

Digital Realty Trust, Inc. Signs Major Leases for Entire Buildings at Projects in Santa Clara, California and Dublin, Ireland

January 22, 2008

SAN FRANCISCO and DUBLIN, Ireland, Jan. 22 /PRNewswire-FirstCall/ -- Digital Realty Trust, Inc. (NYSE: DLR), a leading owner and manager of corporate datacenters and Internet gateways, announced today the signing of two major leases totaling approximately 210,500 square feet at projects in Santa Clara, California and Dublin, Ireland.

The Company signed a long term lease for Turn-Key Datacenter(TM) space with a leading Web 2.0 social networking company for an 86,000 square foot single building redevelopment project in Santa Clara, California. The Company also leased during the quarter its new ground up development project, located in Dublin, Ireland, to one of Ireland's largest telecommunications service suppliers. Of the building's 124,500 square feet, 64,500 square feet was leased on a Powered Base Building(TM) basis and the remaining 60,000 square feet was leased on a Turn-Key Datacenter(TM) basis.

"These leases demonstrate the success of our redevelopment program and we are pleased with our overall leasing performance during the fourth quarter of 2007," commented Michael F. Foust, Chief Executive Officer of Digital Realty Trust. "Our products offer corporate enterprise customers, including financial institutions, other global Fortune 1000 and Web 2.0 companies alike, as well as large system integrators, flexible, cost effective, customer-oriented solutions for their immediate and longer term datacenter requirements, making Digital Realty Trust a preferred business partner."

"A record number of leases were signed for our Turn-Key Datacenter(TM) space during the quarter and we see this accelerating pace continuing into 2008," added Chris Crosby, Senior Vice President of Digital Realty Trust. "Markets where the Company is experiencing the strongest demand include Chicago, Northern New Jersey, Silicon Valley, Phoenix, Dallas and Northern Virginia in the U.S. and London, Dublin, and Paris in Europe."

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 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. Each Turn-Key facility is also managed via Digital Realty Trust's Critical Facilities Management(TM) program to ensure the maximum uptime of mission critical applications.

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 70 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 12.3 million rentable square feet as of January 7, 2008, including 1.9 million square feet of space held for redevelopment, Digital Realty Trust's portfolio is located in 26 markets throughout North America and Europe. 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. These forward-looking statements include statements related to 2008 leasing momentum and the markets where we are experiencing the strongest demand. These risks and uncertainties include adverse economic or real estate developments in the Company's markets or the technology industry; general economic conditions; defaults on or non-renewal of leases by tenants; increased interest rates and operating costs; inability to manage domestic and international growth effectively; failure to obtain necessary outside financing; decreased rental rates or increased vacancy rates; difficulties in identifying properties to acquire and completing acquisitions at acceptable return levels; failure to successfully operate acquired properties and operations; failure of acquired properties to perform as expected; 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, 2006, as updated by subsequent reports on Form 10-Q and Form 8-K filed with the SEC. 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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