



DIGITAL REALTY
Data Center Solutions

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Digital Realty Increases Quarterly Cash Dividend for Common Stock by 5.7% to \$0.93 per Share

SAN FRANCISCO, CA – March 1, 2017 – Digital Realty (NYSE: DLR), a leading global provider of data center, colocation and interconnection solutions, announced today that its board of directors has authorized quarterly cash dividends for common and preferred stock for the first quarter of 2017.

“Our board of directors has approved an increase in our quarterly common stock cash dividend of 5.7% to \$0.93 per share, reflecting our expectation of continued growth in cash flow,” commented Andrew P. Power, Chief Financial Officer. “This marks the 12th consecutive year we have grown our dividend, and we are pleased to be among a select group of REITs to have raised the dividend each and every year since our initial public offering in 2004.”

Common Stock

Digital Realty’s board of directors authorized a cash dividend of \$0.93 per share to common stockholders of record as of the close of business on March 15, 2017. The common stock cash dividend will be paid on March 31, 2017.

Series F Cumulative Redeemable Preferred Stock

The company’s board of directors authorized a cash dividend of \$0.414063 per share to holders of record of the company’s 6.625% Series F Cumulative Redeemable Preferred Stock as of the close of business on March 15, 2017. The Series F Cumulative Redeemable Preferred Stock cash dividend will be paid on March 31, 2017.

Series G Cumulative Redeemable Preferred Stock

The company’s board of directors authorized a cash dividend of \$0.367188 per share to holders of record of the company’s 5.875% Series G Cumulative Redeemable Preferred Stock as of the close of business on March 15, 2017. The Series G Cumulative Redeemable Preferred Stock cash dividend will be paid on March 31, 2017.

Series H Cumulative Redeemable Preferred Stock

The company's board of directors authorized a cash dividend of \$0.460938 per share to holders of record of the company's 7.375% Series H Cumulative Redeemable Preferred Stock as of the close of business on March 15, 2017. The Series H Cumulative Redeemable Preferred Stock cash dividend will be paid on March 31, 2017.

Series I Cumulative Redeemable Preferred Stock

The company's board of directors authorized a cash dividend of \$0.396875 per share to holders of record of the company's 6.350% Series I Cumulative Redeemable Preferred Stock as of the close of business on March 15, 2017. The Series I Cumulative Redeemable Preferred Stock cash dividend will be paid on March 31, 2017.

For Additional Information:

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About Digital Realty

Digital Realty supports the data center, colocation and interconnection strategies of more than 2,200 firms across its secure, network-rich portfolio of data centers located throughout North America, Europe, Asia and Australia. Digital Realty's clients include domestic and international companies of all sizes, ranging from financial services, cloud and information technology services, to manufacturing, energy, gaming, life sciences and consumer products. <https://www.digitalrealty.com/>

Safe Harbor Statement

This press release contains forward-looking statements which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially, including statements related to the amount and timing of expected payment of dividends on our common stock and preferred stock, and statements related to our financial performance, future growth for

2017 and dividend policy. These risks and uncertainties include, among others, the impact of current global economic, credit and market conditions; current local economic conditions in the metropolitan areas in which we operate; decreases in information technology spending, including as a result of economic slowdowns or recession; adverse economic or real estate developments in our industry or the industry sectors that we sell to (including risks relating to decreasing real estate valuations and impairment charges); our dependence upon significant tenants; bankruptcy or insolvency of a major tenant or a significant number of smaller tenants; defaults on or non-renewal of leases by tenants; our failure to obtain necessary debt and equity financing; risks associated with using debt to fund our business activities, including re-financing and interest rate risks, our failure to repay debt when due, adverse changes in our credit ratings or our breach of covenants or other terms contained in our loan facilities and agreements; financial market fluctuations; changes in foreign currency exchange rates; our inability to manage our growth effectively; difficulty acquiring or operating properties in foreign jurisdictions; our failure to successfully integrate and operate acquired or developed properties or businesses; the suitability of our properties and data center infrastructure, delays or disruptions in connectivity, failure of our physical and information security infrastructure or services or availability of power; risks related to joint venture investments, including as a result of our lack of control of such investments; delays or unexpected costs in development of properties; decreased rental rates, increased operating costs or increased vacancy rates; increased competition or available supply of data center space; our inability to successfully develop and lease new properties and development space; difficulties in identifying properties to acquire and completing acquisitions; our inability to acquire off-market properties; the impact of the United Kingdom's referendum on withdrawal from the European Union on global financial markets and our business; our inability to comply with the rules and regulations applicable to reporting companies; our inability to comply with the rules and regulations applicable to reporting companies; our failure to maintain our status as a REIT; possible adverse changes to tax laws; restrictions on our ability to engage in certain business activities; environmental uncertainties and risks related to natural disasters; losses in excess of our insurance coverage; changes in foreign laws and regulations, including those related to taxation and real estate ownership and operation; and changes in local, state and federal regulatory requirements, including 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 U.S. Securities and Exchange Commission, including the company's Annual Report on Form 10-K for the year ended December 31, 2015, as amended, and Quarterly Reports on Form 10-Q for the quarters ended March 31, 2016, June 30, 2016 and September 30, 2016. 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.