

Digital Realty Trust, Inc. Increases Quarterly Common Stock Dividend 25% and Declares Common and Preferred Stock Dividends

October 27, 2009

SAN FRANCISCO, Oct. 27 /PRNewswire-FirstCall/ -- Digital Realty Trust, Inc. (NYSE: DLR), a leading owner and manager of corporate datacenters and Internet gateways, today announced that its Board of Directors has authorized quarterly common and preferred stock dividends for the fourth quarter of 2009.

"As a result of our continuing strong financial performance, we are increasing the quarterly common stock dividend by 25.0% to \$0.45 per share in anticipation of increased REIT taxable income and distribution requirements for 2010," commented A. William Stein, Chief Financial Officer and Chief Investment Officer of Digital Realty Trust. "This is in addition to the 9.1% common stock dividend increase we announced last quarter."

Common Stock Dividend

Digital Realty Trust's Board of Directors authorized a quarterly common stock dividend of \$0.45 per share to common stockholders of record as of the close of business on December 15, 2009. This represents an increase of \$0.09 per share, or 25.0%, over the Company's previous quarterly dividend of \$0.36 per share. The common stock dividend will be paid on January 15, 2010.

Series A Cumulative Redeemable Preferred Stock Dividend

The Company's Board of Directors authorized a quarterly preferred stock dividend of \$0.53125 per share to holders of record of the Company's 8.50% Series A Cumulative Redeemable Preferred Stock as of the close of business on December 15, 2009. The series A cumulative redeemable preferred stock dividend will be paid on December 31, 2009.

Series B Cumulative Redeemable Preferred Stock Dividend

The Company's Board of Directors authorized a preferred stock dividend of \$0.492188 per share to holders of record of the Company's 7.875% Series B Cumulative Redeemable Preferred Stock as of the close of business on December 15, 2009. The series B cumulative redeemable preferred stock dividend will be paid on December 31, 2009.

Series C Cumulative Convertible Preferred Stock Dividend

The Company's Board of Directors authorized a preferred stock dividend of \$0.273438 per share to holders of record of the Company's 4.375% Series C Cumulative Convertible Preferred Stock as of the close of business on December 15, 2009. The series C cumulative convertible preferred stock dividend will be paid on December 31, 2009.

Series D Cumulative Convertible Preferred Stock Dividend

The Company's Board of Directors authorized a preferred stock dividend of \$0.34375 per share to holders of record of the Company's 5.500% Series D Cumulative Convertible Preferred Stock as of the close of business on December 15, 2009. The series D cumulative convertible preferred stock dividend will be paid on December 31, 2009.

About Digital Realty Trust, Inc.

Digital Realty Trust 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 78 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 13.8 million square feet as of September 30, 2009, including 1.9 million square feet of space held for redevelopment, Digital Realty Trust's portfolio is located in 27 markets throughout Europe and North America. For additional information, please visit Digital Realty Trust's website at <http://www.digitalrealtytrust.com>.

Safe Harbor Statement

This press release contains forward-looking statements, including statements related to the amount and timing of expected payment of dividends on our common stock and preferred stock and statements related to our financial performance and expected REIT taxable income and distribution requirements for 2009, which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially. These risks and uncertainties include adverse economic or real estate developments generally and in our markets, including economic slow-downs or recessions; declines in information technology spending; failure to obtain necessary outside financing or maintain adequate liquidity; difficulties in or inability to lease space; tenant bankruptcies; defaults under leases by tenants; increased interest rates;

increased operating costs; decreased rental rates or increased vacancy rates; difficulties in identifying properties to acquire or completing acquisitions; failure to successfully operate acquired properties; financial market fluctuations; failure of acquired properties to perform as expected; reductions in property values; failure to successfully redevelop properties acquired for such purposes or unexpected costs related to redevelopment; construction and development delays; failure to commence rental payments on time under signed leases; failure to maintain the Company's status as a REIT; environmental uncertainties and risks related to natural disasters; changes in foreign currency exchange rates; risks of operating in foreign markets; 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 United States Securities and Exchange Commission, or SEC, including the Company's annual report on Form 10-K for the year ended December 31, 2008 and subsequent quarterly reports on Form 10-Q. 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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