



FOR IMMEDIATE RELEASE

Contacts:

Jeff Sheehan, Duke Realty Corporation
(919) 461-8000
jeff.sheehan@dukerealty.com

John Kane, Kane Realty Corporation
(919) 833-7755
jkane@kanerealtycorp.com

KANE REALTY AND DUKE REALTY PURSUE LEED SILVER CERTIFICATION

*CAPTRUST Tower at North Hills Aims to Be First Speculative Office Building
in the Triangle to Achieve LEED Silver*

Raleigh, N.C. – Oct. 9, 2008 – Today, Kane Realty Corporation and Duke Realty Corporation announced the 17-story, mixed-use CAPTRUST Tower at North Hills is pursuing Leadership in Energy and Environmental Design (LEED) Silver certification for New Construction by the U.S. Green Building Council (USGBC), making it the first speculative office building seeking that level of certification for sustainable building in the Triangle.

Kane is developing North Hills according to smart growth and new urbanism principles to make the community inherently more sustainable, but LEED Silver certification of the CAPTRUST Tower by the USGBC will offer third party validation of the building's environmentally sustainable features. The USGBC will review the CAPTRUST Tower's certification application and rate it based on the inclusion of building characteristics that have less of an impact on the environment, are healthier for those who work or live in the building, and are more efficient than their conventional counterparts.

"At North Hills, there is a strong belief that it's not enough to just focus on a building's architectural style," said John Kane, Kane chairman and CEO. "We want the first office tower at North Hills to be environmentally responsible and energy efficient. We also feel that many employers find LEED certified buildings to increasingly represent what their employees want."

Despite higher initial investments, developers and employers increasingly value sustainable building practices. Employers also express interest in sustainable office spaces because employees increasingly say they'd rather work for employers who are conscious of their company's impact on the environment. According to a 2007 Cone Cause Evolution survey, 77 percent of Americans make decisions on where they would like to work based on a company's social commitments, including environmentalism.

"One of our goals for the CAPTRUST Tower at North Hills is to be the first office development pursuing LEED Silver—simply because we feel strongly that it's the right thing to do for our tenants, investors and future generations," said Jeff Sheehan, Duke senior vice president of Raleigh operations.

-MORE-



KANE/DUKE LEED SILVER P2

Kane and Duke expect the CAPTRUST Tower will earn LEED Silver certification for various attributes such as:

- Energy management, including high-efficiency heating, ventilation and air-conditioning systems. A new Web-based project management system will enable online monitoring, adjustment of temperature controls and demand control ventilation.
- A construction waste management program with a goal to divert more than 75 percent of waste from the landfill.
- Water efficient plumbing fixtures.
- Use of regionally manufactured and recycled materials.
- Use of only certified wood products recognized by the Forest Stewardship Council.
- Specifying low-VOC (volatile organic compounds) emitting construction materials to improve indoor air quality and occupant health.
- Access to mass transit and preferred parking for fuel efficient vehicles.
- Highly reflective roof surfaces for a reduction in heat island effect caused by development.

Kane and Duke encourage construction partners to adopt environmentally friendly policies. Duke also has committed LEED accredited professionals and those with experience in LEED certification and green building technologies to the CAPTRUST Tower project. This team includes Duke's Preconstruction Manager David Parker and Preconstruction Director Jim Tully. Kane's team also includes two LEED accredited professionals, Will Stronach and Bonner Gaylord.

After breaking ground in March 2008, construction on the CAPTRUST Tower is well underway. The foundation concrete has been poured and crews are working on the building superstructure. The building is scheduled to open in fall 2009 and will be the tallest building on the I-440 beltline.

In addition to 300,000 square feet of Class A office space, the first floor will feature 28,000 square feet of restaurants and retail, including an upscale restaurant. Just outside of the building's doors are more than 25 restaurants and cafes, a 60,000-square-foot athletic club, upscale hotel, boutiques, shops, cinema, hundreds of residential choices and green space.

-MORE-



KANE/DUKE LEED SILVER P3

About Kane Realty Corporation

Focused on the development and management of retail, office, residential, senior living and mixed-use properties of the highest quality, Kane Realty Corporation is dedicated to the goal of creating irresistible places where people will naturally want to gather. Through concern for smart growth and meticulous attention to detail in every aspect of the property from design to management, Kane's mission is to build places that improve the quality of life of their businesses, their employees, residents, and visitors. For more information, please visit www.kanerealtycorp.com.

About Duke Realty Corporation

Duke Realty Corporation specializes in the ownership, construction, development, leasing, and management of office, industrial, and health care 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 143 million rentable square feet in 24 major U.S. cities. Duke, which controls more than 7,400 acres of land for more than 110 million square feet of future development, also provides nationwide real estate solutions through its national development division. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index. More information about Duke is available on the Internet: www.dukerealty.com.

About North Hills

North Hills, a mixed-use multi-block district known as Raleigh's Midtown, is the recipient of numerous awards and accolades for its pedestrian-friendly and sustainable design which has made it one of America's premier in-fill developments. Centrally located at the corner of one of Raleigh's main thoroughfares and the I-440 beltline, North Hills is a 100-acre destination of sophisticated living, luxury hotel rooms, class A office space, a continuing care retirement community, green space, a 14-screen movie complex and entertainment venues, premier dining, salons and day spas, high-end boutiques, national retail, and a state-of-the-art 60,000 square foot athletic club. For more information, please visit www.NorthHillsRaleigh.com.

###