

Digital Realty and Mitsubishi Corporation Form Data Center Development Joint Venture

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Mitsubishi Acquires 65% Equity Interest in Two Data Centers Currently Under Construction in the Dallas Metro Area, with Up to 48 Megawatts of Potential IT Load

AUSTIN, Texas, March 4, 2024 /PRNewswire/ -- Digital Realty (NYSE: DLR), the largest global provider of cloud- and carrier-neutral data center, colocation and interconnection solutions, and Mitsubishi Corporation, announced the formation of a new joint venture to support the development of two data centers in the Dallas metro area, which are 100% pre-leased to an S&P 100 investment grade customer on a long-term basis. Mitsubishi has acquired a 65% equity interest in the venture for an initial contribution of approximately \$200 million, while Digital Realty maintains a 35% interest and will manage the development and day-to-day operations of the joint venture, for which it will receive customary fees. Each partner will fund its pro rata share of the remaining \$100 million estimated development cost for the first phase of the project, which is slated for completion and commencement in late 2024.



The two data centers commenced construction in the fourth quarter of 2022, with the first phase slated to deliver 16 megawatts (MW) of initial data center capacity. The budget for the first phase of these yield-on-cost developments is approximately \$400 million. The customer maintains the option to expand the projects up to 48 MW of total IT load during the initial lease term, which could increase the combined budget up to \$800 million, based on current development cost estimates.

"We are delighted to expand our partnership with Mitsubishi," said Digital Realty Chief Investment Officer Greg Wright. "This development joint venture leverages the success of our established Japanese partnership into the United States, while supporting our customer's data center requirements with a like-minded, long-term investor. The transaction enhances Digital Realty's balance sheet, providing incremental capital to prudently support our stakeholders' longer term capacity requirements."

Wells Fargo Securities served as financial advisor to Digital Realty on the transaction.

About Digital Realty

Digital Realty brings companies and data together by delivering the full spectrum of data center, colocation and interconnection solutions. PlatformDIGITAL[®], the company's global data center platform, provides customers with a secure data meeting place and a proven Pervasive Datacenter Architecture (PDX[®]) solution methodology for powering innovation and efficiently managing Data Gravity challenges. Digital Realty gives its customers access to the connected communities that matter to them with a global data center footprint of 300+ facilities in 50+ metros across 25+ countries on six continents. To learn more about Digital Realty, please visit digitalrealty.com or follow us on [LinkedIn](#) and [X](#).

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Safe Harbor Statement

This press release contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Exchange Act of 1934, as amended. When used in this press release, the words "estimated," "anticipated," "expect," "believe," "intend," "continue," "should," "may," "likely," "plans," and similar expressions are intended to identify forward-looking statements. Forward looking statements include statements related to the joint venture, the data center development, expansion options, lease terms, cash lease yields, disposition, customer demand, expected benefits, use of proceeds and strategy. These forward-looking statements are based on current expectations, forecasts and assumptions and are subject to risks, uncertainties, and assumptions that could cause actual outcomes and results to differ materially. Some of the risk factors that could cause actual results to differ materially are, among others, the timing and ability to consummate the pending transaction or the occurrence of any event, change or other circumstance that could delay closing or result in the termination of the agreement for the transaction. Other factors that could cause results to differ materially are described in the filings made from time to time by Digital Realty with the U.S. Securities and Exchange Commission and include the risk factors and other risks and uncertainties described in Digital Realty's Annual Report on Form 10-K for the fiscal year ended December 31, 2023 and Quarterly Reports on Form 10-Q and subsequent filings. Readers are cautioned not to place undue reliance on forward-looking statements. Forward-looking statements are not guarantees of future plans and performance and speak only as of the date of this press release. Except as required by law, Digital Realty does not undertake any obligation to update or revise forward-looking statements, whether as a result of new information, future events, or otherwise, or publicly release the results of any forward-looking statements that may be made to reflect events or circumstances occurring after the date hereof or the occurrence of unanticipated events.

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