



2018 CITI GLOBAL PROPERTY CEO CONFERENCE



March 4 – 7, 2018

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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 2017 Annual Report on Form 10-K, filed with the Securities and Exchange Commission on February 16, 2018 for more information. Reconciliations of our Same Store NOI, FFO and fixed charge coverage for the quarters ended December 31, 2017 and 2016 are contained in our earnings press release for the period ended December 31, 2017, 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, 2017, 2016, and 2015 are contained in our 2017 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

Actively managed, high-quality portfolio

Sector-leading operating and shareholder performance for the last 5 years

High-quality industrial properties in major U.S. distribution markets generate best-in-class results across key operating metrics

High-demand facilities, strategically positioned in infill locations, provide distribution solutions for a variety of industries including e-commerce

Strong market-centric approach

13 market offices with highly-regarded, experienced real estate professionals

Locals teams respond quickly to opportunities to buy, build and manage their portfolio

Delivering results through excellent operating performance

Aggressively operate the portfolio which results in strong NOI, earnings and dividend growth

- Increased dividend for three consecutive years
- Annual cash same-store portfolio NOI growth of 8.0% for full-year 2017
- Quarterly cash same-store portfolio NOI growth of 7.6% in Q4 2017
- Straight-line releasing spreads of 21.5% in Q4 2017, 28.5% full-year 2017

Creating value through disciplined capital deployment

Develop and redevelop irreplaceable, Class-A distribution buildings in high-demand markets

Local market teams actively pursue and assemble land in high barrier-to-entry submarkets to put into production immediately

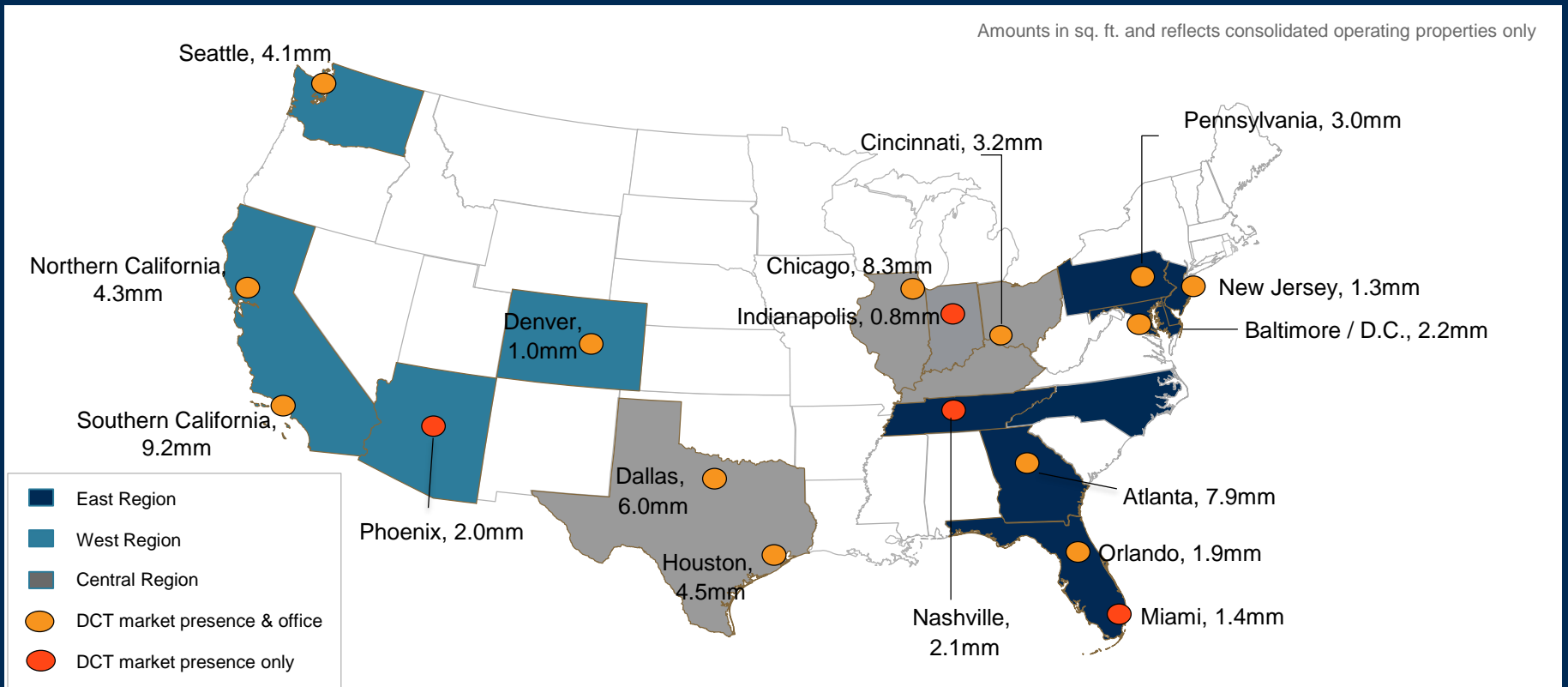
Strong balance sheet and prudent financial management

Net debt to EBITDA of 5.6x and fixed charge coverage of 3.5x in Q4 2017; well-laddered debt maturity schedule

Proven access to multiple sources of capital

Thoughtful capital allocation and low debt sustain performance during macro-economic downturns

HIGH-QUALITY PORTFOLIO LOCATED IN KEY LOGISTICS MARKETS



Well-located buildings in 17 major US distribution markets

Regionalized operating structure with 13 market offices

Infill orientation capitalizes on e-commerce and other logistics trends

PORTFOLIO GENERATING BEST-IN-CLASS OPERATING METRICS

67.2mm square foot portfolio well-located in major US distribution markets

- Buildings sized to fit heart of leasing market
- Average building size of 165,000 square feet

Operating metrics reflect confluence of quality portfolio and strong market fundamentals

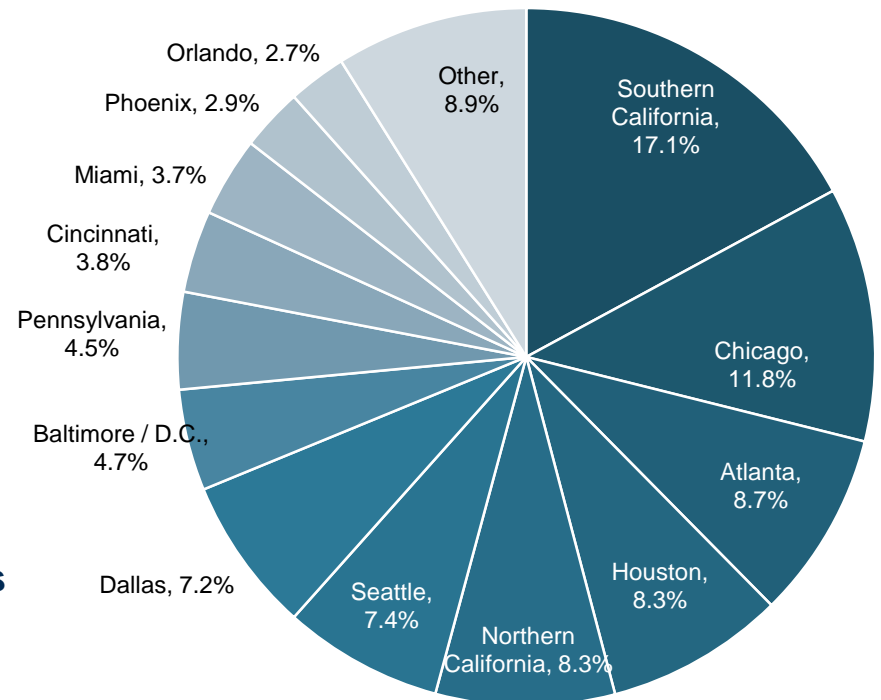
- Annual cash same-store portfolio NOI growth of 8.0% for full-year 2017
- Quarterly cash same-store portfolio NOI growth of 7.6% in Q4 2017
- Straight-line releasing spreads of 21.5% in Q4 2017, 28.5% full-year 2017
- Year- end consolidated operating occupancy of 97.8%

Portfolio composition actively managed with focus on cash flow growth potential and asset quality

- 83.1% 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

¹ Percentage of annualized base rent at 12/31/17

Property Overview¹



TALENTED MARKET TEAMS DRIVE OPERATING METRICS

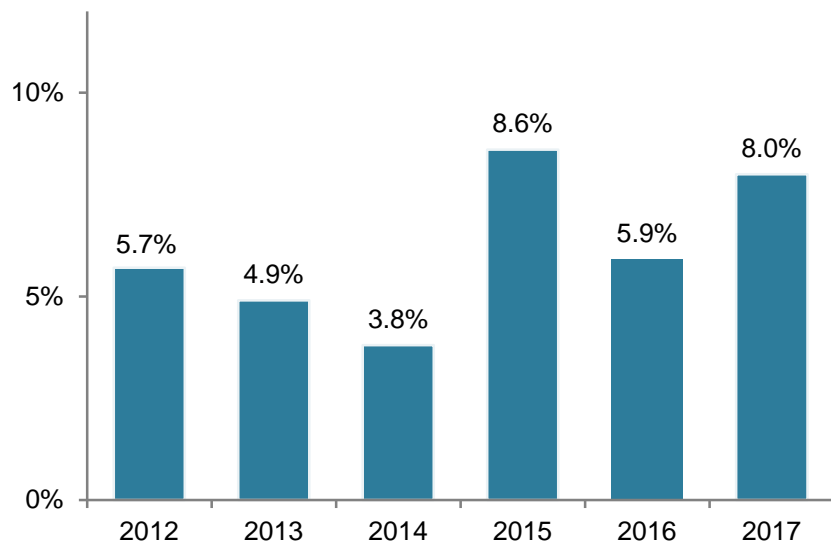
Experienced Real Estate professionals
with strong local market knowledge

Local market teams source potential deployment
opportunities and operate the portfolio – ensures accountability

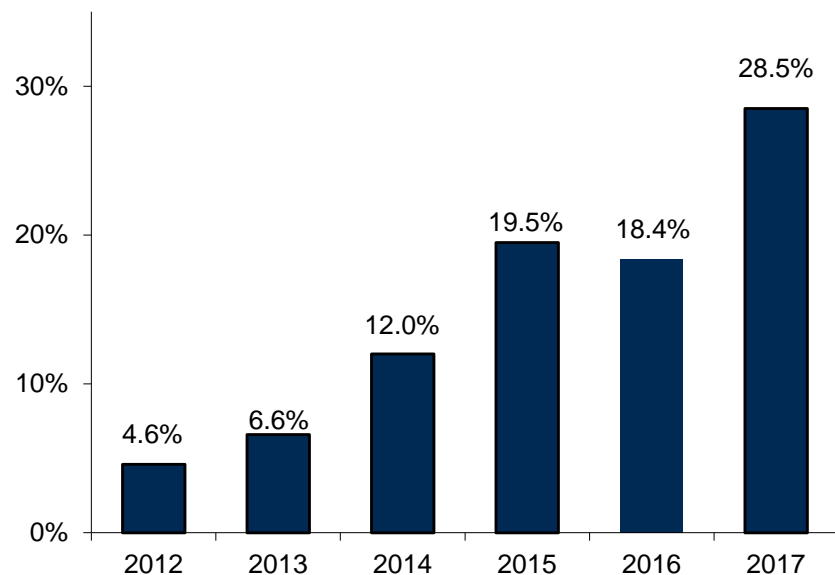
Strong and established local
relationships with customers and brokers

DELIVERING STRONG OPERATING RESULTS

Annual Cash Same-Store Portfolio
NOI Growth



Straight-Line Re-leasing Spreads
on Signed Leases



FOCUSED CAPITAL DEPLOYMENT STRATEGY

Execute multiple strategies to continue growth

Development

Strong in-house development capabilities

- Local teams have extensive experience

Acquire 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 markets
- High-barrier to entry and infill submarkets

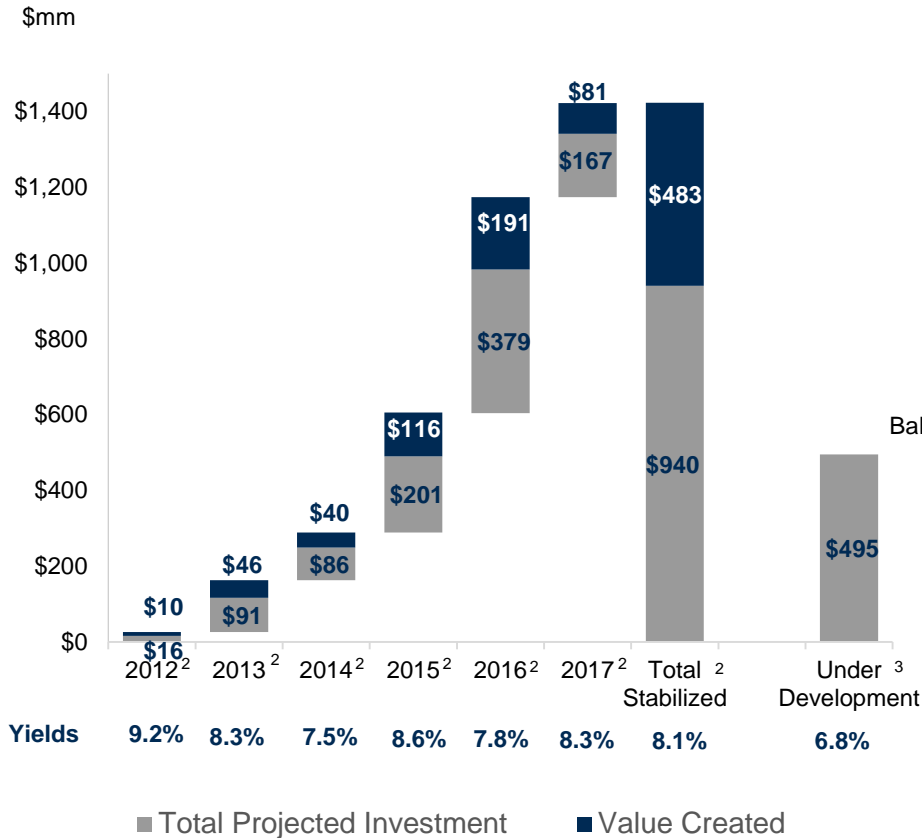
Dispositions

Important component of DCT's active portfolio management approach

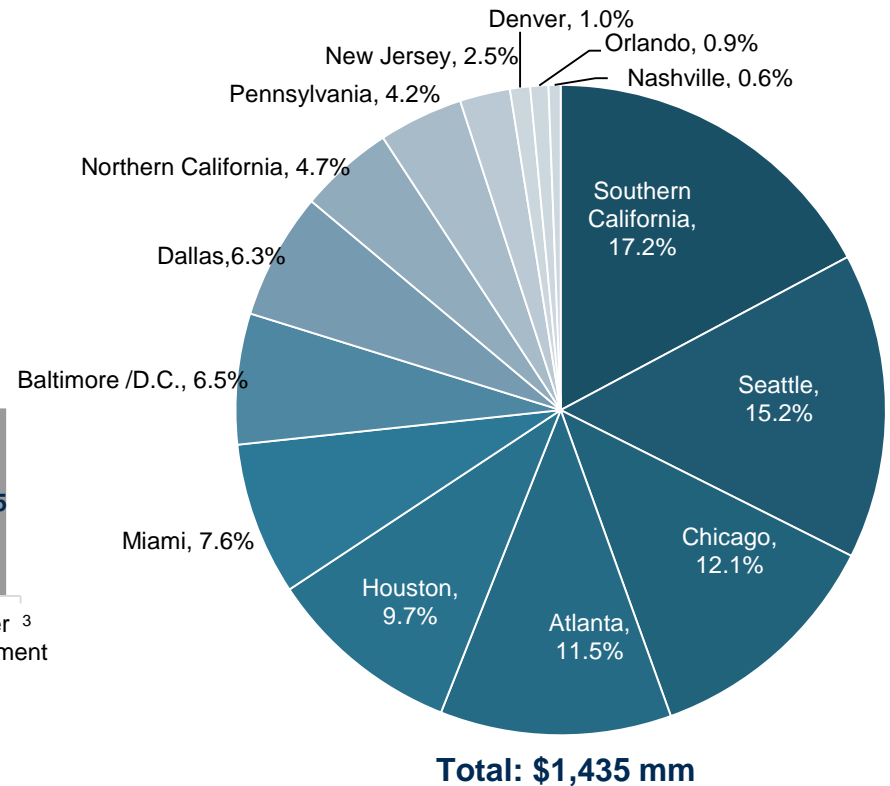
- Upgrade portfolio and boost cash flow growth by selling lower growth assets
- Dispositions contribute to funding deployment
- Very competitive source of capital

SUCCESSFUL DEVELOPMENT PROGRAM

Developments since 2012¹



Market Breakdown of Developments^{1,3}



Value creation margin of 51% on assets stabilized since 2012

Source: Company filings as of 12/31/17

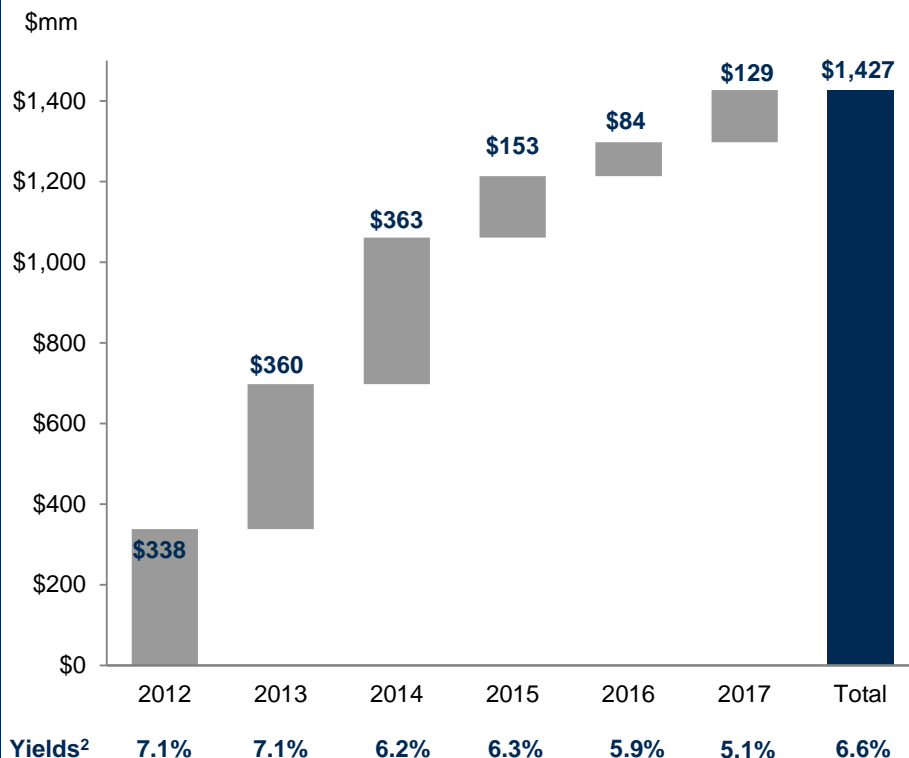
¹ Includes unconsolidated joint venture buildings stabilized

² Buildings stabilized during the year

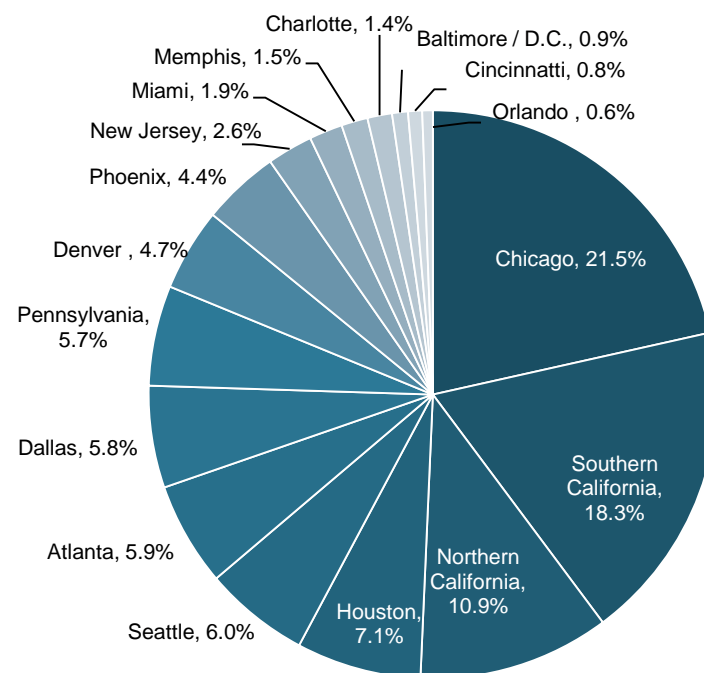
³ Includes projects in lease-up, under construction and pre-leased

ACQUISITION SUMMARY

Acquisitions since 2012¹



Market Breakdown of Acquisitions¹



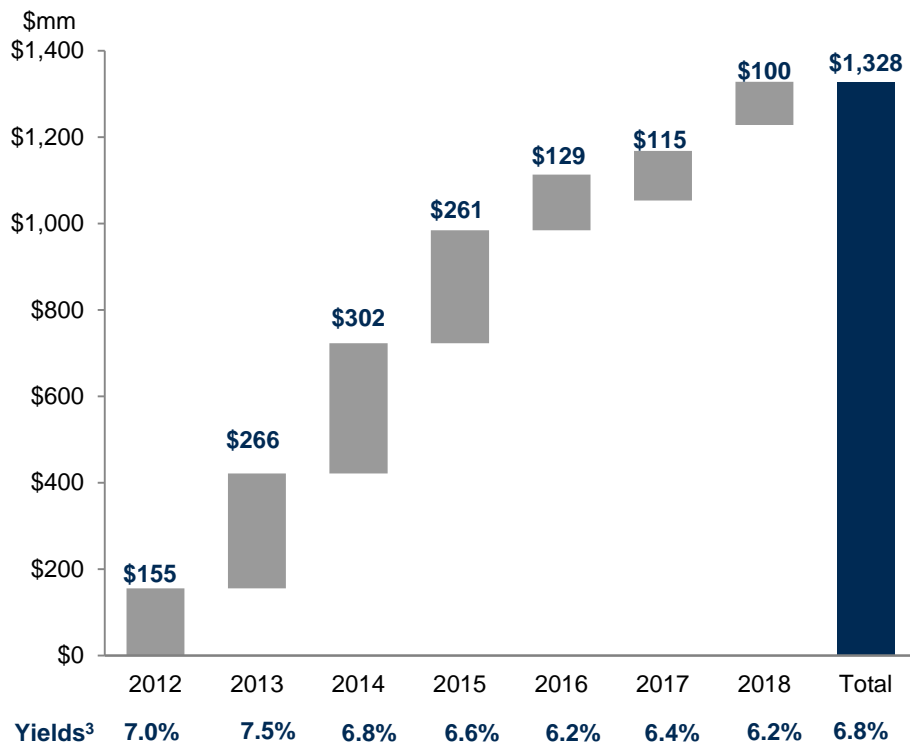
Total: \$1,427 mm

¹ Represents purchase price

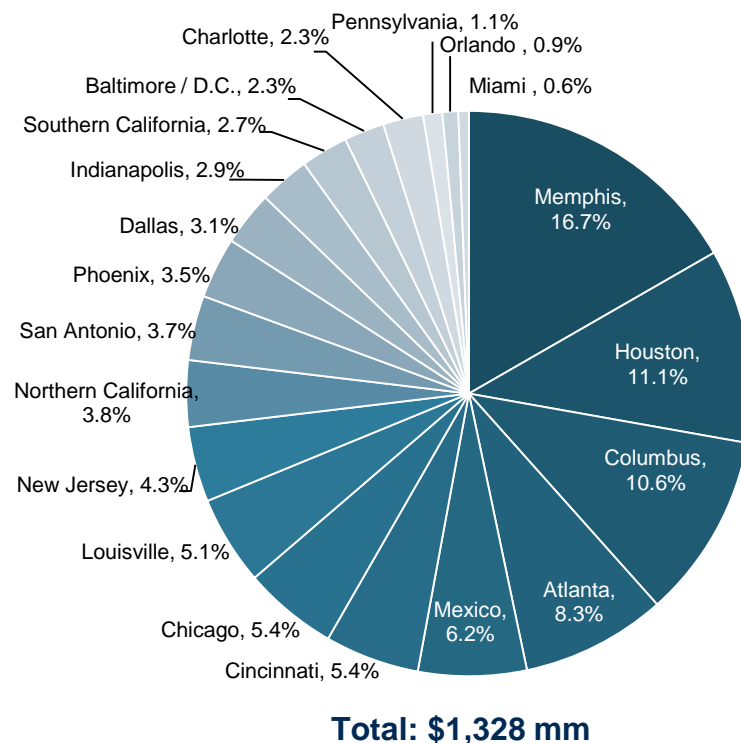
² Represents contractual year-one cash yield for stabilized acquisitions and projected stabilized cash yield for value-add acquisitions

DISPOSITION SUMMARY

Dispositions since 2012^{1,2}



Market Breakdown of Dispositions^{1,2}



Exited 13 markets since 2012: Charlotte, Columbus, Kansas City, Louisville, Memphis, Minneapolis, San Antonio, Salt Lake City and five markets in Mexico

¹ Consolidated assets only, represents sale price and excludes land sales

² Including all previously announced in 2018

³ Represents anticipated year-one cash yield

ACTIVELY MANAGED, HIGH-QUALITY PORTFOLIO

Successful portfolio management process

- Understand cash flow potential
- Concentrate on long-term returns

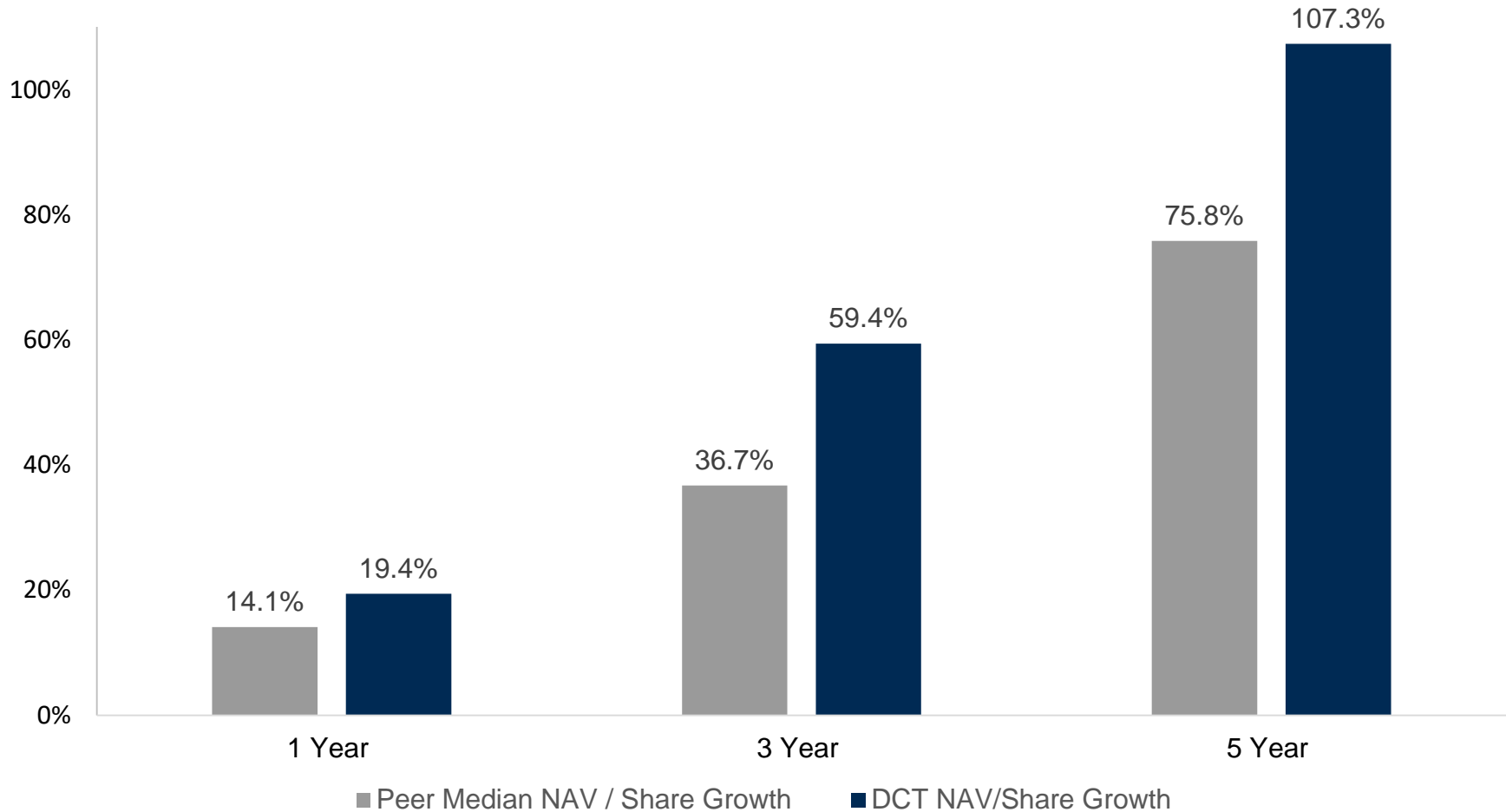
Systematically update property-level underwriting by utilizing in-depth perspective of market leaders to drive value

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

Focus on 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

NAV GROWTH PER SHARE BASED ON ANALYSTS' CONSENSUS



Source: SNL Financial and Company Sources as of 12/31/17

STRONG BALANCE SHEET

Excellent credit metrics

- Net debt to EBITDA of 5.6x in Q4 2017
- Fixed charge coverage of 3.5x in Q4 2017

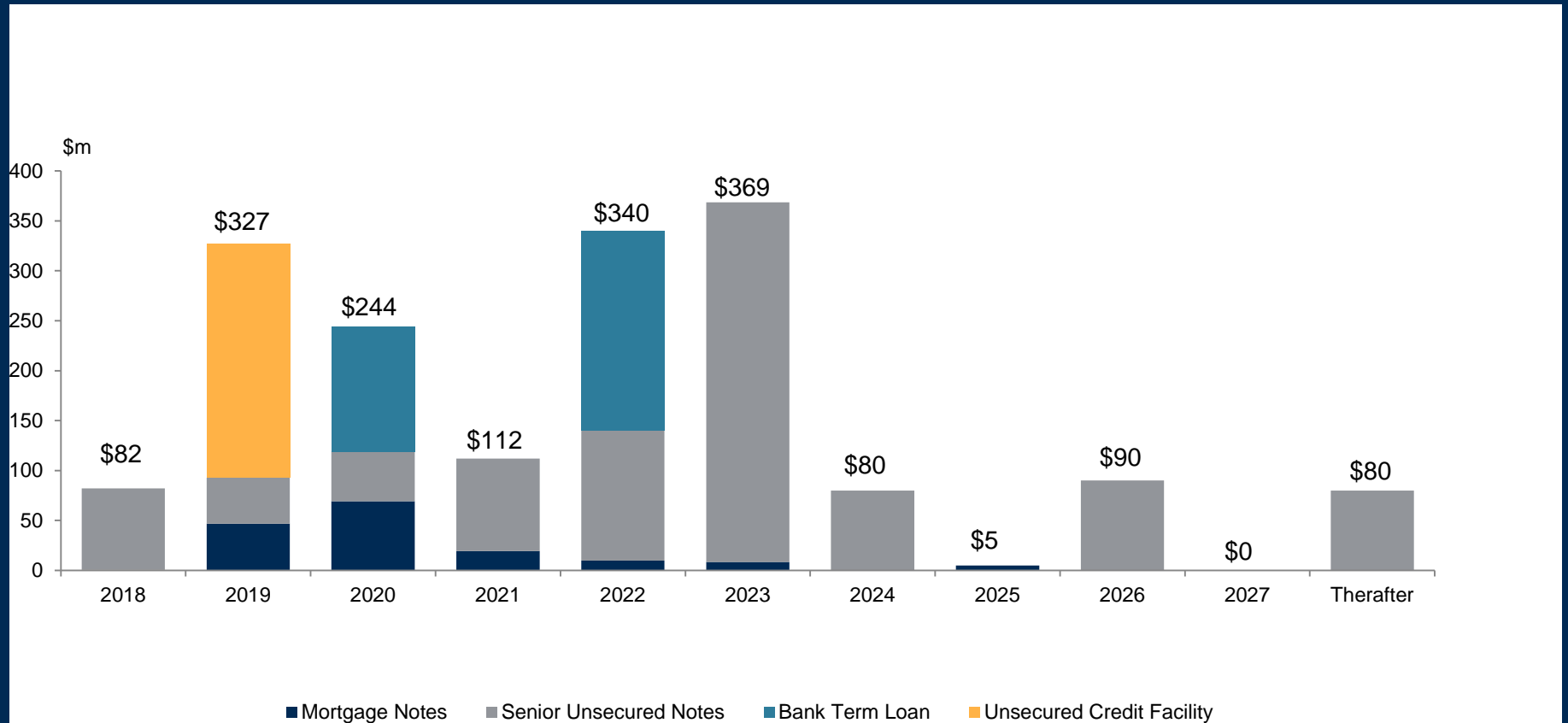
Well-laddered debt maturity schedule

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 consolidated debt 12/31/17

TALENTED MARKET TEAMS DRIVE OPERATING METRICS

Actively managed, high-quality portfolio

Strong market-centric approach

Delivering results through excellent operating performance

Creating value through disciplined capital deployment

Strong balance sheet and prudent financial management



DCT[®]
INDUSTRIAL