

Digital Realty Enters Japan Market With Acquisition Of Development Site In Osaka

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SINGAPORE, Sept. 3, 2013 /PRNewswire/ -- [Digital Realty Trust, Inc.](#) (NYSE: DLR), a leading global provider of data centre solutions, announced today the completion of the acquisition of a 15,000 square metre site in Osaka at a purchase price of \$10.5 million. This acquisition represents Digital Realty's entrance into the Japan market.

"Our customers continue to demand enterprise-quality data centres on a global scale," said Michael F. Foust, Chief Executive Officer of Digital Realty. "The acquisition of our first site in Japan enables us to expand our world-class data centre platform to meet the growing domestic and global demand for critical IT facilities in Osaka."

Located less than 20 kilometres from Osaka's central business district, the new data centre is scheduled to open in the fourth quarter of 2014, and will feature a robust power architecture that can deliver 4.0 megawatts of IT capacity.

"Entering the Osaka market represents an important milestone in our growth strategy for the region as we continue to build a truly global data centre platform," said Kris Kumar, Senior Vice President and Regional Head, Asia Pacific, for Digital Realty. "We are pleased to now be able to offer our customers data centre solutions in Osaka, as well as the other 32 markets in which Digital Realty has a presence today."

A recent study of data centre trends in Japan completed by Campos Research & Analysis on behalf of Digital Realty revealed that 56 percent of the respondents indicated that they plan to expand their data centres in 2014. Findings were based on a detailed survey of 100 senior decision makers at large corporations in Japan.

About Digital Realty

[Digital Realty Trust, Inc.](#) focuses on delivering customer driven data centre solutions by providing secure, reliable and cost effective facilities that meet each customer's unique data centre needs. Digital Realty's customers include domestic and international companies across multiple industry verticals ranging from information technology and Internet enterprises, to manufacturing and financial services. Digital Realty's 127 properties, including three properties held as investments in unconsolidated joint ventures, comprise approximately 23.7 million square feet as of June 30, 2013, including 2.8 million square feet of space held for development. Digital Realty's portfolio is located in 32 markets throughout North America, Europe, Asia and Australia. Additional information about Digital Realty is included in the Company Overview, which is available on the Investors page of Digital Realty's website at www.digitalrealty.com.

Safe Harbor Statement

This press release contains forward-looking statements which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially, including statements related to our acquisition of the development site in Osaka; development plans, including expected megawatt capacity and timing of construction; demand locally and globally; growth strategy; and survey results, including expectations regarding expansion plans. These risks and uncertainties include, among others, the following: the impact of the recent deterioration in global economic, credit and market conditions, including the downgrade of the U.S. government's credit rating; current local economic conditions in our geographic markets; decreases in information technology spending, including as a result of economic slowdowns or recession; adverse economic or real estate developments in our industry or the industry sectors that we sell to (including risks relating to decreasing real estate valuations and impairment charges); our dependence upon significant tenants; bankruptcy or insolvency of a major tenant or a significant number of smaller tenants; defaults on or non-renewal of leases by tenants; our failure to obtain necessary debt and equity financing; increased interest rates and operating costs; risks associated with using debt to fund our business activities, including re-financing and interest rate risks, our failure to repay debt when due, adverse changes in our credit ratings or our breach of covenants or other terms contained in our loan facilities and agreements; financial market fluctuations; changes in foreign currency exchange rates; our inability to manage our growth effectively; difficulty acquiring or operating properties in foreign jurisdictions; our failure to successfully integrate and operate acquired or developed properties or businesses; the suitability of our properties and data centre infrastructure, delays or disruptions in connectivity, failure of our physical infrastructure or services or availability of power; risks related to joint venture investments, including as a result of our lack of control of such investments; delays or unexpected costs in development of properties; decreased rental rates or increased vacancy rates; increased competition or available supply of data centre space; our inability to successfully develop and lease new properties and space held for development; difficulties in identifying properties to acquire and completing acquisitions; our inability to acquire off-market properties; our inability to comply with the rules and regulations applicable to reporting companies; our failure to maintain our status as a REIT; possible adverse changes to tax laws; restrictions on our ability to engage in certain business activities; environmental uncertainties and risks related to natural disasters; losses in excess of our insurance coverage; changes in foreign laws and regulations, including those related to taxation and real estate ownership and operation; and changes in local, state and federal regulatory requirements, including changes in real estate and zoning laws and increases in real property tax rates. For a further list and description of such risks and uncertainties, see the reports and other filings by the Company with the U.S. Securities and Exchange Commission, including the Company's Annual Report on Form 10-K for the year ended December

31, 2012 and Quarterly Reports on Form 10-Q for the quarters ended March 31, 2013 and June 30, 2013. The Company disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

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