

DUKE REALTY CORP  
Form 8-K  
September 05, 2018

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**  
**Washington, DC 20549**

**FORM 8-K**

**CURRENT REPORT**  
**PURSUANT TO SECTION 13 OR 15(d) OF**  
**THE SECURITIES EXCHANGE ACT OF 1934**

**Date of Report (Date of earliest event reported): September 4, 2018**

**DUKE REALTY CORPORATION**  
**DUKE REALTY LIMITED PARTNERSHIP**  
**(Exact name of registrant specified in its charter)**

**Duke Realty Corporation:**

**Indiana**  
**(State of**

**1-9044**  
**(Commission**

**35-1740409**  
**(IRS Employer**

<b>Formation)</b>	<b>File Number)</b>	<b>Identification No.)</b>
<b>Duke Realty Limited Partnership:</b>		

<b>Indiana</b> <b>(State of</b>	<b>0-20625</b> <b>(Commission</b>	<b>35-1898425</b> <b>(IRS Employer</b>
------------------------------------	--------------------------------------	---

<b>Formation)</b>	<b>File Number)</b>	<b>Identification No.)</b>
-------------------	---------------------	----------------------------

**600 East 96th Street**

**Suite 100**

**Indianapolis, IN 46240**

**(Address of principal executive offices, zip code)**

**Registrant s telephone number, including area code: (317) 808-6000**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))  
Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.



**Item 1.01. Entry Into a Material Definitive Agreement.**

On September 4, 2018, Duke Realty Corporation, an Indiana corporation (the **Company** ), and Duke Realty Limited Partnership, an Indiana limited partnership (the **Operating Partnership** ) of which the Company is the sole General Partner, entered into a Terms Agreement (including the related Underwriting Agreement, dated as of September 4, 2018, attached as Annex A thereto and made a part thereof, the **Terms Agreement** ) with each of Wells Fargo Securities, LLC, Barclays Capital Inc., J.P. Morgan Securities LLC, RBC Capital Markets, LLC and UBS Securities LLC, on behalf of the underwriters named therein (the **Underwriters** ), pursuant to which the Underwriters agreed to purchase from the Operating Partnership \$450 million aggregate principal amount of the Operating Partnership's 4.000% Senior Notes Due 2028 (the **Notes** ). The issuance and sale of the Notes is expected to occur on September 11, 2018, subject to customary closing conditions. The Operating Partnership intends to use the net proceeds from the issuance and sale of the Notes to repay \$224 aggregate principal amount of secured debt, fund development, repay borrowings under its revolving credit facility and for general corporate purposes.

The Notes were registered with the Securities and Exchange Commission (the **Commission** ) pursuant to the Operating Partnership's automatic shelf registration statement on Form S-3 (File No. 333-224538-01) (as the same may be amended or supplemented, the **Registration Statement** ), under the Securities Act of 1933, as amended (the **Securities Act** ). The material terms of the Notes are described in the Operating Partnership's final prospectus supplement, as filed with the Commission on September 5, 2018 pursuant to Rule 424(b)(5) of the Securities Act, which relates to the offer and sale of the Notes and supplements the Operating Partnership's prospectus, as filed with the Commission on April 30, 2018, contained in the Registration Statement.

A copy of the Terms Agreement is filed as Exhibit 1.1 to this Current Report on Form 8-K (this **Report** ), and the information in the Terms Agreement is incorporated into this Item 1.01 by this reference. The above description of the Terms Agreement is qualified in its entirety by reference to the Terms Agreement incorporated by reference into this Report.

**Item 9.01. Financial Statements and Other Exhibits**

The following exhibit is filed with this Report pursuant to Item 601 of the Commission's Regulation S-K in lieu of filing the otherwise required exhibit to the Registration Statement. This Report is incorporated by reference into the Registration Statement, and, as such, the Company and the Operating Partnership are incorporating by reference the exhibit to this Report to cause it to be incorporated by reference into the Registration Statement as an exhibit thereto. By filing this Report and the exhibit hereto, however, neither the Company nor the Operating Partnership believe that any of the information set forth herein or in the exhibit hereto represent, individually or in the aggregate, a fundamental change (as such term is used in Item 512(a)(1)(iii) of the Commission's Regulation S-K) in the information set forth in, and incorporated by reference into, the Registration Statement.

<b>Exhibit Number</b>	<b>Description</b>
1.1	<u>Terms Agreement, dated as of September 4, 2018 (including the related Underwriting Agreement, dated as of September 4, 2018, attached as Annex A thereto and made part thereof), by and among the Company, the Operating Partnership and the Underwriters.</u>

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this Report to be signed on its behalf by the undersigned thereunto duly authorized.

**DUKE REALTY CORPORATION**

By: /s/ Ann C. Dee  
Ann C. Dee  
Executive Vice President, General  
Counsel and Corporate Secretary

**DUKE REALTY LIMITED  
PARTNERSHIP**

By: DUKE REALTY CORPORATION, its  
general partner

By: /s/ Ann C. Dee  
Ann C. Dee  
Executive Vice President, General  
Counsel and Corporate Secretary

Date: September 5, 2018