals – off-market and marketed
  - Successfully finding quality properties to acquire in focus markets
  - Remain disciplined with respect to underwriting and investment criteria

- Investment Selection/Criteria
  - Specific submarket strategies
  - Quality, functional assets in desirable locations
  - Attractive discount to replacement cost
  - Growth opportunities through aggressive leasing, asset repositioning and capturing income upside
  - Critical underwriting of market rents and tenant credit

Colombard Court, Inland Empire West

High-Quality Bulk Distribution Acquisitions in 2010

- DCT Industrial has closed four acquisitions in Baltimore, Northern New Jersey, Inland Empire, and Houston
  - Total cost: $30.4 million
  - Square feet: 592,000
  - 100% occupied
  - Average discount to replacement cost: approx. 25-30%
  - Average first year cash yield: 8.6%

Beckley Road, Baltimore/ Washington, D.C.

DCT Industrial has a proven ability to source quality assets with attractive returns

Active Acquisition Pipeline

- Over $50 million of acquisitions under contract
- Located in coastal markets or in-fill locations
- Average first year cash yield of 7.6%
- Average discount to replacement cost of approx. 20-30%

- Additional buildings and portfolios under consideration

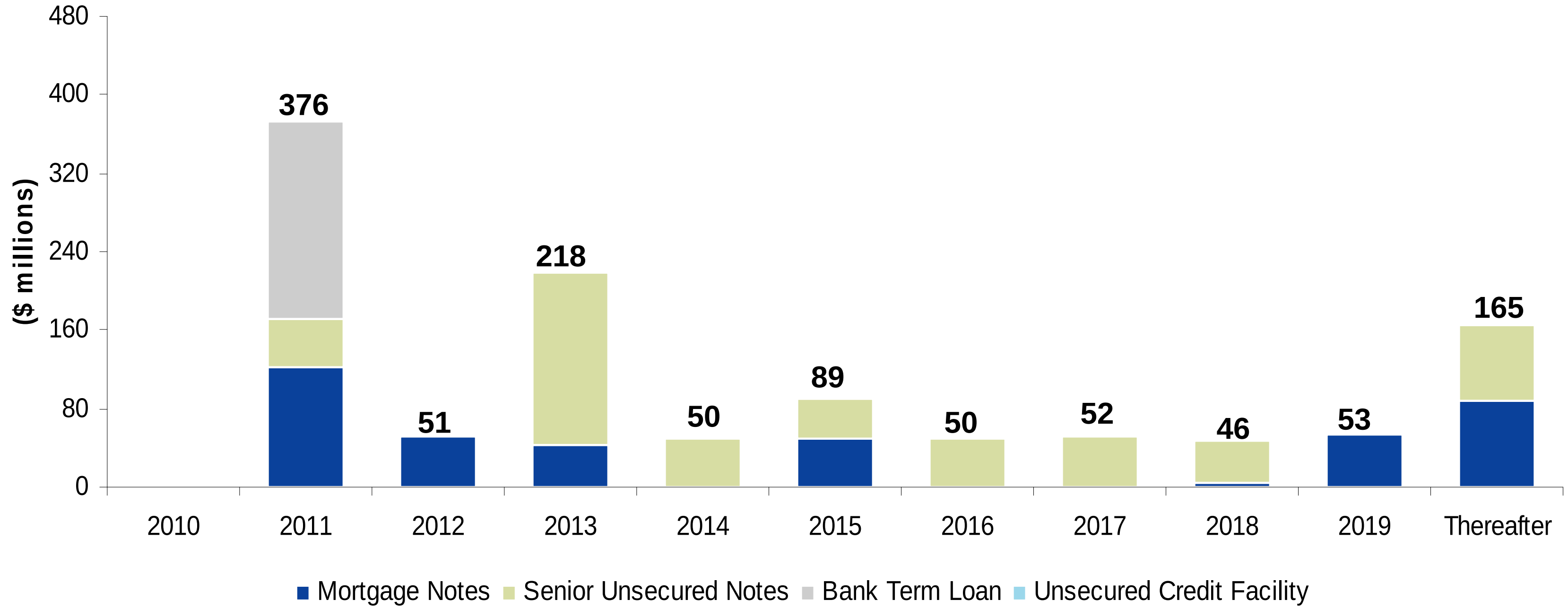
Market teams actively pursuing buildings in target sub-markets

Strong Capital Structure

Strong Balance Sheet

- Favorable liquidity position
  - Completed 2010 refinancing targets at attractive rates
  - Extended average maturity to 4.1 years from 2.4 years at 12/31/09
  - New three-year, $300 million unsecured revolving credit facility undrawn
- Limited funding commitments and manageable debt maturity schedule
- Excellent credit metrics limiting risk and providing offensive capital
  - Fixed charge coverage of 2.4x in Q3
  - Debt to EBITDA of 8.0x in Q3
- Acquisitions funded with proceeds from dispositions and equity

Debt Maturity Schedule (a)



Credit facility of $300 million remains undrawn and expires in August 2013

(a) As of September 30, 2010

Why DCT Industrial?

- Value-added owner, operator and developer that delivers substantial value to customers
- Strong operating platform focused on leasing, capital deployment and enhancing customer relationships
- Strong balance sheet and conservative capital structure
- Diversified industrial portfolio in high-volume distribution markets with improving fundamentals
- Successfully pursuing attractive acquisitions in focus markets

DCT Industrial is well positioned to capture long-term growth through its presence in key markets, strategic investments and strong balance sheet