



2014 Citi Global Property CEO Conference

March 2-5, 2014

Confidential: This material is intended for internal use only and contains confidential and proprietary information subject to various confidentiality and other legal protections. If you are not a designated recipient, you may not review, copy, distribute, or use any portion hereof, and the same should be immediately destroyed.

NYSE: DCT

Forward-Looking Statements

The Company makes 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 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 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 development; 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 cost 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 2013 Annual Report on Form 10-K, filed with the Securities and Exchange Commission on February 21, 2014 for more information. Reconciliations of our Same Store NOI, FFO and fixed charge coverage for the quarters ended December 31, 2013 and 2012 are contained in our earnings press release for the period ended December 31, 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, ~900 customers
- Buildings sized to fit heart of leasing market (average building size of 158,000 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 same-store cash and GAAP NOI growth of 4.9% and 1.9%, respectively
- Consolidated operating property occupancy 93.3% as of December 31, 2013
- 2013 positive GAAP releasing spreads of 6.6%

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

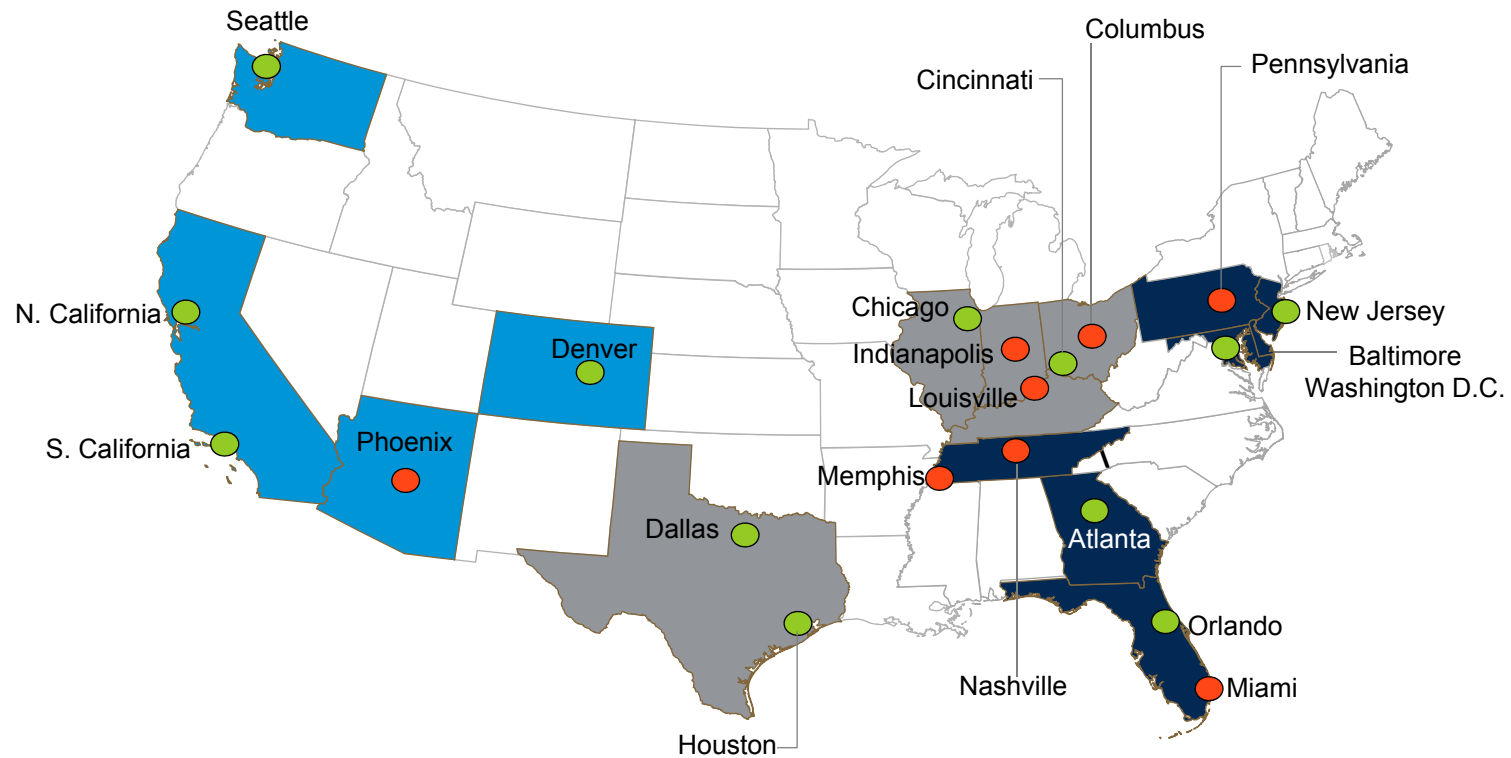
Simple, NOI-based operating model

- 91% of FFO from core operations
- 94% of gross assets wholly owned

Strong balance sheet and prudent financial management

- Fixed charge coverage of 3.1x and Net debt to EBITDA of 6.9x in Q4 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



Reflects consolidated properties only

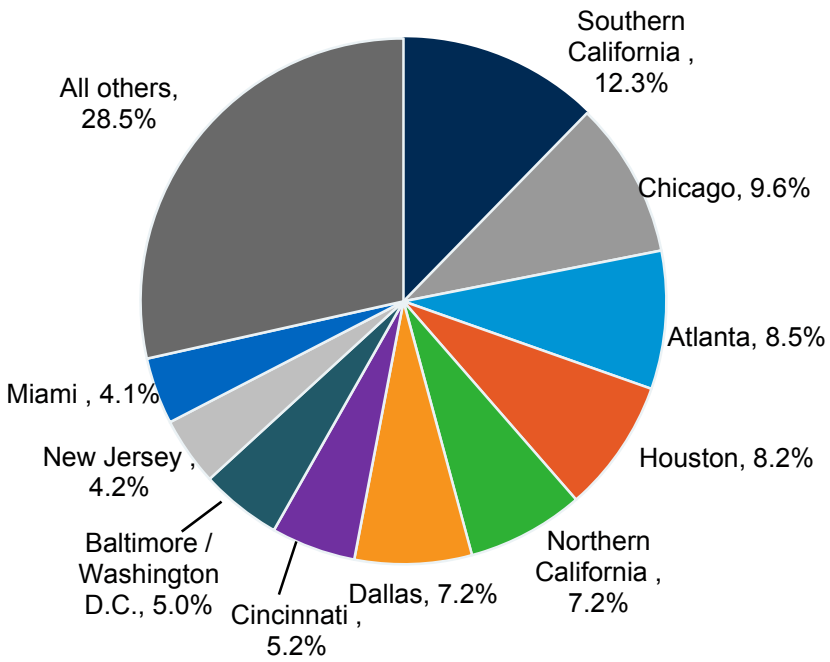
Confidential

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
- 400 buildings with 900 customers ¹
- Buildings sized to fit heart of leasing market (average building size of 158,000 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 12/31/13
¹ Reflects consolidated properties only
² Based on annualized base rent. Reflects consolidated properties only; excludes assets held for sale

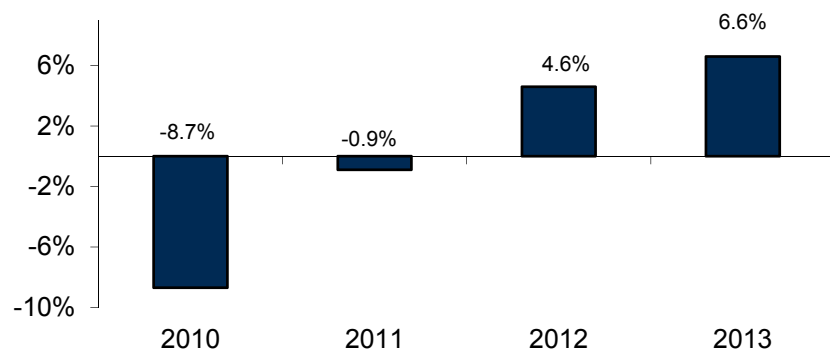
Proven Operating Organization

- 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

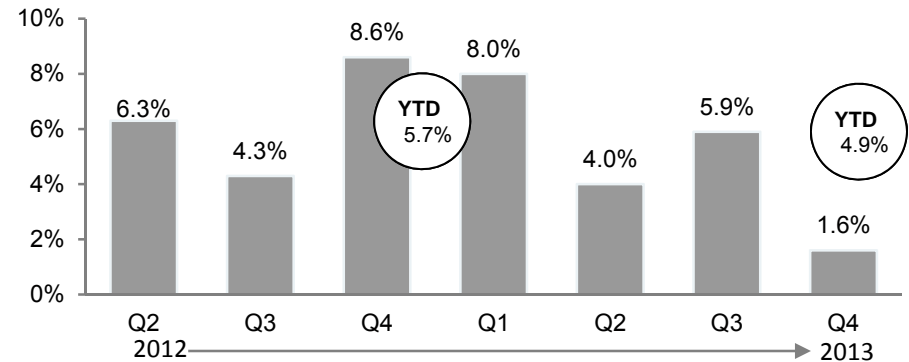
Operating Portfolio – Stats for Period Ending

GAAP Basis Re-leasing Spreads on Signed Leases

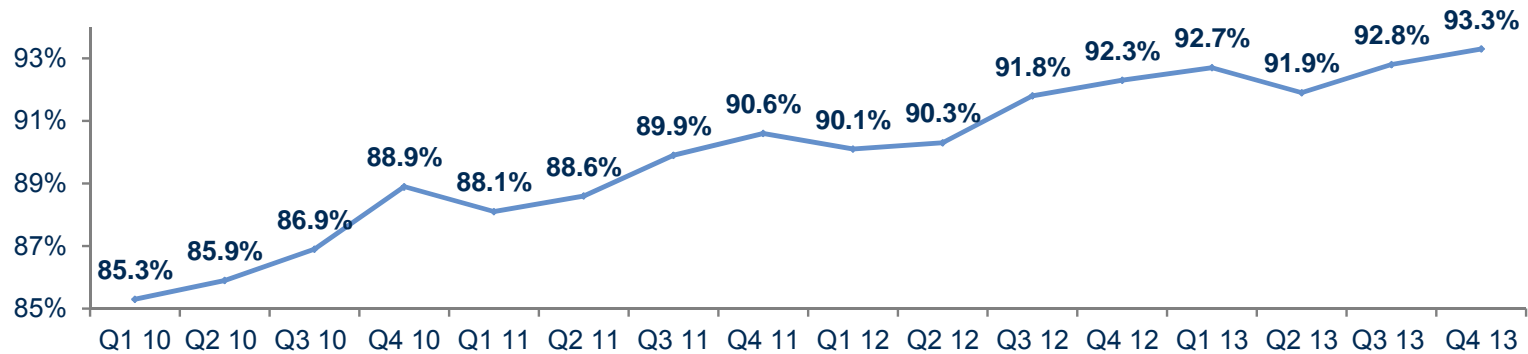


2014: 81% of expiring leases commenced after 1/1/09

Same Store Cash NOI Growth



Operating Occupancy Levels



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

Development

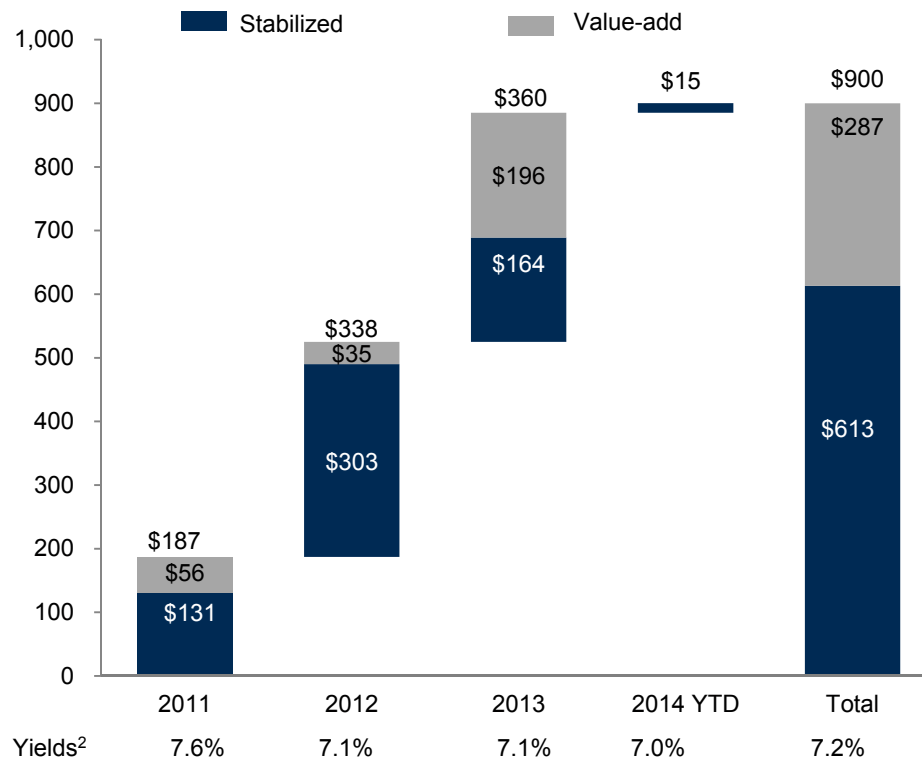
- Strong in-house development capabilities
 - Local teams have extensive experience
- Focus on land that can be put into production quickly
 - Deliver the right product at the right time with greater visibility into market fundamentals
 - One or two building projects only, not a land-banker
- Risk management orientation

Dispositions

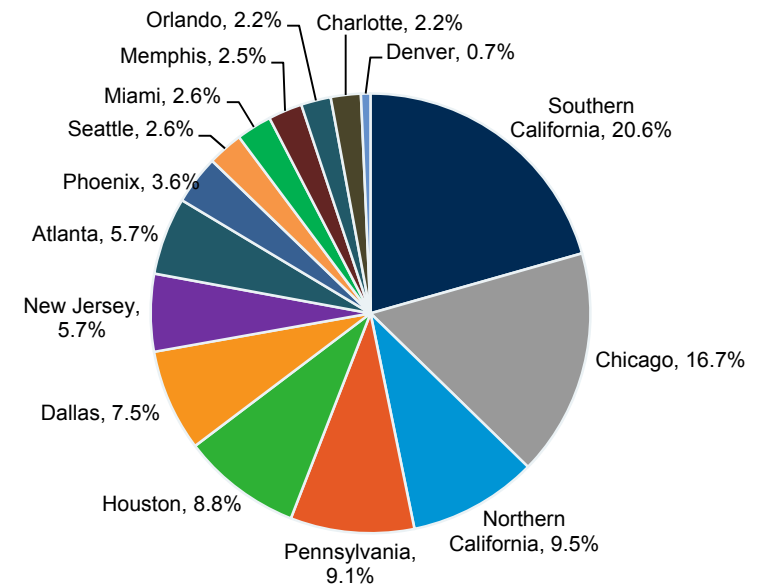
- Dispositions are an important component of DCT's investment strategy
 - Upgrade portfolio and cash flow growth by selling non-strategic assets
 - Dispositions contribute to funding deployment
 - Very competitive source of capital at current point in cycle

Acquisition Summary

Acquisitions since 2011¹



Market Breakdown of Acquisitions¹



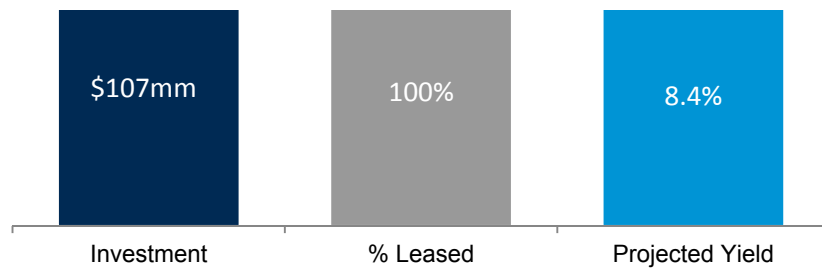
Total Acquisitions since 2011: \$900mm

¹ Represents purchase price excluding acquisition costs (\$mm)

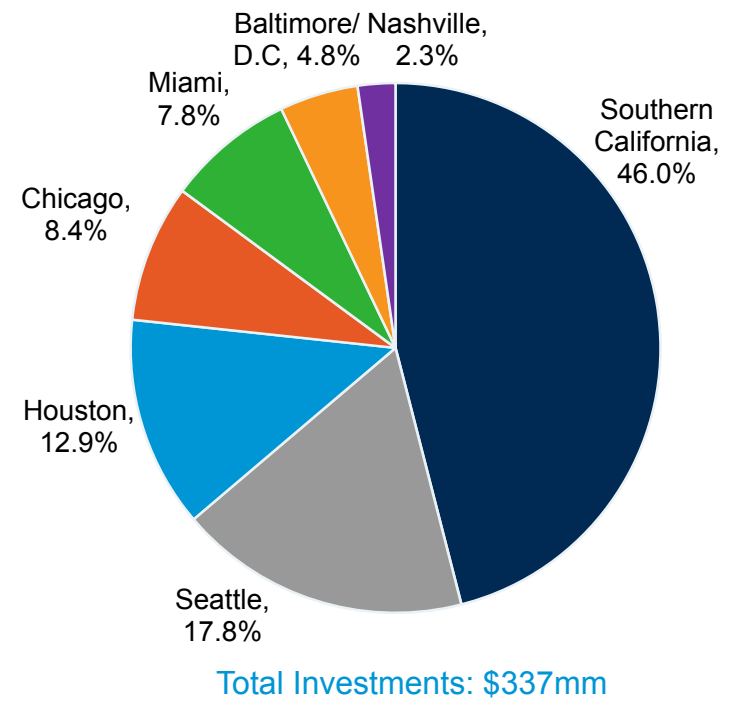
² Represents year-one cash yield for stabilized acquisitions and projected stabilized cash yield for value-add acquisitions

Development

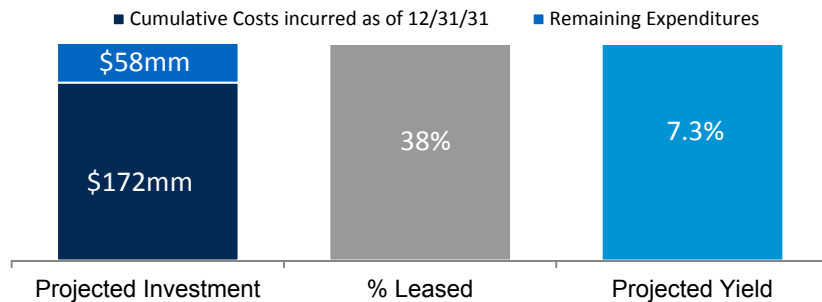
Stabilized Developments¹



Market Breakdown of Developments



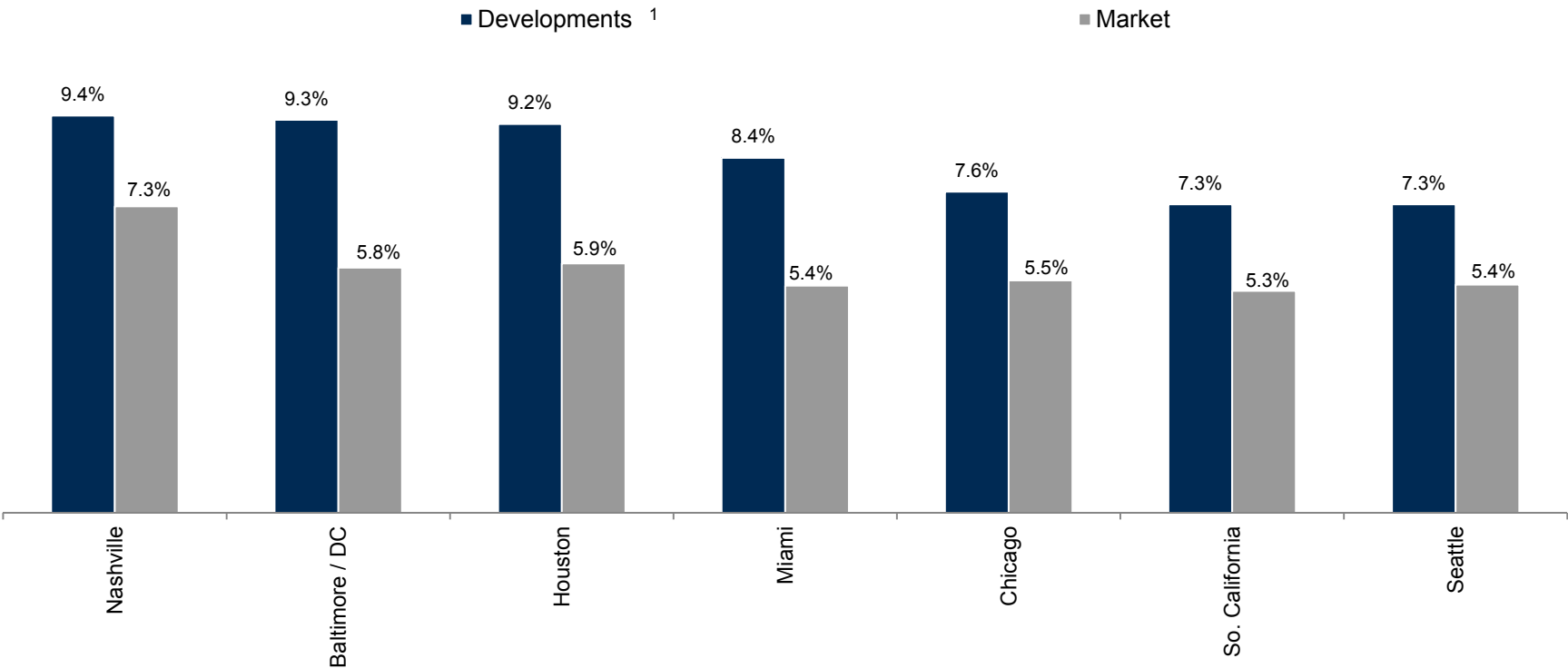
Projects Under Development (In Lease Up and Under Construction)



Source: Company filings as of 12/31/13
¹ Buildings stabilized in 2012 – 2013

Creating Value Through Development

Development Yields vs Market Yields



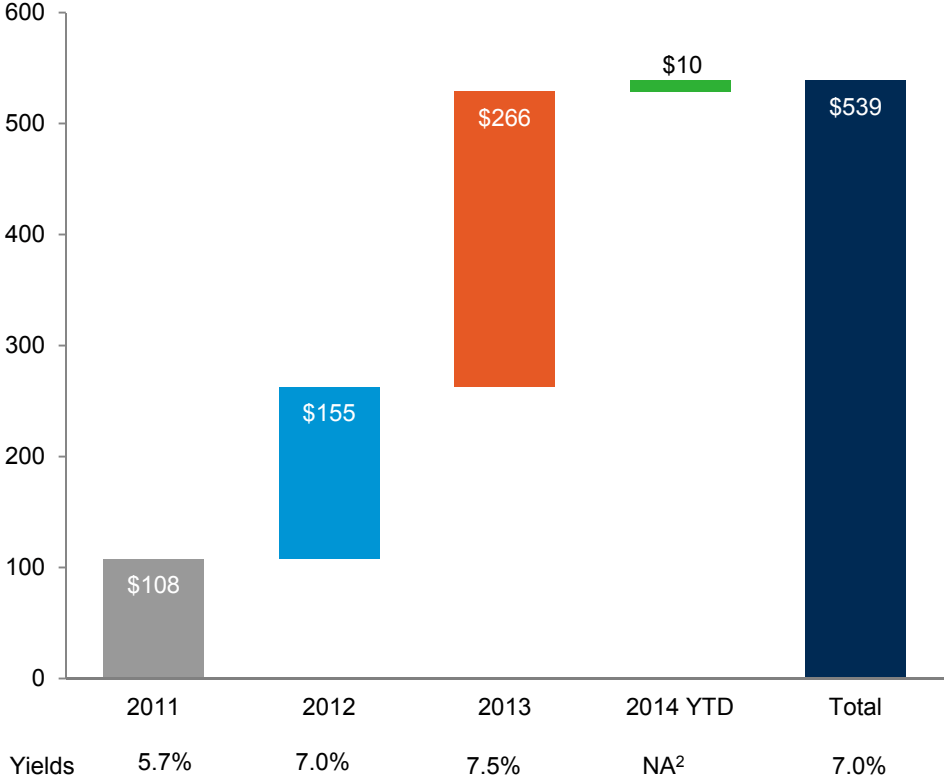
Source: CBRE, midpoint of National Class A Industrial cap rate range by market
¹ Represents projected yields for current projects under development and projects stabilized in 2012-2013 as of 12/31/13

Asset Management Process

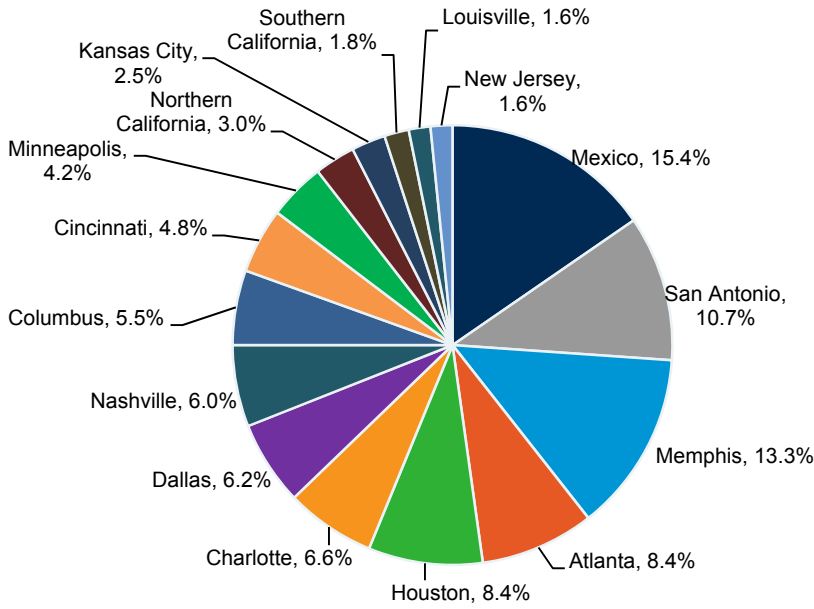
- Understand the cash flow potential of our operating portfolio and resulting long-term return expectations
- Over the course of the year systematically update property-level underwriting utilizing in-depth conversations with Market Leaders discussing market and property-level drivers of value:
 - Suite-by-suite market leasing assumptions
 - Anticipated capital investment
 - Market investment pricing expectations
- Return Potential and Growth Metrics
 - 5 Year NOI CAGR
 - 5 and 10 Year IRR
 - Leasing Performance: roll-down exposure, rent growth, economic occupancy, lease expirations
 - Yield Analysis: year one, stabilized and at-market

Disposition Summary

Dispositions since 2011¹



Market Breakdown of Dispositions¹



Total Dispositions since 2011: \$539mm

¹ Represents sale price (\$mm)
² Build-to-suit sale

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

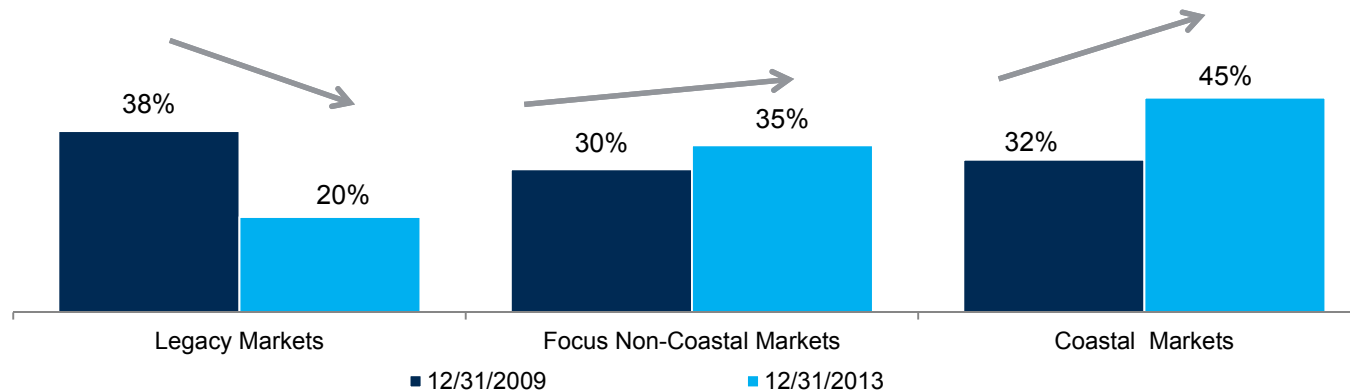
Portfolio Repositioning

Top 5 Markets as of 12/31/2009

| | | <u>% of ABR</u> |
|----|---------------------|-----------------|
| 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 12/31/2013

| | | <u>% of ABR</u> |
|----|---------------------|-----------------|
| 1. | Southern California | 12.3% |
| 2. | Chicago | 9.6% |
| 3. | Atlanta | 8.5% |
| 4. | Houston | 8.2% |
| 5. | Dallas | 7.2% |



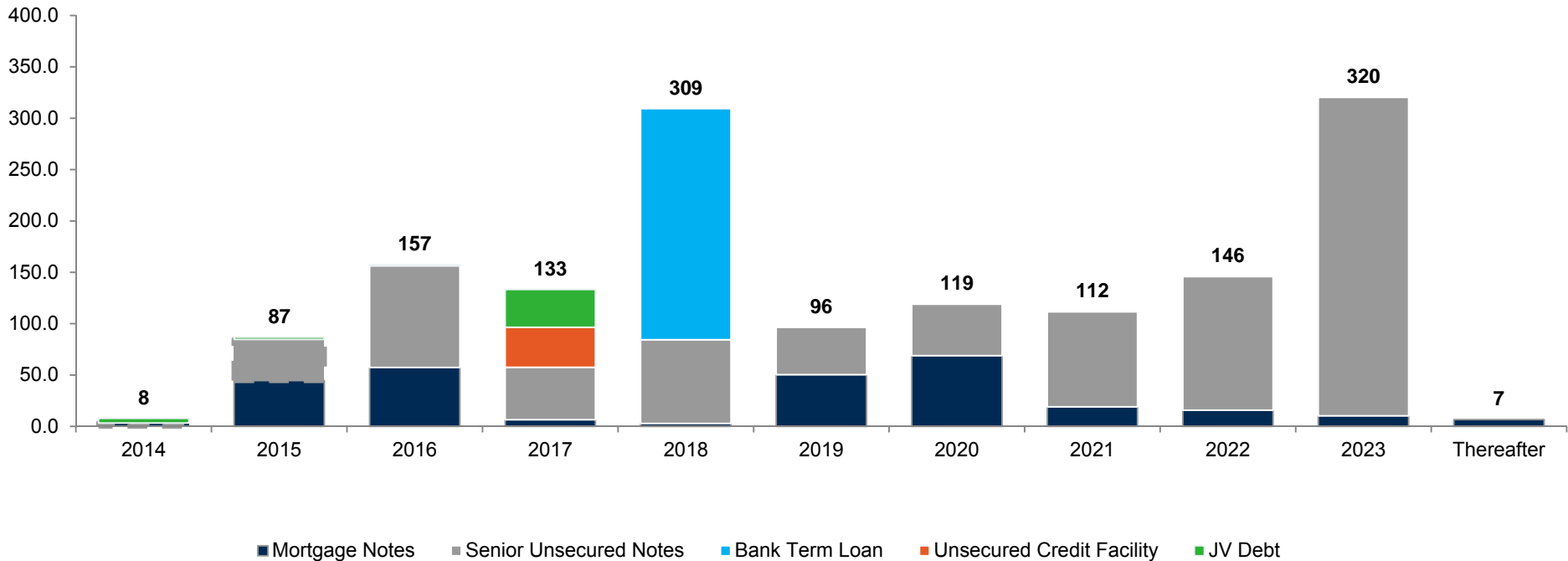
Note: Based on annualized base rent

Strong Balance Sheet

- Excellent credit metrics
 - Fixed charge coverage of 3.1x in Q4 2013
 - Debt to EBITDA of 6.9x in Q4 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 12/31/13

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