

Digital Realty Trust, Inc. Prices Offering of Common Stock

September 28, 2006

SAN FRANCISCO, Sept. 28 /PRNewswire-FirstCall/ -- Digital Realty Trust, Inc. (NYSE: DLR) announced today the pricing of its underwritten public offering of 8,000,000 shares of its common stock at a price of \$30.50 per share, for net proceeds of approximately \$232.7 million after underwriting discounts and commissions and estimated offering expenses. The company has granted the underwriters a 30-day option to purchase up to an additional 1,200,000 shares of common stock to cover overallocments, if any. The offering is expected to close on October 4, 2006. All of the shares were offered by the company and will be issued under the company's currently effective shelf registration statement filed with the Securities and Exchange Commission.

The company intends to use the net proceeds from the sale of 4,000,000 of the shares of common stock (plus up to an additional 600,000 shares in the event the underwriters exercise their overallocation option in full) to pay the redemption price on an equal number of limited partner units delivered by Global Innovation Partners for redemption. The remaining net proceeds will be used to temporarily reduce borrowings under the company's unsecured credit facility. Consistent with the company's growth strategy, the company is actively pursuing multiple opportunities for potential acquisitions, with due diligence and negotiations at different stages of advancement. The company intends to reborrow amounts under its revolving credit facility from time to time to fund acquisitions, to build out the company's redevelopment and other space and for general corporate purposes. Merrill Lynch & Co. and Citigroup Corporate and Investment Banking served as joint book-running managers for the offering.

Copies of the final prospectus supplement, when available, may be obtained from Merrill Lynch & Co., 250 Vesey Street, New York, NY 10080 (telephone: 212-499-1000) or Citigroup Corporate and Investment Banking, Brooklyn Army Terminal, 140 58th Street, 8th floor, Brooklyn, NY 11220 (tel: 718-765-6732).

This news release shall not constitute an offer to sell or the solicitation of any offer to buy nor shall there be any sale of these securities in any state in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such state.

Safe Harbor Statement

This press release contains forward-looking statements, including statements related to the closing of the offering and the expected use of the net proceeds, 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 redevelop 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, or SEC, including the company's annual report on Form 10-K for the year ended December 31, 2005 and subsequent reports 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. For more details, please refer to the company's SEC filings, including its most recent Annual Report on Form 10-K and subsequent reports filed with the SEC.

For Additional Information:

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