The foundation

of the digital world.

DIGITAL REALTY TRUST

We know datacenters.

DIGITAL REALTY TRUST:
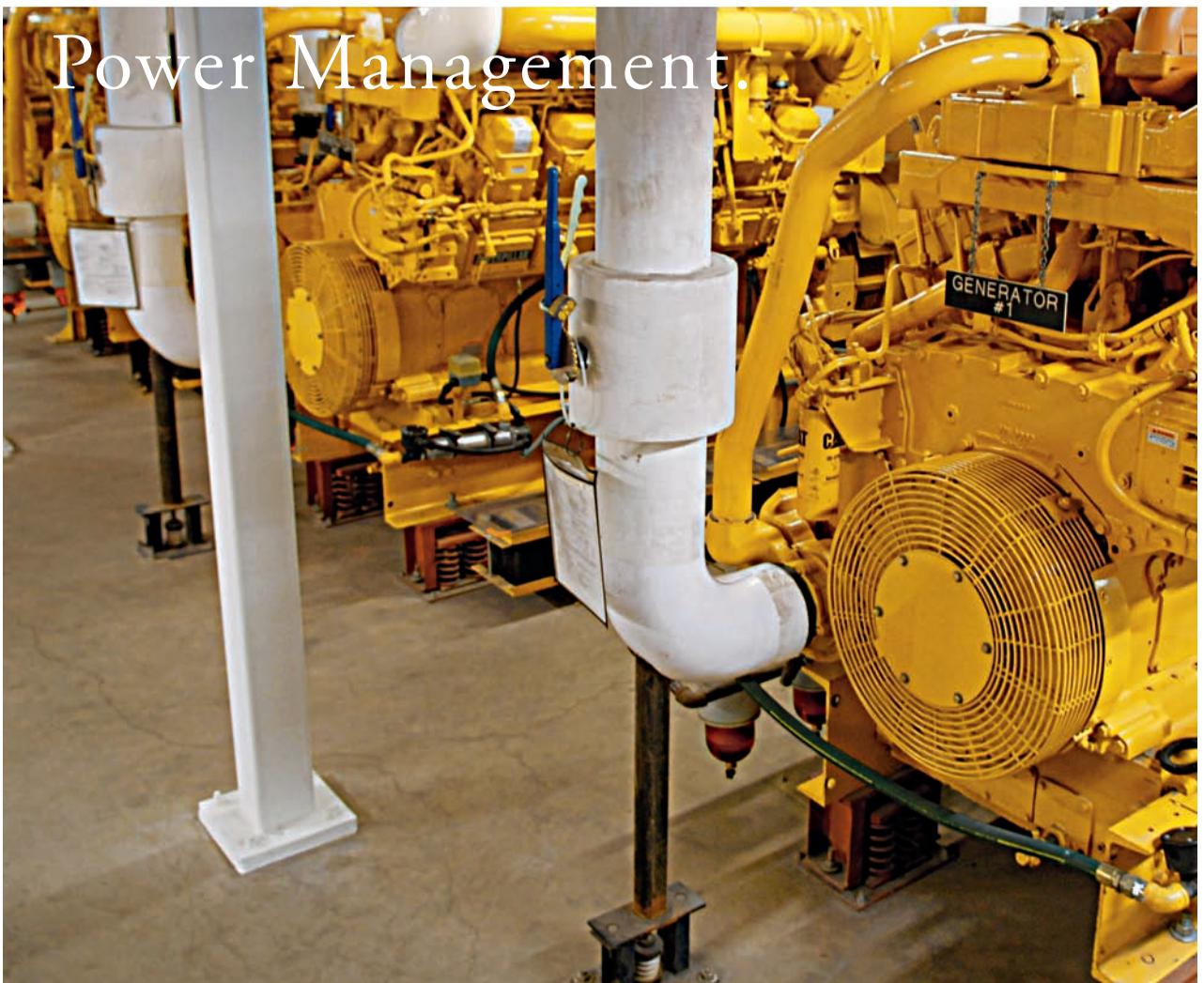# The foundation of the digital world.

Hardware, software, and the Internet. These are the components of the digital world, the engines of the modern economy, vital resources for enterprises of every size. Increasingly, these components are housed in specially designed, rigorously managed locations known as datacenters, which require a unique kind of infrastructure and a unique kind of real estate.

That's where we come in. At Digital Realty Trust (DLR), we focus on real estate designed explicitly for sophisticated, high-performance technology. Our datacenters represent the foundation of the digital world.

DLR properties deliver the infrastructure described on the following pages: power management, precise cooling, sophisticated security, and Internet gateway access. But we are much more than just a real estate company. Using our POD Architecture™, we offer solutions, from Turn-Key Datacenters™ to build-to-suit sites customized for corporate enterprise applications, such as transaction processing, data storage, and disaster recovery. We provide Critical Facilities Management™, a comprehensive program that our customers can rely on to ensure a dependable environment for their critical applications. And we provide flexible acquisition and financing solutions for this essential component of the world's technology infrastructure.
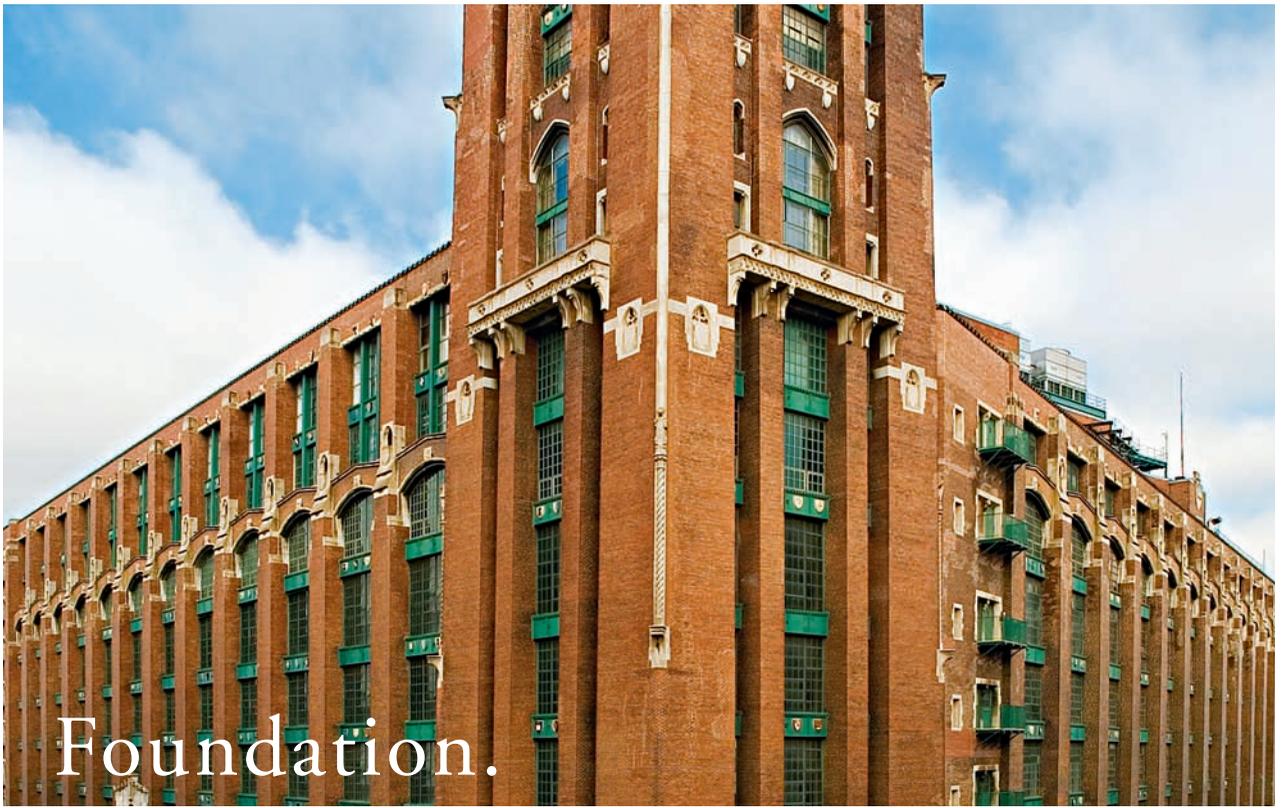
Foundation.

Power Management.

The foundation of the digital world demands a reliable source of power.

In today's global marketplace, downtime is simply unacceptable. From sophisticated enterprise applications to Internet access and email, IT systems need to be up and running 24/7/365, and technology and operations managers must have the utmost degree of confidence in the reliability of the facilities that house their systems. A robust and reliable source of high-capacity power is an absolute necessity.

DLR properties deliver continuous, reliable power to servers, network-attached storage, and all the components of today's mission-critical information technology and communications systems. As a primary consumer of power, we have strong, established relationships with the utilities in our locations and some of the world's leading electric power management companies. Our sites include uninterruptible power supplies with battery backup, conversion equipment, and generators to ensure reliability.

FOUNDATION: WITH MORE THAN 1.3 MILLION SQUARE FEET OF SPACE, OUR 350 EAST CERMAK BUILDING IN CHICAGO IS A PREMIER MISSION-CRITICAL INTERNET GATEWAY FOR THE MIDWEST, SITUATED ON DUAL POWER GRIDS WITH ENOUGH CAPACITY TO LIGHT A SMALL CITY. POWER MANAGEMENT: A RELIABLE, UNINTERRUPTIBLE SUPPLY OF POWER DEPENDS ON REDUNDANCY, INCLUDING WELL-MAINTAINED BACKUP GENERATORS: ONE ELEMENT OF THE ROBUST POWER MANAGEMENT FEATURES IN DLR PROPERTIES.

The foundation of the digital world demands a precisely managed climate.

Facilities for housing technology, from the latest blade servers to the most sophisticated data storage hardware, also require precise climate control. Hardware and high-throughput processing generate large amounts of heat, which affects performance, efficiency and reliability.

Of course, state-of-the-art air conditioning is a must. But effective climate control is a much more complex challenge, requiring well-designed and well-managed ventilation systems. It demands special attention to how a space is designed, built, and operated. Through the use of sophisticated management systems coupled with world-class people and processes, our Critical Facilities Management™ program enables us to work with customers so that their equipment runs at maximum efficiency and uptime.

FOUNDATION: 1100 SPACE PARK IN SANTA CLARA, CALIFORNIA, WAS BUILT IN 2001 EXPRESSLY AS A DATACENTER/TELECOMMUNICATIONS FACILITY; IT'S STRATEGICALLY LOCATED ON MAJOR FIBER ROUTES AND CLOSE TO LOCAL POWER GRIDS. COOLING: MASSIVE CHILLERS AND COOLING TOWERS ALONG WITH SOPHISTICATED AIR HANDLING AND CLIMATE CONTROL SYSTEMS KEEP HIGH TECHNOLOGY HARDWARE RUNNING AT PEAK EFFICIENCY.

Foundation.

Cooling.

Foundation.

Security.

NO FOOD, DRINKS OR CARDBOARD ALLOWED

The foundation of the digital world demands security.

Information is the lifeblood of the enterprise, which means information must be protected from physical as well as virtual intrusions. Our buildings offer superior security systems to protect our customers' "virtual assets" as well as their technology infrastructure – the systems that process, store, and distribute data. Digital Realty Trust properties include a number of physical security features, including biometric, badge access control and video surveillance systems integrated over a secure network as well as on-site security personnel.

FOUNDATION: THE ACQUISITION OF 114 RUE AMBROISE CROIZAT IN PARIS, FRANCE ESTABLISHED A SIGNIFICANT FOOTPRINT FOR DLR IN THIS IMPORTANT GLOBAL MARKET WITH AN INCOME-PRODUCING DATACENTER AND OVER 200,000 SQUARE FEET AVAILABLE FOR REDEVELOPMENT. SECURITY: BADGE ACCESS AND STATE-OF-THE-ART BIOMETRIC SECURITY SYSTEMS PREVENT UNAUTHORIZED ENTRY INTO DLR DATACENTERS.

The foundation of the digital world demands access to the Internet.

The Internet has altered the perception of time and distance, but it hasn't eliminated them. Proximity to the world's major Internet and telecommunications access points is vitally important for mission-critical IT systems. And that means that virtually every large-scale, technology-dependent enterprise today, regardless of its location, needs a presence with access to those gateways and hubs.

Many DLR properties serve as major hubs for Internet traffic and house telecommunication infrastructure for North America and Europe. As a result, we can offer our customers unrestricted access ("Net neutrality") so they can connect to the Web through their preferred channels.

FOUNDATION: 2323 BRYAN STREET HOUSES NEARLY FIFTY FIBER CARRIERS AND SERVES AS A PREMIER HUB FOR INTERNET TRAFFIC TRAVELING ACROSS THE U.S. AS WELL AS WITHIN THE GREATER DALLAS MARKET. ACCESS: INNER DUCTS CARRYING FIBER OPTIC CABLES, LIKE THESE IN DLR'S DOWNTOWN LOS ANGELES PROPERTY, CARRY INTERNET AND TELECOMMUNICATIONS TRAFFIC THAT DRIVES TODAY'S GLOBAL ECONOMY.
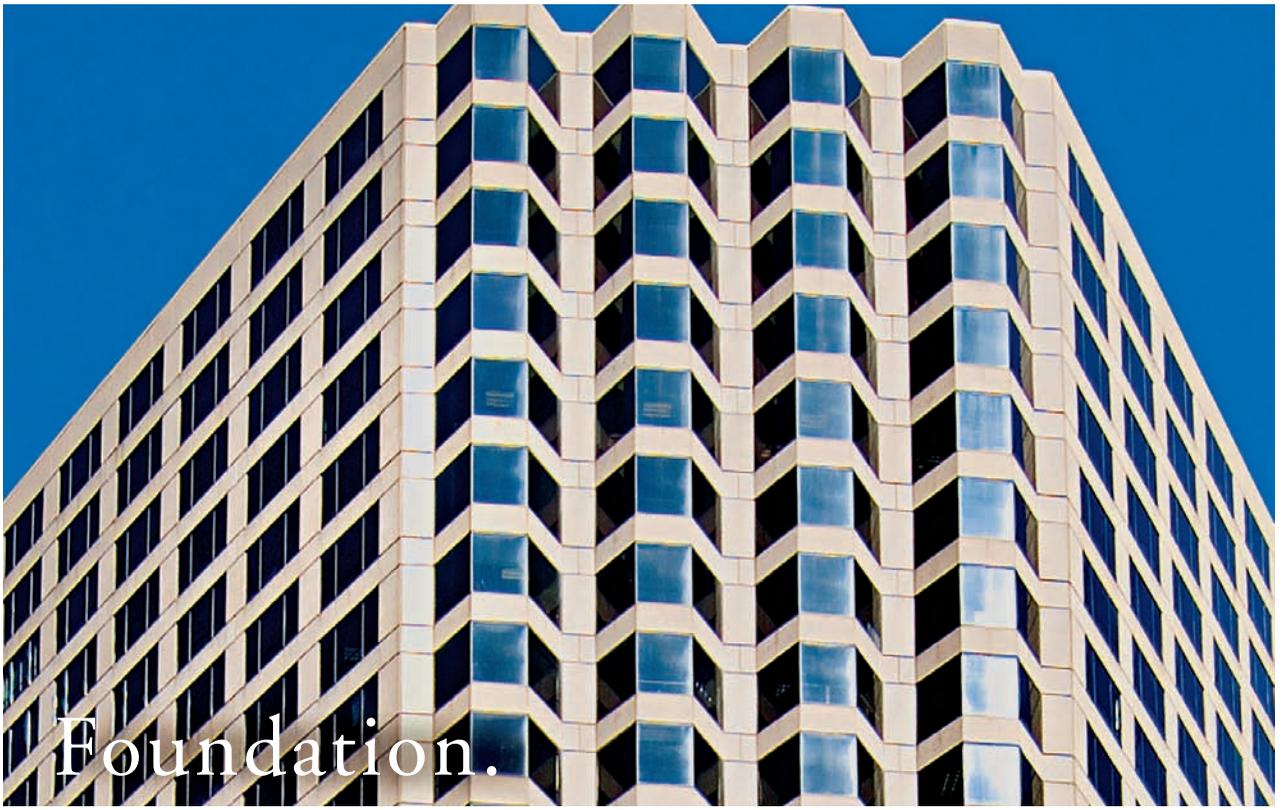
Foundation.

Access.

DIGITAL REALTY TRUST: WE KNOW DATACENTERS

We acquire and develop the sites that house datacenters to serve our local, regional and global customers across a wide variety of industries and in a wide variety of locations. But our value proposition includes much more than just real estate.

Our solutions feature robust power systems, precise climate control, security features, and high-performance Internet access – the essentials of today's technology infrastructure. Our people have the experience and expertise to acquire finance, design, build and manage these specialized properties. And we have proven our ability to get the job done for our growing number of customers. At Digital Realty Trust, technology real estate is our focus and our passion, and those attributes have made us the leader in this vital market.

Digital Realty Trust: The foundation of the digital world.

DIGITAL REALTY TRUST PORTFOLIO[1]

DOMESTIC PROPERTIES	# OF PROPERTIES	# OF BUILDINGS	TOTAL RENTABLE SQUARE FEET[2]
Atlanta	2	2	563,772
Austin	2	2	119,962
Boston	4	5	681,086
Charlotte	3	3	95,499
Chicago	2	2	1,295,286
Dallas	7	9	1,707,985
Denver	1	1	82,229
Houston	1	6	300,705
Los Angeles	4	4	755,046
Miami	2	3	226,314
Minneapolis/St. Paul	1	1	112,827
New York	3	3	678,211
Northern Virginia	6	10	769,705
Philadelphia	1	1	654,758
Phoenix	3	3	477,269
Sacramento	1	1	62,957
San Francisco	1	4	527,680
Seattle	1	1	389,460
Silicon Valley	11	16	1,803,691

INTERNATIONAL PROPERTIES	# OF PROPERTIES	# OF BUILDINGS	TOTAL RENTABLE SQUARE FEET[2]
Amsterdam, Netherlands	2	3	168,057
Dublin, Ireland	2	2	140,000
Geneva, Switzerland	1	1	59,190
London, England	1	1	63,233
Paris, France	1	2	352,146
Toronto, Canada	1	1	83,758
TOTAL	**64**	**87**	**12,170,826**

[1] Includes properties owned, one property held as an investment in an unconsolidated joint venture, and one property under contract in Northern Virginia as of 2/28/07

[2] Includes redevelopment square footage

DIGITAL REALTY TRUST PORTFOLIO DISTRIBUTION

51%
CORPORATE DATACENTERS

37%
INTERNET GATEWAYS

12%
NON-TECHNICAL
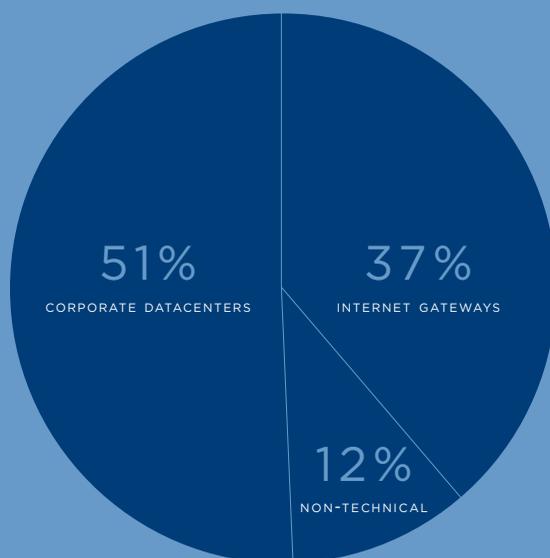
CORPORATE DATACENTERS (51%)[1]

- Storage/server-intensive buildings
- Provide a secure 24 x 7 environment
  for the storage and processing
  of mission-critical electronic information
- Used to house primary IT operations:
  transaction processing, data storage
  and disaster recovery

INTERNET GATEWAYS (37%)[1]

- Internet and telecom network-
  intensive buildings
- Serve as the hub for Internet and data
  communications within and between
  major metropolitan areas
- Market dominant position in their respective MSAs
- Frequently serve as a super-regional
  connection point with multiple anchor tenants

[1] Calculated based on gross annualized rents using in place leases as of December 31, 2006

SELECT TENANTS

FINANCIAL	MANUFACTURING/ENERGY	COMMUNICATIONS	INTERNET ENTERPRISE	TECHNOLOGY
JP Morgan Chase	Toyota	Verizon	Yahoo	AMD
Chicago Merc-Ex	BP	AT&T	eBay	CSC
Capital Group	Lyondell	British Telecom	Google	Hewlett-Packard
AIB Group	Logitech	Qwest	Amazon	Savvis
				Equinix

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