REITWorld 2013

November 13 – 15, 2013

NYSE: DCT

Forward-Looking Statements

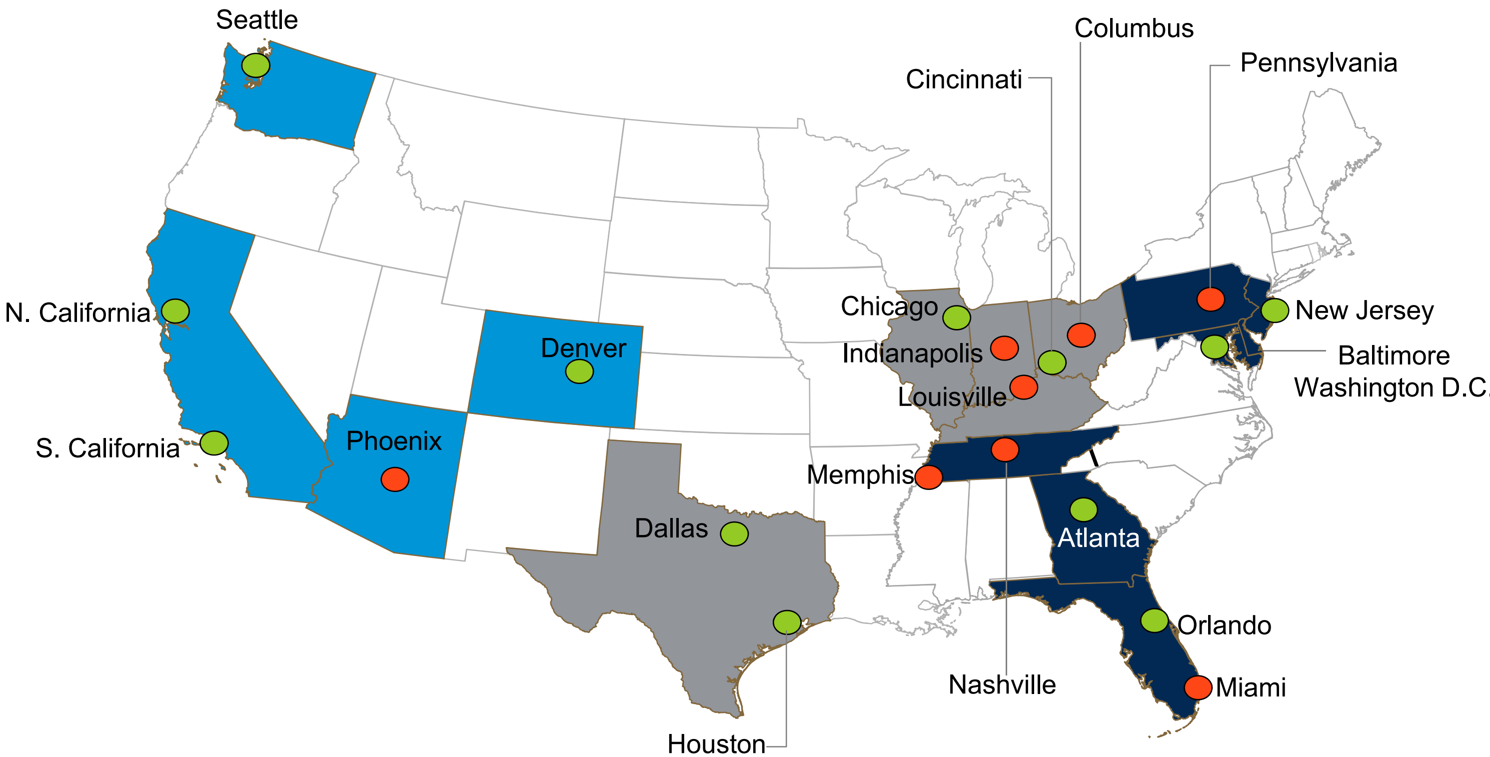
We make statements in this document that are considered “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act, which are usually identified 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 and includes statements regarding our anticipated yields. 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 impact of the strength of the United States economic recovery and global economic recovery; the general level of interest rates and the availability of capital; 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, 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 of our Form 10-K filed with the SEC and updated on Form 10-Q 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 Code through actual operating results, distribution levels and diversity of stock ownership. We assume 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 2012 Annual Report on Form 10-K, filed with the Securities and Exchange Commission on February 21, 2013 for more information. Reconciliations of our Same Store NOI, FFO and fixed charge coverage for the quarters ended September 30, 2013 and 2012 are contained in our earnings press release for the period ended September 30, 2013, 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, 2013, 2012, and 2011 are contained in our 2012 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.

Investment Highlights

High-quality industrial portfolio located in major distribution markets	• 63mm square feet of consolidated assets, 3mm square feet of pro rata share in joint ventures, ~950 customers • Buildings sized to fit heart of leasing market (average building size of 152,000 square feet) • Well-located buildings in 21 major U.S. distribution markets • Regionalized operating structure with 12 market offices
Strong market-based teams	• 12 regional market offices with highly regarded and experienced real estate professionals
Delivering results through excellent leasing and operating performance	• 2013 YTD same-store cash and GAAP NOI growth of 6.1% and 3.1%, respectively • Consolidated operating property occupancy 92.8% as of September 30, 2013 • 2013 YTD positive GAAP releasing spreads of 3.8%
Creating value through disciplined capital deployment	• Acquire quality assets that generate favorable returns using a disciplined approach • Focus on well-located assets in markets with above average growth profile (coastal, high-barrier/infill) • Pursue value-add activities such as development, underleased assets, and redevelopment • Recycle capital out of lower return, non-strategic assets and markets to upgrade portfolio and cash flow growth
Simple, NOI-based operating model	• 91% of FFO from core operations • 94% of gross assets wholly owned
Strong balance sheet and prudent financial management	• Fixed charge coverage of 3.3x and Net debt to EBITDA of 6.7x in Q2 2013 • Well-laddered debt maturity schedule • Proven access to multiple sources of capital • Simple and conservative debt structure provides flexibility

High-Quality Portfolio in Key Logistics Markets



West Region

Central Region

East Region

DCT market offices

DCT market presence

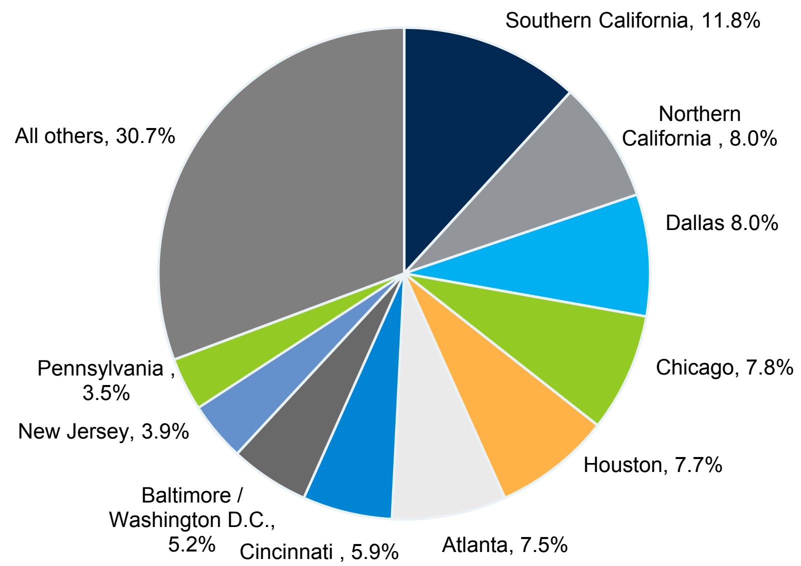
Reflects consolidated properties only

High-Quality Portfolio in Key Logistics Markets

Portfolio Overview

- 63mm square feet of consolidated assets
- 3mm square feet of pro rata share in joint ventures
- 415 buildings with 879 customers [1]
- Buildings sized to fit heart of leasing market (average building size of 152,000 square feet)
- Well-located buildings in 21 major U.S. distribution markets
- Regionalized operating structure with 12 market offices

Top 10 Markets [2]

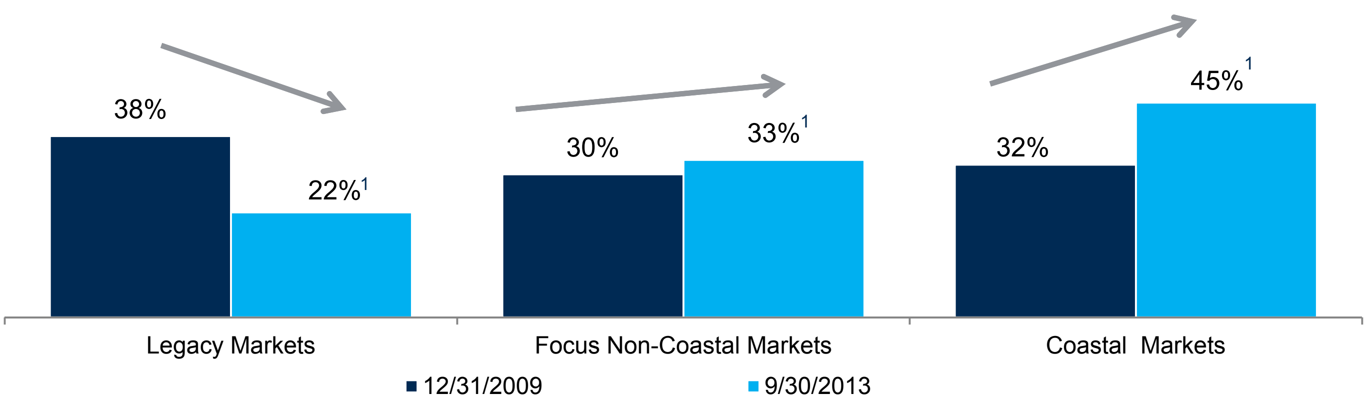


Source: Company filings as of 09/30/2013
[1] Reflects consolidated properties only
[2] Based on annualized base rent; reflects consolidated properties only

Portfolio Repositioning

Top 5 Markets as of 12/31/2009		% of ABR
1.	Atlanta	9.9%
2.	Dallas	7.7%
3.	Houston	7.4%
4.	Northern California	7.2%
5.	Memphis	7.2%

Top 5 Markets as of 9/30/2013		% of ABR
1.	Southern California	12.4%
2.	Northern California	8.4%
3.	Chicago	8.2%
4.	Houston	8.0%
5.	Atlanta	7.9%



Note: Based on annualized base rent
[1] 9/30/13 pro forma for disposition of Mexico and Dallas assets

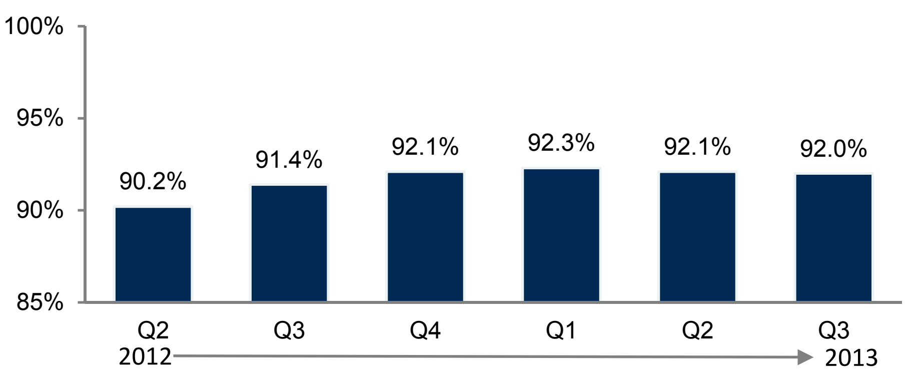
Proven Operating Organization

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

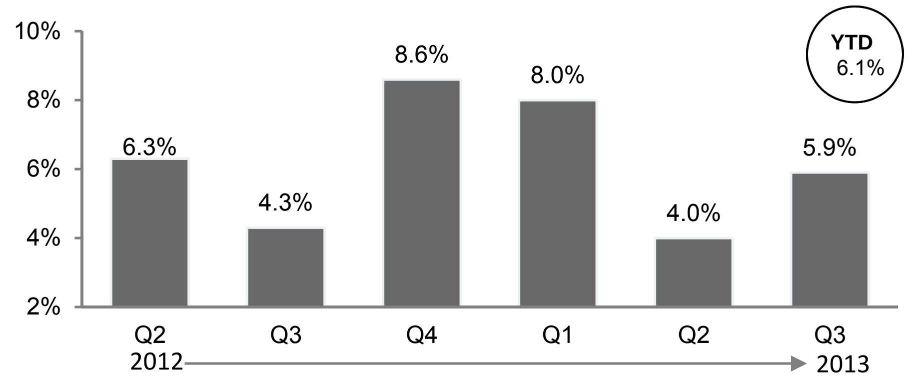
Delivering Strong Operating Results

Operating Portfolio – Stats for Period Ending

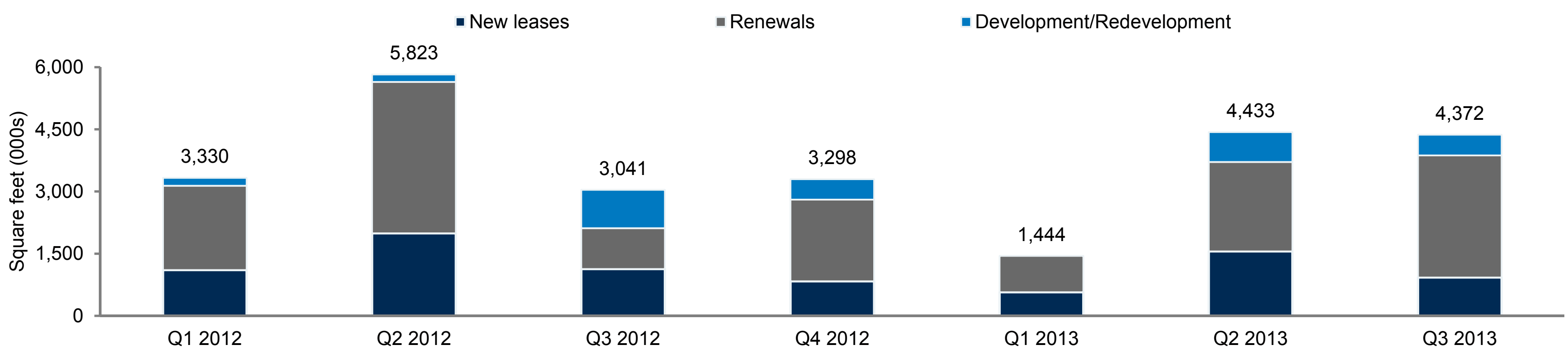
Same Store Occupancy Levels



Same Store Cash NOI Growth



Leasing Activity



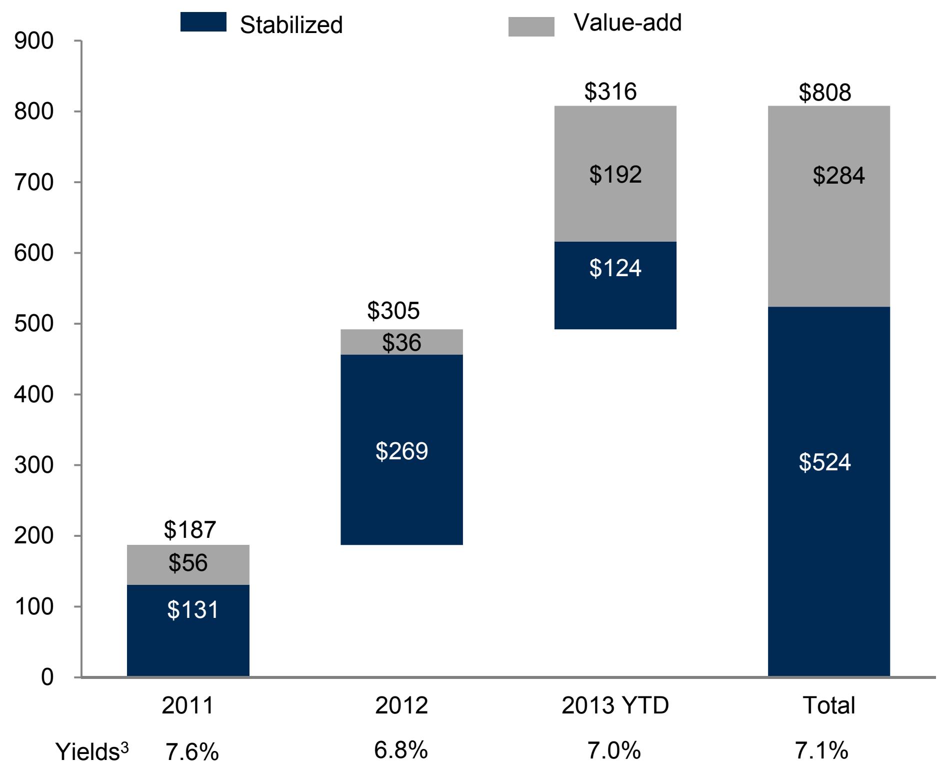
Focused Capital Deployment Strategy

Execute multiple strategies to continue growth

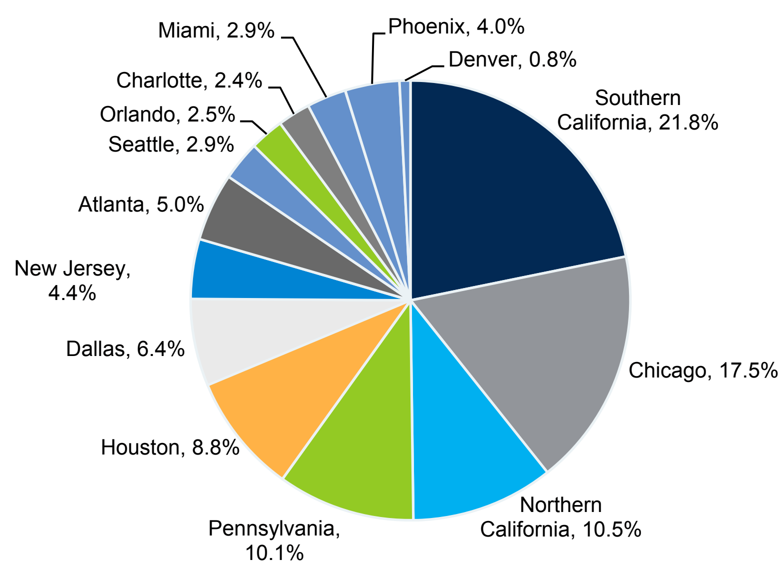
Acquisitions	• Acquire quality assets that consistently generate favorable returns • Disciplined approach • Focus on quality, well-located assets in markets with above average growth profile − Coastal − High-barrier/infill
Dispositions	• Dispositions are an important component of DCT's investment strategy − 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 cycle
Developments	• Strong in-house development capabilities − Local teams in DCT's development markets have extensive experience • Focus on land that can be put into production quickly − Deliver the right product at the right time with greater visibility into market fundamentals − One or two building projects only, not a land-banker • Risk management orientation

Acquisition Summary

Acquisitions since 2011[1,2]



Market Breakdown of Acquisitions[1,2]

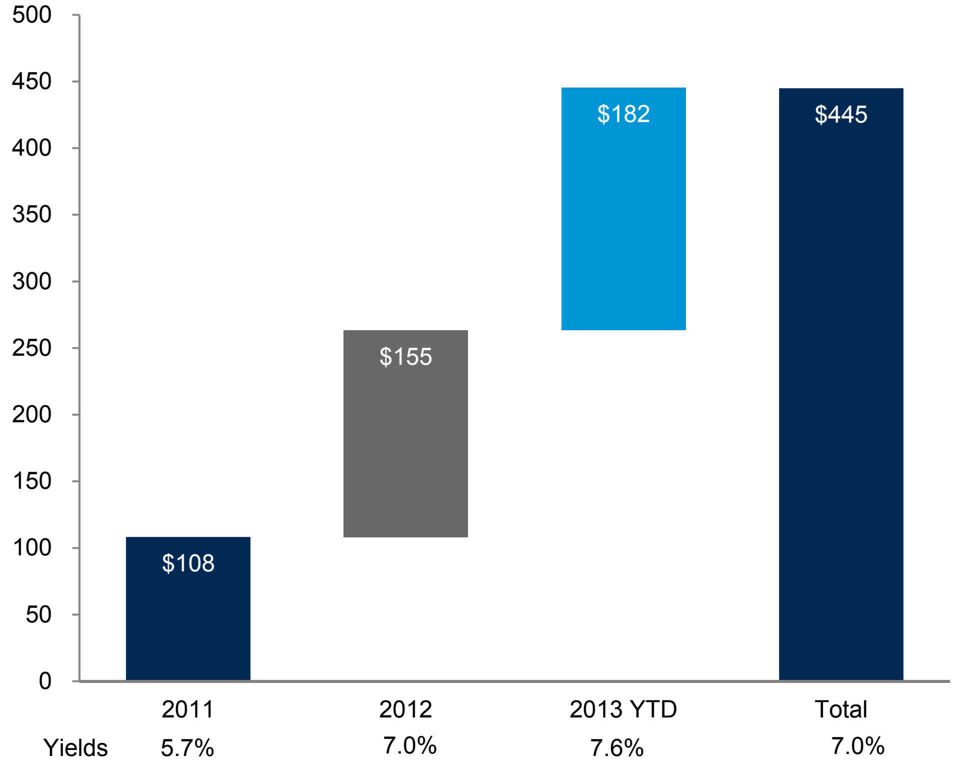


Total Acquisitions since 2011: $808mm

[1] Represents purchase price excluding acquisition costs ($mm)
[2] As of October 31, 2013
[3] Represents year-one cash yield for stabilized acquisitions and projected stabilized cash yield for value-add acquisitions

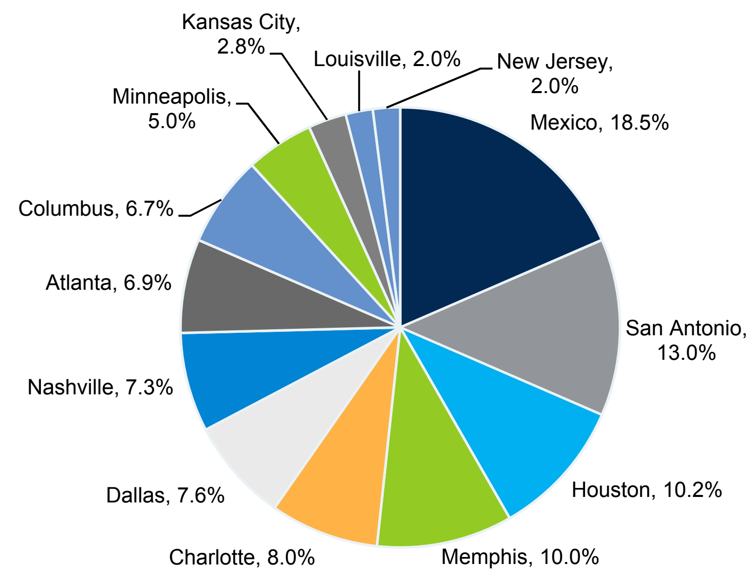
Disposition Summary

Dispositions since 2011[1,2]



[1] Represents sale price ($mm)
[2] As of October 31, 2013

Market Breakdown of Dispositions[1,2]



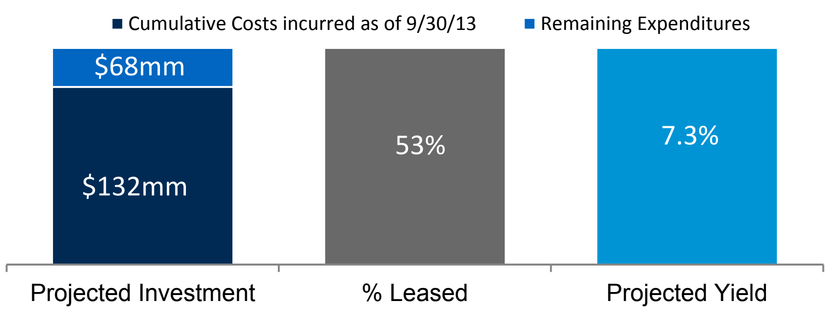
Total Dispositions since 2011: $445mm

- Exited 9 markets: Kansas City, Minneapolis, San Antonio, Salt Lake and 5 markets in Mexico

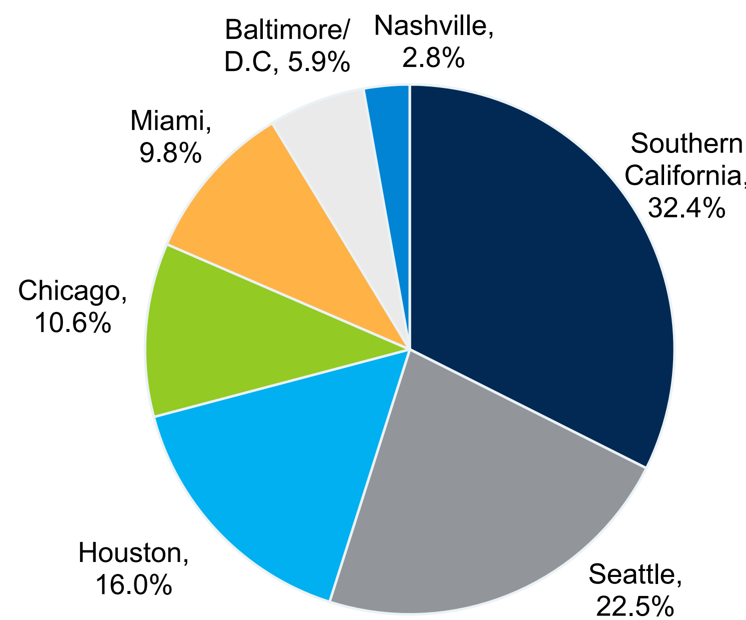
Development

Stabilized Developments[1]

Projects Under Development (In Lease Up and Under Construction)



Market Breakdown of Developments



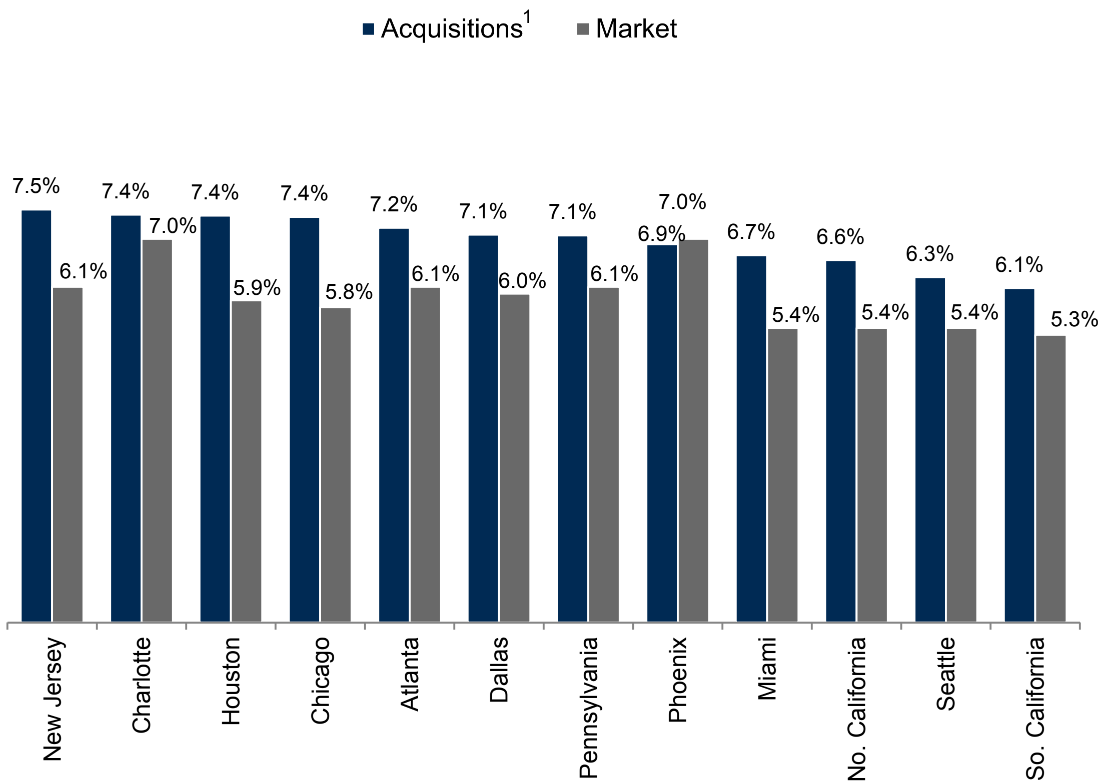
Total Investments: $270mm

- DCT anticipates approximately $60mm of construction starts for the remainder of 2013

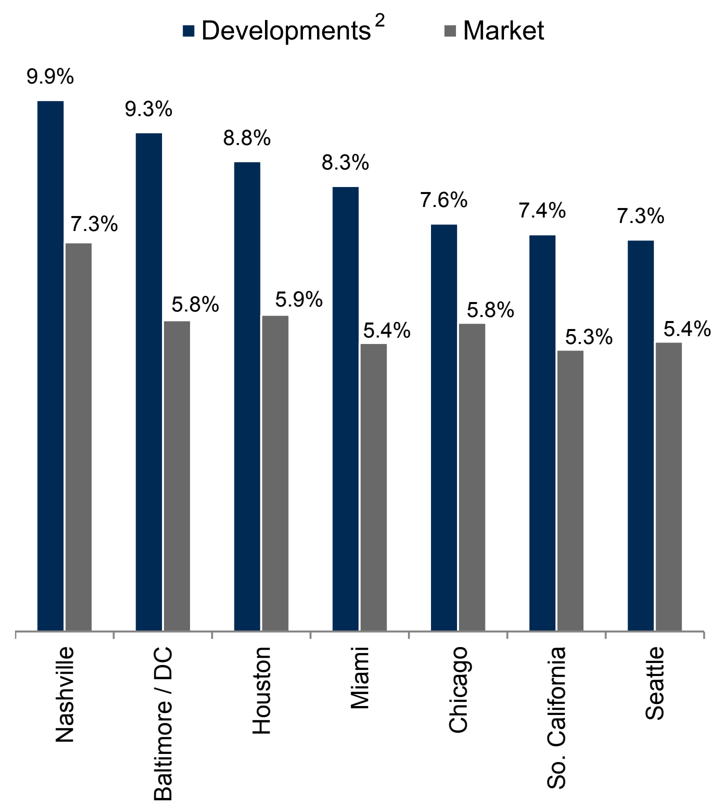
Source: Company filings as of 09/30/2013
[1] Buildings stabilized in 2012 – 2013 year-to-date

Creating Value Through Capital Deployment

Acquisition Yields vs. Market Yields



Development Yields vs Market Yields



Source: CBRE, midpoint of National Class A Industrial cap rate range by market
[1] Represents projected yields for activity since January 2012 through October 31, 2013
[2] Represents projected yields for current projects under development and projects stabilized in 2012-2013 year-to-date as of September 30, 2013

Acquisition Case Studies

Air Cargo – Southern California & Chicago, IL

Cargo LAX: Building 5

Cove LA

Cargo LAX: Building 6

Cove Chicago

- High-quality off-market transaction with existing relationship
- Four buildings totaling 563,056 square feet in Los Angeles Airport (“LAX”) and Chicago O’Hare Airport submarkets
- $86mm acquisition price; $57mm debt assumption
- 99.6% occupied by strong tenants
- Irreplaceable assets in supply-constrained submarket adjacent to airports
- Projected year-one cash yield of 6.5%

Greenleaf Avenue – Chicago, IL

Before

After

Source: Management projections

- Redevelopment in Class A location in Chicago, IL
- 104,863 square feet light industrial facility in O'Hare Airport submarket
- Projected cost of $45/sq. ft. (approximately 42% below replacement cost)
- Opportunity to renovate a highly visible, neglected asset in a supply-constrained submarket
- Projected stabilized cash yield of 8.2%

Disposition Case Studies

San Antonio, TX

- 15 Class B light industrial and bulk distribution assets totaling 1,348,632 square feet in San Antonio, TX
- Sales price of $43 /sq. ft. 95.3% occupied; stabilized yield of 7.7%
- Closed transaction in two phases; initially marketed entire portfolio but pulled majority back due to unsatisfactory pricing due to near-term lease roll; leased several spaces causing an increase in purchase price of $9.8 million
- Accomplished DCT goal of exiting the San Antonio market

Houston, TX

- 13 Class B and C light industrial and bulk distribution assets totaling 1,005,231 square feet in Houston, TX
- Sales price of $45 / sq. ft.; 98.1% occupied; stabilized yield of 7.7%
- Capitalized on strong Houston market conditions to improve portfolio quality by selling functionally challenged assets
- Portfolio contained significant near term lease roll (71% within 3 years), highly management intensive

Source: Management projections

Development Case Studies

Slover Logistics Center I & II – Southern California

- Two phase land assemblage and rezoning in the Inland Empire West submarket
- Two buildings representing 1.3mm square feet
- Both buildings 100% pre-leased prior to construction start; entire project expected to be stabilized in Q1 of 2014
- Anticipated cash yield of 7.10% creating significant value

DCT Commerce Center at Pan American West Buildings A & B – Miami, FL

- 334,000 square foot 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
- Started construction of second building after leasing 90% of first building prior to completion
- Both buildings now 100% leased and stabilized
- Anticipated cash yield of 8.34%

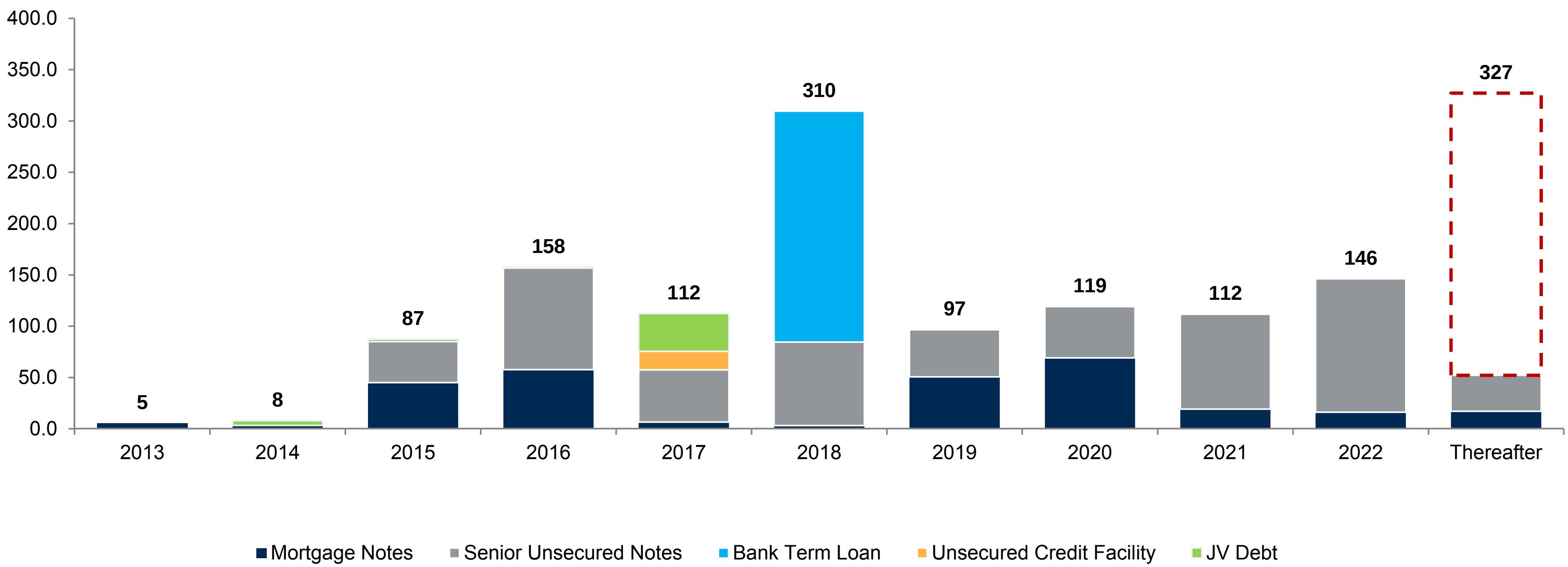
Source: Management projections

Strong Balance Sheet

- Excellent credit metrics
  - Fixed charge coverage of 3.3x in Q3 2013
  - Debt to EBITDA of 6.7x in Q3 2013
- Well-laddered debt maturity schedule
- Proven access to multiple sources of capital
- Simple, conservative debt structure provides flexibility

Balanced Debt Maturities

DCT maintains a well laddered debt maturity schedule



Numbers reflect 9/30/13 as adjusted for the pro forma impact of the $275mm bond issuance

Investment Highlights

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