

2016 GLOBAL REAL ESTATE CONFERENCE



September 13-14, 2016

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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; 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 2015 Annual Report on Form 10-K, filed with the Securities and Exchange Commission on February 19, 2016 for more information. Reconciliations of our Same Store NOI, FFO and fixed charge coverage for the quarters ended June 30, 2016 and 2015 are contained in our earnings press release for the period ended June 30, 2016, 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, 2015, 2014, and 2013 are contained in our 2015 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

Well-located buildings in major U.S. distribution markets generating best-in-class operating metrics

Infill orientation capitalizes on e-commerce and other logistics trends

Strong market based teams

13 regional market offices with highly regarded and experienced real estate professionals

Delivering results through excellent leasing and operating performance

3.4% cash same store NOI growth in 2016; 8.6% cash same store NOI growth in 2015

Q2 2016 GAAP releasing spreads of 15.3%

Creating value through disciplined capital deployment

Focus on well-located assets in markets with above average growth profile (coastal, high-barrier/infill)

Pursue value-add activities such as development and redevelopment

Recycle capital out of lower return, non-strategic assets and markets to upgrade portfolio and cash flow growth

Strong balance sheet and prudent financial management

Net debt to EBITDA of 5.9x and fixed charge coverage of 3.2x¹ in Q2 2016

Well-laddered debt maturity schedule

Proven access to multiple sources of capital

¹ Based on rating agency definitions

HIGH QUALITY PORTFOLIO PRODUCING BEST-IN-CLASS OPERATING METRICS

64.5 million square foot portfolio well-located in major US distribution markets

- Buildings sized to fit heart of leasing market
- Average building size of 162,000 square feet

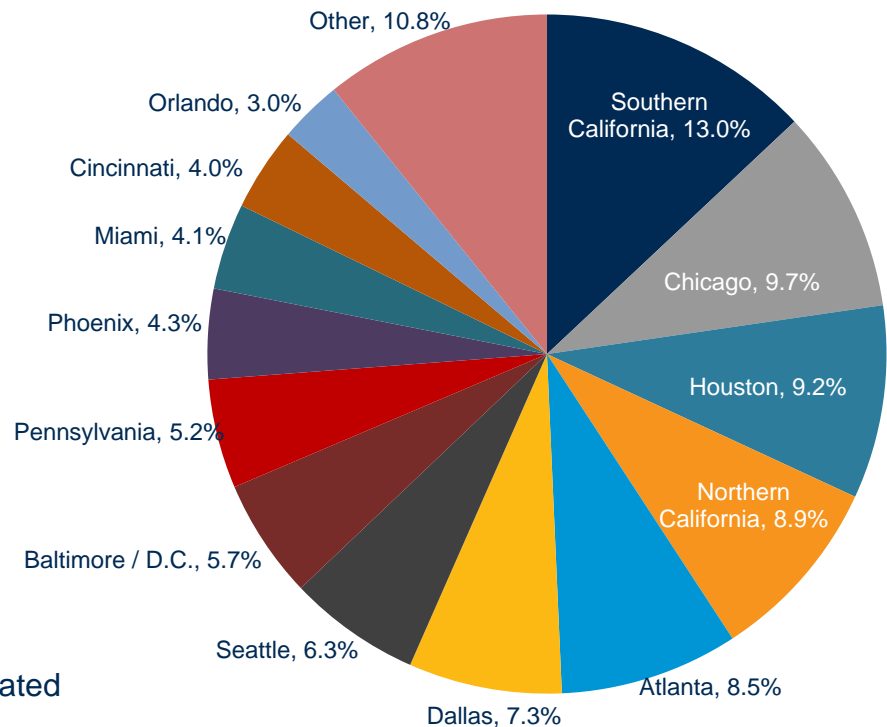
Operating metrics reflect confluence of quality portfolio and talented market teams

- 3.4% cash same store NOI growth in 2016;
- 8.6% cash same store NOI growth in 2015
- GAAP basis rent spreads 15.3% in Q2 2016

Portfolio upgraded in terms of geographic distribution and asset quality

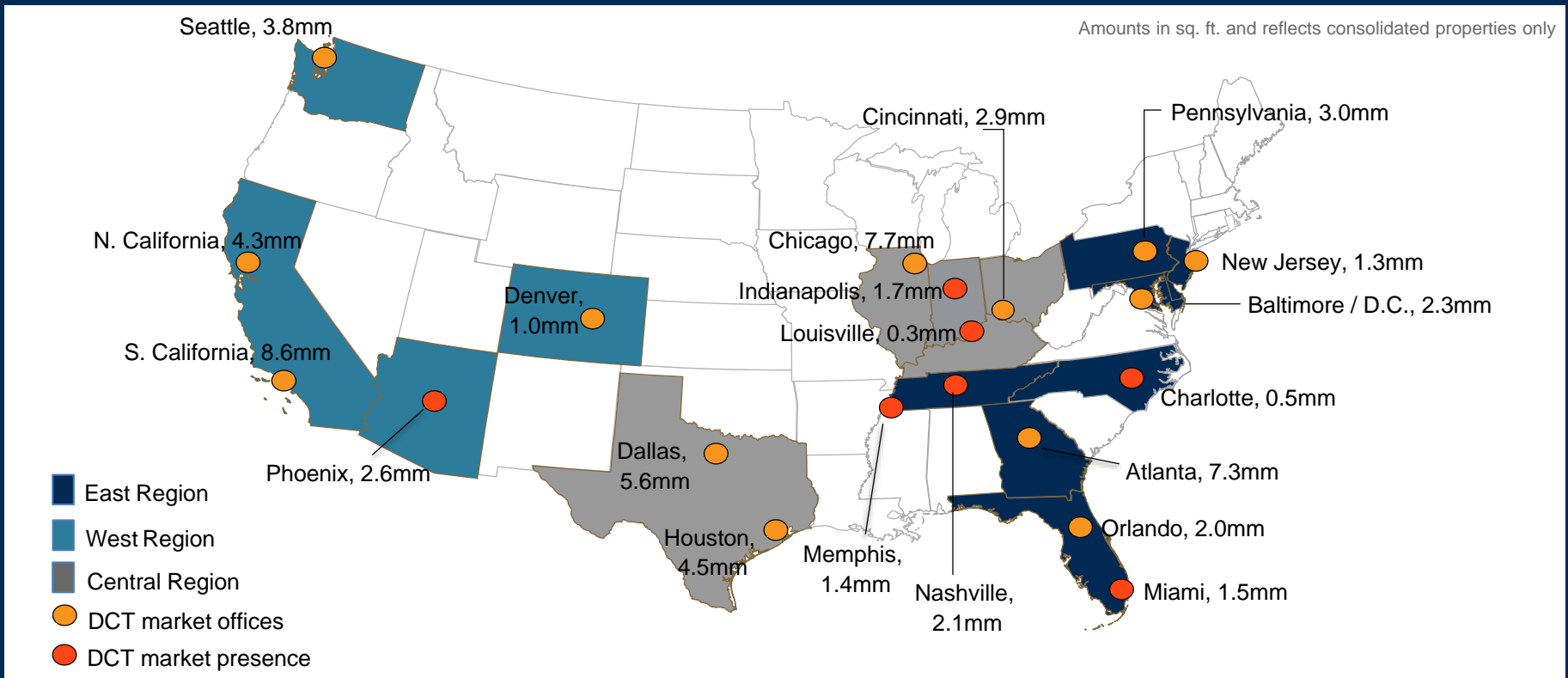
- 60% of square footage new to the portfolio since IPO
- Focus on infill locations and highly functional buildings with desirable leasing attributes
- Dispositions during periods of peak investor demand facilitated sale of less-functional, lower-growth buildings

Property Overview¹



¹ Percentage of annualized base rent at 6/30/16

HIGH-QUALITY PORTFOLIO IN KEY LOGISTICS MARKETS



Well-located buildings in 20 major US distribution markets

Regionalized operating structure with 13 market offices

Infill orientation capitalizes on e-commerce and other logistics trends

PROVEN OPERATING ORGANIZATION

Highly-regarded, experienced industrial real estate professionals

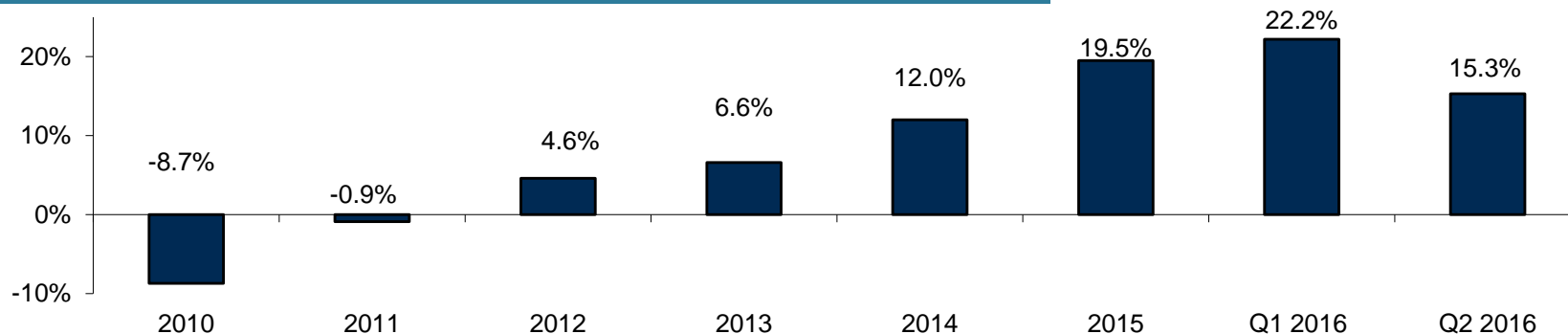
Market teams lease/manage portfolio and source capital deployment opportunities

Accountability at market level increases local competitiveness

Local teams focused on maintaining strong customer and broker relationships

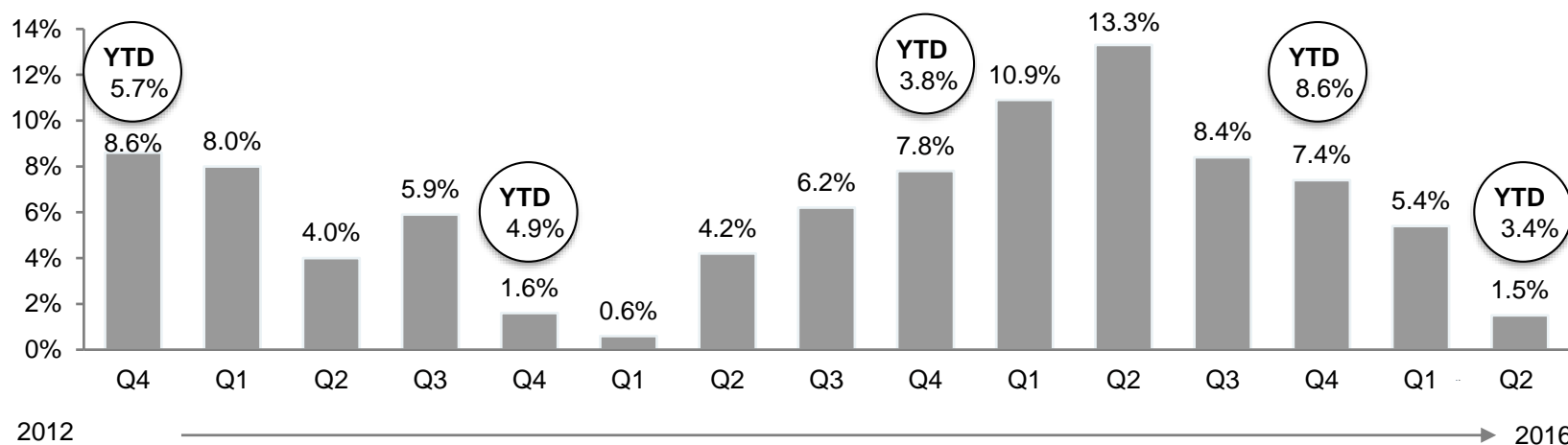
DELIVERING STRONG OPERATING RESULTS

GAAP Basis Re-leasing Spreads on Signed Leases



2016: 98.8% of expiring leases commenced after 1/1/09

Same Store Cash NOI Growth



FOCUSED CAPITAL DEPLOYMENT STRATEGY

Execute multiple strategies to continue growth

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
- Not a land-banker

Acquisitions

Focus on quality, well-located assets in markets with above average growth profile

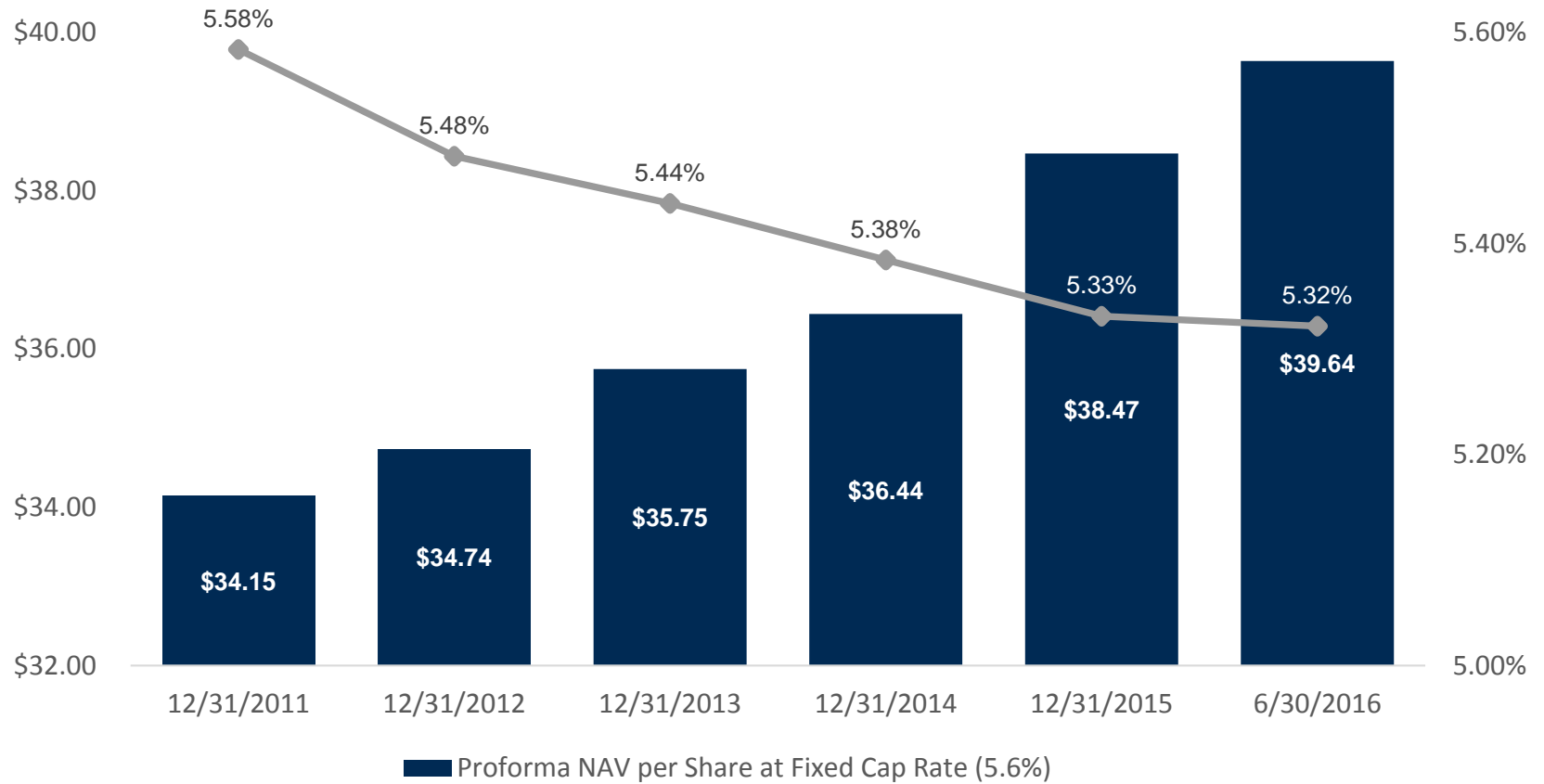
- Coastal
- High-barrier/infill

Dispositions

Important component of DCT's active portfolio management approach

- Upgrade portfolio and cash flow growth by selling non-strategic assets
- Dispositions contribute to funding deployment
- Very competitive source of capital

SUBSTANTIAL VALUE CREATION



SUCCESSFUL DEVELOPMENT PROGRAM

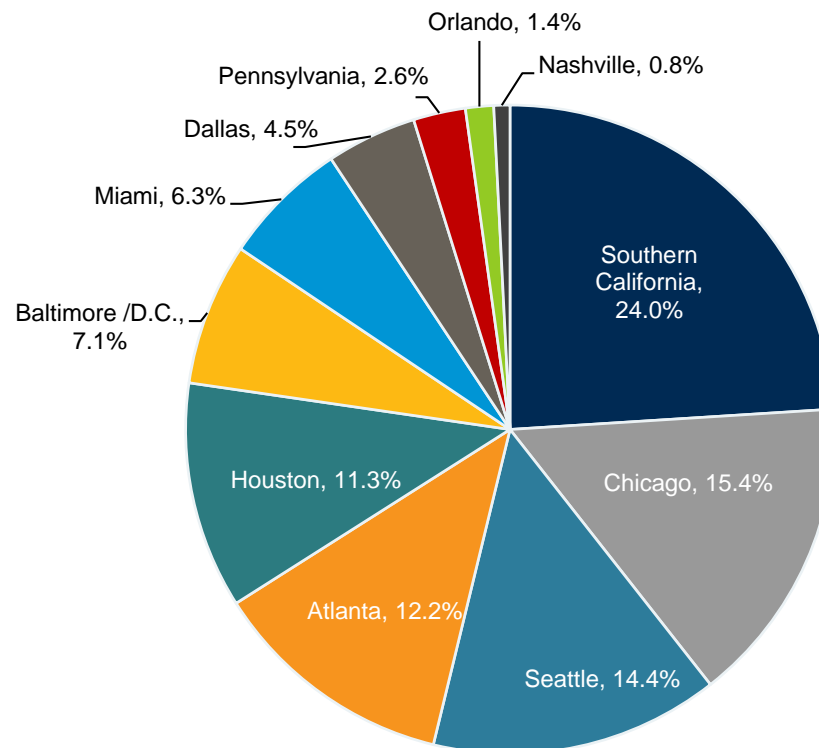
Stabilized Developments¹

- \$678 mm investment
- Projected yield of 8.1%
 - Original underwritten yield of 7.4%

Projects Under Development²

- \$282 mm projected investment
 - \$159 mm cumulative costs incurred as of 6/30/16
 - \$123 mm remaining expenditures
- Projected yield of 7.5%
- 46% leased as of 6/30/16

Market Breakdown of Developments



Total Developments: \$960 mm

Source: Company filings as of 6/30/16

¹ Buildings stabilized in 2012 – 6/30/16

² Includes projects in lease up and under construction

DEVELOPMENT & REDEVELOPMENT LEASING

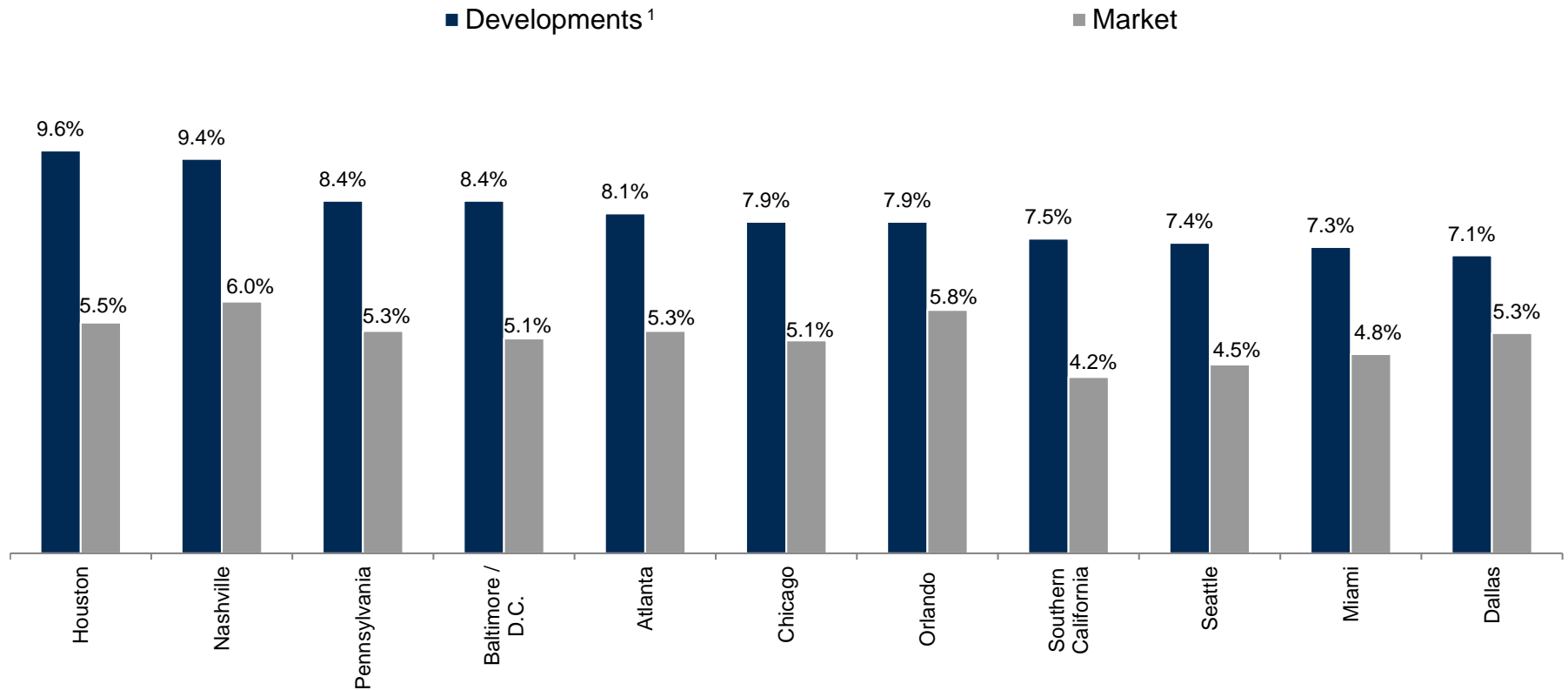
Executed 46 leases totaling 8.3 mm square feet in 28 development and redevelopment projects in 2015 and 2016

3.3 mm square feet of projects under development, 46% leased as of June 30, 2016 despite stabilizing 3.7 mm square feet of 100% leased buildings year-to-date

0.4 mm square feet of redevelopment projects under construction, 74% leased as of June 30, 2016

CREATING VALUE THROUGH DEVELOPMENT

Development Yields vs Market Yields

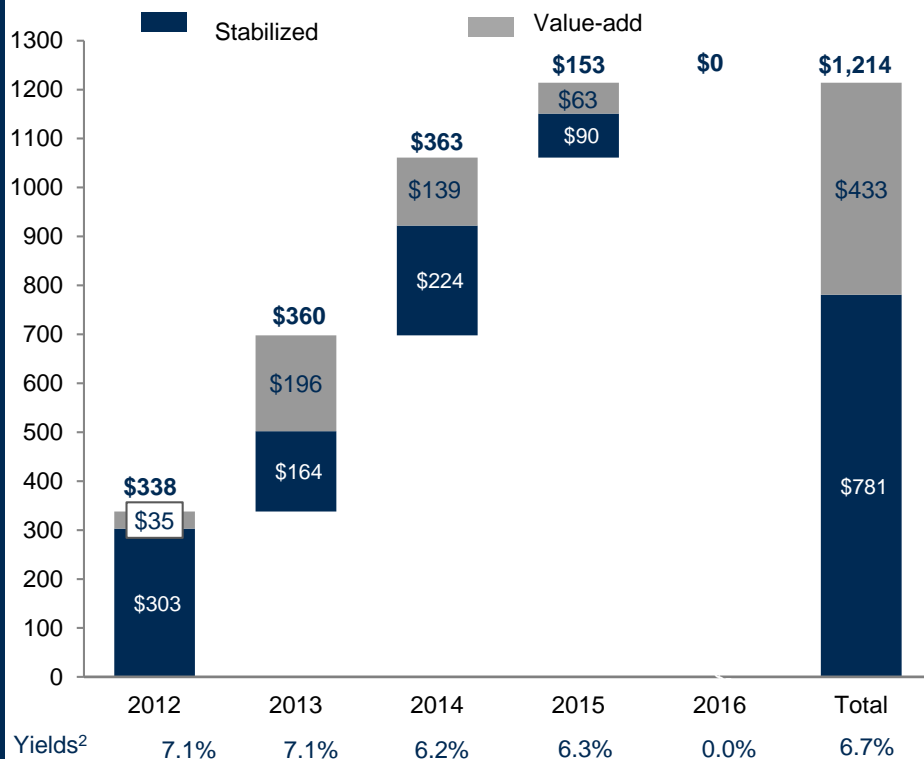


Source: CBRE, midpoint of National Class A Industrial cap rate range by market as of Q2 2016

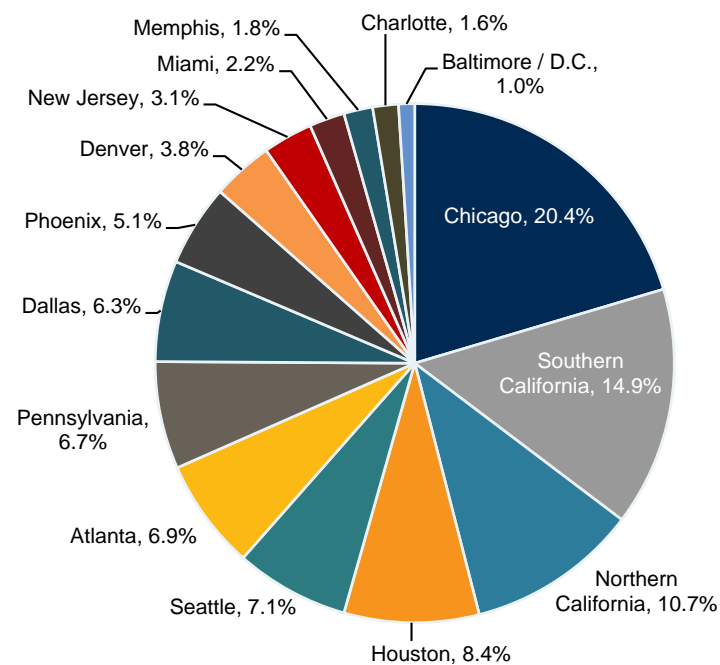
¹ Represents projected yields for current projects under development and projects stabilized in 2012 – 6/30/16

ACQUISITION SUMMARY

Acquisitions since 2012¹



Market Breakdown of Acquisitions¹



Total Acquisitions since 2012: \$1,214 mm

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

ASSET MANAGEMENT PROCESS

Understand the cash flow potential of our operating portfolio and resulting long-term return expectations

Systematically update property-level underwriting by utilizing in-depth perspective of Market Leaders, discussing market and property-level drivers of value:

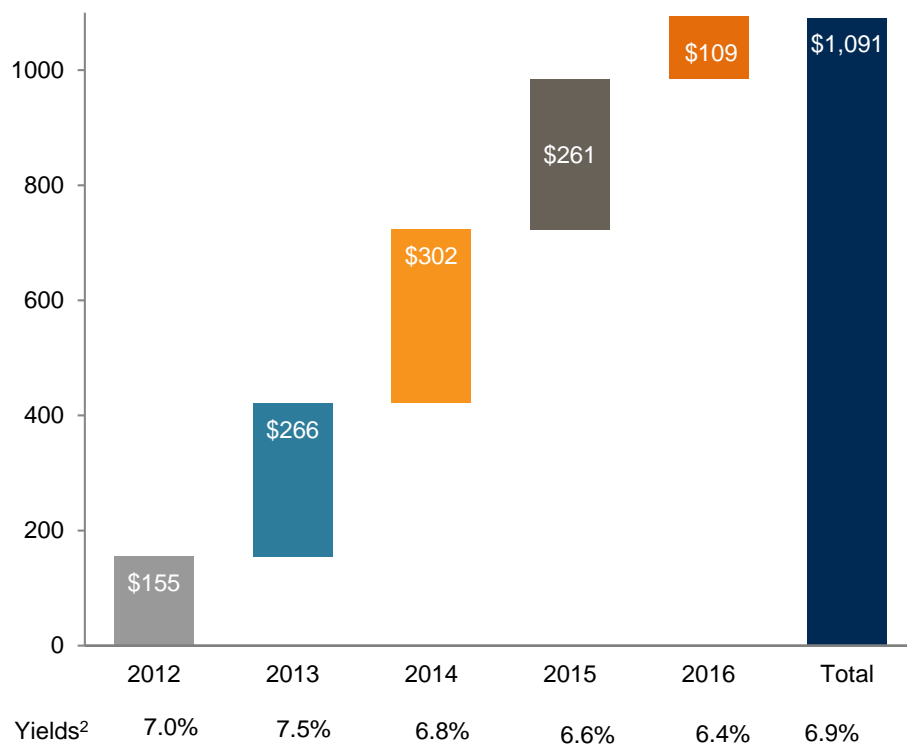
- Suite-by-suite market leasing assumptions
- Anticipated capital investment
- Market investment pricing expectations

Return Potential and Growth Metrics

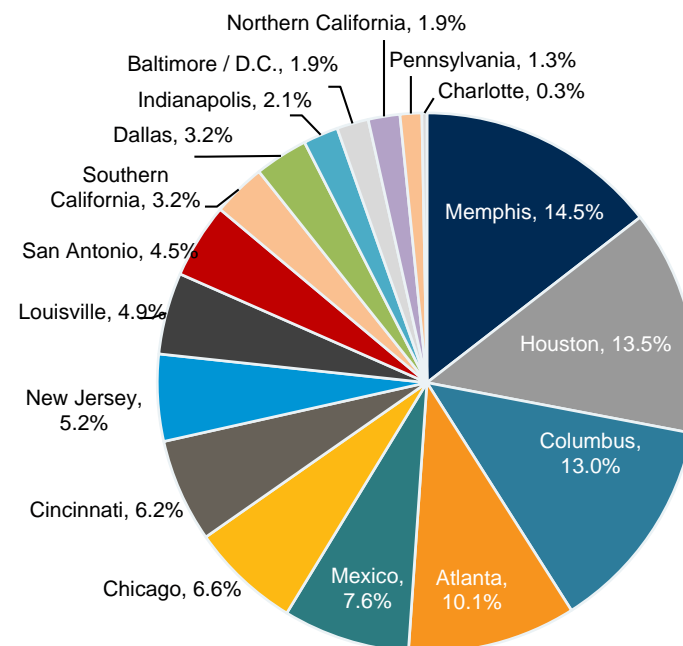
- 5 Year NOI CAGR
- 5 and 10 Year IRR
- Leasing Performance: rent growth, roll-down exposure, lease expirations and economic occupancy
- Yield Analysis: year-one, stabilized and at-market

DISPOSITION SUMMARY

Dispositions since 2012¹



Market Breakdown of Dispositions¹



Total Dispositions since 2012: \$1,091 mm

¹ Consolidated assets only, represents sale price (\$mm) and excludes land sales

² Represents anticipated year-one cash yield

Exited 10 markets: Columbus, Kansas City, Minneapolis, San Antonio, Salt Lake City and Mexico (5 markets)

STRONG BALANCE SHEET

Excellent credit metrics

- Net debt to EBITDA of 5.9x in Q2 2016
- Fixed charge coverage of 3.2x¹ in Q2 2016

Well-laddered debt maturity schedule

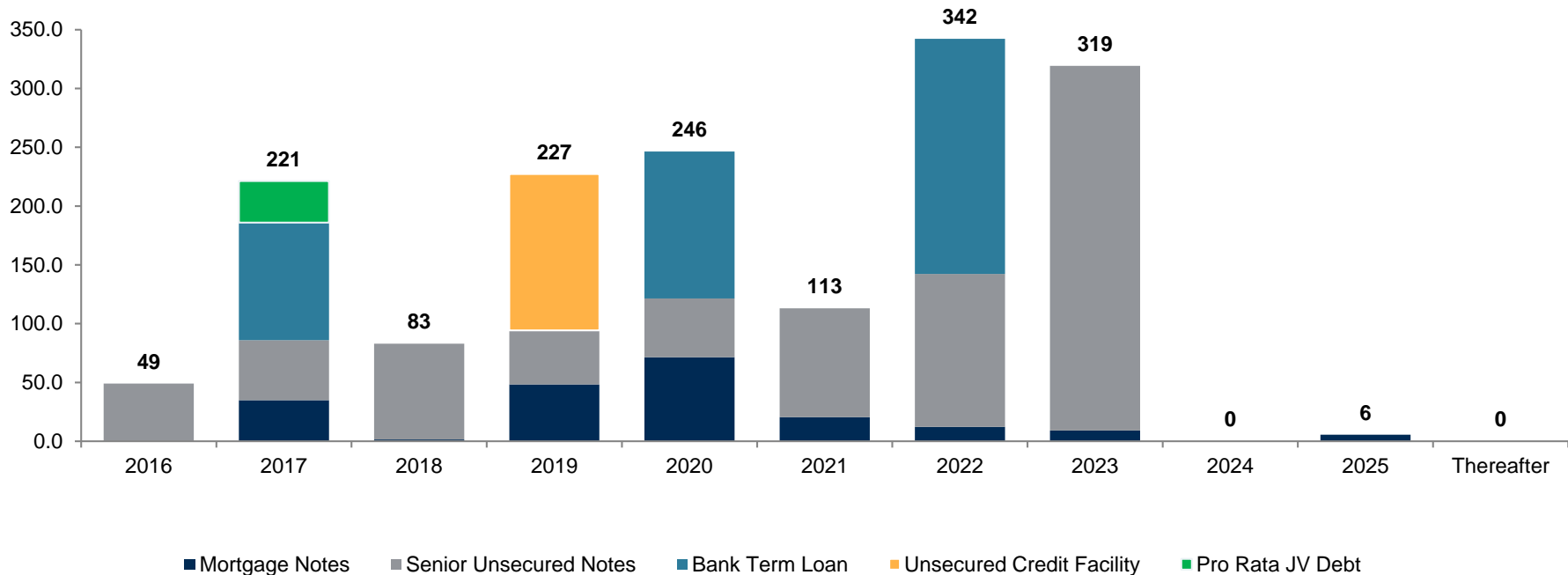
Proven access to multiple sources of capital

Simple, conservative debt structure provides flexibility

¹ Based on rating agency definitions

BALANCED DEBT MATURITIES

DCT maintains a well-laddered debt maturity schedule



Numbers reflect 6/30/16

INVESTMENT HIGHLIGHTS

High-quality industrial portfolio located in major US distribution markets

- Infill orientation capitalizes on ecommerce and other logistics trends

Strong market-based teams generating best-in-class operating metrics

- Excellent leasing and rent growth provide sector-leading NOI growth

Creating value for shareholders through disciplined capital deployment

- Attractive acquisitions
- Selective development
- Active capital recycling

Strong balance sheet and prudent financial management

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



DCT[®]
INDUSTRIAL