

Digital Realty Trust Reports Record Leasing Activity for the Third Quarter 2008

October 2, 2008

SAN FRANCISCO, Oct. 2 /PRNewswire-FirstCall/ -- Digital Realty Trust, Inc. (NYSE: DLR), a leading owner and manager of corporate and Internet gateway datacenters, is reporting strong leasing activity for the third quarter of 2008. Lease signings for the quarter represent the highest volume of quarterly activity to date for the Company in terms of square footage and annualized GAAP rental revenues.

The Company commenced leases during the quarter totaling approximately 351,000 square feet of space. This includes 190,000 square feet of Turn-Key Datacenter(TM) space leased at an average annual GAAP rental rate of approximately \$142 per square foot, 104,000 square feet of Powered Base Building(TM) space at an average annual GAAP rental rate of \$30 per square foot and 58,000 square feet of non-technical space leased at an average annual GAAP rental rate of approximately \$23 per square foot.

In addition, the Company signed leases during the quarter totaling 478,000 square feet of space. This includes 262,000 square feet of Turn-Key Datacenter(TM) space leased at an average annual GAAP rental rate of approximately \$155 per square foot, 171,000 square feet of Powered Base Building(TM) space at an average annual GAAP rental rate of \$47 per square foot, and 45,000 square feet of non-technical space leased at an average annual GAAP rental rate of approximately \$13 per square foot.

"Consistent with our second quarter 2008 results, we continued to experience robust leasing activity during the third quarter across our top markets, including New York Metro, Northern Virginia, Chicago, Phoenix, San Francisco, and Paris, France, which has shown particularly strong demand for our product over the past several months," commented Michael F. Foust, Chief Executive Officer of Digital Realty Trust. "The record volume of leases signed during the quarter represents a wide range of industry sectors and large, high credit quality tenants. Our success with these tenants is the result of our ability to consistently deliver the high quality product required by the Fortune 1000 corporate users, large Internet enterprises, major financial firms, and international system integrators."

Chris Crosby, Senior Vice President of Sales and Technical Services for Digital Realty Trust added, "Our Turn-Key Datacenter(TM) product has proven to be a cost effective, highly reliable IT infrastructure solution for our corporate and Internet enterprise customers as well as for the large system integrators. Given the current economic environment, we are especially proud of our strong leasing performance and believe it is indicative of the critical nature of datacenter facilities."

Digital Realty Trust Turn-Key Datacenter(TM) 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(TM) 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(TM) 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(TM) is built using the company's proprietary POD Architecture(TM) 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. owns, acquires, redevelops, develops and manages technology-related real estate. The Company is focused on providing Turn-Key Datacenter(TM) and Powered Base Building(TM) 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 74 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 12.9 million square feet as of August 6, 2008, 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 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 demand, future leasing activity and our belief in the critical nature of datacenter facilities. These risks and uncertainties include adverse economic or real estate developments in the Company's markets or the technology industry; general economic slow-downs or recessions; construction and development delays and failures of leases to commence rental payments on time; tenant bankruptcies; defaults under leases by tenants; increased interest rates; increased operating costs; failure to obtain necessary outside financing; decreased rental rates or increased vacancy rates; difficulties in identifying properties to acquire and completing acquisitions at all or at acceptable return levels; failure to successfully operate acquired properties and operations; 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 thereto; failure to maintain the Company's status as a REIT;

environmental uncertainties and risks related to natural disasters; financial market fluctuations; 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, 2007 and the Company's quarterly reports on Form 10-Q for the quarters ended March 31, 2008 and June 30, 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.

For Additional Information:

A. William Stein
Chief Financial Officer and
Chief Investment Officer
Digital Realty Trust, Inc.
+1 415-738-6500

Pamela A. Matthews
Investor/Analyst Information
Digital Realty Trust, Inc.
+1 415-738-6500

Chris Crosby
Sales & Technical Services
Digital Realty Trust, Inc.
+1 214-231-1350

SOURCE Digital Realty Trust, Inc.

Contact: A. William Stein, Chief Financial Officer and Chief Investment Officer, +1-415-738-6500, or Pamela A. Matthews, Investor|Analyst Information, +1-415-738-6500, or Chris Crosby, Sales & Technical Services, +1-214-231-1350, all of Digital Realty Trust, Inc.