DCT INDUSTRIAL

Citi 2011 Global Property CEO Conference

March 13-16, 2011

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 economic recession that began in 2007 and the strength of the economic recovery; 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, 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 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 2010 Annual Report on Form 10-K, filed with the Securities and Exchange on February 25, 2011 for more information. Reconciliations of our Same Store NOI, FFO, debt to book value and fixed charge coverage for quarters are contained in our earnings press release for the relevant period, 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, 2010, 2009, and 2008 are contained in our 2010 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.

DCT Industrial: Capitalizing on Growing Opportunities

- Very well positioned to capture near-term opportunities and long-term growth
  - Improving operational performance
  - Successful capital deployment
- Regionally organized with strong business leaders
  - Leasing expertise and strong customer relationships
  - Procuring highly-functional distribution assets
- High-quality portfolio of industrial properties in key logistics markets
- Simple operating model
- Strong balance sheet and prudent financial management


Focus on Long-Term Growth

Growing income through our operations strategy

- Maximize returns from our existing properties – improving occupancy and market rents
- Capitalize on market offices to lease space, enhance customer service and deepen tenant relationships
  - Aggressively pursue opportunities to serve requirements of existing and new customers by identifying needs and offering solutions, such as leasing vacant space, build-to-suits and sale-leasebacks.

Creating value through our investment strategy

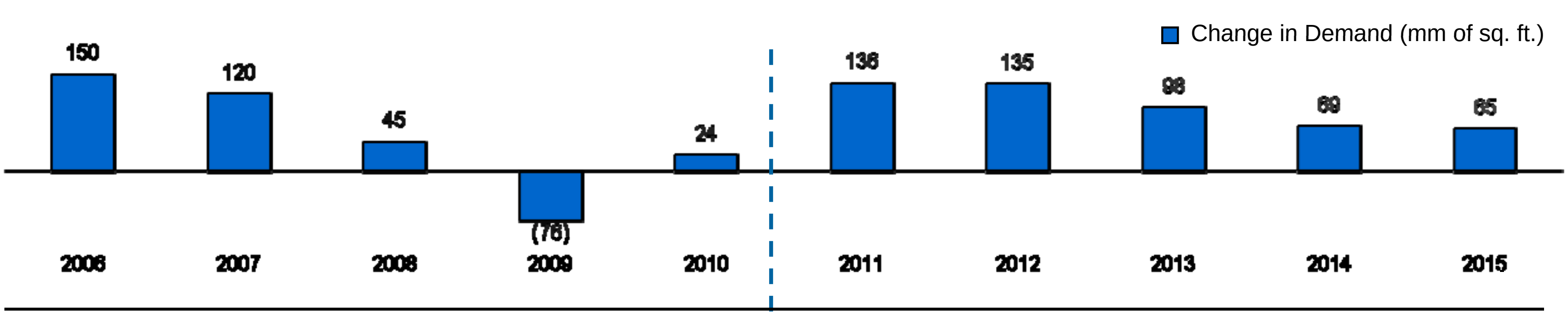
- Invest capital in quality, well-located assets in select markets with above average growth profiles
- Pursue value-add activities including under-leased assets, build-to-suits and redevelopments
  - New development in specific markets when conditions warrant
- Recycle capital out of lower return, non-strategic assets and markets

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

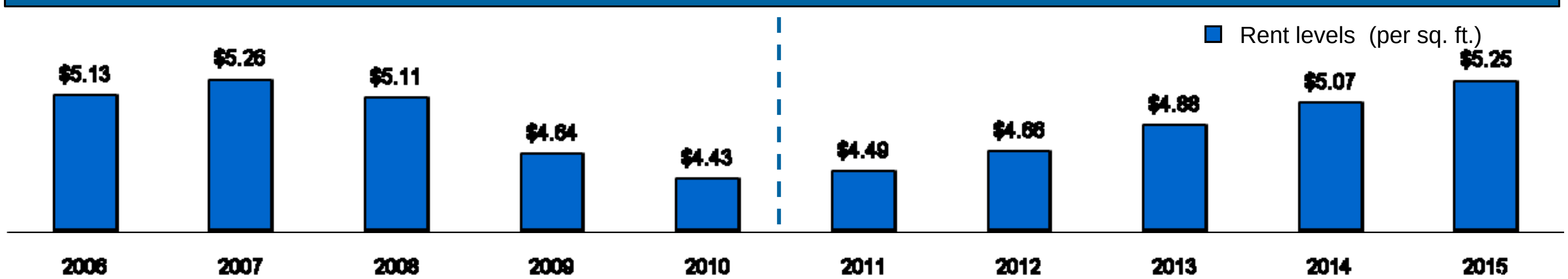
Fundamentals Bottomed with Steady Improvement Expected

- Fundamentals have bottomed with steady improvement expected
- Net absorption is accelerating (13.8mm sq. ft. in Q4 2010 vs. -7.4mm sq. ft. in Q4 2009)
- Limited new supply except specialized needs
- Rents expected to grow at a CAGR of 4.0% for the four years from 2011 through 2015

Significant Industrial Demand as Economy Recovers



Rents Projected to Improve



Source: Property and Portfolio Research (PPR), 02/15/11 for Warehouse PPR 54

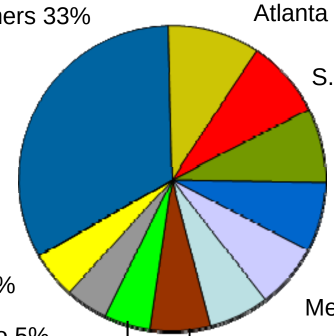
Successful Operating Platform

High Quality and Diverse Operating Portfolio

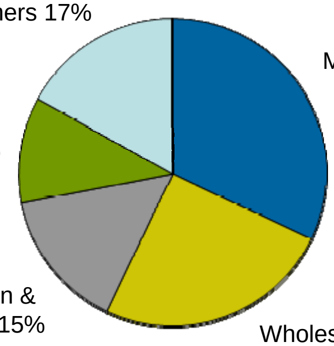
Portfolio Overview

- 57.8mm sq. ft. of consolidated assets
    - Over 750 tenants
- 14.1mm sq. ft. in joint ventures
- Highly functional buildings
- Well-located buildings in 25 major U.S. and Mexico distribution markets
- Regionalized operating structure with nine market offices

Geographic Diversification[1,2]



Industry Diversification[1,2]



Note: Data as of 12/31/10
[1] Based on consolidated properties only
[2] As a percent of annualized base rent (ABR)

Regional Operating Structure

- Market-centric organization
  - Led by highly-regarded, seasoned industrial real estate professionals
- Utilize skills of market teams to serve customers and source new capital deployment opportunities
- Internal property management
  - Retained third-party property managers in smaller markets
- Development and project management expertise
- Very successful track record of both effective leasing and identifying unique capital investment opportunities

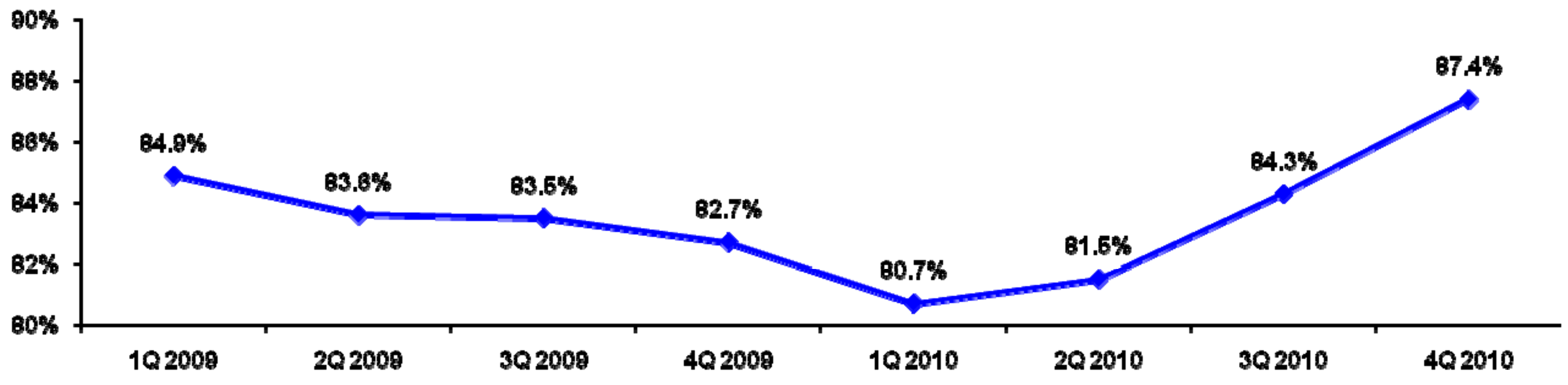
Leasing Results

- 2010 leasing – record levels
  - Total of 4.6mm sq. ft. of leases signed in Q4 2010
    - 1.8mm sq. ft. of new leases and expansions
    - 2.8mm sq. ft. of renewals
    - Excludes 1.3mm sq. ft. of short-term leases
    - 88.6% customer retention
  - Total of 13.3mm sq. ft. in FY 2010
    - 5.7mm sq. ft. of new leases and expansions
    - 7.6mm sq. ft. of renewals
    - Excludes 2.7mm sq. ft. of short-term leases
    - 73.8% customer retention
- 2010 cash releasing spreads of (10.0%)
- Current leasing pipeline remains strong

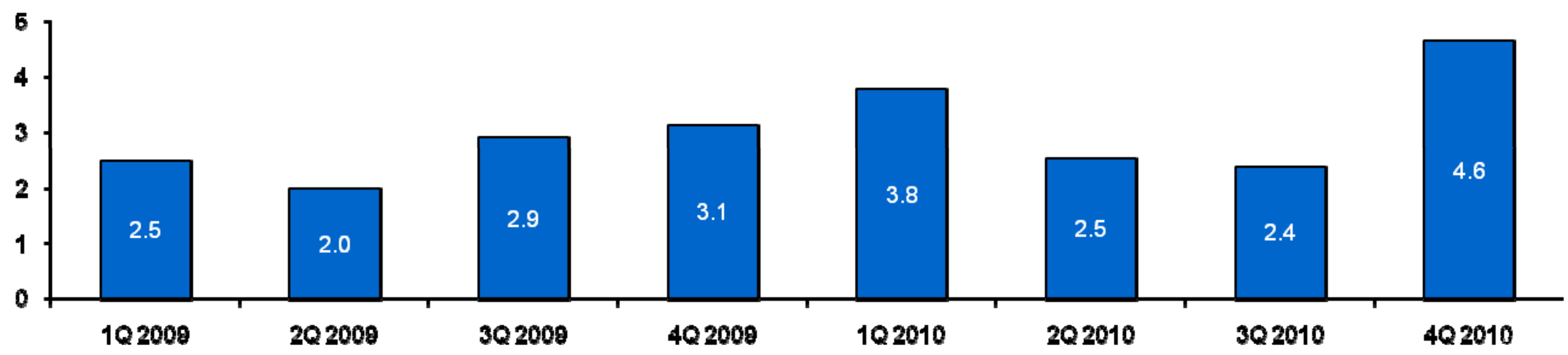
Sycamore Canyon A (California)

Positive Leasing and Occupancy Trends

Total Consolidated Portfolio Occupancy (%)



Total Leasing Volume[1] (mm of sq. ft.)



[1] Includes new and renewal leases

Investment Strategy

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- 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

2010 / 2011 Acquisition Activity[1]

- Acquired 18 properties for $137.1mm[2]
  - 2010: $92.8mm
    - Q4 2010: $65.0mm
  - 2011 YTD: $44.3mm
  - 100% coastal & in-fill markets
  - 2.4mm sq. ft.
  - 91.3% occupied
  - Significant discount to replacement cost

Proven ability to source quality assets at a discount to replacement cost

[1] 2011 activity through February 28, 2011
[2] Represents DCT's pro rata share of purchase price; excludes acquisition costs

Recent Acquisitions

Acquisitions Closed 2010 to February 2011 ($000)

Property	Market	Square Feet	Purchase Price[1]	Year One Cash Yield[2]	Closed
400 Kennedy Drive	New Jersey	150,000	$ 9,450	8.9%	Apr-10
13560 Colombard Court	Southern California	67,000	4,500	7.9%	Jul-10
6200-6300 Beckley Street	Baltimore/Washington, D.C	323,000	13,790	9.0%	Sep-10
16303 Air Center Blvd	Houston	52,000	2,649	9.6%	Nov-10
2392 S. Wolf Rd	Chicago	85,000	4,300	8.1%	Nov-10
52nd Street	Seattle	185,000	13,250	7.2%	Dec-10
Truck Terminals (3 assets)	Southern California	94,000	29,575	7.9%	Dec-10
4215 E Airport	Southern California	51,000	3,649	7.1%	Dec-10
Panattoni Portfolio [3] (5 assets)	Southern California	818,000	22,466	7.4%	Dec-10 & Jan-11
101 Railroad	New Jersey	330,000	17,490	9.9%	Jan-11
13780 Central Avenue	Southern California	190,000	8,510	(0.7%)[4]	Jan-11
8551 NW 30th Terrace	Miami	100,000	7,470	3.5%[5]	Feb-11
Total		**2,445,000**	**$ 137,099**	**7.4%**	

DCT has additional properties under contract or LOI and an active pipeline of investment activity

[1] Excludes acquisition costs
[2] Represents year one cash NOI divided by purchase price plus acquisition costs
[3] Represents DCT's pro rata share of purchase price
[4] Currently vacant; anticipated stabilized cash yield of 7.6%
[5] Tenant expiration: anticipated stabilized cash yield 7.0%

Acquisition Case Studies

6200-6300 Beckley Street (September 2010)

- 323,000 sq. ft. bulk distribution facility in Baltimore, MD
- Comprised of two buildings located in in-fill submarket; close proximity to the Port of Baltimore and major highways
- 100% leased to three customers
- Purchase price of $43/sq. ft.
- 9.0% expected cash yield in first year

52nd Street (December 2010)

- 185,000 sq. ft. bulk distribution facility in Seattle, WA
- 100% leased through 2020
- Purchase price of $72/sq. ft.
- 7.2% expected cash yield in first year with 2% annual increases thereafter

Value-Add Acquisition Case Studies

13780 Central Avenue (January 2011)

- 190,000 sq. ft. rail-served, bulk distribution facility in Chino, CA
- Purchase price of $45/sq. ft.
- Vacant building purchased from a former user
- 7.6% expected cash yield once stabilized

101 Railroad (January 2011)

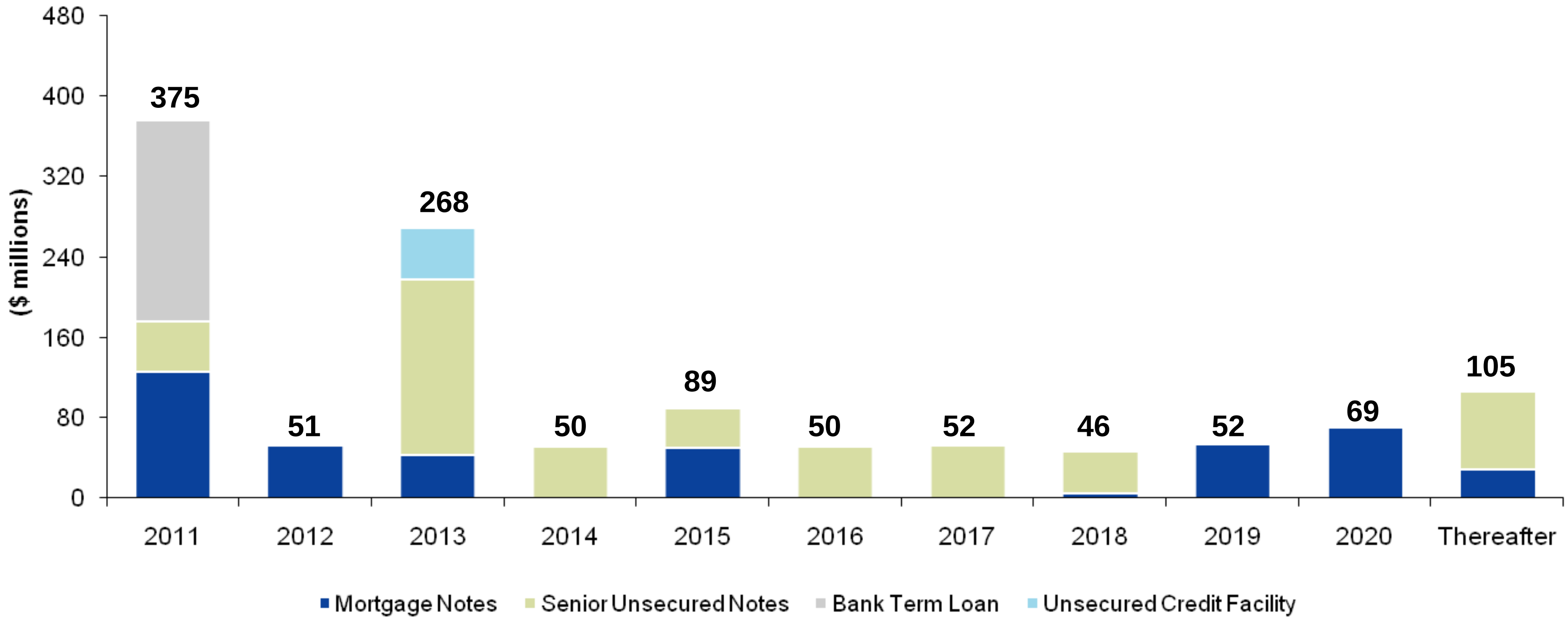
- 330,000 sq. ft. manufacturing and distribution facility in Ridgefield, NJ
- Purchase price of $53/sq. ft.
- Fully leased to a single-tenant
  - Longer-term lease on 238,000 sq. ft.
  - 1-year lease on 92,000 sq. ft. with landlord right to terminate early
- 9.9% expected cash yield in first year

Strong Capital Structure

Strong Balance Sheet

- Favorable liquidity position
- Limited funding commitments and manageable debt maturity schedule
- 2011 maturities of $375 million to be refinanced with majority of longer-term fixed rate debt to extend our average maturity (3.8 years as of 12/31/10)
- Excellent credit metrics limiting risk and providing offensive capital
  - Fixed charge coverage of 2.4x in Q4 2010
  - Debt to EBITDA of 7.9x in Q4 2010
- Acquisitions funded with proceeds from dispositions and equity

Debt Maturity Schedule (a)



(a) As of December 31, 2010

Why DCT Industrial?

- High-quality portfolio of bulk distribution assets in high-volume markets
- Well-positioned to take advantage of near-term opportunities
- Simple operating model
- Strong balance sheet and prudent financial management
- Cycle-tested management with extensive real estate and public company experience

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