Digital Realty Trust Completes Two Datacenter Acquisitions in Silicon Valley

September 29, 2009

SAN FRANCISCO, Sept. 29 /PRNewswire-FirstCall/ -- Digital Realty Trust, Inc. (NYSE: DLR), the world's largest wholesale datacenter provider, announced today that it has acquired 444 Toyama Drive, an operating datacenter located in Sunnyvale, California. The two-story facility totals approximately 42,000 rentable square feet, including 32,000 square feet of raised floor space. The property is 100 percent leased through mid 2022 on a triple net basis to a leading provider of network neutral data center and Internet exchange services. The company also announced that it has acquired the ownership interest in 1525 Comstock Street located in Santa Clara, California from its joint venture partner. The property totals approximately 42,000 square feet, including 29,000 square feet of raised floor space. The properties were acquired for a total purchase price of approximately $44.3 million. The Company expects the blended cash cap rate on these acquisitions to be consistent with its 2009 guidance, as updated on its last earnings call.

"An important part of our strategy is to acquire income-producing assets at attractive yields as a compliment to our redevelopment program. Our acquisitions team continues to demonstrate its ability to source and capitalize on these opportunities, such as the Toyama Drive property, where we acquired a long-term, secure income stream at an accretive yield," commented Scott Peterson, Senior Vice President of Acquisitions for Digital Realty Trust. "Additionally, the purchase of the ownership interest from our joint venture partner in the 1525 Comstock Street property is consistent with our strategy of remaining the long term owner and operator of the Turn-Key Datacenter facilities that we develop."

Digital Realty Trust Turn-Key Datacenter®( )facilities provide state-of-the-art environments for supporting mission critical infrastructure, with advanced cooling, power, redundancy, and sustainability features to ensure that critical applications are available while optimizing energy efficiency. Digital Realty Trust's Turn-Key Datacenters® are scalable from hundreds of kilowatts of IT load to megawatts of IT load and are located in markets throughout North America and Europe. Each Turn-Key Datacenter®( )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 Datacenter® 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 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 77 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 28, 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.

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 expected cash cap rates. These risks and uncertainties include the impact of the current deterioration in the global economy; future income, expenses, including property taxes, and capital expenditures for the properties being acquired being consistent with our due diligence and underwriting expectations; bankruptcy or insolvency of one or more tenants at the properties being acquired; the downturn of economic conditions in our geographic markets, including the markets where the properties being acquired are located; 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; decreases in real estate valuations and resulting impairment charges; our dependence upon significant tenants; defaults on or non-renewal of leases by tenants; our failure to obtain necessary debt and equity financing for refinancing; 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 documents; financial market fluctuations; our ability to manage our growth effectively; our failure to successfully operate acquired or redeveloped properties; 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; inability to successfully redevelop 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; possible 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; 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, including the Company's annual report on Form 10-K for the year ended December 31, 2008 and the Company's quarterly reports on Form 10-Q for the quarters ended March 31, 2009 and June 30, 2009. 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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