

Digital Realty Trust and IBM Expand Global Relationship with New Lease in Paris Facility

September 21, 2010

IBM leases Turn-Key Datacentre space at Digital Realty Trust property in Paris

DUBLIN, Sept. 21 /PRNewswire-FirstCall/ -- Digital Realty Trust, Inc. (NYSE: DLR), the world's largest datacentre provider, has extended its international relationship with IBM through the completion of a new Turn-Key Datacentre® lease agreement, expanding IBM's datacentre footprint in Digital Realty Trust's suburban Paris facility.

"This new agreement highlights Digital Realty Trust's ongoing support for IBM's datacentre strategy, and reinforces the global nature of our partnership," said Bernard Geoghegan, Senior Vice President of International Operations of Digital Realty Trust. "Our facility in Paris provides the ideal datacenter solution for IBM. Our Turn-Key Datacentre® allows IBM to accelerate the deployment of new datacentres while reducing its capital costs and fully meeting the needs of its CAC40 customer."

"We have a strong working relationship with Digital Realty Trust, which is founded on the flexibility and reliability of its Turn-Key Datacentre® solution," commented Mathieu Louvrier, Business Continuity and Recovery Services Director at IBM France. "When we need more space, or should we need to scale up our IT load, we know that in a Digital Realty Trust facility we have that option. Furthermore, they have provided us with energy-saving technologies which are helping reduce our environmental footprint, while reducing operational costs. Our partnership with Digital Realty Trust has proven invaluable, particularly in the French data centre market."

Digital Realty Trust's Turn-Key Datacentre® facilities provide state-of-the-art environments to house mission critical infrastructure, by providing advanced cooling, power, redundancy, and sustainability features. This guarantees that critical applications are available while optimising energy efficiency. Digital Realty Trust's Turn-Key Datacentres® are scalable from hundreds of kilowatts of IT load to megawatts of IT load and are located in markets throughout Europe and North America. Each Turn-Key Datacentre® facility is physically secure and features a state-of-the-art power and cooling architecture that has been optimised 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.

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. (the Company) is the world's largest wholesale data centre provider. The Company is focused on providing Turn-Key Datacentre® and Powered Base Building® datacentre solutions for domestic and international tenants across a variety of industry verticals ranging from information technology and Internet enterprises, to manufacturing and financial services. Digital Realty Trust's 95 properties, excluding one property held as an investment in an unconsolidated joint venture, contain applications and operations critical to the day-to-day operations of technology industry tenants and corporate enterprise datacentre tenants. Comprising approximately 16.7 million rentable square feet as of August 30, 2010, including 2.1 million square feet of space held for redevelopment, Digital Realty Trust's portfolio is located in 27 markets throughout North America and Europe. For additional information, please visit Digital Realty Trust's website at <http://www.digitalrealtytrust.co.uk>.

Safe Harbour 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 Company's Turn-Key Datacentre solutions, accelerating deployment of new datacentres and reducing capital costs. 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 the Company's geographic markets; decreases in information technology spending, including as a result of economic slowdowns or recession; adverse economic or real estate developments in the Company's industry or the industry sectors that the Company sells to (including risks relating to decreasing real estate valuations and impairment charges); the Company's 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; the Company's failure to obtain necessary debt and equity financing; increased interest rates and operating costs; the Company's failure to repay debt when due or its breach of covenants or other terms contained in its loan facilities and agreements; financial market fluctuations; changes in foreign currency exchange rates; the Company's inability to manage its growth effectively; difficulty acquiring or operating properties in foreign jurisdictions; the Company's failure to successfully operate acquired or redeveloped properties; risks related to joint venture investments, including as a result of the Company's 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; the Company's inability to successfully develop and lease new properties and space held for redevelopment; difficulties in identifying properties to acquire and completing acquisitions; the Company's inability to acquire off-market properties; the Company's inability to comply with the rules and regulations applicable to reporting companies; the Company's failure to maintain its status as a REIT; possible adverse changes to tax laws; restrictions on the Company's ability to

engage in certain business activities; environmental uncertainties and risks related to natural disasters; changes in foreign laws and regulations, including those related to taxation and real estate ownership and operation; and 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, 2009 and the Company's Quarterly Reports on Form 10-Q for the quarters ended March 31, 2010 and June 30, 2010. 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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