

Digital Realty Trust Acquires Redevelopment Site in Suburban London

August 17, 2011

Digital Realty Trust to provide its customer-driven data centre solutions to meet strong local demand

LONDON, Aug. 17, 2011 /PRNewswire/ -- Digital Realty Trust, Inc. (NYSE: DLR), a leading global provider of data centre solutions, announced today that it has acquired a redevelopment site in Chessington, England, approximately 17 miles southwest of central London and eight miles inside the M25. The purchase price was 12.9 million pounds Sterling. The building totals approximately 130,000 square feet and is capable of supporting five 1440kW Turn-Key Datacentre PODs, with total IT capacity of 8MW.

"With our existing facilities nearly fully leased, this acquisition provides us with additional inventory to meet customer demand in London, a key market for financial services, corporate enterprise, telecommunication network providers, large system integrators and managed services companies," said Michael F. Foust, Chief Executive Officer for Digital Realty Trust.

"We are currently tracking approximately 30MW of demand in the greater London market, including a number of requirements of 6MW or more of contiguous space. At this time, few facilities are capable of meeting these specifications," added Adam Levine, Vice President, Sales, for Digital Realty Trust. "The acquisition of this site enables us to provide our customers, with both large and smaller requirements, a flexible data centre solution that can meet their needs. Our Turn-Key Datacentres have a five-year track record of 99.999% uptime. For our customers, this means they can focus on their operations, while we maintain and operate the supporting power and cooling systems for maximum resiliency."

Each Digital Realty Trust Turn-Key Datacentre facility is physically secure and features a state-of-the-art power and cooling architecture that has been optimized for green operation. Every Turn-Key Datacentre is built using the Company's proprietary POD Architecture® and uses metered power to ensure that clients pay only for the power that they use. The facility also comes standard with Digital Realty Trust's PowerVU software, which enables centralized monitoring and management of data centre power consumption, energy efficiency and load analysis.

About Digital Realty Trust, Inc.

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 Trust'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 Trust's 97 properties, excluding two properties held as investments in unconsolidated joint ventures, comprise approximately 17.2 million net rentable square feet as of July 28, 2011, including 2.2 million square feet of space held for redevelopment. Digital Realty Trust's portfolio is located in 29 markets throughout Europe, North America, Singapore and Australia. Additional information about Digital Realty Trust is included in the Company Overview, which is available on the Investors page of Digital Realty Trust's website at <http://www.digitalrealtytrust.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 acquisition of the redevelopment site in Chessington, England, plans for construction at the site, expected timing for completion of development plans, expected size and IT capacity of the development, and supply and demand in the greater London market. These risks and uncertainties include, among others, the following: the impact of the recent deterioration in global economic, credit and market conditions; 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 centre 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, 2010 and Quarterly Report on Form 10-Q for the quarter ended March 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.

For Additional Information:

A. William Stein	Pamela M. Garibaldi	Adam Levine
Chief Financial Officer and	Vice President, Investor Relations	Vice President, Sales
Chief Investment Officer	and Corporate Marketing	Digital Realty Trust, Inc.
Digital Realty Trust, Inc.	Digital Realty Trust, Inc.	+44 (20) 7954 9120
+1 (415) 738-6500	+1 (415) 738-6500	

SOURCE Digital Realty Trust, Inc.