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NYSE: DCT

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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 their plans, intentions, expectations, strategies and prospects, which are based on the information currently available to the Company and on assumptions they have made. Although the Company believes that their plans, intentions, expectations, strategies and prospects as reflected in or suggested by those forward-looking statements are reasonable, they 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 ongoing economic downturn and the strength of the economic recovery and the impact of the financial crisis in Europe; the general level of interest rates and the availability of capital; the competitive environment in which they 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, tornadoes, hurricanes and earthquakes; energy costs; the terms of governmental regulations that affect us and interpretations of those regulations, including the costs of compliance with those regulations, 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; 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 in the section entitled “Risk Factors.” 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 Internal Revenue Code of 1986 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 2011 Annual Report on Form 10-K, filed with the Securities and Exchange Commission on February 29, 2012 for more information. Reconciliations of our Same Store NOI, FFO and fixed charge coverage for the quarters ended March 31, 2012 and 2011 are contained in our earnings press release for the period ended March 31, 2012, and are available in the Investors section of our website at www.dctindustrial.com. Reconciliations of our adjusted FFO for the years ended December 31, 2011, 2010, and 2009 are contained in our 2011 annual report on Form 10-K to shareholders available in the Investors section of our website at www.dctindustrial.com under the SEC filings tab.

DCT Industrial Overview



- Strong Operating Results
 - Excellent leasing and operating performance
- Creating Value – Repositioning the portfolio
 - Attractive acquisitions
 - Successful deployment
 - Selective development
- Strong market-based teams
- Simple, NOI-based operating model
- High-quality portfolio located in major distribution markets
- Strong balance sheet and prudent financial management

Strong Operating Results

Delivering Strong Operating Results



- **Significant Occupancy Growth**

- Consolidated portfolio occupancy of 90.1% as of March 31st
- Same-store portfolio occupancy averaged 90.8% in Q1 2012

- **Excellent Leasing¹**

- 3.3mm square feet of leases signed in Q1 2012
- 73% tenant retention over last twelve months, reflects quality customer relationships and DCT Industrial's market focus strategy

- **NOI growth trending favorably**

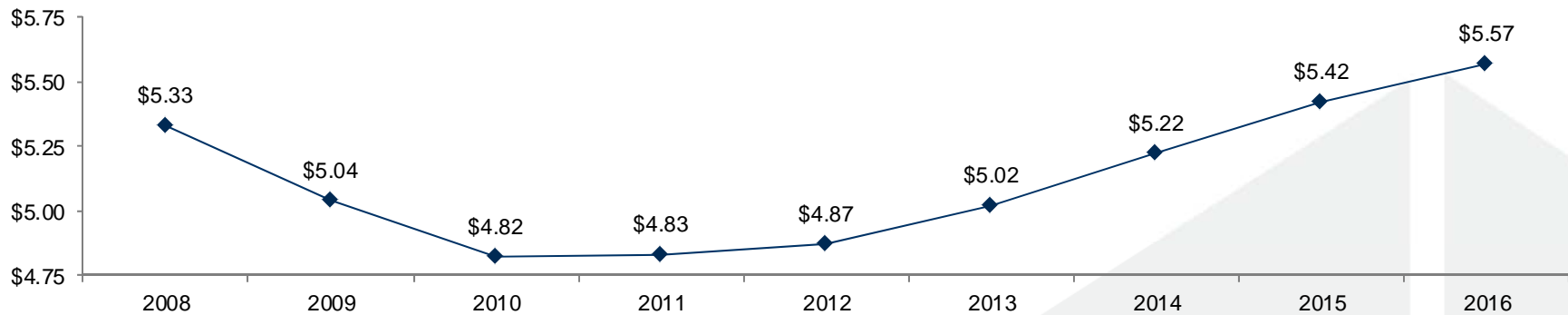
- Positive same store cash and GAAP growth of 9.0% and 3.8% in Q1 2012
 - Cash same store growth projected to be 3% to 5% in 2012
- Net effective rents and re-leasing spreads have improved in all markets

¹ Consolidated portfolio only

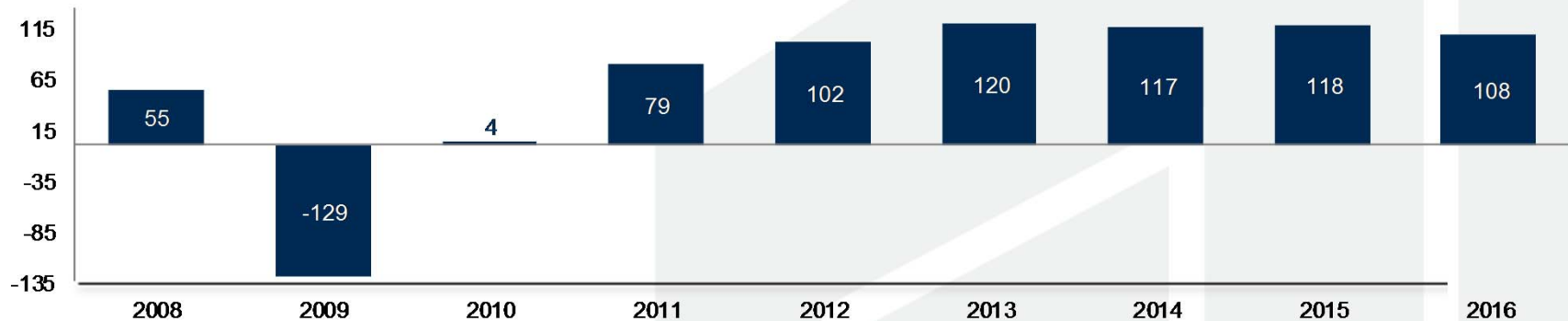
Industrial Real Estate Fundamentals Strengthening as Economy Recovers



Average Rents PSF



Change in Demand (millions of square feet)



Proven Operating Platform

Proven Operating Organization



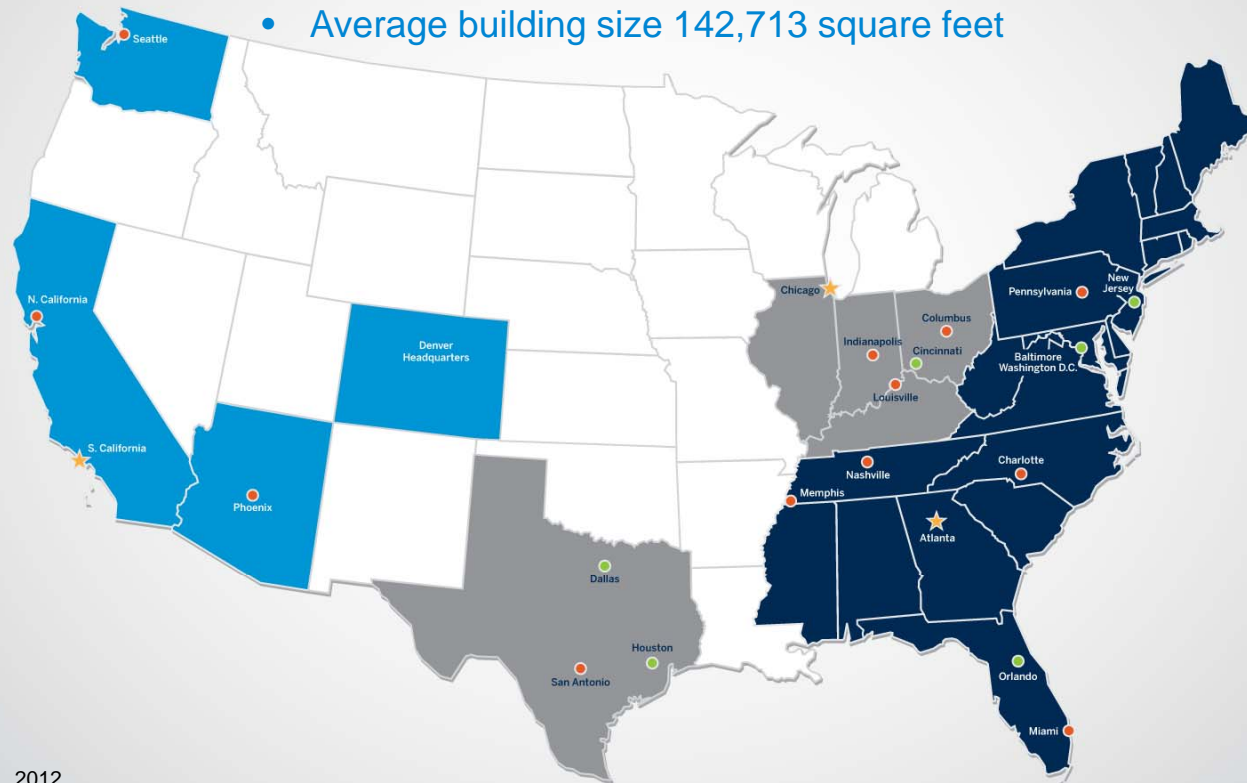
- Highly-regarded, experienced industrial real estate professionals
- Market teams lease/manage portfolio, and source new capital deployment opportunities
- Accountability at market level increases local competitiveness
- DCT property management maintains excellent customer relationships

Quality Portfolio

High-Quality Portfolio in Key Logistics Markets



- Located in major distribution hubs
- Buildings sized to fit heart of leasing market
- Average building size 142,713 square feet



Note: Data as of March 31, 2012

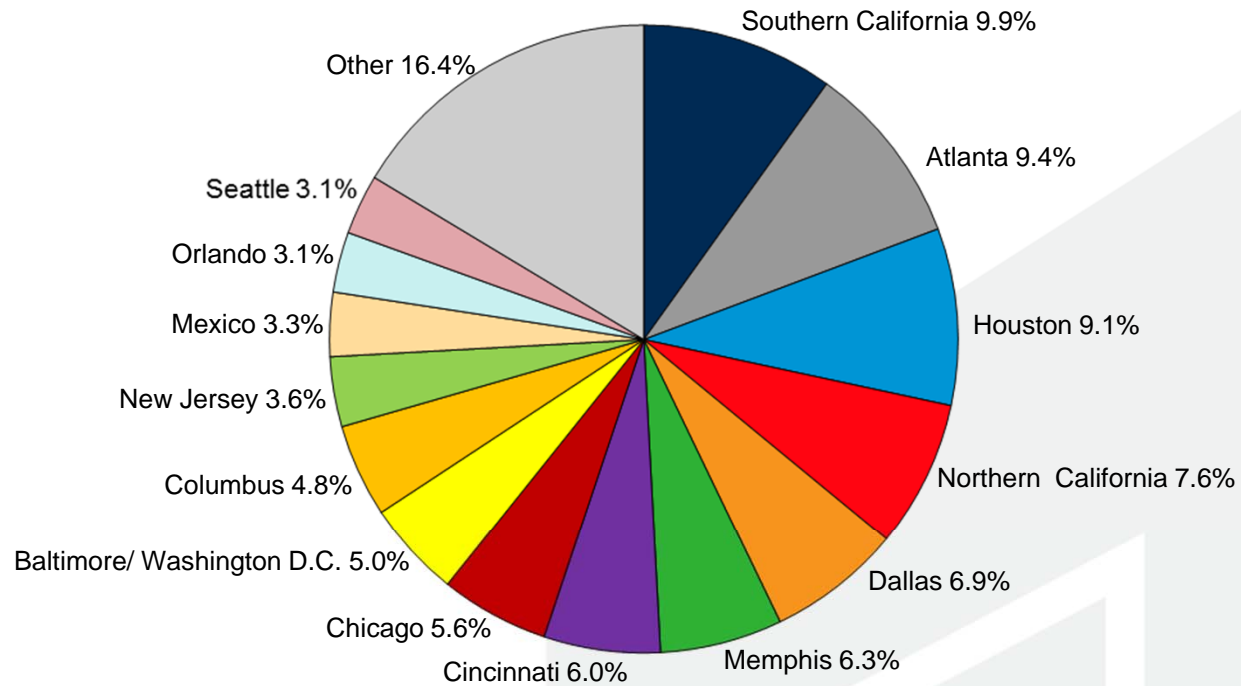
Legend

● West Region
 ● Central Region
 ● East Region
 ● DCT Market Offices
 ★ DCT Regional Offices
 ● DCT Market Presence

High-Quality Portfolio in Key Logistics Markets



Consolidated Properties by Market
(Based on annualized base rent as of 3/31/12)



The background is a dark blue gradient with several overlapping, semi-transparent geometric shapes, including a large triangle and a rectangle. A solid orange horizontal bar is located at the bottom of the image.

Creating Value

Capital Deployment Strategy



- Acquire quality assets that consistently generate favorable returns
- Disciplined Approach
 - Conservative underwriting
 - Attractive returns over time
 - Competitive cost-basis
- Focus on quality, well-located assets in markets with above average growth profile
 - Coastal
 - High-barrier / in-fill
- Pursue value-add activities
 - Under-leased assets
 - Redevelopment
 - Development
- Recycle capital out of lower return, non-strategic assets and markets

Acquisition Results



- **Stabilized Investments**
 - \$240 million since April 2010
 - Expected year-one cash yield 7.4%
 - 85% coastal
 - 83% of replacement cost
- **Value-Add Investments**
 - \$81 million (total expected investment)
 - Expected year-one yield 4.7%
 - Expected stabilized yield 8.2%
 - 46% coastal
 - 72% leased on acquisition
 - 94% leased currently
- **Active pipeline of deployment opportunities under consideration**

Value-Add Case Studies



8551 NW 30th Terrace Miami, FL



- 100,000 square foot Class-A, bulk distribution facility
- Purchase price of \$75/square foot
- Lease recently signed for the entire building - 6 months less down time than proforma
- Stabilized cash yield of 9.8% as a result of favorable leasing

450 S Lombard Rd. Chicago, IL



- 160,000 square foot distribution facility in the Central DuPage submarket
- Building was 35% occupied at acquisition (April 2011)
- Purchase price of \$22 per square foot – fully stabilized basis approximately 50% of replacement cost
- Building now 100% occupied with stabilized cash yield of 8.5%

Development Summary



Dollar Amounts in Thousands

Project	Market	Square Feet	Start	Projected Cost	Projected Yield
Under Construction					
Dulles Summit ⁽¹⁾	Baltimore/Washington	179,000	Q3 2011	\$ 16,743	
Nothwest 8 Distribution Center	Houston	267,000	Q3 2011	13,281	
DCT Commerce Center at Pan American West (Building A)	Miami	167,000	Q1 2012	14,101	
Total Under Construction		613,000		\$ 44,125	8.7%
Planning & Permitting					
DCT 55 ⁽²⁾	Chicago	600,000	Q2 2012		
Slover	Southern CA	650,000	Q3 2012		
Total Planning & Permitting		1,250,000			
Predevelopment					
DCT Airtex Industrial Center	Houston	267,000			
DCT Commerce Center at Pan American West (Building B)	Miami	167,000			
8th & Vineyard	Southern CA	130,000			
Southern California Logistics	Southern CA	200,000			
Total Predevelopment		764,000			
Grand Total		2,627,000			

⁽¹⁾ 100% leased

⁽²⁾ Construction commenced in May 2012

Development Case Studies



DCT Commerce Center at Pan American West – Miami, FL



- 334,000 square foot facility comprised of 2 building located in Miami Airport West, the premier submarket of one of the nation's best markets
- Acquired land early in the recovery from a bank that had taken ownership
- Commenced construction on first Building A in April 2012
- Excellent pre-leasing activity

Dulles Summit – Washington D.C.



- 179,000 square foot facility in the Dulles submarket of Washington D.C.
- Signed a long-term lease for 100% of both facilities to a Fortune 500 company prior to completion
- High-quality location and strong execution generated outstanding return and value-creation
- Anticipated stabilized cash yield of 8.5%

Active Capital Recycling



- Dispositions remain a critical component of DCT's investment strategy
 - Upgrade portfolio and cash flow growth by selling non-strategic assets
 - Dispositions expected to fund growth in 2012
 - Very competitive source of capital at current point in the cycle
- Cap rates have declined and liquidity has increased in secondary markets
 - Frustrated capital continues to disperse beyond primary markets
 - Transaction volume increasing
- Strong Results
 - \$117mm¹ closed since fourth quarter 2011 with a weighted average year-one cash yield of 5.5%
 - \$65mm under contract or LOI
 - Additional portfolios being marketed
 - Exited 3 markets

¹ Excludes \$2mm representing DCT's proportionate share of proceeds for properties sold by unconsolidated joint ventures.

Strong Capital Structure

Strong Balance Sheet



- Excellent credit metrics
 - Fixed charge coverage of 2.6x in Q1 2012
 - Debt to EBITDA of 7.1x in Q1 2012
- Well-laddered debt maturity schedule
 - Average maturity extended to over five years
- Proven access to multiple sources of capital
- Simple, conservative debt structure provides flexibility

Why DCT Industrial



- Delivering results
- Strong market-based organization
- Simple and focused business model
- Consistently improving industrial leasing fundamentals
- High-quality portfolio of bulk distribution assets in high-volume markets
- Strong balance sheet and prudent financial management

Positioned to take advantage of current momentum and create long-term growth through customer relationships, strategic investments and our strong balance sheet