

Study of U.S. Datacenter Industry Indicates Spending on Datacenters Will Increase in 2009

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Independent Survey Commissioned by Digital Realty Trust Reports More than 80 Percent of U.S. Companies Planning Near-Term Datacenter Projects; Datacenter Budgets Increasing Almost 7 Percent

SAN FRANCISCO, March 12 /PRNewswire-FirstCall/ -- Digital Realty Trust, Inc. (NYSE: DLR), the world's largest wholesale datacenter provider, has released the results of its annual study of the U.S. datacenter market. The study is based on a detailed survey of senior decision makers at large corporation in North America who are responsible for shaping their companies' datacenter strategies. The research was conducted for Digital Realty Trust by the respected research firm Campos Research & Analysis. Digital Realty Trust released the results of a similar study of the European datacenter market last month and highlights of that study are available on the Company's website.

Key findings of the new study include:

- 84 percent of surveyed companies are planning datacenter expansions in the next 12-24 months.
- 64 percent of surveyed companies with plans to expand in 2009 are planning to expand in two or more locations.
- Surveyed companies plan to increase datacenter spending by an average of 6.6 percent in 2009.
- Datacenters account for an average of 35 percent of overall IT budgets for surveyed companies.

"Based on the results of this study, we expect to see sustained demand for datacenter facilities in 2009 and 2010 as companies implement these plans to expand their IT infrastructure," said Chris Crosby, Senior Vice President of Digital Realty Trust. "One finding that may surprise people is that companies are increasing their datacenter budgets in 2009. This is a reflection of how companies view their datacenters as critical assets for increasing productivity while reducing costs. Also interesting are the parallels between this U.S. study and the European study we reported last month, with 4 out of 5 companies planning near-term datacenter projects in both markets."

Other findings of the study include:

- Space requirements for datacenters continue to grow, increasing 16 percent from 2008 to an average of 21,000 square feet in 2009.
- 70 percent of surveyed companies meter power usage in their datacenters, indicating that energy usage measurement has become the rule rather than the exception.
- 80 percent of surveyed companies report that their current datacenter facilities have a PUE energy efficiency rating of 2.0 or more and 26 percent report PUE of 3.0 or higher - indicating that current facilities are not highly energy efficient.

"The responses to our questions about PUE ratings are noteworthy because they indicate that PUE has wide acceptance as a methodology for measuring datacenter efficiency. With so many current facilities having PUE metrics above 2 and 3, there is a significant opportunity for companies to reduce their energy costs by implementing energy efficiency initiatives or moving to a datacenter facility with a lower PUE rating," added Crosby.

About the Methodology

Metrics reported in this study are based on Web-based surveys of 300 IT decision makers at large corporations in North America with annual revenues of at least \$1.0 billion and/or at least 5000+ employees. All survey participants are directly involved in the process of managing corporate data centers, executing contracts for new datacenters, implementing new datacenters or expanding existing datacenters. All participants were senior level executives, including CxOs, in IT, MIS, IS or Finance. The survey was conducted in January 2009.

About Campos Research & Analysis

Campos Research and Analysis conducts consumer research and business-to-business research, using qualitative and quantitative methodologies, to address the business issues of client companies. Campos Research and Analysis was founded in 1988 by Rusty Campos. Ellen Campos became a principal in the firm in 2000. Between them, the principals have nearly 50 years of research experience, both client-side in Fortune 500 companies and supply-side with Honomichl 50 market research

companies. For more information, visit www.cf-a.com.

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(SM) and Powered Base Building(SM) 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 75 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 13.0 million square feet as of February 26, 2009, including 1.6 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 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 data center expansion plans for surveyed companies. These risks and uncertainties include the impact of the current deterioration in the global economy, including the turmoil in the financial and credit markets; the downturn of 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; decreases in real estate valuations and resulting impairment charges; our dependence upon significant tenants; bankruptcy or insolvency of one or more major tenants 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 for refinancing current debt obligations, undertaking or completing redevelopment, completing acquisitions or other purposes; 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; 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 certain of these 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; 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. 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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