DCT INDUSTRIAL

REITWeek: NAREIT Investor Forum
Chicago
June 5 – 7, 2013

NYSE: DCT

Forward-Looking Statements

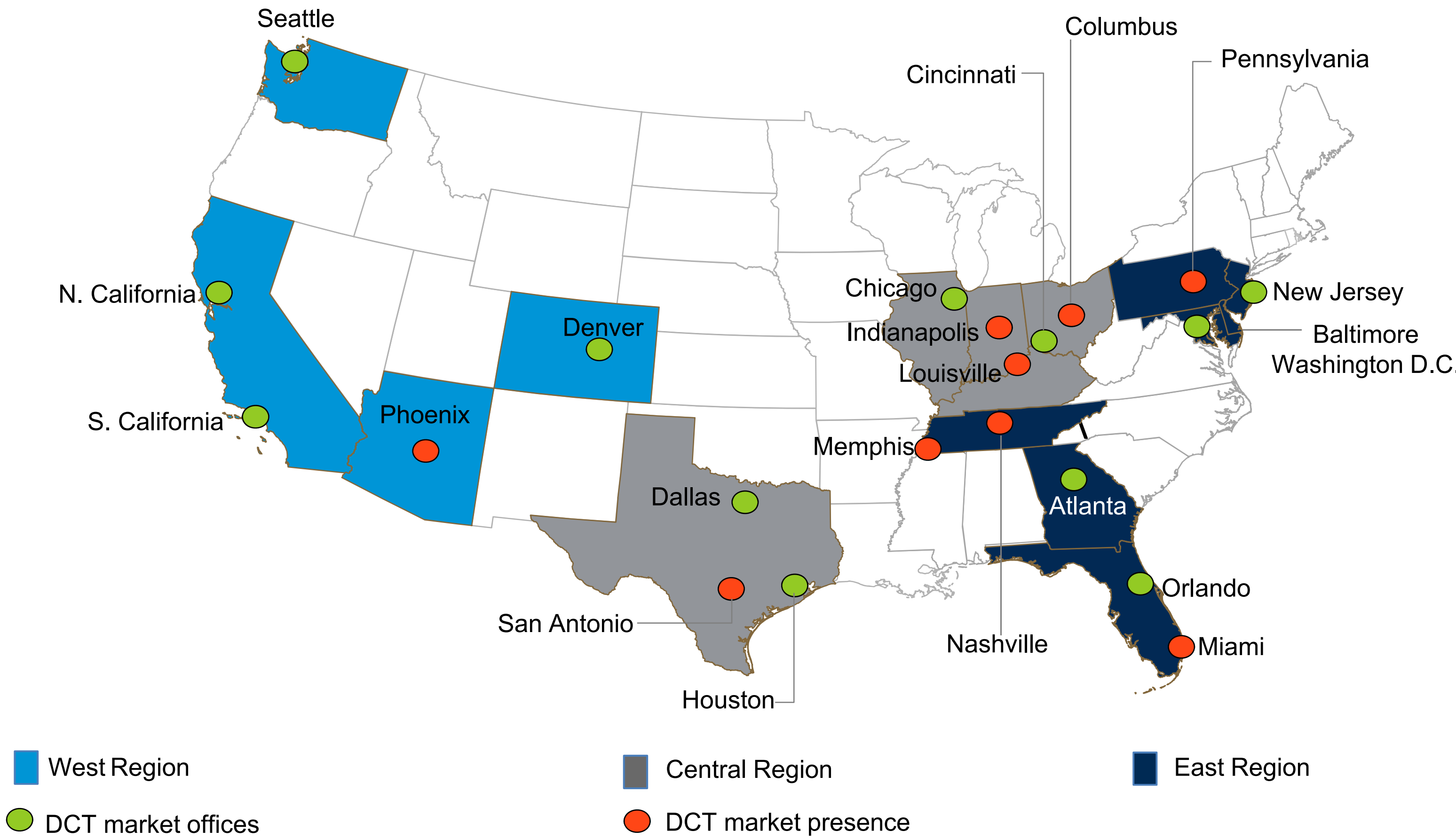
We make statements in this document that are considered “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act, which are usually identified 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 the potential impact of the financial crisis in Europe; 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 March 31, 2013 and 2012 are contained in our earnings press release for the period ended March 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

- 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

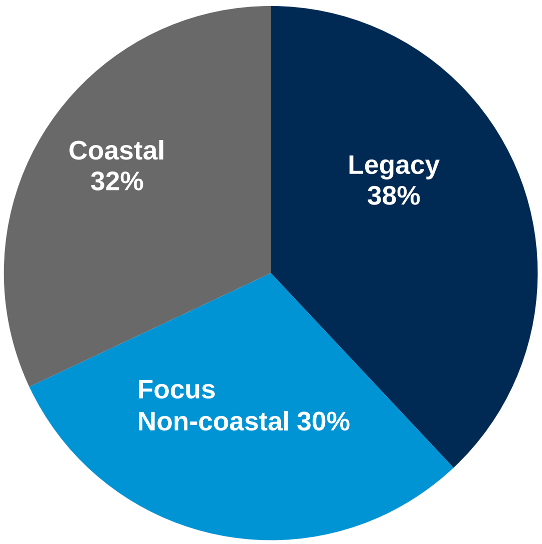
High Quality Portfolio in Key Logistics Markets



Reflects consolidated properties only
Geographic diversification excludes Mexico

Portfolio Repositioning

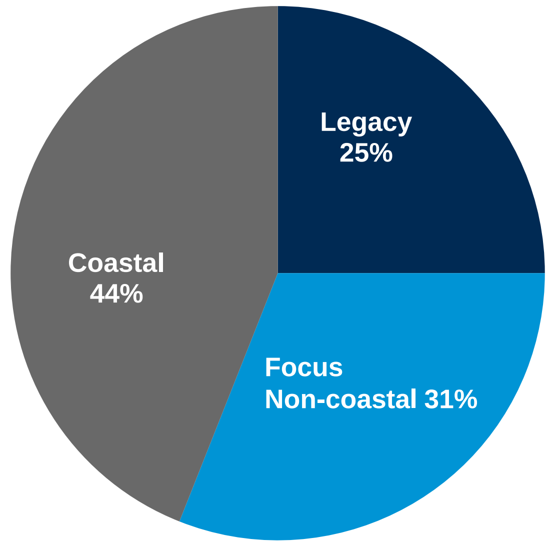
Portfolio as of 12/31/09



Top 5 Markets[1]

1. Atlanta
2. Dallas
3. Houston
4. Northern California
5. Memphis

Portfolio as of 3/31/13



Top 5 Markets[1]

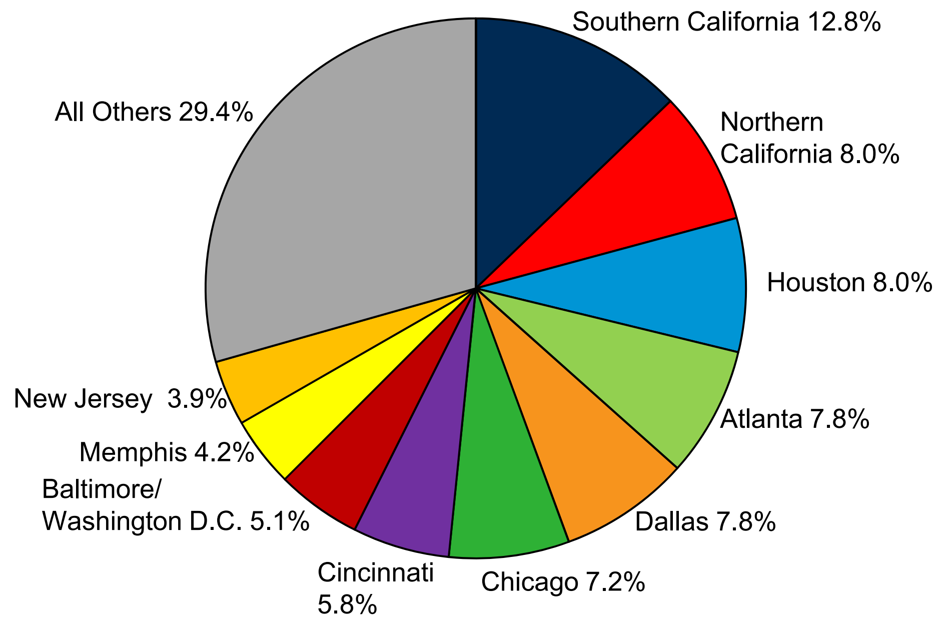
1. Southern California
2. Atlanta
3. Northern California
4. Houston
5. Chicago

[1] Based on annualized base rent

Portfolio Overview

- 60mm sq. ft. of consolidated assets
- 14mm sq. ft. in joint ventures
- ~900 customers
- Buildings sized to fit heart of leasing market (average building size of 146,239 sq. ft.)
- Well-located buildings in 21 major U.S. distribution markets and Mexico
- Regionalized operating structure with twelve market offices

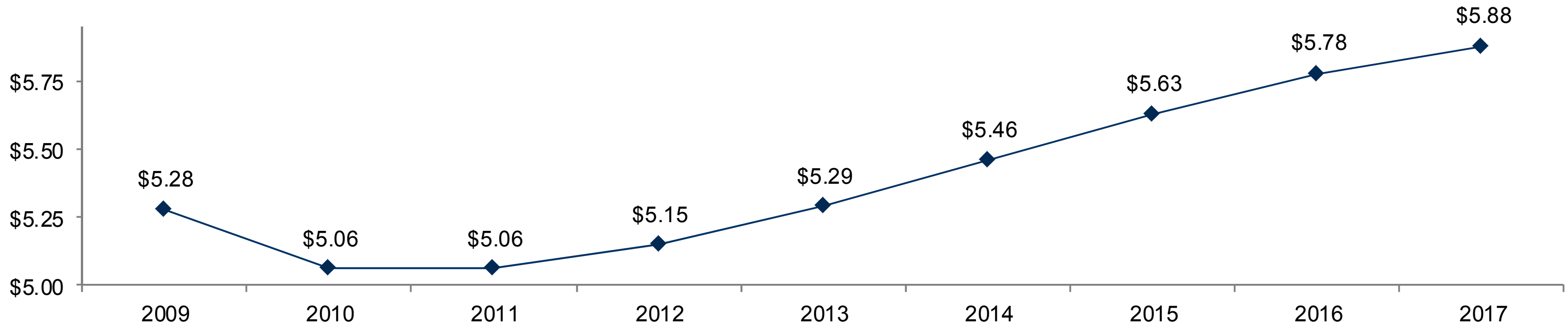
Top 10 Markets[1]



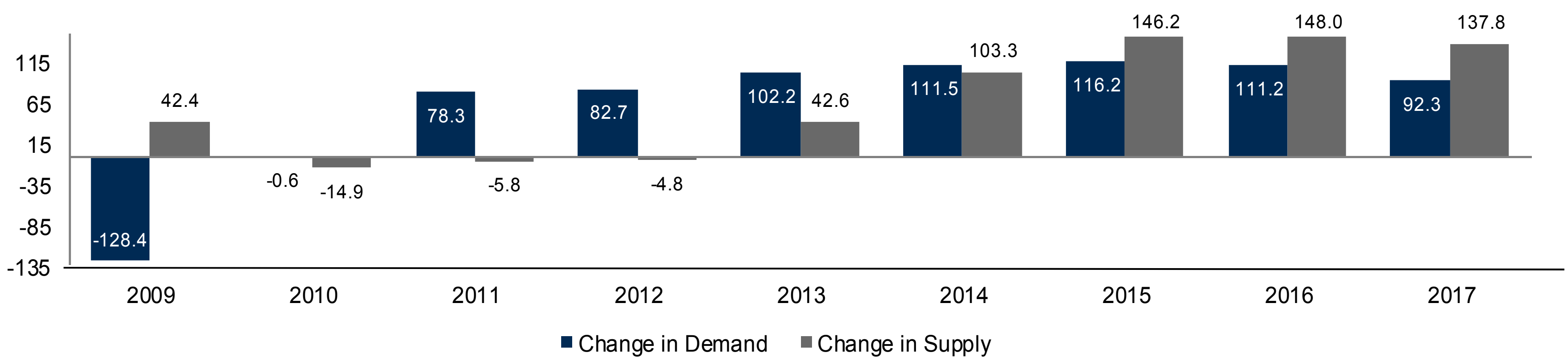
Note: Data as of 3/31/13
[1] Based on annualized base rent as of 3/31/13 and reflects consolidated properties only

Outlook: Strengthening Fundamentals

Average Rents PSF



Change in Demand & Supply (millions of square feet)



Source: Property and Portfolio Research (PPR), 5/6/13 for Warehouse PPR 54

Proven Operating Organization

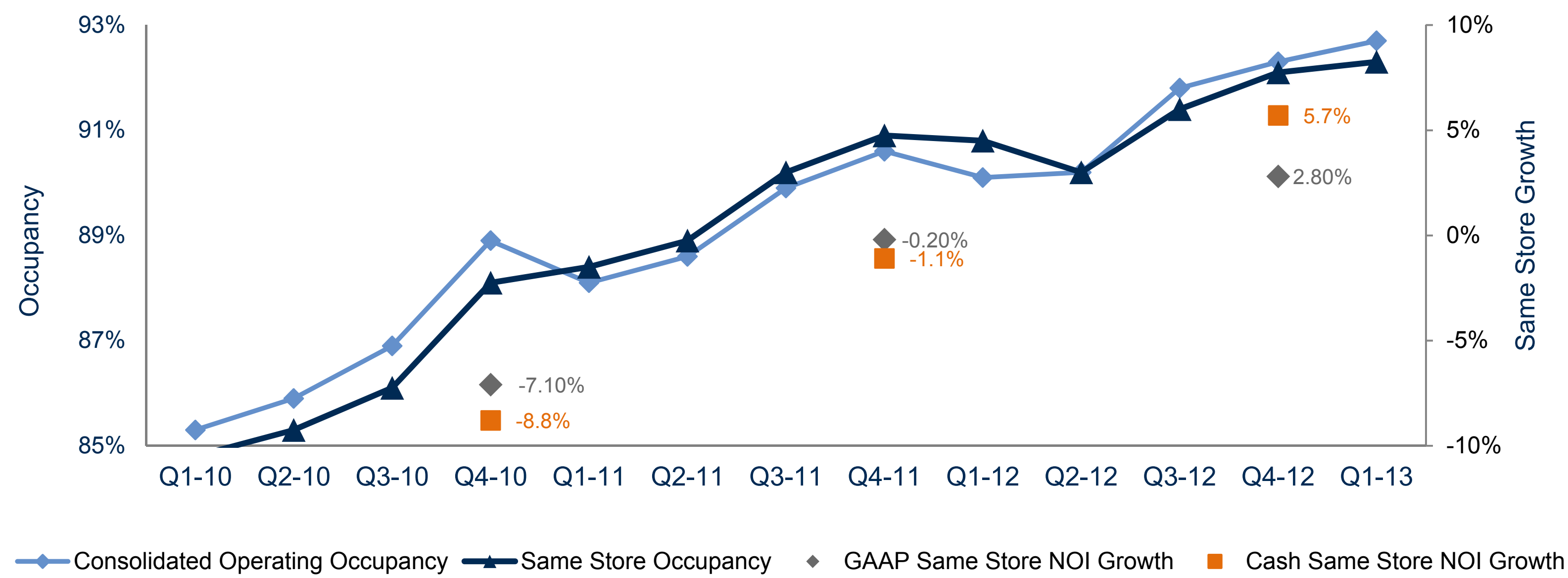
- Highly-regarded, experienced industrial real estate professionals
- Market teams lease/manage portfolio, and source capital deployment opportunities
- Accountability at market level increases local competitiveness
- DCT property management maintains excellent customer relationships

Delivering Strong Operating Results

- Excellent First Quarter
  - Same-store cash and GAAP NOI growth of 8.0% and 5.3%
  - Operating occupancy increased to 92.7%
  - GAAP releasing spreads positive 6.0%

- Operating metrics continue positive trend

Operating Metrics



As of 3/31/13

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

Acquisition Results

- Stabilized Investments
  - 2013 - $77mm; expected year-one cash yield of 7.0%
  - 2012 - $303mm; expected year-one cash yield 6.7%
  - 61% coastal
  - 86% of replacement cost

- Value-Add Investments
  - 2013 - $53mm; expected year-one cash yield 4.1%; expected stabilized yield 6.9%
  - 2012 - $42mm; expected year-one cash yield 3.5%; expected stabilized yield 7.4%

- Active pipeline of deployment opportunities under consideration

Development Strategy

- 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 great visibility into market fundamentals
    - Underwriting based on tenant demand and rents today, not the hope of tomorrow
  - One or two building projects only, not a land-banker
- Risk management orientation
  - No more than 10-15% of total assets
  - Actively manage market and submarket exposure to vacancy and new deliveries
- Developing when we are paid to take the risk
  - Projected stabilized yields well in excess of cap rates for existing, stabilized product

Development Progress

- Initial success
  - Stabilized $36mm representing 600,000 square feet with a projected yield of 9.3%
  - Markets include Houston, Southern California and Washington D.C.

- Attractive current development portfolio
  - Projected 2013 starts of between $175 and $225mm
  - $131mm representing 2.2mm square feet currently under development with a projected yield of 7.5%
  - Markets include Chicago, Houston, Miami, Nashville (pre-leased building expansion), Seattle and Southern California
  - Unfunded commitments of $50mm

- Excellent pipeline beyond 2013
  - Able to maintain momentum without large incremental investment in land
  - Markets include Houston, Seattle, Southern California

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

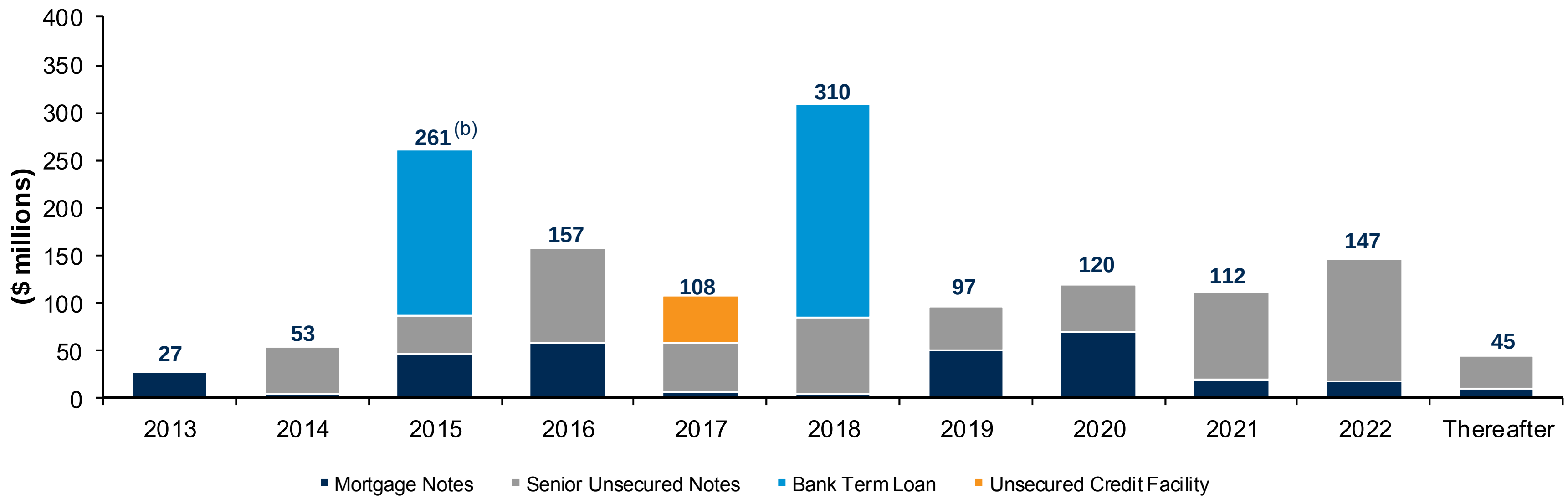
- Strong Results
  - $314mm[1] closed since fourth quarter 2011 with a weighted average year-one cash yield of 6.6%
  - Additional assets under contract or being marketed
  - Exited 3 markets

[1] Excludes $17mm representing DCT's proportionate share of proceeds for properties sold by unconsolidated joint ventures.

Strong Balance Sheet

- Excellent credit metrics
  - Fixed charge coverage of 2.8x in Q1 2013
  - Debt to EBITDA of 7.2x in Q1 2013
- Well-laddered debt maturity schedule
- Proven access to multiple sources of capital
- Simple, conservative debt structure provides flexibility

Debt Maturity Schedule[(a)]



(a) As of 3/31/13

(b) $175mm bank term loan has 2, 1-year options which can extend maturity to 2017

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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