

Digital Realty Acquires Data Center Development Property In Ontario (Canada)

March 28, 2013

SAN FRANCISCO, March 28, 2013 /PRNewswire/ -- Digital Realty Trust, Inc. (NYSE: DLR), a leading global provider of data center solutions, today announced that it has completed the acquisition of 371 Gough Road in Markham, Ontario (Canada), a 120,000 square foot data center development property that is located approximately 17 miles north of Toronto's central business district; construction on the facility is subject to demand. The purchase price was C\$8.65 million.

"We have been tracking a significant amount of demand for enterprise-quality data center space with very limited supply in the Toronto market," said Michal F. Foust, chief executive officer of Digital Realty. "The acquisition of this property expands our existing footprint and enables us to support our customers' data center requirements in the Toronto market."

"The property currently consists of warehouse and some office space that is 48% leased to two tenants," said Scott Peterson, chief acquisitions officer of Digital Realty. "As a data center, the facility is capable of supporting approximately 5.4 megawatts of IT load, or four 1,350 kW Turn-Key FlexSMsuites, utilizing our new POD Architecture 3.0."

POD Architecture 3.0SM represents an improved, simplified arrangement of components that serves as the foundation of Digital Realty's Turn-Key Flex solution. Core to the enhancement is an increase in critical IT load capacity to 1,200 to 1,300 kW from 1,125 kW. Using only two electrical skids versus the previous design's three skids, the reduction of the infrastructure footprint will help improve the yield on building space for data centers. POD 3.0 will also produce data centers that feature higher energy efficiency (such as PUE ratings below 1.2).

Digital Realty's Turn-Key Flex solution is a modular approach to delivering secure, enterprise quality data center space to meet customers' just-in-time requirements. Designed to provide maximum flexibility, reliability and efficiency, each Turn-Key Flex facility comes fully commissioned with its own dedicated electrical and mechanical infrastructure. Utilizing Digital Realty's proprietary POD Architecture[®] and extensive supply chain, Digital Realty's next generation Turn-Key Flex data center solution is designed for the future and ready today.

About Digital Realty

Digital Realty Trust, Inc. focuses on delivering customer driven data center solutions by providing secure, reliable and cost effective facilities that meet each customer's unique data center 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 119 properties, excluding three properties held as investments in unconsolidated joint ventures, comprise approximately 22.2 million square feet as of February 28, 2013, including 2.1 million square feet of space held for redevelopment. Digital Realty's portfolio is located in 32 markets throughout Europe, North America, 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 <http://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 a development property in Ontario, supply and demand in the Toronto market, expected IT load of the development site, our construction plans and expected PUE ratings using our POD Architecture 3.0. 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 center 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 center 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. 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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