



NEWS RELEASE

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Media Inquiries:

Tom Wiser – 317-808-6137
317-258-4988(cell)

AllPoints at Anson Earns “Shovel Ready” Certification

*Innovative pilot program spurs rapid development
and encourages economic growth*

Indianapolis, Indiana, July 24, 2006 – The Indiana Finance Authority has announced AllPoints at Anson, a new development by Browning-Duke located off of I-65, as a certified site for its new Shovel Ready program.

The program allows certain sites to be pre-permitted to allow quick investment and expansion plans, thereby reducing the normal site-permitting timetable. Shovel Ready then helps communities and companies identify sites that can be rapidly developed, reducing the potential risks of investing and improving new land.

“In business, time is money. More and more companies are looking for sites where they can have a shovel in the ground as quickly as possible,” said Indiana Finance Authority Director Ryan Kitchell. “Governor Daniels wanted a program that would help give Indiana an advantage when it comes to competing with other states for new investments and new jobs. This program will cut permitting time by up to 30 percent.”

AllPoints was Shovel Ready-certified by the Fast Access Site Team (FASTeam), which was passed in the 2005 legislative session as part of Governor Daniels' jobs agenda and is composed of representatives from the IFA, Indiana Economic Development Corporation, Governor’s Office, Indiana Department of Natural Resources, Indiana Department of Environmental Management, Indiana Department of Transportation, Indiana State Department of Health, Indiana State Department of Agriculture and the Indiana State Department of Homeland Security.

AllPoints at Anson will now be highlighted on the Indiana Economic Development Corporation’s Site Selection Database, which is an online resource that allows site selection consultants and businesses to research available commercial and industrial properties.

“Duke is pleased to be a part of this innovative pilot program,” said Charlie Podell, Senior Vice President of Duke’s Indiana Industrial Group. “Shovel Ready provides a unique opportunity to encourage economic development at this premier industrial location. We believe this program will save clients at AllPoints time, money, and unnecessary hassle.”

Dennis Dye, Executive Vice President at Browning, believes that the Browning-Duke partnership at Anson will offer companies throughout the Midwest an unmatched team of real estate experts and best-in-class industrial development. “AllPoints at Anson receiving Shovel Ready certification is another indication that this development is the natural choice for companies seeking the most opportune, quality industrial buildings and location in the industry,” said Dye.

AllPoints at Anson is a 616-acre, highly visible, state-of-the-art development that will eventually be home to 7.4 million square feet of industrial space. A total of 24 industrial buildings will eventually be developed at All Points at Anson, part of Duke’s master-planned community located directly off of I-65 in Boone County. When completed, the master-planned community at Anson will include office, industrial, retail, medical, and residential development, as well as several hundred acres dedicated for green space, parks, schools, and other civic uses.

Browning-Duke has already announced its first speculative industrial project at AllPoints at Anson. Construction on the 630,000-square-foot bulk warehouse began in June and is expected to be complete in January 2007.

About Browning

Founded in 1977, Browning remains one of the premier development companies in Indianapolis and is engaged in the acquisition, development, construction, leasing, management, ownership and disposition of investment real estate properties, primarily in the Indianapolis metropolitan area. In total, Browning has developed and constructed more than 14 million square feet of space.

About Duke Realty Corporation

Duke Realty Corporation specializes in the ownership, construction, development, leasing and management of office, industrial, medical office and retail real estate. It is the largest publicly-traded, vertically-integrated office/industrial real estate company in the United States. The Company owns, manages or has under development more than 112 million square feet in 19 major U.S. cities. Duke, which controls 5,000 acres of land for 73 million square feet of future development, also provides nationwide real estate solutions through its national development division.

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