




REITWorld

November 13 – 15, 2012

NYSE: DCT

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 impact of the economic downturn and the strength of the economic recovery and the impact of the potential 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, dispositions and developments; natural disasters such as fires, floods, 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.

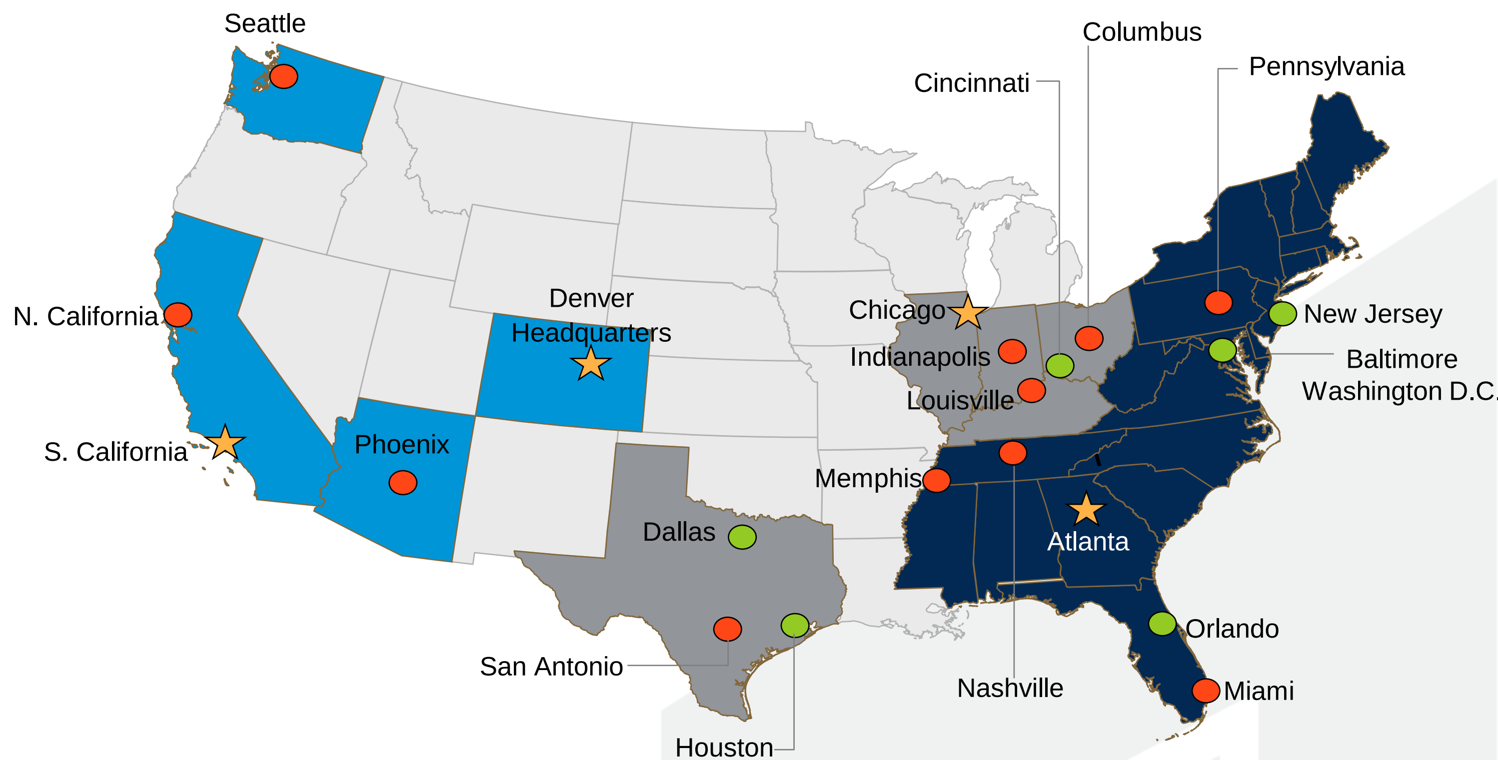
In addition, please refer to our 2011 Annual Report on Form 10-K, filed with the Securities and Exchange Commission on February 29, 2012 for more information. Reconciliations of our Same Store NOI, FFO and fixed charge coverage for the quarters ended September 30, 2012 and 2011 are contained in our earnings press release for the period ended September 30, 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

Investment Highlights

- High-quality industrial portfolio located in major distribution markets
- Delivering results through excellent leasing and operating performance
- Strong market-based teams
- Creating value for shareholders through disciplined capital deployment
  - Attractive acquisitions
  - Selective development
  - Active capital recycling
- Simple, NOI-based operating model
- Strong balance sheet and prudent financial management

High Quality Portfolio in Key Logistics Markets



West Region

DCT market offices

Central Region

DCT Regional offices

East Region

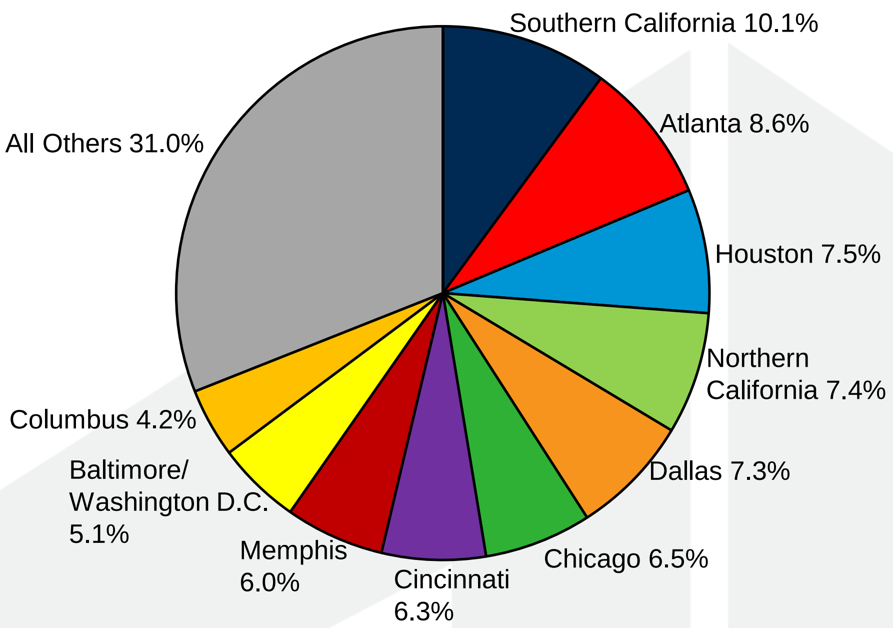
DCT market presence

Reflects consolidated properties only
Geographic diversification excludes Mexico

Portfolio Overview

- 58mm sq. ft. of consolidated assets
- 17mm sq. ft. in joint ventures
- ~900 customers
- Buildings sized to fit heart of leasing market (average building size of 149,198 sq. ft.)
- Well-located buildings in 21 major U.S. distribution markets and Mexico
- Regionalized operating structure with ten market offices

Top 10 Markets[1]

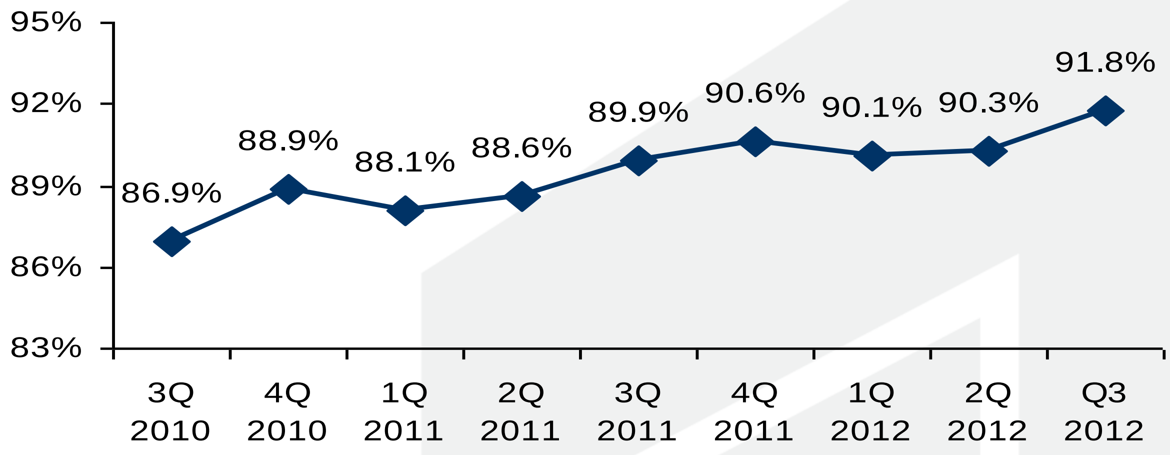


Note: Data as of 09/30/2012
[1] Based on annualized base rent as of 9/30/12 and reflects consolidated properties only

Delivering Strong Operating Results

- Significant leasing activity driving occupancy gains
- Net effective rents have improved in all markets
- 74% tenant retention over last twelve months
- Positive same-store cash and GAAP NOI growth of 5.5% and 2.4% year-to-date

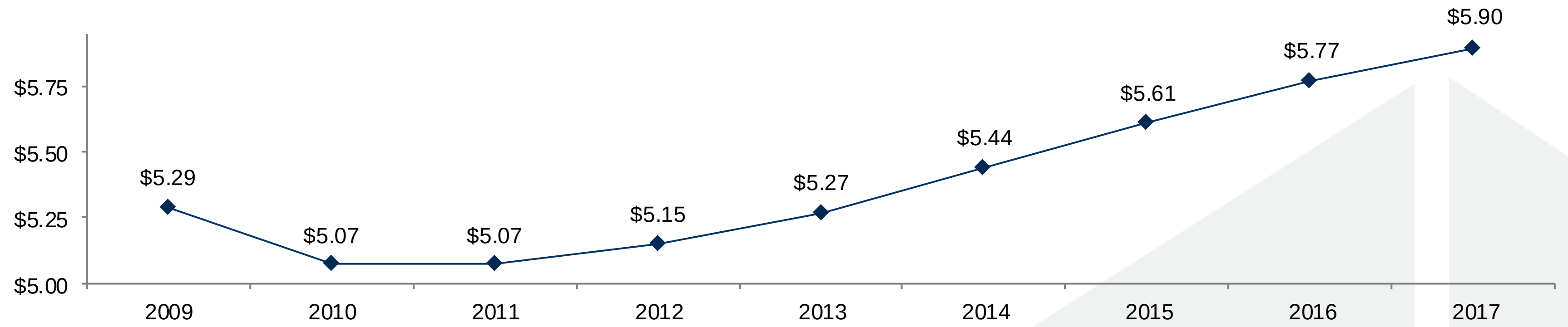
Consolidated Operating Occupancy (%)



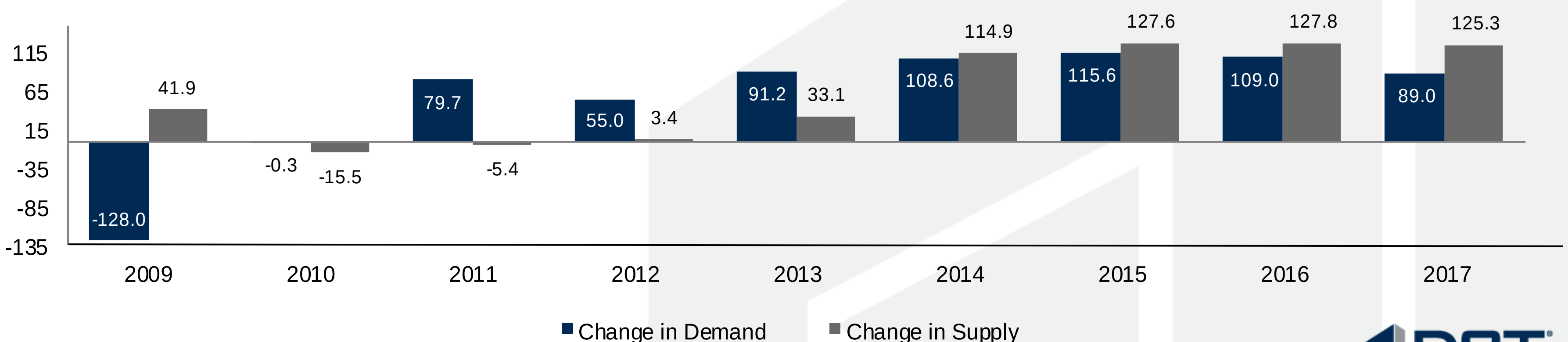
As of 09/30/2012

Outlook: Strengthening Fundamentals

Average Rents PSF



Change in Demand & Supply (millions of square feet)



Source: Property and Portfolio Research (PPR), 11/1/12 for Warehouse PPR 54

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

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
  - Development
  - Under-leased assets
  - Redevelopment
- Recycle capital out of lower return, non-strategic assets and markets

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Acquisition Results

- Stabilized Investments
  - $314 million since April 2010
    - 2012 - $90 million; expected year-one cash yield 6.6%
    - 2011 - $131 million; expected year-one cash yield 7.1%
    - 2010 - $93 million; expected year-one cash yield 8.0%
  - 81% coastal
  - 84% of replacement cost

- Value-Add Investments
  - $97 million (total expected investment)
    - 2012 - $34 million; expected year-one cash yield 2.7%; expected stabilized yield 7.4%
    - 2011 - $63 million; expected year-one cash yield 5.6%; expected stabilized yield 8.4%
  - 50% coastal
  - 63% leased on acquisition
  - 81% leased currently

- Active pipeline of deployment opportunities under consideration
  - $105 million under contract: 7 buildings totaling 943,000 square feet

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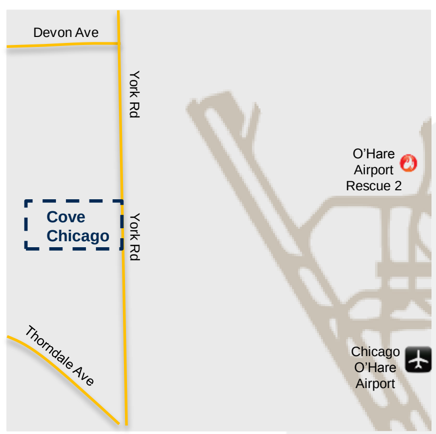
Acquisition Case Study – Air Freight Buildings

Transaction Overview

- Four buildings totaling 563,056 sq. ft. in Los Angeles Airport ("LAX") and Chicago O'Hare Airport submarkets
- $86mm acquisition price
- $57mm debt assumption
- Expected to close 4Q 2012

LAX Airport

O'Hare Airport



Cargo LAX: Building 5

Cove LA

Cargo LAX: Building 6

Cove Chicago

Investment Highlights

- High-quality off-market transaction with existing relationship
- Projected year-one cash yield of 6.5%
- Below replacement cost
- Irreplaceable assets in supply-constrained submarket adjacent to airports
- Modern Class A industrial buildings
- 99.6% leased by strong tenants

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Value-Add Case Studies

8551 NW 30th Terrace Miami, FL

- 100,000 square foot Class-A, bulk distribution facility
- Purchase price of $75 per 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 7.5%

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Development Summary

(Dollar Amounts in Thousands)

Project	Market	Square Feet	Expected Completion Date	Projected Cost	Percent Leased	Projected Stabilized Yield
Stabilized Developments						
Dulles Summit Distribution Building C	Washington	103,000	Q3 2012	$ 9,527	100%	
Total Stabilized Developments		103,000		9,527	100%	
Development Projects in Lease Up						
Dulles Summit Distribution Building E	Washington	76,000	Q3 2012	7,123	100%	
Nothwest 8 Distribution Center	Houston	267,000	Q3 2012	13,549	-	
Total Development Projects in Lease Up		343,000		20,672	22%	
Under Construction						
DCT Commerce Center at Pan American West A	Miami	167,000	Q4 2012	14,354	90%	
DCT Commerce Center at Pan American West B	Miami	167,000	Q2 2013	13,001	74%	
DCT 55	Chicago	604,000	Q4 2012	27,917	-	
SCLA Expansion	Southern CA	177,000	Q4 2012	6,334	100%	
Total Under Construction		1,115,000		61,606	40%	
Total Development Activities		**1,561,000**		**$ 91,805**	**40%**	**7.7%**
Build-to-Suite for Sale						
Dulles Summit Lot 10	Washington	61,000	Q2 2013	$ 7,429	N/A	
Total Build-to-Suite for Sale		61,000		$ 7,429	N/A	

Project	Market	Square Feet	Expected Start Date	Percent Leased
Planning & Permitting				
Slover Logistics Center I	Southern CA	652,000	Q4 2012	100%
Total Planning & Permitting		652,000		100%

Project	Market	Square Feet
Predevelopment		
DCT Airtex Industrial Center	Houston	267,000
8th & Vineyard	Southern CA	420,000
Slover Logistics Center II	Southern CA	601,000
Rockdale Distribution Center - Expansion	Nashville	225,000
OTA	Seattle	1,015,000
Total Predevelopment		2,528,000
Grand Total		**4,802,000**

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Development Case Studies

DCT Commerce Center at Pan American West – Miami, FL

- 334,000 sq. ft. facility comprised of 2 buildings located in Miami Airport West, the premier submarket of one of the nation's best distribution markets
- Acquired land early in the recovery from a bank that had taken ownership
- Signed a long-term lease for 90% of Building A with a leading third party logistics company prior to completion
  - Following lease of Building A, signed a long-term lease for 74% of Building B and commenced construction
- Anticipated stabilized cash yield of 7.2% on Building A and 7.6% on Building B

Dulles Summit – Washington D.C.

- 179,000 sq. ft. facility comprised of 2 buildings located in Washington D.C.
- Signed a long-term lease for 100% of both buildings with a Fortune 500 company prior to completion
- High-quality location and strong execution generating outstanding return and value-creation
- Anticipated stabilized cash yield of 8.5%

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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 contribute to funding growth
  - 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
  - $194mm[1] closed since fourth quarter 2011 with a weighted average year-one cash yield of 5.8%
  - $81mm under contract or LOI
  - Additional portfolios being marketed
  - Exited 3 markets

[1] Excludes $6mm representing DCT’s proportionate share of proceeds for properties sold by unconsolidated joint ventures.

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Strong Balance Sheet

- Excellent credit metrics
  - Fixed charge coverage of 2.5x in Q3 2012
  - Debt to EBITDA of 7.0x in Q3 2012
- Well-laddered debt maturity schedule
- Proven access to multiple sources of capital
- Simple, conservative debt structure provides flexibility

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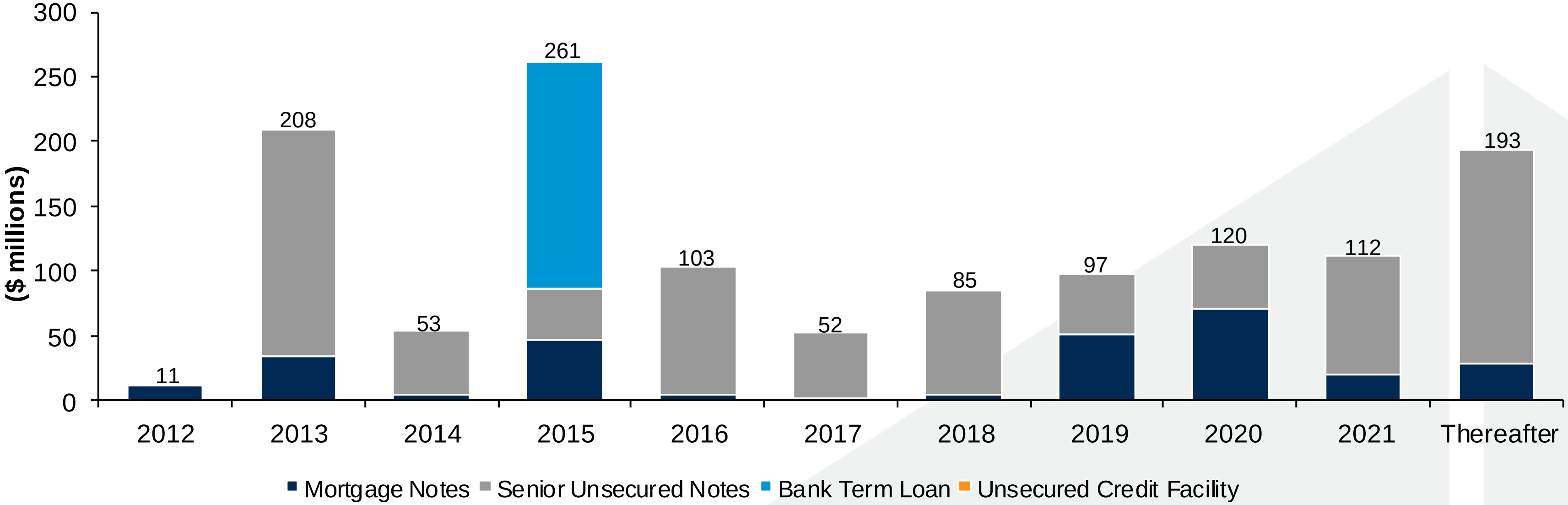
Debt Maturity Schedule[a]



(a) As of September 30, 2012

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

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