

## Digital Realty Trust, Inc. Announces Tax Treatment of 2006 Dividends

January 22, 2007

SAN FRANCISCO, Jan. 22 /PRNewswire-FirstCall/ -- Digital Realty Trust (NYSE: DLR) today announced the tax treatment of its 2006 common and preferred stock dividends. Shareholders are urged to consult with their personal tax advisors as to their specific tax treatment of Digital Realty Trust's distributions.

Digital Realty Trust, Inc. Common Stock Dividends  
 CUSIP # 253868103  
 Ticker Symbol: DLR

During 2006, the reportable dividend totaling \$1.06000 per share is classified for income tax purposes as follows: \$0.78360 per share (73.93%) as ordinary taxable income; \$0.27640 per share (26.07%) as return of capital on 2006 Form 1099-DIV. The following table contains this information on a quarterly basis.

Declaration Date*	Record Date	Payment Date	Cash Dividend (\$ per share)	2006 □	
				Ordinary □ Taxable Dividend (\$ per share)	2006 Return of Capital (\$ per share)
11/08/2005	12/30/2005	01/13/2006	\$0.26500	\$0.19590	\$0.06910
02/27/2006	03/15/2006	03/31/2006	\$0.26500	\$0.19590	\$0.06910
05/01/2006	06/15/2006	06/30/2006	\$0.26500	\$0.19590	\$0.06910
07/31/2006	09/15/2006	10/02/2006	\$0.26500	\$0.19590	\$0.06910
2006 Totals			\$1.06000	\$0.78360	\$0.27640

\* For the common dividend declared on December 29, 2006 and paid on January 16, 2007, \$0.28625 is considered a reportable dividend for 2007 income tax purposes.

### Digital Realty Trust, Inc. Preferred Stock Dividends

Series A Preferred Stock Dividends  
 CUSIP # 253868202  
 Ticker Symbol: DLR-PA

During 2006, reportable dividends for Digital Realty's Series A Preferred stock were \$2.12500 per share. For tax reporting purposes, \$2.12500 (100%) of the 2006 reportable dividend will be classified as ordinary taxable income. The following table contains this information on a quarterly basis.

Declaration Date	Record Date	Payment Date	Cash Dividend (\$ per share)	2006 □	
				Ordinary □ Taxable Dividend (\$ per share)	Percentage 2006 Ordinary Taxable Dividend
02/27/2006	03/15/2006	03/31/2006	\$0.53125	\$0.53125	100.00%
05/01/2006	06/15/2006	06/30/2006	\$0.53125	\$0.53125	100.00%
07/31/2006	09/15/2006	10/02/2006	\$0.53125	\$0.53125	100.00%
10/31/2006	12/15/2006	12/29/2006	\$0.53125	\$0.53125	100.00%
2006 Totals			\$2.12500	\$2.12500	100.00%

### Series B Preferred Stock Dividends

CUSIP # 253868301  
Ticker Symbol: DLR-PB

During 2006, reportable dividends for Digital Realty's Series B Preferred stock were \$1.96876 per share. For tax reporting purposes, \$1.96876 (100%) of the 2006 reportable dividend will be classified as ordinary taxable income. The following table contains this information on a quarterly basis.

Declaration Date	Record Date	Payment Date	Cash Dividend (\$ per share)	2006 □	
				Ordinary Taxable Dividend (\$ per share)	Percentage 2006 Ordinary Taxable Dividend
02/27/2006	03/15/2006	03/31/2006	\$0.49219	\$0.49219	100.00%
05/01/2006	06/15/2006	06/30/2006	\$0.49219	\$0.49219	100.00%
07/31/2006	09/15/2006	10/02/2006	\$0.49219	\$0.49219	100.00%
10/31/2006	12/15/2006	12/29/2006	\$0.49219	\$0.49219	100.00%
2006 Totals			\$1.96876	\$1.96876	100.00%

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. owns, acquires, repositions and manages technology-related real estate. Digital Realty Trust's 60 properties contain applications and operations critical to the day-to-day operations of technology industry tenants and corporate enterprise datacenter tenants. Comprising approximately 11.4 million rentable square feet, including 1.5 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 <http://www.digitalrealtytrust.com>.

#### Safe Harbor Statement

This press release contains forward-looking statements, including related to the payment of dividends, 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 growth effectively; failure to obtain necessary outside financing; decreased rental rates or increased vacancy rates; difficulties in identifying properties to acquire and completing acquisitions; failure to successfully operate acquired properties and operations, failure of acquired properties to perform as expected; 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; 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 Securities and Exchange Commission, including the Company's annual report on Form 10-K for the year ended December 31, 2005. 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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