

Digital Realty Trust Enters Into Definitive Asset Purchase Agreement for a Five-Property Datacenter Portfolio

June 2, 2010

The Rockwood Capital/365 Main Portfolio totals approximately 919,000 square feet

SAN FRANCISCO, June 2 /PRNewswire-FirstCall/ -- Digital Realty Trust, Inc. (NYSE: DLR), the world's largest wholesale datacenter provider, announced today that it entered into a definitive asset purchase agreement to acquire a five-property data center portfolio located in California, Arizona and Virginia, referred to as the Rockwood Capital/365 Main Portfolio. The Company is purchasing the portfolio, which comprises approximately 919,000 square feet and consists of 365 Main Street in San Francisco, California, 2260 East El Segundo Boulevard in El Segundo, California, 720 2nd Street in Oakland, California, 2121 South Price Road in Chandler, Arizona and 4030-4050 Lafayette Center Drive in Chantilly, Virginia, from joint ventures that are majority-owned by affiliates of Rockwood Capital and managed by 365 Main, Inc. All data centers in the Rockwood Capital/365 Main Portfolio were developed in 2000 or later.

The purchase price for the Rockwood Capital/365 Main Portfolio, which includes approximately 250,000 square feet of additional new datacenter development potential at 2121 South Price Road in Chandler, Arizona and \$13 million of uninstalled datacenter infrastructure improvements, will be approximately \$725.0 million (subject to adjustment in limited circumstances). The Company expects to fund the purchase price with available cash, borrowings under the Company's revolving credit facility and the sale of debt or equity securities. Subject to various closing conditions, the acquisition is expected to close on or about July 2, 2010 and may be extended in limited circumstances.

"Upon closing, the addition of these high quality, mission critical datacenter facilities to our operating portfolio will further extend our leadership position as the largest wholesale datacenter provider in the U.S.," commented Michael F. Foust, CEO of Digital Realty Trust. "The portfolio is leased to a diverse roster of over 200 tenants in various industries."

"We expect this transaction to be accretive to our 2010 FFO on a diluted per share and unit basis upon closing and plan to provide updated guidance for the year in our second quarter 2010 earnings announcement," added A. William Stein, CFO and Chief Investment Officer of Digital Realty Trust.

Credit Suisse Securities (USA) LLC and Citi acted as financial advisors to Digital Realty Trust, Inc.

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. owns, acquires, redevelops, develops and manages technology-related real estate. The Company is focused on providing Turn-Key Datacenter® and Powered Base Building® datacenter 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 86 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 datacenter tenants. Comprising approximately 15.2 million rentable square feet as of May 25, 2010, including 2.0 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.com>.

Forward-Looking 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 closing of the acquisition of the Rockwood Capital/365 Main Portfolio and the expected source of funds. 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; our failure to repay debt when due 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 ability to manage our growth effectively; difficulty acquiring or operating properties in foreign jurisdictions; our failure to successfully 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 public companies; our failure to maintain

our status as a REIT; potential adverse changes to tax laws; restrictions on our 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 Report on Form 10-Q for the quarter ended March 31, 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.

For Additional Information:

A. William Stein	Pamela A. Matthews
Chief Financial Officer and	Director of Investor Relations
Chief Investment Officer	Digital Realty Trust, Inc.
Digital Realty Trust, Inc.	+1 415-738-6500
+1 415-738-6500	

SOURCE Digital Realty Trust, Inc.

Contact: A. William Stein, Chief Financial Officer and Chief Investment Officer, or Pamela A. Matthews, Director of Investor Relations, both of Digital Realty Trust, Inc., +1-415-738-6500