



**DCT INDUSTRIAL**

**SUPPLEMENTAL REPORTING PACKAGE  
FOR THE FOURTH QUARTER AND YEAR ENDED DECEMBER 31, 2009**

**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**FORWARD-LOOKING STATEMENTS**  
**FOR THE FOURTH QUARTER AND YEAR ENDED DECEMBER 31, 2009**

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We make statements in this Supplemental Reporting Package 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. 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, these forward-looking statements are reasonable, we can give no assurance that the plans, intentions, expectations, strategies and prospects 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 current economic slow-down in the U.S. and internationally;
- the general level of interest rates and the availability of capital, particularly in light of the recent disruption in the credit markets;
- 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, particularly in light of the current economic slow-down in the U.S. and internationally;
- 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 hurricanes, fires and earthquakes;
- energy costs;
- the terms of governmental regulations that affect us and interpretations of those regulations, including 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;
- possible 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 from time to time in our filings with the Securities and Exchange Commission.

In addition, our current and continuing qualification as a 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.

**DCT INDUSTRIAL TRUST INC.  
SUPPLEMENTAL REPORTING PACKAGE  
FOR THE FOURTH QUARTER AND YEAR ENDED DECEMBER 31, 2009**

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**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**CONSOLIDATED STATEMENTS OF OPERATIONS**

(amounts in thousands, except per share data)

	Three Months Ended		Twelve Months Ended	
	December 31,		December 31,	
	2009	2008	2009	2008
REVENUES:	(unaudited)		(unaudited)	
Rental revenues .....	\$ 59,803	\$ 62,731	\$ 241,305	\$ 245,618
Institutional capital management and other fees .....	653	687	2,701	2,924
Total Revenues .....	<u>60,456</u>	<u>63,418</u>	<u>244,006</u>	<u>248,542</u>
OPERATING EXPENSES:				
Rental expenses .....	7,577	8,035	32,807	31,096
Real estate taxes .....	8,197	8,257	34,818	33,128
Real estate related depreciation and amortization .....	28,772	34,040	110,441	115,739
General and administrative .....	8,221	5,955	29,224	21,799
Impairment losses .....	-	4,314	-	4,314
Total Operating Expenses .....	<u>52,767</u>	<u>60,601</u>	<u>207,290</u>	<u>206,076</u>
Operating Income .....	7,689	2,817	36,716	42,466
OTHER INCOME AND (EXPENSE):				
Equity in income of unconsolidated joint ventures, net .....	533	1,084	2,698	2,267
Impairment losses on investments in unconsolidated joint ventures .....	-	(4,733)	(300)	(4,733)
Loss on business combinations .....	(169)	-	(10,325)	-
Interest expense .....	(12,607)	(14,031)	(52,792)	(52,997)
Interest income and other (expense) .....	364	(3)	1,918	1,257
Income and other taxes .....	178	67	(1,846)	(824)
Loss From Continuing Operations .....	<u>(4,012)</u>	<u>(14,799)</u>	<u>(23,931)</u>	<u>(12,564)</u>
Discontinued operations:				
Operating income (loss) and other expenses .....	(174)	187	1,549	3,713
Gain (loss) on dispositions of real estate interests, net of impairments .....	(143)	(553)	668	19,788
Income (loss) from discontinued operations .....	<u>(317)</u>	<u>(366)</u>	<u>2,217</u>	<u>23,501</u>
Income (Loss) Before Gain on Dispositions of Real Estate Interests .....	(4,329)	(15,165)	(21,714)	10,937
Gain (loss) on dispositions of real estate interests .....	(56)	(21)	5	504
Consolidated Net Income (Loss) .....	(4,385)	(15,186)	(21,709)	11,441
Net (income) loss attributable to noncontrolling interests .....	550	2,552	3,124	(1,955)
Net Income (Loss) Attributable to DCT Common Stockholders .....	<u>\$ (3,835)</u>	<u>\$ (12,634)</u>	<u>\$ (18,585)</u>	<u>\$ 9,486</u>
EARNINGS PER COMMON SHARE - BASIC				
Loss From Continuing Operations .....	\$ (0.02)	\$ (0.07)	\$ (0.11)	\$ (0.06)
Income (loss) from discontinued operations .....	0.00	0.00	0.01	0.11
Gain (loss) on dispositions of real estate interests .....	0.00	0.00	0.00	0.00
Net Income (Loss) Attributable to DCT Common Stockholders .....	<u>\$ (0.02)</u>	<u>\$ (0.07)</u>	<u>\$ (0.10)</u>	<u>\$ 0.05</u>
EARNINGS PER COMMON SHARE - DILUTED				
Loss From Continuing Operations .....	\$ (0.02)	\$ (0.07)	\$ (0.11)	\$ (0.06)
Income (loss) from discontinued operations .....	0.00	0.00	0.01	0.11
Gain (loss) on dispositions of real estate interests .....	0.00	0.00	0.00	0.00
Net Income (Loss) Attributable to DCT Common Stockholders .....	<u>\$ (0.02)</u>	<u>\$ (0.07)</u>	<u>\$ (0.10)</u>	<u>\$ 0.05</u>
WEIGHTED AVERAGE COMMON SHARES OUTSTANDING				
Basic .....	<u>207,291</u>	<u>174,241</u>	<u>192,900</u>	<u>171,695</u>
Diluted .....	<u>207,291</u>	<u>174,241</u>	<u>192,900</u>	<u>171,695</u>

**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**CONSOLIDATED BALANCE SHEETS**

(amounts in thousands)

	December 31, 2009 (unaudited)	December 31, 2008
<b>ASSETS</b>		
Operating properties .....	\$ 2,712,291	\$ 2,702,162
Properties under redevelopment .....	42,048	54,299
Properties under development .....	138,698	120,326
Pre-development and land held for development .....	23,377	21,074
Total Investment in Properties .....	<u>2,916,414</u>	<u>2,897,861</u>
Less accumulated depreciation and amortization .....	<u>(451,242)</u>	<u>(417,404)</u>
Net Investment in Properties .....	2,465,172	2,480,457
Investment in and advances to unconsolidated joint ventures .....	<u>111,238</u>	<u>125,452</u>
Net Investment in Real Estate .....	2,576,410	2,605,909
Cash and cash equivalents .....	14,792	19,681
Notes receivable .....	19,084	30,387
Deferred loan costs, net .....	4,919	5,098
Straight-line rent and other receivables .....	32,776	31,747
Other assets, net .....	<u>13,152</u>	<u>11,021</u>
Total Assets .....	<u><u>\$ 2,661,133</u></u>	<u><u>\$ 2,703,843</u></u>
<b>LIABILITIES AND EQUITY</b>		
Accounts payable and accrued expenses .....	\$ 36,261	\$ 35,193
Distributions payable .....	16,527	16,630
Tenant prepaids and security deposits .....	16,292	17,601
Other liabilities .....	5,759	26,472
Intangible lease liabilities, net .....	5,946	6,813
Line of credit .....	-	-
Senior unsecured notes .....	625,000	625,000
Mortgage notes .....	<u>511,715</u>	<u>574,634</u>
Total Liabilities .....	1,217,500	1,302,343
Total Stockholders' Equity .....	1,217,635	1,124,171
Noncontrolling interests .....	<u>225,998</u>	<u>277,329</u>
Total Liabilities and Equity .....	<u><u>\$ 2,661,133</u></u>	<u><u>\$ 2,703,843</u></u>

**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**FUNDS FROM OPERATIONS**

(amounts in thousands, except per share and unit data)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2009	2008	2009	2008
Reconciliation of Net Income to FFO:				
Net Income (Loss) Attributable to DCT Common Stockholders .....	\$ (3,835)	\$ (12,634)	\$ (18,585)	\$ 9,486
Adjustments:				
Real estate related depreciation and amortization .....	28,772	34,530	111,250	119,604
Equity in (income) of unconsolidated joint ventures, net .....	(533)	(1,084)	(2,698)	(2,267)
Equity in FFO of unconsolidated joint ventures .....	2,348	2,273	11,807	6,806
Loss (gain) on dispositions of real estate interests.....	149	55	(1,354)	(21,991)
Gain on dispositions of nondepreciated real estate.....	(43)	(52)	783	219
Loss on business combinations .....	169	-	10,325	-
Noncontrolling interest in the operating partnership's share of the above adjustments .....	(3,625)	(5,794)	(17,907)	(17,664)
FFO attributable to unitholders .....	3,124	3,311	14,881	19,795
FFO attributable to common stockholders and unitholders, basic and diluted .....	<u>\$ 26,526</u>	<u>\$ 20,605</u>	<u>\$ 108,502</u>	<u>\$ 113,988</u>
FFO per common share and unit, basic and diluted.....	<u>\$ 0.11</u>	<u>\$ 0.10</u>	<u>\$ 0.48</u>	<u>\$ 0.55</u>
Adjustments for impairment and severance costs:				
Impairment losses .....	\$ 51	\$ 9,566	\$ 981	\$ 10,746
Severance costs .....	297	-	2,966	-
FFO, excluding impairment losses and severance costs, attributable to common stockholders and unitholders, basic and diluted .....	<u>\$ 26,874</u>	<u>\$ 30,171</u>	<u>\$ 112,449</u>	<u>\$ 124,734</u>
FFO, as adjusted, per common share and unit, basic and diluted.....	<u>\$ 0.11</u>	<u>\$ 0.14</u>	<u>\$ 0.50</u>	<u>\$ 0.60</u>
FFO weighted average shares and units outstanding:				
Common shares for earnings per share, basic and diluted .....	207,291	174,241	192,900	171,695
Participating securities .....	1,376	1,168	1,535	1,106
Units .....	28,215	33,381	30,660	35,868
FFO weighted average common shares and units outstanding - basic .....	<u>236,882</u>	<u>208,790</u>	<u>225,095</u>	<u>208,669</u>
Dilutive common stock equivalents .....	366	6	189	3
FFO weighted average common shares and units outstanding - diluted .....	<u>237,248</u>	<u>208,796</u>	<u>225,284</u>	<u>208,672</u>
Dividends declared per common share .....	\$ 0.07	\$ 0.08	\$ 0.30	\$ 0.56

**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**SELECTED FINANCIAL DATA**

(amounts in thousands, except per share data)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2009	2008	2009	2008
	(unaudited)		(unaudited)	
<b>Net Operating Income:</b> <sup>(1)</sup>				
Rental revenues .....	\$ 59,803	\$ 62,731	\$ 241,305	\$ 245,618
Rental expenses and real estate taxes .....	(15,774)	(16,292)	(67,625)	(64,224)
Net Operating Income <sup>(2)</sup> .....	<u>\$ 44,029</u>	<u>\$ 46,439</u>	<u>\$ 173,680</u>	<u>\$ 181,394</u>
<b>Consolidated Operating Properties:</b> <sup>(1)</sup>				
Square feet as of the period end .....	52,910	51,209	52,910	51,209
Average occupancy .....	87.9%	92.4%	89.1%	92.5%
Occupancy as of period end.....	87.6%	93.0%	87.6%	93.0%
<b>Same Store Operating Data:</b> <sup>(1)</sup>				
Rental revenues.....	\$ 56,366	\$ 61,745	\$ 229,153	\$ 239,182
Rental expenses and real estate taxes .....	(14,828)	(15,908)	(63,661)	(61,015)
Same Store Net Operating Income .....	<u>41,538</u>	<u>45,837</u>	<u>165,492</u>	<u>178,167</u>
Less revenue from lease terminations .....	(168)	(345)	(2,018)	(942)
Net Operating Income excluding revenue from lease terminations .....	<u>41,370</u>	<u>45,492</u>	<u>163,474</u>	<u>177,225</u>
Less straight-line rents, net of related bad debt expense .....	(193)	(519)	(427)	(2,848)
Add back amortization of above/(below) market rents .....	210	138	1,211	1,065
Cash Net Operating Income (excluding revenue from lease terminations).....	<u>\$ 41,387</u>	<u>\$ 45,111</u>	<u>\$ 164,258</u>	<u>\$ 175,442</u>
Net Operating Income growth (excluding revenue from lease terminations).....	(9.1%)	-	(7.8%)	-
Cash Net Operating Income growth (excluding revenue from lease terminations) .....	(8.3%)	-	(6.4%)	-
Square feet in same store population .....	50,680	50,680	49,892	49,892
Average occupancy .....	87.5%	92.3%	88.8%	92.6%
Occupancy as of period end .....	87.0%	93.0%	87.2%	93.3%
<b>Supplemental consolidated cash flow and other information:</b>				
Straight-line rents - increase (decrease) to revenue, net of related bad debt expense <sup>(3)</sup> ...	\$ 560	\$ 603	\$ 1,687	\$ 3,449
Straight-line rent receivable (balance sheet) <sup>(3)</sup> .....	\$ 21,552	\$ 19,762	\$ 21,552	\$ 19,762
Net amortization of above/below market rents - increase (decrease) to revenue <sup>(3)</sup> .....	\$ (123)	\$ (117)	\$ (1,120)	\$ (614)
Capitalized interest .....	\$ 1,461	\$ 1,989	\$ 6,064	\$ 7,899
Stock-based compensation amortization .....	\$ 3,234	\$ 969	\$ 8,603	\$ 3,427
Revenue from lease terminations <sup>(3)</sup> .....	\$ 226	\$ 345	\$ 2,080	\$ 942
Bad debt expense, excluding bad debt expense related to straight-line rents <sup>(3)</sup> .....	\$ 314	\$ (39)	\$ 2,489	\$ 831
<b>Consolidated Capital Expenditures</b> <sup>(3)</sup> :				
Development and expansions.....	\$ 2,383	\$ 8,529	\$ 13,593	\$ 61,257
Building and land improvements.....	6,703	8,196	10,654	15,733
Tenant improvements and leasing costs (including make-ready).....	7,512	8,906	22,667	24,920
Total capital expenditures.....	<u>\$ 16,598</u>	<u>\$ 25,631</u>	<u>\$ 46,914</u>	<u>\$ 101,910</u>

<sup>(1)</sup> Excludes discontinued operations.

<sup>(2)</sup> See definitions for reconciliation of Net Operating Income to Net Income.

<sup>(3)</sup> Includes discontinued operations.

**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**PROPERTY OVERVIEW AS OF DECEMBER 31, 2009**

Markets	Number of Buildings	Percent Owned <sup>(1)</sup>	Square Feet (in thousands)	Percentage of Total Square Feet	Occupancy Percentage	Annualized Base Rent <sup>(2)</sup> (in thousands)	Percentage of Total Annualized Base Rent
<b>Consolidated Operating Properties:</b>							
Atlanta .....	52	100.0%	6,710	12.7%	81.1%	\$ 18,432	10.0%
Baltimore/Washington D.C. ....	12	100.0%	1,446	2.7%	89.0%	6,811	3.7%
Central Pennsylvania .....	8	100.0%	1,453	2.8%	78.4%	4,574	2.5%
Charlotte .....	10	100.0%	1,006	1.9%	82.4%	3,182	1.7%
Chicago .....	15	100.0%	2,867	5.4%	77.4%	7,856	4.3%
Cincinnati .....	34	100.0%	3,729	7.1%	84.4%	11,598	6.3%
Columbus .....	14	100.0%	4,301	8.1%	85.7%	11,428	6.2%
Dallas .....	46	100.0%	4,288	8.1%	88.7%	14,442	7.8%
Denver .....	1	100.0%	160	0.3%	90.3%	831	0.5%
Houston .....	40	100.0%	2,911	5.5%	91.6%	13,831	7.5%
Indianapolis .....	7	100.0%	2,299	4.3%	93.1%	6,000	3.3%
Kansas City .....	1	100.0%	225	0.4%	100.0%	1,009	0.5%
Louisville .....	4	100.0%	1,330	2.5%	100.0%	4,426	2.4%
Memphis .....	10	100.0%	4,333	8.2%	99.6%	12,287	6.7%
Mexico .....	11	100.0%	1,163	2.2%	86.7%	4,816	2.6%
Miami .....	6	100.0%	727	1.4%	69.0%	4,977	2.7%
Minneapolis .....	3	100.0%	356	0.7%	100.0%	1,741	0.9%
Nashville .....	5	100.0%	2,826	5.3%	95.6%	7,723	4.2%
New Jersey .....	9	100.0%	1,051	2.0%	69.9%	4,410	2.4%
Northern California .....	25	100.0%	2,563	4.8%	87.2%	13,483	7.3%
Orlando .....	12	100.0%	1,064	2.0%	89.3%	4,554	2.5%
Phoenix .....	14	100.0%	1,632	3.1%	79.4%	5,875	3.2%
San Antonio .....	15	100.0%	1,349	2.6%	91.0%	4,414	2.4%
Seattle .....	7	100.0%	1,115	2.1%	94.7%	5,281	2.9%
Southern California .....	14	100.0%	2,006	3.8%	94.1%	10,064	5.5%
Total/Weighted Average - Operating Properties .....	375	100.0%	52,910	100.0%	87.6%	184,045	100.0%
<b>Consolidated Redevelopment Properties:</b>							
Chicago .....	2	100.0%	508	65.0%	0.0%	N/A	N/A
Mexico .....	1	100.0%	135	17.3%	32.2%	N/A	N/A
New Jersey .....	1	100.0%	138	17.7%	47.0%	N/A	N/A
Total/Weighted Average for Redevelopment Properties .....	4	100.0%	781	100.0%	13.9%	502	N/A
<b>Consolidated Development Properties:</b>							
Baltimore/Washington D.C. ....	4	95.0%	288	9.1%	57.5%	N/A	N/A
Cincinnati .....	2	100.0%	840	26.6%	0.0%	N/A	N/A
Memphis .....	1	100.0%	885	28.1%	46.7%	N/A	N/A
Mexico .....	3	100.0%	354	11.2%	0.0%	N/A	N/A
Orlando .....	4	96.9%	329	10.4%	0.0%	N/A	N/A
Southern California .....	1	100.0%	460	14.6%	0.0%	N/A	N/A
Total/Weighted Average for Development Properties .....	15	99.2%	3,156	100.0%	18.3%	2,522	N/A
Total/Weighted Average - Consolidated Properties .....	394	100.0%	56,847	N/A	82.7%	\$ 187,069	N/A

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**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**PROPERTY OVERVIEW AS OF DECEMBER 31, 2009 (continued)**

Markets	Number of Buildings	Percent Owned <sup>(1)</sup>	Square Feet (in thousands)	Percentage of Total Square Feet	Occupancy Percentage	Annualized Base Rent <sup>(2)</sup> (in thousands)	Percentage of Total Annualized Base Rent
<b>Unconsolidated Operating Properties:</b>							
Southern California Logistics Airport <sup>(3)</sup>	2	50.0%	463	100.0%	100.0%	1,576	100.0%
<b>Operating Properties in Funds:</b>							
Atlanta	2	17.2%	703	5.0%	100.0%	1,970	4.1%
Central Pennsylvania	4	8.6%	1,210	8.6%	96.7%	4,827	10.1%
Charlotte	1	4.4%	472	3.3%	100.0%	1,509	3.1%
Chicago	4	18.1%	1,525	10.8%	95.9%	5,725	12.0%
Cincinnati	5	11.9%	1,847	13.1%	100.0%	6,157	12.9%
Columbus	2	6.3%	451	3.2%	100.0%	1,560	3.3%
Dallas	4	16.8%	1,726	12.3%	77.7%	4,365	9.1%
Denver	5	20.0%	773	5.5%	91.8%	3,301	6.9%
Indianapolis	1	11.4%	475	3.4%	100.0%	1,808	3.8%
Kansas City	1	11.4%	180	1.3%	100.0%	728	1.5%
Louisville	5	10.0%	900	6.4%	85.2%	2,473	5.2%
Memphis	1	20.0%	1,039	7.4%	74.1%	2,241	4.7%
Minneapolis	3	4.4%	472	3.3%	100.0%	2,290	4.8%
Nashville	2	20.0%	1,020	7.2%	100.0%	3,757	7.8%
New Jersey	2	10.7%	216	1.5%	86.7%	835	1.7%
Northern California	1	4.4%	396	2.8%	100.0%	1,711	3.6%
Orlando	2	20.0%	696	4.9%	82.7%	2,573	5.4%
Total/Weighted Average - Fund Operating Properties	45	14.1%	14,101	100.0%	92.2%	47,830	100.0%
<b>Unconsolidated Development Properties:</b>							
Total/Weighted Average	8	50.0%	3,452	N/A	9.7%	779	N/A
Total/Weighted Average - Unconsolidated Properties	55	21.9%	18,016	N/A	76.6%	50,185	N/A
<b>Operating Properties Asset Managed Only:</b>							
Atlanta	1	0.0%	491	100.0%	100.0%	N/A	N/A
<b>Summary:</b>							
Total/Weighted Average - Consolidated/Unconsolidated Operating Properties	422	N/A	67,474	89.5%	88.6%	233,451	N/A
Total/Weighted Average - Consolidated Redevelopment Properties	4	N/A	781	1.0%	13.9%	502	N/A
Total/Weighted Average - Consolidated/Unconsolidated Development Properties	23	N/A	6,608	8.8%	13.8%	3,301	N/A
Total/Weighted Average - Asset Managed Only Properties	1	N/A	491	0.7%	100.0%	N/A	N/A
Total/Weighted Average - All Properties	450	N/A	75,354	100.0%	81.4%	\$ 237,254	N/A

<sup>(1)</sup> Percent owned is based on equity ownership weighted by square feet.

<sup>(2)</sup> Excludes future contractual rent increases or decreases.

<sup>(3)</sup> Although we contributed 100% of the initial cash equity capital required by the venture, our partners retain certain participation rights in the venture's available cash flows.

**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**PROPERTY SEGMENT SUMMARY AS OF DECEMBER 31, 2009**

Markets	Bulk Distribution			Light Industrial			Service Center			Total Portfolio		
	Number of Buildings	Square Feet (in thousands)	Occupancy Percentage	Number of Buildings	Square Feet (in thousands)	Occupancy Percentage	Number of Buildings	Square Feet (in thousands)	Occupancy Percentage	Number of Buildings	Square Feet (in thousands)	Occupancy Percentage
<b>Consolidated Operating Properties:</b>												
Atlanta .....	28	5,671	82.0%	13	678	75.8%	11	361	76.6%	52	6,710	81.1%
Baltimore/Washington D.C. ....	12	1,446	89.0%	-	-	-	-	-	-	12	1,446	89.0%
Central Pennsylvania .....	8	1,453	78.4%	-	-	-	-	-	-	8	1,453	78.4%
Charlotte .....	5	715	79.0%	5	291	90.8%	-	-	-	10	1,006	82.4%
Chicago .....	12	2,372	76.8%	3	495	79.9%	-	-	-	15	2,867	77.4%
Cincinnati .....	14	2,907	84.0%	19	756	87.2%	1	66	69.8%	34	3,729	84.4%
Columbus .....	12	4,227	85.7%	2	74	90.2%	-	-	-	14	4,301	85.7%
Dallas .....	23	3,268	91.3%	7	359	79.4%	16	661	80.6%	46	4,288	88.7%
Denver .....	1	160	90.3%	-	-	-	-	-	-	1	160	90.3%
Houston .....	14	1,878	94.3%	14	706	87.6%	12	327	85.0%	40	2,911	91.6%
Indianapolis .....	7	2,299	93.1%	-	-	-	-	-	-	7	2,299	93.1%
Kansas City .....	1	225	100.0%	-	-	-	-	-	-	1	225	100.0%
Louisville .....	4	1,330	100.0%	-	-	-	-	-	-	4	1,330	100.0%
Memphis .....	10	4,333	99.6%	-	-	-	-	-	-	10	4,333	99.6%
Mexico .....	6	693	90.0%	5	470	81.9%	-	-	-	11	1,163	86.7%
Miami .....	3	521	60.5%	2	157	100.0%	1	49	60.0%	6	727	69.0%
Minneapolis .....	2	279	100.0%	1	77	100.0%	-	-	-	3	356	100.0%
Nashville .....	5	2,826	95.6%	-	-	-	-	-	-	5	2,826	95.6%
New Jersey .....	7	937	66.2%	2	114	100.0%	-	-	-	9	1,051	69.9%
Northern California .....	8	1,695	87.2%	17	868	87.4%	-	-	-	25	2,563	87.2%
Orlando .....	2	367	94.4%	10	697	86.6%	-	-	-	12	1,064	89.3%
Phoenix .....	8	1,492	78.2%	6	140	91.4%	-	-	-	14	1,632	79.4%
San Antonio .....	11	1,096	90.3%	4	253	82.2%	-	-	-	15	1,349	91.0%
Seattle .....	7	1,115	94.7%	-	-	-	-	-	-	7	1,115	94.7%
Southern California .....	10	1,743	93.5%	3	242	100.0%	1	21	76.9%	14	2,006	94.1%
Total/Weighted Average - Operating Properties .....	220	45,048	88.1%	113	6,377	85.9%	42	1,485	79.4%	375	52,910	87.6%
Consolidated Redevelopment Properties .....	2	578	11.2%	2	203	21.3%	-	-	-	4	781	13.9%
Consolidated Development Properties .....	13	3,030	19.1%	2	126	0.0%	-	-	-	15	3,156	18.3%
Total/Weighted Average - Consolidated Properties .....	235	48,656	82.9%	117	6,706	82.3%	42	1,485	79.4%	394	56,847	82.7%
<b>Unconsolidated Properties:</b>												
Operating Properties in Funds .....	45	14,101	92.2%	-	-	-	-	-	-	45	14,101	92.2%
Operating Properties .....	2	463	100.0%	-	-	-	-	-	-	2	463	100.0%
Development Properties .....	6	3,228	7.2%	2	224	45.9%	-	-	-	8	3,452	9.7%
Asset Managed Properties .....	1	491	100.0%	-	-	-	-	-	-	1	491	100.0%
<b>Total/Weighted Average - All Properties .....</b>	<b>289</b>	<b>66,939</b>	<b>81.4%</b>	<b>119</b>	<b>6,930</b>	<b>81.1%</b>	<b>42</b>	<b>1,485</b>	<b>79.4%</b>	<b>450</b>	<b>75,354</b>	<b>81.4%</b>
Percentage of Square Feet .....		<u>89%</u>			<u>9%</u>			<u>2%</u>			<u>100%</u>	
Total Annualized Base Rent - All Properties (in thousands)			<u>\$ 195,372</u>			<u>\$ 32,759</u>			<u>\$ 9,123</u>			<u>\$ 237,254</u>

**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**CONSOLIDATED LEASING STATISTICS <sup>(1)</sup>**



	Number of leases signed	Square Feet Signed (in thousands)	Cash Basis Rent Growth	GAAP Basis Rent Growth	Weighted Average Lease Term <sup>(2)</sup> (in months)	Turnover Costs (in thousands)	Turnover Costs Per Square Foot
<b>Q4 2009</b>							
Bulk Distribution .....	27	2,685	-7.3%	-3.6%	45.4	\$ 2,556	\$ 0.95
Light Industrial .....	16	208	-39.3%	-39.2%	39.8	569	2.73
Service Center .....	14	97	10.6%	22.9%	57.7	465	4.81
Total/Weighted Average .....	<u>57</u>	<u>2,990</u>	<u>-9.0%</u>	<u>-5.3%</u>	<u>45.4</u>	<u>\$ 3,590</u>	<u>\$ 1.20</u>
Weighted Average Retention .....	<u>76.3%</u>						

	Number of leases signed	Square Feet Signed (in thousands)	Cash Basis Rent Growth	GAAP Basis Rent Growth	Weighted Average Lease Term <sup>(2)</sup> (in months)	Turnover Costs (in thousands)	Turnover Costs Per Square Foot
<b>YEAR TO DATE 2009</b>							
Bulk Distribution .....	95	8,198	-6.5%	-0.3%	44.4	\$ 9,881	\$ 1.21
Light Industrial .....	67	1,220	-14.7%	-9.5%	40.5	1,932	1.58
Service Center .....	46	328	1.3%	9.7%	38.1	1,020	3.11
Total/Weighted Average .....	<u>208</u>	<u>9,746</u>	<u>-7.3%</u>	<u>-1.2%</u>	<u>43.7</u>	<u>\$ 12,833</u>	<u>\$ 1.32</u>
Weighted Average Retention .....	<u>71.5%</u>						

**Lease Expirations For Consolidated Operating Properties as of December 31, 2009 <sup>(2)</sup>**

Year	Square Feet Related to Expiring Leases (in thousands)	Annualized Base Rent of Expiring Leases <sup>(3)</sup> (in thousands)	Percentage of Total Annualized Base Rent
2010 <sup>(4)</sup> .....	11,197	\$ 45,284	22.5%
2011 .....	7,777	33,201	16.6%
2012 .....	6,765	30,233	15.1%
2013 .....	6,472	29,049	14.5%
2014 .....	6,233	26,491	13.2%
Thereafter .....	7,884	36,263	18.1%
Total leased .....	<u>46,328</u>	<u>\$ 200,521</u>	<u>100.0%</u>
Available .....	<u>6,582</u>		
Total consolidated operating properties .....	<u>52,910</u>		

(1) Does not include month-to-month leases, unless otherwise noted.

(2) Assumes no exercise of lease renewal options.

(3) Includes contractual rent increases.

(4) Includes month-to-month leases.

**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
As of December 31, 2009

**Customer Diversification - Ten Largest Customers <sup>(1)</sup>**

<u>CUSTOMER</u>	<u>Percent of Annualized Base Rent</u>
CEVA Logistics	1.9%
Bridgestone/Firestone	1.4%
Technicolor (Thompson)	1.4%
United Parcel Service (UPS)	1.3%
Deutsche Post World Net (DHL & Exel)	1.3%
United Stationers Supply Company	1.2%
Crayola, LLC	1.1%
The Glidden Company	1.1%
Pitney Bowes Inc.	1.0%
Toys "R" Us, Inc.	0.9%
	<u>12.6%</u>

**Industry Diversification - Operating Portfolio <sup>(1)</sup>**

	<u>Percent of Annualized Base Rent</u>
Manufacturing	31.3%
Wholesale Trade	24.2%
Transportation and Warehousing	13.1%
Retail Trade	11.5%
Administrative Support and Waste Management Services	4.3%
Professional, Scientific and Technical Services	4.0%
Media and Information	3.5%
Construction	1.6%
Rental companies	1.1%
Public Administration	1.1%
Other	4.3%
	<u>100.0%</u>

<sup>(1)</sup> Includes all consolidated operating properties.

**DCT INDUSTRIAL TRUST INC.  
SUPPLEMENTAL REPORTING PACKAGE**

**ACQUISITION AND DISPOSITION SUMMARY FOR THE YEAR ENDED DECEMBER 31, 2009**

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	Property	Description	Market
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**ACQUISITIONS**

**Consolidated Acquisitions**

**Development Properties Acquired Under Forward Commitment**

Q3 2009	DCT Monterrey 6 LLC	109,960 sq. ft.	Monterrey, Mexico
Q3 2009	DCT Monterrey 7 LLC	117,328 sq. ft.	Monterrey, Mexico
Q3 2009	DCT Monterrey 8 LLC	127,051 sq. ft.	Monterrey, Mexico

**Expansion**

Q3 2009	Crisa Expansion	36,021 sq. ft.	Monterrey, Mexico
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**Total YTD Purchase Price Including Acquisition Costs - \$14.9 million**

**Properties Consolidated Through Acquisitions of Joint Venture Partner Interests**

Q3 2009	Logistics Way	570,000 sq. ft.	Nashville
Q3 2009	Sycamore Canyon A	459,463 sq. ft.	Southern California
Q3 2009	Sycamore Canyon B	413,062 sq. ft.	Southern California
Q3 2009	Whitestown	28.0 Acres	Indianapolis
Q4 2009	Stonefield	49.0 Acres	Reno

**DISPOSITIONS**

**Consolidated Dispositions**

Q1 2009	Land parcel	1.8 Acres	Baltimore/Washington D.C.
Q2 2009	7880 Foundation Drive	10,062 sq. ft.	Cincinnati
Q2 2009	13737 N Stemmons Freeway	113,344 sq. ft.	Dallas
Q4 2009	Whirlpool Airwest	804,586 sq. ft.	Indianapolis
Q4 2009	Land parcel	2.4 Acres	Baltimore/Washington D.C.

**Total YTD Sales Price - \$30.7 million**

**Unconsolidated Dispositions**

Q1 2009	SCLA Joint Venture	53.4 Acres	Southern California
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**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**DEVELOPMENT OVERVIEW AS OF DECEMBER 31, 2009**



(square feet and dollars in thousands)

Project	Market	Number of Bldgs.	Square Feet	Book Cost <sup>(1)</sup>	Total Projected Investment	Percentage Leased <sup>(2)</sup>
<b>CONSOLIDATED:</b>						
<b>Stabilized 2009 Projects - Consolidated Operating Properties as of December 31, 2009</b>						
South Creek IV	Atlanta	1	557			100%
Logistics Way	Nashville	1	570			100%
Sycamore Canyon Building B	Southern California	1	413			100%
Total/Weighted Average		<u>3</u>	<u>1,540</u>	<u>\$ 63,473</u>		<u>100%</u>
<b>Development Projects in Lease Up</b>						
Dulles Industrial Phase I	Baltimore/Washington	4	288			58%
DCT Port Union	Cincinnati	2	840			7%
Deltapoint	Memphis	1	885			47%
Nexus	Mexico	3	354			0%
ADC North I	Orlando	2	203			20%
Airport Dist Center	Orlando	2	126			76%
Sycamore Canyon A	Southern California	1	459			0%
Total/Weighted Average		<u>15</u>	<u>3,155</u>	<u>\$ 138,698</u>	<u>\$ 156,300</u>	<u>24%</u>
<b>UNCONSOLIDATED:</b>						
<b>Development Projects in Lease Up</b>						
SCLA <sup>(3)</sup>	Southern California	4	1,520	\$ 61,662	\$ 68,000	22%
IDI/DCT, LLC <sup>(4)</sup>	Chicago, Nashville, Northern California, Savannah	4	1,933	74,341	88,200	0%
Total/Weighted Average		<u>8</u>	<u>3,453</u>	<u>\$ 136,003</u>	<u>\$ 156,200</u>	<u>10%</u>
<b>Total/Weighted Average Development Projects in Lease Up</b>						
		<u>23</u>	<u>6,608</u>	<u>\$ 274,701</u>	<u>\$ 312,500</u>	<u>17%</u>
DCT Pro Rata Share <sup>(5)</sup>		<u>n/a</u>	<u>4,857</u>	<u>\$ 204,588</u>	<u>\$ 207,757</u>	<u>19%</u>
Projected Yield - Development Projects in Lease Up		<u>6.0%</u>				

<sup>(1)</sup> Excludes Approximately \$23.4 million of land held (113 acres) and capitalized pre-development costs in Baltimore/Washington, Cincinnati, Indianapolis and Reno. Also excludes 47 acres of land in Atlanta held in an unconsolidated joint venture and 207 acres owned in the unconsolidated joint venture at SCLA which could support the development of approximately 3.5 million square feet based on 40% coverage.

<sup>(2)</sup> Includes all signed leases whether or not occupancy has commenced.

<sup>(3)</sup> DCT contributed the initial capital outlay required for the development of these assets. After the return of this investment and certain other priority distributions, the cash flows from this venture will be shared 50/50.

<sup>(4)</sup> DCT's ownership percentage is 50%

<sup>(5)</sup> Based on share of equity invested, for the purposes of SCLA, this is assumed to be 50% (see note 3 above).

**DCT INDUSTRIAL TRUST INC.  
SUPPLEMENTAL REPORTING PACKAGE  
INDEBTEDNESS AS OF DECEMBER 31, 2009**



(dollar amounts in thousands)

Description	Stated Interest Rate	Effective Interest Rate	Maturity Date	Balance as of 12/31/2009
<b>Senior Unsecured Notes:</b>				
2010 Notes, fixed rate <sup>(1)</sup>	1.73%	4.73%	June 2010	\$ 100,000
2010 Notes, variable rate <sup>(1)</sup>	1.75%	1.75%	June 2010	200,000
2011 Notes, fixed rate	5.53%	5.24%	April 2011	50,000
2013 Notes, fixed rate	6.11%	6.36%	June 2013	175,000
2014 Notes, fixed rate	5.68%	6.03%	January 2014	50,000
2016 Notes, fixed rate	5.77%	5.74%	April 2016	50,000
				625,000
<b>Mortgage Notes:</b>				
Fixed Rate Secured Debt	5.35%	5.13%	Jan 2011 - Aug. 2025	483,361 <sup>(2)</sup>
Variable Rate Secured Debt	1.43%	1.43%	October 2011	25,237
Premiums, Net of Amortization				3,117
				511,715
Total Senior Unsecured Notes and Mortgage Notes				1,136,715
<b>Unsecured Credit Facility:</b>				
Senior Unsecured Revolving Credit Facility <sup>(3)</sup>	1.04%	1.04%	December 2010	-
Total Carrying Value of Debt				\$ 1,136,715
Fixed Rate Debt	5.15%	5.41%		80%
Variable Rate Debt	1.71%	1.71%		20%
Weighted Average Interest Rate	4.47%	4.68%		
<b>DCT Share of Unconsolidated Joint Venture Debt <sup>(4)</sup></b>				
Operating Joint Ventures				\$ 31,797
Development Joint Ventures				58,722
				\$ 90,519

**Scheduled Principal Payments of Debt as of December 31, 2009 (excluding premiums)**

Year	Senior Unsecured Notes	Mortgage Notes	Unsecured Credit Facility	Total
2010	300,000 <sup>(1)</sup>	6,759	-	306,759
2011	50,000	230,235	-	280,235
2012	-	167,354 <sup>(2)</sup>	-	167,354
2013	175,000	41,147	-	216,147
2014	50,000	3,443	-	53,443
2015	-	44,881	-	44,881
2016	50,000	2,006	-	52,006
2017	-	2,183	-	2,183
2018	-	2,024	-	2,024
2019	-	1,529	-	1,529
Thereafter	-	7,037	-	7,037
Total	\$ 625,000	\$ 508,598	\$ -	\$ 1,133,598

**Summary Debt Covenants <sup>(5)</sup>**

	Threshold	Actual Ratio
Consolidated Leverage Ratio	< 60%	48%
Consolidated Fixed Charge Coverage Ratio	> 1.5 x	2.9 x
Consolidated Unsecured Leverage Ratio	< 60%	43%

(1) In June 2008, DCT closed a two-year \$300 million senior unsecured term loan that can be extended for one year at the Company's option. The first \$100 million (the "Initial Funding") was drawn on June 9, 2008 and used to repay maturing unsecured notes. DCT Industrial Trust has entered into a swap to fix LIBOR on the Initial Funding for two years. The \$100 million currently bears interest at LIBOR plus 150 basis points, based on the Company's current leverage, bringing the effective rate to 4.73% per annum. On October 3, 2008, the remaining \$200 million was drawn and the proceeds used to repay borrowings under the credit facility. The \$200 million bears interest at LIBOR plus 1.25% to 1.80% or at prime at the Company's option.

(2) DCT has received lender commitments to refinance \$102.9 million of 2011 scheduled maturities and \$112.0 million of 2012 scheduled maturities. The combined transactions will result in repayments of \$91.9 million, an extension of the remaining \$123.0 million for an average 9.6 years at a 6.14% interest rate and a release of mortgages on 14 properties. These two transactions are expected to close in Q1 2010.

(3) The senior unsecured revolving credit facility bears interest at either LIBOR plus 0.55% to 1.1% or, at DCT's election, prime and matures in December 2010. As of December 31, 2009, this credit facility, which has a \$300 million total capacity, was undrawn.

(4) Based on ownership as of December 31, 2009.

(5) Covenant information presented relates to the senior unsecured revolving credit facility. Calculations are performed in accordance with the credit agreement, based upon definitions contained therein.

**DCT INDUSTRIAL TRUST INC.**  
**SUPPLEMENTAL REPORTING PACKAGE**  
**CAPITALIZATION AND FIXED CHARGE COVERAGE**

(dollar amounts in thousands, except per share data)

**Capitalization as of December 31, 2009**

Description	Shares or Units <sup>(1)</sup> (in thousands)	Share Price	Market Value
Common shares outstanding .....	208,046	\$ 5.02	\$ 1,044,391
Operating partnership units outstanding .....	27,450	\$ 5.02	137,799
Total Equity Market Capitalization .....			<u>1,182,190</u>
Consolidated debt .....			1,136,715
Pro rata share of debt related to unconsolidated joint ventures .....			90,519
Total Debt .....			<u>1,227,234</u>
Total Market Capitalization .....			<u>\$ 2,409,424</u>
Ratio of total debt to total market capitalization, including pro rata share of debt related to unconsolidated joint ventures .....			<u>50.9%</u>

**Fixed Charge Coverage**

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2009	2008	2009	2008
Net Income (Loss) Attributable to DCT Common Stockholders .....	\$ (3,835)	\$ (12,634)	\$ (18,585)	\$ 9,486
Interest expense <sup>(2)(3)</sup> .....	12,607	14,061	52,851	53,219
Pro rata share of interest expense from unconsolidated JVs .....	230	923	3,478	2,809
Real estate related depreciation and amortization <sup>(3)</sup> .....	28,772	34,530	111,250	119,604
Pro rata share of real estate related depreciation and amortization from unconsol. JVs .....	1,531	1,103	8,539	4,290
Income and other taxes <sup>(3)</sup> .....	(174)	(66)	1,855	850
Stock-based compensation amortization .....	3,234	969	8,603	3,427
Noncontrolling interests <sup>(3)</sup> .....	(550)	(2,552)	(3,124)	1,955
Loss on business combinations .....	169	-	10,325	-
Non-FFO (gains) losses on dispositions of real estate interests .....	106	523	(570)	(20,072)
Impairment losses <sup>(3)</sup> .....	51	9,566	981	10,746
Adjusted EBITDA .....	<u>\$ 42,141</u>	<u>\$ 46,423</u>	<u>\$ 175,603</u>	<u>\$ 186,314</u>
Calculation of Fixed Charges				
Interest expense excluding financing obligation <sup>(3)</sup> .....	\$ 12,607	\$ 14,061	\$ 52,851	\$ 53,167
Interest expense related to financing obligation, net <sup>(2)</sup> .....	-	-	-	52
Capitalized interest .....	1,461	1,989	6,064	7,899
Amortization of loan costs and debt premium/discount .....	(305)	(307)	(1,341)	(180)
Pro rata share of interest expense from unconsolidated JVs .....	230	923	3,478	2,809
Total Fixed Charges .....	<u>\$ 13,993</u>	<u>\$ 16,666</u>	<u>\$ 61,052</u>	<u>\$ 63,747</u>
Fixed Charge Coverage .....	<u>3.0</u>	<u>2.8</u>	<u>2.9</u>	<u>2.9</u>

<sup>(1)</sup> Excludes unvested Long-Term Incentive Plan Units of 1.0 million units, unvested Restricted Stock of 0.3 million shares and unvested Phantom Shares of 0.1 million shares.

<sup>(2)</sup> As of December 31, 2009, we had no financing obligations related to our operating partnership's private placement of undivided tenancy-in-common (TIC) interests.

<sup>(3)</sup> Includes amounts related to discontinued operations.



**DCT INDUSTRIAL TRUST INC.  
SUPPLEMENTAL REPORTING PACKAGE  
INSTITUTIONAL CAPITAL MANAGEMENT SUMMARY**

(dollar amounts in thousands)

**CONSOLIDATED STATEMENTS OF OPERATIONS**

For the Twelve Months Ended December 31, 2009

	Boubyan Fund I	TRT-DCT JV I	TRT-DCT JV II	TRT-DCT JV III	JP Morgan Venture
<b>Revenues:</b>					
Rental revenues .....	\$ 10,274	\$ 18,097	\$ 8,081	\$ 3,134	\$ 22,339
Other income .....	-	-	-	-	-
<b>Total revenues .....</b>	<b>10,274</b>	<b>18,097</b>	<b>8,081</b>	<b>3,134</b>	<b>22,339</b>
<b>Expenses:</b>					
Real estate taxes .....	1,367	2,135	1,298	297	2,781
Rental expenses.....	851	1,375	802	351	1,704
Depreciation and amortization.....	4,578	8,826	4,588	1,410	12,598
General and Administrative.....	613	100	19	9	807
<b>Total expenses .....</b>	<b>7,409</b>	<b>12,436</b>	<b>6,707</b>	<b>2,067</b>	<b>17,890</b>
Interest expense .....	(5,456)	(8,015)	(3,545)	(721)	-
Taxes .....	(77)	(23)	38	(69)	(18)
<b>Net Income (Loss) .....</b>	<b>\$ (2,668)</b>	<b>\$ (2,377)</b>	<b>\$ (2,133)</b>	<b>\$ 277</b>	<b>\$ 4,431</b>
Rental revenues .....	\$ 10,274	\$ 18,097	\$ 8,081	\$ 3,134	\$ 22,339
Rental expenses and real estate taxes.....	2,218	3,510	2,100	648	4,485
<b>Net Operating Income .....</b>	<b>\$ 8,056</b>	<b>\$ 14,587</b>	<b>\$ 5,981</b>	<b>\$ 2,486</b>	<b>\$ 17,854</b>
DCT Industrial Ownership % .....	20.0%	4.4%	11.4%	10.0%	20.0%

**CONSOLIDATED BALANCE SHEETS**

As of December 31, 2009

	Boubyan Fund I	TRT-DCT JV I	TRT-DCT JV II	TRT-DCT JV III	JP Morgan Venture
Total Investment in properties .....	\$ 125,306	\$ 213,579	\$ 95,104	\$ 31,123	\$ 287,757
Accumulated depreciation and amortization .....	(18,517)	(27,054)	(11,715)	(1,943)	(26,944)
<b>Net Investment in properties .....</b>	<b>106,789</b>	<b>186,525</b>	<b>83,389</b>	<b>29,180</b>	<b>260,813</b>
Cash and cash equivalents .....	428	2,006	1,764	315	1,732
Other Assets .....	3,187	3,756	1,759	665	1,849
<b>Total Assets .....</b>	<b>\$ 110,404</b>	<b>\$ 192,287</b>	<b>\$ 86,912</b>	<b>\$ 30,160</b>	<b>\$ 264,394</b>
Secured debt.....	\$ 95,500 <sup>(1)</sup>	\$ 133,960 <sup>(2)</sup>	\$ 55,489 <sup>(3)</sup>	\$ 12,282 <sup>(4)</sup>	\$ -
Other Liabilities .....	2,433	4,565	1,944	792	4,288
<b>Total Liabilities .....</b>	<b>97,933</b>	<b>138,525</b>	<b>57,433</b>	<b>13,074</b>	<b>4,288</b>
Members' Capital .....	12,471	53,762	29,479	17,086	260,106
<b>Total Liabilities and Members' Capital ..</b>	<b>\$ 110,404</b>	<b>\$ 192,287</b>	<b>\$ 86,912</b>	<b>\$ 30,160</b>	<b>\$ 264,394</b>

**SCHEDULED DEBT MATURITIES**

As of December 31, 2009

	Boubyan Fund I	TRT-DCT JV I	TRT-DCT JV II	TRT-DCT JV III	JP Morgan Venture
2010.....	\$ -	\$ -	\$ -	\$ -	\$ -
2011.....	-	-	-	-	-
2012.....	-	-	-	-	-
2013.....	-	-	-	-	-
2014.....	-	16,041 <sup>(2)</sup>	39,725 <sup>(3)</sup>	-	-
Thereafter.....	95,500 <sup>(1)</sup>	117,919 <sup>(2)</sup>	15,764 <sup>(3)</sup>	12,282 <sup>(4)</sup>	-
<b>Total.....</b>	<b>\$ 95,500</b>	<b>\$ 133,960</b>	<b>\$ 55,489</b>	<b>\$ 12,282</b>	<b>\$ -</b>
DCT Pro Rata Share.....	\$ 19,100	\$ 5,165	\$ 6,304	\$ 1,228	\$ -

<sup>(1)</sup> Debt requires interest only payments until 2012 and amortizes thereafter to zero until maturity in 2036 and has a stated interest rate of 5.6%.

<sup>(2)</sup> \$85 million of debt requires interest only payments until 2017 and has a stated interest rate of 5.7%. \$16 million of debt, which is payable to and guaranteed by DCT, requires interest only payments until 2014 and has a stated interest rate of 6.0%. \$33.2 million of debt requires principal and interest payments through 2015 and has a stated interest rate of 5.9%.

<sup>(3)</sup> \$40 million of debt requires interest only payments until 2014 and has a stated interest rate of 6.2%. \$5 million of debt requires principal and interest payments through 2016 and has a stated interest rate of 5.3%. \$11 million of debt requires principal and interest payments through 2015 and has a stated interest rate of 6.6%.

<sup>(4)</sup> \$12 million of debt requires principal and interest payments until 2016 and has a stated interest rate of 7.4%.

**DCT INDUSTRIAL TRUST INC.**  
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**Definitions**



<b>Acquisition Price</b>	Includes purchase price and all costs associated with the acquisition.
<b>Adjusted EBITDA</b>	Adjusted EBITDA represents earnings (loss) from operations before interest, taxes, depreciation, amortization, stock-based compensation expense, impairment losses and noncontrolling interest, and excludes non-FFO gains on disposed assets. We use adjusted EBITDA to measure our operating performance and to provide investors relevant and useful information because it allows fixed income investors to view income from our operations on an unleveraged basis before the effects of non-cash items, such as depreciation and amortization.
<b>Annualized Base Rent</b>	Annualized Base Rent is calculated as monthly contractual base rent (cash basis) per the terms of the lease, as of period end, multiplied by 12.
<b>Capital Expenditures</b>	Capital expenditures include building improvements, development costs and leasing costs required to maintain current revenues and/or improve real estate assets.
<b>Cash Basis Rent Growth</b>	Cash basis rent growth is the ratio of the change in base rent due in the first month after the lease commencement date compared to the base rent of the last month prior to the termination of the lease, excluding new leases where there were no prior comparable leases. Free rent periods are not considered.
<b>Cash Net Operating Income</b>	We calculate Cash Net Operating Income as Net Operating Income (as defined below) excluding non-cash amounts recorded for straight-line rents including related bad debt expense and the amortization of above/below market rents. See definition of Net Operating Income for additional information. DCT Industrial considers Cash NOI to be an appropriate supplemental performance measure because cash NOI reflects the operating performance of DCT Industrial's properties and excludes certain non-cash items that are not considered to be controllable in connection with the management of the property such as accounting adjustments for straight-line rent and the amortization of above and below market rent. Additionally, DCT presents cash NOI, excluding revenue from lease terminations, as such revenue is not considered indicative of recurring operating performance.
<b>Contributed Value</b>	Represents the fair market value of real estate contributed to funds.
<b>Effective Interest Rate</b>	Reflects the impact to interest rates of GAAP adjustments for purchase price allocation and hedging transactions. These rates do not reflect the impact of other interest expense items such as fees and the amortization of loan costs.
<b>Fixed Charges</b>	Fixed charges include interest expense, increased for interest capitalized and our pro rata share of our unconsolidated joint venture debt and adjusted for amortization of discounts, premiums and loan costs.
<b>Fixed Charge Coverage</b>	We calculate Fixed Charge Coverage as adjusted EBITDA divided by total Fixed Charges.
<b>Funds From Operations ("FFO")</b>	<p>DCT Industrial believes that net income, as defined by GAAP, is the most appropriate earnings measure. However, DCT Industrial considers funds from operations ("FFO"), as defined by the National Association of Real Estate Investment Trusts ("NAREIT"), to be a useful supplemental, non-GAAP measure of DCT Industrial's operating performance. NAREIT developed FFO as a relative measure of performance of an equity REIT in order to recognize that the value of income-producing real estate historically has not depreciated on the basis determined under GAAP. FFO is generally defined as net income attributable to common stockholders, calculated in accordance with GAAP, plus real estate-related depreciation and amortization, less gains (or losses) from dispositions of operating real estate held for investment purposes and adjustments to derive DCT Industrial's pro rata share of FFO of unconsolidated joint ventures. We exclude gains and losses on business combinations and include the gains or losses from dispositions of properties which were acquired or developed with the intention to sell or contribute to an investment fund in our definition of FFO.</p> <p>Although the NAREIT definition of FFO predates the guidance for accounting for gains and losses on business combinations under ASC 805-10, we believe that excluding such gains and losses is consistent with the key objective of FFO as a performance measure. Readers should note that FFO captures neither the changes in the value of DCT Industrial's properties that result from use or market conditions, nor the level of capital expenditures and leasing commissions necessary to maintain the operating performance of DCT Industrial's properties, all of which have real economic effect and could materially impact DCT Industrial's results from operations. NAREIT's definition of FFO is subject to interpretation and modifications to the NAREIT definition of FFO is common. Accordingly, DCT Industrial's FFO may not be comparable to such other REITs' FFO and FFO should be considered only as a supplement to net income as a measure of DCT Industrial's performance.</p>
<b>GAAP</b>	United States generally accepted accounting principles.
<b>GAAP Basis Rent Growth</b>	GAAP basis rent growth is a ratio of the change in monthly Net Effective Rent (on a GAAP basis, including straight-line rent adjustments as required by GAAP) compared to the Net Effective Rent (on a GAAP basis) of the previous term. New leases where there were no prior comparable leases are excluded.
<b>Held for Contribution</b>	Represents properties anticipated to be contributed to a fund within 12 months.
<b>Historical Cost</b>	Represents historical undepreciated book value pursuant to GAAP, as of the period indicated, including acquisition fees.
<b>Net Effective Rent</b>	Average base rental rate over the term of the lease, calculated in accordance with GAAP.

**DCT INDUSTRIAL TRUST INC.**  
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**Net Operating Income ("NOI")** Net operating income ("NOI") is defined as rental revenues, including expense reimbursements, less rental expenses and real estate taxes, and excludes depreciation, amortization, general and administrative expenses and interest expense. DCT Industrial considers NOI to be an appropriate supplemental performance measure because NOI reflects the operating performance of DCT Industrial's properties and excludes certain items that are not considered to be controllable in connection with the management of the property such as depreciation, interest expense, interest income and general and administrative expenses. However, NOI should not be viewed as an alternative measure of DCT Industrial's financial performance since it excludes expenses which could materially impact our results of operations. Further, DCT Industrial's NOI may not be comparable to that of other real estate companies, as they may use different methodologies for calculating NOI. Additionally, lease termination revenue is excluded as it is not considered to be indicative of recurring operating performance. Therefore, DCT Industrial believes net income, as defined by GAAP, to be the most appropriate measure to evaluate DCT Industrial's overall financial performance.

	Consolidated Operating Data		Consolidated Operating Data	
	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2009	2008	2009	2008
Reconciliation of NOI to Net Income (Loss):				
Loss from continuing operations .....	\$ (4,012)	\$ (14,799)	\$ (23,931)	\$ (12,564)
Income and other taxes .....	(178)	(67)	1,846	824
Interest income and other (expense) .....	(364)	3	(1,918)	(1,257)
Interest expense .....	12,607	14,031	52,792	52,997
Equity in income of unconsolidated joint ventures, net .....	(533)	(1,084)	(2,698)	(2,267)
Loss on business combinations .....	169	-	10,325	-
General and administrative .....	8,221	5,955	29,224	21,799
Real estate related depreciation and amortization .....	28,772	34,040	110,441	115,739
Impairment losses .....	-	4,314	0	4,314
Impairment losses on investments in unconsolidated joint ventures .....	-	4,733	300	4,733
Institutional capital management and other fees .....	(653)	(687)	(2,701)	(2,924)
Total net operating income .....	44,029	46,439	173,680	181,394
Less net operating income - non-same store properties .....	(2,491)	(602)	(8,188)	(3,227)
Same store net operating income .....	41,538	45,837	165,492	178,167
Less revenue from lease terminations .....	(168)	(345)	(2,018)	(942)
Same store net operating income, excluding revenue from lease terminations .....	41,370	45,492	163,474	177,225
Less straight-line rents, net of related bad debt expense .....	(193)	(519)	(427)	(2,848)
Add back amortization of above/(below) market rents .....	210	138	1,211	1,065
Same store cash net operating income, excluding revenue from lease terminations .....	\$ 41,387	\$ 45,111	\$ 164,258	\$ 175,442

**Ratio of Consolidated Debt to Book Value of Total Assets (Before Depreciation)** Calculated as (total consolidated debt) / (total assets with accumulated depreciation and amortization added back).

**Redevelopment** Represents assets acquired with the intention to reposition or redevelop. May include buildings taken out of service for redevelopment where we generally expect to spend more than 20% of the building's book value on capital improvements, if applicable.

**Retention** Calculated as (retained square feet + relocated square feet) / ((retained square feet + relocated square feet + expired square feet) - (square feet of vacancies anticipated at acquisition + month-to-month square feet + bankruptcy square feet + early terminations)).

**Sales Price** Contractual price of real estate sold before closing adjustments.

**Same Store Population** The same store population is determined independently for each period presented, quarter-to-date and year-to-date, by including all consolidated operating properties that have been owned and stabilized for the entire current and prior periods presented. Held for contribution properties are excluded.

**Square Feet** Represents square feet in building that are available for lease.

**Stabilized** Buildings are generally considered stabilized when 95% occupied.

**Stock-based Compensation Amortization Expense** Represents the non-cash amortization required by SFAS No. 123(R), Share-Based Payment, of the cost of employee services received in exchange for an award of an equity instrument based on the award's fair value on the grant date and amortized over the vesting period.

**Turnover Costs** Turnover costs are comprised of the costs incurred or capitalized for improvements of vacant and renewal spaces, as well as the commissions paid or costs capitalized for leasing transactions. The amount indicated for leasing statistics represents the total turnover costs expected to be incurred on the leases signed during the period and does not reflect actual expenditures for the period.

**Yield - Acquisition** Calculated as stabilized Net Operating Income divided by Acquisition Price.

**Yield - Development (Projected)** Calculated as projected stabilized Net Operating Income divided by projected development cost.