

Digital Realty Trust, Inc. Acquires Datacenter Facilities in Northern Virginia

March 29, 2007

SAN FRANCISCO, March 29 /PRNewswire-FirstCall/ -- Digital Realty Trust, Inc. (NYSE: DLR), a leading owner and manager of corporate datacenters and Internet gateways, announced today the acquisition of 43881, 43831 and 43791 Devin Shafron Drive, previously known as Loudoun Exchange, located in Ashburn, Virginia. The property consists of three single-story buildings totaling 432,000 square feet and is approximately 40% leased. The purchase price was \$62.5 million.

"With this acquisition we now have six properties consisting of ten buildings totaling approximately 770,000 square feet in Northern Virginia. It is one of the top markets for datacenter space in the country with strong demand coming from government, Internet enterprise, system integrators and other corporate customers," commented Michael Foust, CEO of Digital Realty Trust. "The property was purpose built for datacenter use and includes over 167,000 square feet of space leased to two global tenants, a major aeronautics corporation and a leading Internet enterprise company. The remaining 265,000 square feet will be included in our value added inventory of space held for redevelopment, which has the potential to support over 160,000 square feet of highly improved datacenter space."

"We are well underway with our redevelopment and master planning of the property. We will implement the first phase of our plan, delivering over 2.2MW of UPS load in new Turn-Key Datacenter(TM) space later in 2007 to serve our current customer demand. In addition to the Turn-Key Datacenter(TM) space, we are also excited about our ability to offer a large, build-to-suit single tenant datacenter solution," commented Chris Crosby, SVP of Sales and Technical Services. "This property provides our customers with the full breadth of the Digital Realty Trust offering: from Turn-Key Datacenter(TM) to single tenant build-to-suit datacenter."

The state and local officials have made a focused effort to support investment in datacenter operations in the Northern Virginia market. "This investment shows the continuing interest from the financial sector in Virginia," said Patrick O. Gottschalk, Virginia Secretary of Commerce and Trade. "Infusing capital into the market will allow other companies to locate their datacenter operations in the Commonwealth. I welcome Digital Realty Trust to Virginia as they continue to expand their holdings in high-tech, high-value properties."

"The infrastructure, the fiber, the physical space and most importantly the people with the knowledge and skill to operate datacenters are well established in Loudoun County," says Kirby Bowers, County Administrator for Loudoun County Government. "Access to the mission critical services that these datacenters offer and their proximity to major Internet switching points are key differentiators of having operations in Loudoun County. This significant investment is part of a growing cluster of more than a dozen such datacenters in Loudoun County, beginning in the late nineties, establishing Loudoun as one of the world's premier datacenter markets."

Other properties acquired by the Digital Realty Trust in the Northern Virginia market include a 71,000 square foot fully leased facility in Herndon; a 95,000 square foot fully leased facility also in Ashburn; a 135,000 square foot facility in Sterling that was added to its inventory of space held for redevelopment and subsequently 100% leased in the first quarter of 2007; 19,000 square feet of datacenter space in Reston; and 17,000 square feet of datacenter space in Vienna.

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. owns, acquires, repositions and manages technology-related real estate. Digital Realty Trust's 63 properties contain applications and operations critical to the day-to-day operations of technology industry tenants and corporate enterprise data center tenants. Comprising approximately 12.0 million rentable square feet, including 1.9 million square feet of space held for redevelopment, Digital Realty Trust's portfolio is located in 25 markets throughout North America and Europe. For additional information, please visit the Digital Realty Trust's website at www.digitalrealtytrust.com.

Safe Harbor Statement

This press release contains forward-looking statements, including related to Digital Realty Trust's intent to deliver over 2.2MW of UPS load in new Turn-Key Datacenter(TM) space later in 2007, 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 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 develop properties acquired for such purposes; 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, including the Company's annual report on Form 10-K for the year ended December 31,

2006. 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.
(650) 738-6500

Pamela A. Matthews
Investor/Analyst Information
Digital Realty Trust, Inc.
(415) 738-6532

Chris Crosby
Business Contact
Digital Realty Trust, Inc.
(214) 231-2491

SOURCE Digital Realty Trust, Inc.

Contact: A. William Stein, Chief Financial Officer and Chief Investment Officer, +1-650-738-6500, or Pamela A. Matthews, Investor/Analyst Information, +1-415-738-6532, or Chris Crosby, Business Contact, +1-214-231-2491, all of Digital Realty Trust, Inc.