

Bluebird Network Chooses Digital Realty's 210 N. Tucker Property in Downtown St. Louis for Network Hub

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SAN FRANCISCO, March 26, 2012 /PRNewswire/ -- Digital Realty Trust, Inc. (NYSE: DLR), a leading global provider of data center solutions, has signed a long-term lease agreement with Bluebird Network for Powered Base Building® space in Digital Realty's 210 N. Tucker property in St. Louis, Missouri. Bluebird Network (www.bluebirdnetwork.com) provides fiber optic services in Missouri, Illinois, and surrounding states. Bluebird operates the merged networks of Missouri Network Alliance, Illinois Network Alliance, and Bluebird Media. Bluebird Network will build out its own dedicated data center facility within its leased space at the 210 N. Tucker property, which will support its network of over 5000 route miles providing broadband services to rural and underserved communities.

"Working with Digital Realty allows us to move ahead quickly on this data center project," said Michael Morey, President and CEO at Bluebird Network. "The new improvements to the property, including additional power, enhanced infrastructure and connectivity, combined with its central business district location offers us everything we need to support our company's growth as well as provide excellent service to our customers."

"We are proud to be working with Bluebird Network on this critical regional project, and we look forward to being its long-term data center partner," said Glenn Benoist, Vice President, Portfolio Management at Digital Realty. "The improvements we have made at 210 N. Tucker over the past year have been significant and have made it one of the most desirable data center properties in the Midwest thanks to its ample power, enhanced infrastructure, low utility rates, extensive connectivity and excellent operations team. It is an ideal location for companies like Bluebird Network that are building out their computing and network infrastructure in Missouri."

Located in the heart of downtown St. Louis, 210 N. Tucker is an 18-story building that offers over 300,000 square feet of space and the design flexibility that customers need to support their unique data center requirements. Powered from Ameren UE's underground power grid with multiple feeds and back-up generation on-site, 210 N. Tucker is a carrier-neutral facility serviced by multiple fiber providers that we believe offers the best array of connectivity options in St. Louis. 210 N. Tucker is also connected to the Digital Realty-owned facility at 900 Walnut via 400 strands of dark fiber.

About Bluebird Network

The Columbia-based Bluebird Network provides fiber optic services in Missouri, Illinois, and surrounding states. Bluebird operates the merged networks of Missouri Network Alliance, Illinois Network Alliance, and Bluebird Media. By 2013, Bluebird Network will add 1,500 miles of fiber optic cable to its 3,500 miles of existing fiber to create a robust high-speed telecommunications network. The new fiber construction is possible through a public-private partnership between the federal government, the state of Missouri, and private investors. It includes a \$45 million American Recovery and Reinvestment Act (ARRA) grant from the U. S. Commerce Department's National Telecommunications and Information Administration (NTIA) to bring accessible and affordable broadband to rural and underserved areas in central and northern Missouri. Additional information can be found at www.bluebirdnetwork.com.

About Digital Realty

Digital Realty 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 102 properties, excluding three properties held as investments in unconsolidated joint ventures, comprise approximately 19.1 million square feet as of February 27, 2012, including 2.4 million square feet of space held for redevelopment. Digital Realty's portfolio is located in 31 markets throughout Europe, North America, Singapore 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 the new lease with Bluebird Networks and our 210 N. Tucker property. 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 redeveloped properties; risks related to joint venture investments, including as a result of our lack of control of such investments; delays or unexpected costs in development or redevelopment 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 redevelopment; 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, 2011. 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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