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DIGITAL REALTY

Data Center Solutions

Supplemental Operating and Financial Data

THIRD QUARTER: SEPTEMBER 30, 2012

This Supplemental Operating and Financial Data package is not an offer to sell or solicitation to buy securities of Digital Realty Trust, Inc. Any offers to sell or solicitations to buy securities of Digital Realty Trust, Inc. shall be made only by means of a prospectus approved for that purpose.

DIGITAL REALTY TRUST, INC.

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Statement Regarding Forward-Looking Statements

This supplemental package contains forward-looking statements within the meaning of the federal securities laws, including information related to trends, leasing expectations, weighted average lease terms, the exercise of lease extensions, lease expirations, debt maturities, annualized rent at expiration of leases, the effect new leases and increases in rental rates will have on our rental revenue, our credit ratings, construction and redevelopment activity, projected construction costs and other forward-looking financial data. Such statements are based on management's beliefs and assumptions made based on information currently available to management. Such statements are subject to risks, uncertainties and assumptions and are not guarantees of future performance and may be affected by known and unknown risks, trends, uncertainties and factors that are beyond our control. Should one or more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those anticipated, estimated or projected. Some of the risks and uncertainties that may cause our actual results, performance or achievements to differ materially from those expressed or implied by forward-looking statements include, among others, the following:

- the impact of the recent deterioration in global economic, credit and market conditions, including the downgrade of the U.S. government's credit rating;
- current local economic conditions in our geographic markets;
- 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;
- increased interest rates and operating costs;
- 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 redeveloped properties or businesses;
- risks related to joint venture investments, including as a result of our lack of control of such investments;
- delays or unexpected costs in development or redevelopment of properties;
- decreased rental rates or increased vacancy rates;
- increased competition or available supply of data center space;
- our inability to successfully develop and lease new properties and space held for redevelopment;
- difficulties in identifying properties to acquire and completing acquisitions;
- our inability to acquire off-market properties;
- 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.

The risks included here are not exhaustive, and additional factors could adversely affect our business and financial performance. We discussed a number of additional material risks in our annual report on Form 10-K for the year ended December 31, 2011, and other filings with the Securities and Exchange Commission. Those risks continue to be relevant to our performance and financial condition. Moreover, we operate in a very competitive and rapidly changing environment. New risk factors emerge from time to time and it is not possible for management to predict all such risk factors, nor can it assess the impact of all such risk factors on the business or the extent to which any factor, or combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements. We expressly disclaim any responsibility to update forward-looking statements, whether as a result of new information, future events or otherwise.

Corporate Information

Corporate Profile

Digital Realty Trust, Inc. owns, acquires, redevelops, develops and manages technology-related real estate. The Company is focused on providing datacenter solutions for domestic and international tenants across a variety of industry verticals ranging from information technology and Internet enterprises, to manufacturing and financial services. As of September 30, 2012, the Company's 110 properties, excluding three properties held as investments in unconsolidated joint ventures, contain applications and operations critical to the day-to-day operations of technology industry tenants and corporate enterprise datacenter tenants. Comprising approximately 21.2 million net rentable square feet, including approximately 2.2 million square feet of space held for redevelopment, Digital Realty's portfolio is located throughout North America, Europe, Asia and Australia. For additional information, please visit the Company's website at www.digitalrealty.com.

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A. William Stein: Chief Financial Officer and Chief Investment Officer
Scott E. Peterson: Chief Acquisitions Officer
David J. Caron: Senior Vice President, Portfolio Management

Investor Relations

To request an Investor Relations package or be added to our e-mail distribution list, please visit our website:

www.digitalrealty.com

(Proceed to Information Request in the Investor Relations section)

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This Supplemental Operating and Financial Data package supplements the information provided in our quarterly and annual reports filed with the Securities and Exchange Commission. Additional information about us and our properties is also available at our website www.digitalrealty.com.

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Corporate Information

Stock Listing Information

The stock of Digital Realty Trust, Inc. is traded primarily on the New York Stock Exchange under the following symbols:

Common Stock:	DLR
Series E Preferred Stock:	DLRPRE
Series F Preferred Stock:	DLRPRF

Note that symbols may vary by stock quote provider.

Credit Ratings

Standard & Poors

Corporate Credit Rating	BBB	(Stable Outlook)
Preferred Stock	BB+	

Moody's

Issuer Rating	Baa2	(Stable Outlook)
Preferred Stock	Baa3	

Fitch

Issuer Default Rating	BBB	(Stable Outlook)
Preferred Stock	BB+	

These credit ratings may not reflect the potential impact of risks relating to the structure or trading of the Company's securities and are provided solely for informational purposes. Credit ratings are not recommendations to buy, sell or hold any security, and may be revised or withdrawn at any time by the issuing organization in its sole discretion. The Company does not undertake any obligation to maintain the ratings or to advise of any change in ratings. Each agency's rating should be evaluated independently of any other agency's rating. An explanation of the significance of the ratings may be obtained from each of the rating agencies.

Common Stock Price Performance

The following summarizes recent activity of Digital Realty's common stock (DLR):

	3rd Quarter 2012	2nd Quarter 2012	1st Quarter 2012	4th Quarter 2011	3rd Quarter 2011	2nd Quarter 2011	1st Quarter 2011
High Price *	\$ 80.59	\$ 76.04	\$ 74.04	\$ 67.83	\$ 64.09	\$ 64.25	\$ 59.34
Low Price *	\$ 66.70	\$ 67.84	\$ 65.00	\$ 51.75	\$ 50.63	\$ 56.34	\$ 50.63
Closing Price, end of quarter *	\$ 69.85	\$ 75.07	\$ 73.97	\$ 66.67	\$ 55.16	\$ 61.78	\$ 58.14
Average daily trading volume *	1,215,760	1,073,521	1,026,947	1,259,124	1,198,958	962,400	1,192,245
Indicated dividend per common share **	\$ 2.92	\$ 2.92	\$ 2.92	\$ 2.72	\$ 2.72	\$ 2.72	\$ 2.72
Closing annual dividend yield, end of quarter	4.2%	3.9%	3.9%	4.1%	4.9%	4.4%	4.7%
Closing shares and units outstanding, end of quarter ***	127,887,458	115,050,528	112,215,683	110,975,409	109,127,550	103,789,573	97,555,237
Closing market value of shares and units outstanding (thousands), end of quarter	\$ 8,932,939	\$ 8,636,843	\$ 8,300,594	\$ 7,398,731	\$ 6,019,476	\$ 6,412,120	\$ 5,671,861

* New York Stock Exchange trades only.

** On an annual basis.

*** As of September 30, 2012, the total number of shares and units includes 123,261,390 shares of common stock, 3,131,814 common units held by third parties and 1,494,254 common units, vested and unvested long-term incentive units and vested class C units held by officers and directors, and excludes all unexercised common stock options and all shares potentially issuable upon exchange of our 5.50% exchangeable senior debentures due 2029 or upon conversion of our series D cumulative convertible preferred stock or upon conversion of our series E and series F cumulative redeemable preferred stock upon certain change of control transactions.

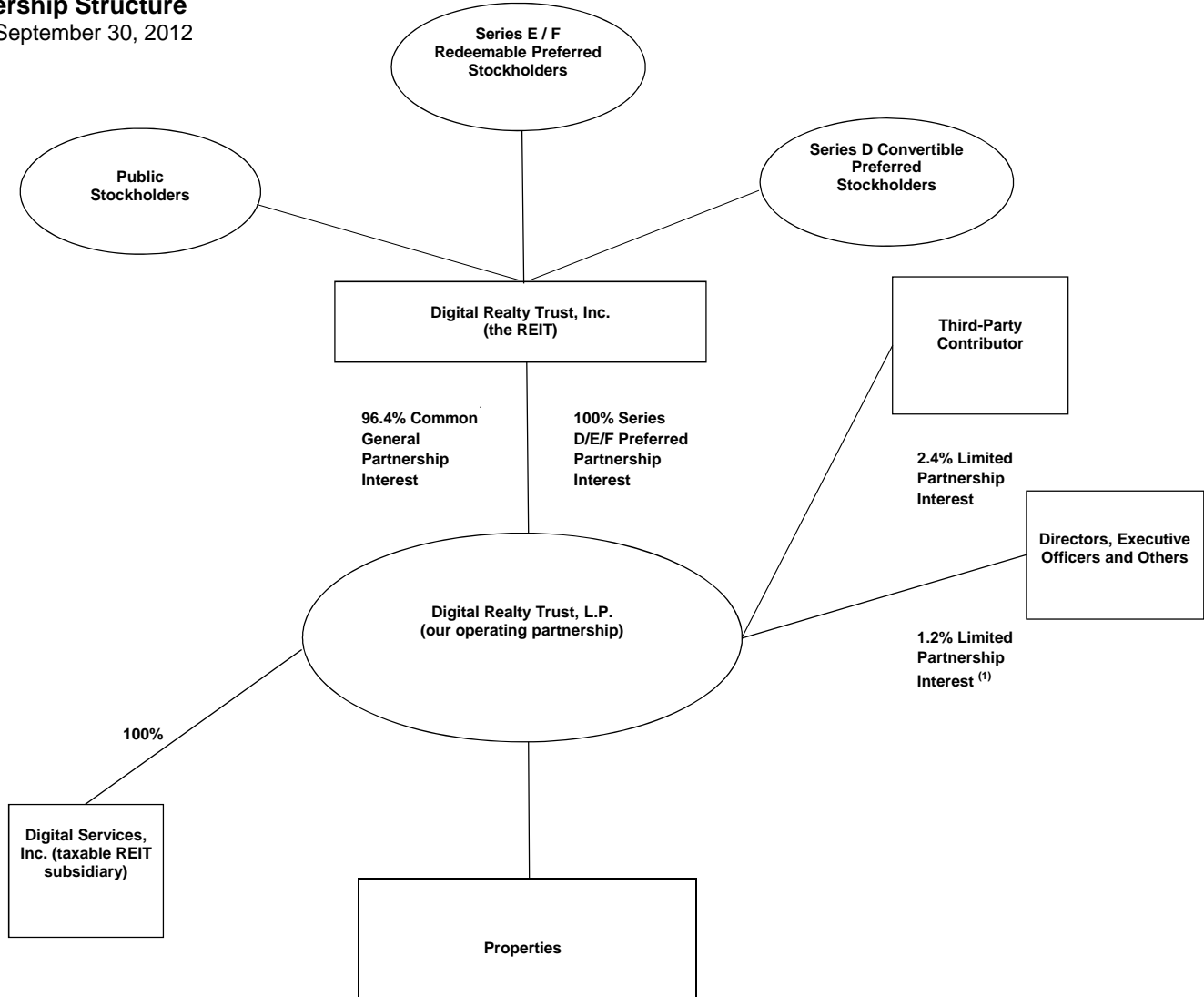
This Supplemental Operating and Financial Data package supplements the information provided in our quarterly and annual reports filed with the Securities and Exchange Commission. Additional information about us and our properties is also available at our website www.digitalrealty.com.

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Ownership Structure

As of September 30, 2012



Partner	# of Units ⁽²⁾	% Ownership
Digital Realty Trust, Inc.	123,261,390	96.4%
Cambay Tele.com, LLC ⁽³⁾	3,131,814	2.4%
Directors, Executive Officers and Others	1,494,254	1.2%
Total	127,887,458	100.0%

(1) Reflects limited partnership interests held by our officers and directors in the form of common units and vested and unvested long-term incentive units and excludes all unexercised common stock options.

(2) The total number of units includes 123,261,390 common units, 3,131,814 common units held by third parties and 1,494,254 common units, vested and unvested long-term incentive units and vested class C units held by officers and directors, and excludes all unexercised common stock options and all shares potentially issuable upon exchange of our 5.50% exchangeable senior debentures due 2029 or upon conversion of our series D cumulative convertible preferred stock or upon conversion of our series E and series F cumulative redeemable preferred stock upon certain change of control transactions.

(3) This third-party contributor received the common units (along with cash and our operating partnership's assumption of debt) in exchange for their interests in 200 Paul Avenue 1-4, 1100 Space Park Drive, the eXchange colocation business and other specified assets and liabilities. Includes 409,913 common units held by the members of Cambay Tele.com, LLC.

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Key Quarterly Financial Data

(Unaudited and dollars in thousands, except per share data)

	30-Sep-12	30-Jun-12	31-Mar-12	31-Dec-11	30-Sep-11	30-Jun-11	31-Mar-11
Shares and Units at End of Quarter							
Common shares outstanding	123,261,390	110,268,388	107,342,049	106,039,279	104,102,878	98,754,727	92,078,429
Common units outstanding	4,626,068	4,782,140	4,873,634	4,936,130	5,024,672	5,034,846	5,476,808
Total shares and operating partnership units	127,887,458	115,050,528	112,215,683	110,975,409	109,127,550	103,789,573	97,555,237
Enterprise Value							
Market value of common equity ⁽¹⁾	\$ 8,932,939	\$ 8,636,843	\$ 8,300,594	\$ 7,398,731	\$ 6,019,476	\$ 6,412,120	\$ 5,671,861
Liquidation value of preferred equity	597,447	644,096	590,081	590,085	636,312	369,715	508,619
Total debt at balance sheet carrying value	4,080,073	3,400,212	3,271,848	2,940,210	2,797,040	3,067,577	3,055,429
Total enterprise value	\$ 13,610,459	\$ 12,681,151	\$ 12,162,523	\$ 10,929,026	\$ 9,452,828	\$ 9,849,412	\$ 9,235,909
Total debt/Total enterprise value	30.0%	26.8%	26.9%	26.9%	29.6%	31.1%	33.1%
Selected Balance Sheet Data							
Investments in real estate (before depreciation)	\$ 8,430,710	\$ 6,828,926	\$ 6,511,710	\$ 6,142,559	\$ 5,839,696	\$ 5,634,381	\$ 5,455,314
Total assets	8,512,598	6,717,113	6,418,061	6,098,566	5,826,412	5,658,405	5,537,345
Total liabilities	4,985,042	3,978,929	3,785,077	3,518,155	3,249,532	3,524,591	3,498,272
Selected Operating Data							
Total operating revenues	\$ 342,479	\$ 303,704	\$ 283,148	\$ 270,612	\$ 273,476	\$ 267,881	\$ 250,741
Total operating expenses	245,404	215,255	197,232	189,313	201,850	191,161	176,076
Interest expense	41,047	37,681	38,030	36,856	37,078	39,334	36,082
Net income	56,921	53,968	49,263	47,197	37,689	38,228	39,012
Net income available to common stockholders	45,615	42,021	39,211	35,990	31,908	31,990	30,980
Financial Ratios							
EBITDA ⁽²⁾	\$ 189,212	\$ 170,211	\$ 161,957	\$ 152,398	\$ 148,500	\$ 148,768	\$ 142,023
Adjusted EBITDA ⁽³⁾	\$ 200,518	\$ 182,158	\$ 172,009	\$ 163,605	\$ 154,281	\$ 155,006	\$ 150,055
Cash interest expense ⁽⁴⁾	\$ 54,517	\$ 27,447	\$ 53,876	\$ 25,239	\$ 54,107	\$ 27,349	\$ 45,208
Fixed charges ⁽⁵⁾	\$ 67,919	\$ 42,646	\$ 66,477	\$ 38,794	\$ 62,280	\$ 35,750	\$ 55,630
Debt service coverage ratio ⁽⁶⁾	3.7x	6.6x	3.2x	6.5x	2.9x	5.7x	3.3x
Fixed charge coverage ratio ⁽⁷⁾	3.0x	4.3x	2.6x	4.2x	2.5x	4.3x	2.7x
Profitability Measures							
Net income per common share - basic	\$ 0.37	\$ 0.38	\$ 0.37	\$ 0.34	\$ 0.32	\$ 0.33	\$ 0.34
Net income per common share - diluted	\$ 0.37	\$ 0.38	\$ 0.36	\$ 0.34	\$ 0.31	\$ 0.33	\$ 0.33
Funds From Operations (FFO) per diluted share and unit ⁽⁸⁾	\$ 1.13	\$ 1.09	\$ 1.06	\$ 1.02	\$ 1.01	\$ 1.02	\$ 1.02
Adjusted Funds From Operations (AFFO) per diluted share and unit ⁽⁹⁾	\$ 0.88	\$ 0.86	\$ 0.86	\$ 0.82	\$ 0.82	\$ 0.85	\$ 0.90
Dividends per share and common unit	\$ 0.73	\$ 0.73	\$ 0.73	\$ 0.68	\$ 0.68	\$ 0.68	\$ 0.68
Diluted FFO payout ratio ⁽¹⁰⁾	64.8%	67.1%	69.1%	66.6%	67.4%	67.0%	66.9%
Diluted AFFO payout ratio ^{(9) (11)}	82.6%	85.4%	84.6%	83.0%	82.6%	80.1%	76.0%
Portfolio Statistics							
Buildings	161	155	148	140	136	134	133
Properties	110	105	102	101	98	96	96
Net rentable square feet, excluding redevelopment space	18,922,065	17,881,857	16,923,054	15,908,059	15,262,859	14,967,288	14,628,267
Square feet held for redevelopment ⁽¹²⁾	2,242,204	2,177,144	2,189,203	2,384,955	2,126,131	2,107,693	2,236,745
Occupancy at end of quarter ⁽¹³⁾	94.2%	93.5%	94.8%	94.8%	93.7%	93.9%	93.5%
Weighted average remaining lease term (years) ⁽¹⁴⁾	7.0	7.0	7.0	7.0	7.0	6.8	6.9
Same store occupancy at end of quarter ⁽¹³⁾⁽¹⁵⁾	93.4%	92.9%	94.4%	94.6%	93.7%	93.9%	93.5%

(1) The market value of common equity is based on the closing stock price at the end of the quarter and assumes 100% redemption of the limited partnership units in our operating partnership, including common units and vested and unvested long-term incentive units (including vested class C units), for shares of our common stock. Excludes shares issuable with respect to stock options that have been granted but have not yet been exercised, and also excludes all shares potentially issuable upon exchange of our 5.50% exchangeable senior debentures due 2029 or upon conversion of our series D cumulative convertible preferred stock or upon conversion of our series E and series F cumulative redeemable preferred stock upon certain change of control transactions.

(2) EBITDA is calculated as earnings before interest, taxes, depreciation and amortization. For a discussion of EBITDA, see page 30. For a reconciliation of net income available to common stockholders to EBITDA, see page 11.

(3) Adjusted EBITDA is EBITDA adjusted for preferred dividends and non-controlling interests. For a discussion of Adjusted EBITDA, see page 30. For a reconciliation of net income available to common stockholders to Adjusted EBITDA, see page 11.

(4) Cash interest expense is interest expense per our statement of operations less amortization of debt discount and deferred financing fees and includes interest that we capitalized. For a reconciliation of GAAP interest expense to cash interest expense, see page 11.

(5) Fixed charges consist of cash interest expense, scheduled debt principal payments and preferred dividends.

(6) Debt service coverage ratio is Adjusted EBITDA divided by cash interest expense.

(7) Fixed charge coverage ratio is Adjusted EBITDA divided by fixed charges.

(8) For a definition and discussion of FFO, see page 30. For a reconciliation of net income available to common stockholders to FFO, see page 10.

(9) All periods presented include internal leasing commissions, the amounts of which have historically been included in capitalized leasing commissions and were previously excluded from recurring capital expenditures. For a definition and discussion of AFFO, see page 30. For a reconciliation of FFO to AFFO, see page 10.

(10) Diluted FFO payout ratio is dividends declared per common share and unit divided by diluted FFO per share and unit.

(11) Diluted AFFO payout ratio is dividends declared per common share and unit divided by diluted AFFO per share and unit.

(12) Redevelopment space requires significant capital investment in order to develop data center facilities that are ready for use. Most often this is shell space. However, in certain circumstances this may include partially built datacenter space that was not completed by previous ownership and requires a large capital investment in order to build out the space.

(13) Occupancy and same store occupancy exclude space held for redevelopment. For some of our properties, we calculate occupancy based on factors in addition to contractually leased square feet, including available power, required support space and common area.

(14) Weighted average remaining lease term excludes renewal options and is weighted by net rentable square feet.

(15) Same store properties were acquired before December 31, 2010.

DIGITAL REALTY TRUST, INC.

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Consolidated Balance Sheets
(Dollars in thousands, except per share data)

ASSETS	September 30, 2012 (unaudited)	December 31, 2011
Investments in real estate		
Land	\$ 621,279	\$ 555,113
Acquired ground leases	13,492	6,214
Buildings and improvements	7,363,430	5,253,754
Tenant improvements	383,627	303,502
Investments in real estate	8,381,828	6,118,583
Accumulated depreciation and amortization	(1,116,600)	(900,044)
Net investments in properties	7,265,228	5,218,539
Investment in unconsolidated joint ventures	48,882	23,976
Net investments in real estate	7,314,110	5,242,515
Cash and cash equivalents	76,115	40,631
Accounts and other receivables, net of allowance for doubtful accounts of \$2,362 and \$2,436 as of September 30, 2012 and December 31, 2011, respectively	146,025	90,580
Deferred rent	301,535	246,815
Acquired above market leases, net	68,269	29,701
Acquired in place lease value and deferred leasing costs, net	492,393	335,381
Deferred financing costs, net	32,163	29,849
Restricted cash	43,217	55,165
Other assets	38,771	27,929
Total Assets	\$ 8,512,598	\$ 6,098,566
LIABILITIES AND EQUITY		
Global revolving credit facility	\$ 526,372	\$ 275,106
Unsecured term loan	754,935	-
Unsecured senior notes, net of discount	1,737,881	1,441,072
Exchangeable senior debentures	266,400	266,400
Mortgage loans, net of premiums	794,485	947,132
Other secured loans	-	10,500
Accounts payable and other accrued liabilities	616,042	315,133
Accrued dividends and distributions	-	75,455
Acquired below market leases, net	152,876	85,819
Security deposits and prepaid rents	136,051	101,538
Total Liabilities	4,985,042	3,518,155
Commitments and contingencies	-	-
EQUITY:		
Stockholders' equity:		
Preferred Stock: \$0.01 par value per share, 30,000,000 shares authorized:		
Series C Cumulative Convertible Preferred Stock, 4.375%, \$0 and \$128,159 liquidation preference, respectively (\$25.00 per share), 0 and 5,126,364 shares issued and outstanding as of September 30, 2012 and December 31, 2011, respectively	-	123,820
Series D Cumulative Convertible Preferred Stock, 5.500%, \$127,447 and \$174,426 liquidation preference, respectively (\$25.00 per share), 5,097,898 and 6,977,055 shares issued and outstanding as of September 30, 2012 and December 31, 2011, respectively	123,250	168,669
Series E Cumulative Redeemable Preferred Stock, 7.000%, \$287,500 and \$287,500 liquidation preference, respectively (\$25.00 per share), 11,500,000 and 11,500,000 shares issued and outstanding as of September 30, 2012 and December 31, 2011, respectively	277,172	277,292
Series F Cumulative Redeemable Preferred Stock, 6.625%, \$182,500 and \$0 liquidation preference, respectively (\$25.00 per share), 7,300,000 and 0 shares issued and outstanding as of September 30, 2012 and December 31, 2011, respectively	176,191	-
Common Stock: \$0.01 par value per share, 165,000,000 shares authorized, 123,261,390 and 106,039,279 shares issued and outstanding as of September 30, 2012 and December 31, 2011, respectively	1,228	1,057
Additional paid-in capital	3,536,463	2,496,651
Dividends in excess of earnings	(610,337)	(488,692)
Accumulated other comprehensive income, net	(24,524)	(55,880)
Total stockholders' equity	3,479,443	2,522,917
Noncontrolling interests:		
Noncontrolling interest in operating partnership	44,141	45,057
Noncontrolling interest in consolidated joint ventures	3,972	12,437
Total noncontrolling interests	48,113	57,494
Total Equity	3,527,556	2,580,411
Total Liabilities and Equity	\$ 8,512,598	\$ 6,098,566

DIGITAL REALTY TRUST, INC.

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Consolidated Quarterly Statements of Operations

(unaudited and in thousands, except share and per share data)

	Three Months Ended						
	30-Sep-12	30-Jun-12	31-Mar-12	31-Dec-11	30-Sep-11	30-Jun-11	31-Mar-11
Rental	\$ 260,052	\$ 234,923	\$ 222,834	\$ 214,264	\$ 206,846	\$ 202,806	\$ 196,795
Tenant reimbursements	78,878	60,422	57,862	52,010	56,656	51,311	51,834
Construction management	2,497	1,954	2,452	4,338	9,372	13,759	1,817
Other	1,052	6,405	-	-	602	5	295
Total operating revenues	342,479	303,704	283,148	270,612	273,476	267,881	250,741
Rental property operating and maintenance	106,660	87,576	79,845	81,698	82,164	72,337	71,723
Property taxes	17,982	15,769	16,042	9,458	13,055	13,962	13,471
Insurance	2,463	2,260	2,230	2,014	1,961	1,998	2,051
Construction management	623	596	193	2,388	7,391	11,199	1,737
Depreciation and amortization	101,840	89,000	83,995	80,612	79,047	76,848	73,918
General and administrative	14,409	15,109	14,250	12,542	14,600	14,077	12,405
Transactions	504	4,608	677	601	3,632	740	681
Other	923	337	-	-	-	-	90
Total operating expenses	245,404	215,255	197,232	189,313	201,850	191,161	176,076
Operating income	97,075	88,449	85,916	81,299	71,626	76,720	74,665
Equity in earnings of unconsolidated joint ventures	1,520	3,493	1,389	1,296	1,390	1,058	1,208
Interest and other income	83	1,216	709	398	2,218	380	264
Interest expense	(41,047)	(37,681)	(38,030)	(36,856)	(37,078)	(39,334)	(36,082)
Tax (expense) benefit	(710)	(1,206)	(721)	1,164	(461)	(233)	(428)
Loss from early extinguishment of debt	-	(303)	-	(104)	(6)	(363)	(615)
Net income	56,921	53,968	49,263	47,197	37,689	38,228	39,012
Net income attributable to noncontrolling interests	(1,529)	(1,634)	(1,221)	(1,481)	(1,345)	(1,525)	(1,510)
Net income attributable to Digital Realty Trust, Inc.	55,392	52,334	48,042	45,716	36,344	36,703	37,502
Preferred stock dividends	(9,777)	(10,313)	(8,831)	(9,726)	(4,436)	(4,713)	(6,522)
Net income available to common stockholders	\$ 45,615	\$ 42,021	\$ 39,211	\$ 35,990	\$ 31,908	\$ 31,990	\$ 30,980
Net income per share available to common stockholders - basic	\$ 0.37	\$ 0.38	\$ 0.37	\$ 0.34	\$ 0.32	\$ 0.33	\$ 0.34
Net income per share available to common stockholders - diluted	\$ 0.37	\$ 0.38	\$ 0.36	\$ 0.34	\$ 0.31	\$ 0.33	\$ 0.33
Weighted-average shares outstanding - basic	122,026,421	109,761,017	107,099,856	105,134,719	100,588,235	96,295,585	91,428,355
Weighted-average shares outstanding - diluted	122,353,511	110,166,082	107,584,856	105,584,344	101,912,342	97,511,811	92,600,215
Weighted-average fully diluted shares and units	126,569,841	114,505,563	111,917,822	110,052,443	105,478,907	102,272,613	98,117,454

Third Quarter 2012

Funds From Operations (FFO)

(unaudited and in thousands, except per share data)

	Three Months Ended						
	30-Sep-12	30-Jun-12	31-Mar-12	31-Dec-11	30-Sep-11	30-Jun-11	31-Mar-11
Reconciliation of net income available to common stockholders to FFO (Note):							
Net income available to common stockholders	\$ 45,615	\$ 42,021	\$ 39,211	\$ 35,990	\$ 31,908	\$ 31,990	\$ 30,980
Adjustments:							
Noncontrolling interests in operating partnership	1,574	1,661	1,586	1,530	1,421	1,582	1,652
Real estate related depreciation and amortization ⁽¹⁾	100,994	88,186	82,993	80,086	78,550	76,405	73,506
Real estate related depreciation and amortization related to investment in unconsolidated joint ventures	710	866	905	985	918	893	892
Gain on sale of assets held in unconsolidated joint venture	-	(2,325)	-	-	-	-	-
FFO available to common stockholders and unitholders	\$ 148,893	\$ 130,409	\$ 124,695	\$ 118,591	\$ 112,797	\$ 110,870	\$ 107,030
FFO per share and unit:							
Basic	\$ 1.18	\$ 1.14	\$ 1.12	\$ 1.08	\$ 1.07	\$ 1.10	\$ 1.11
Diluted ⁽²⁾	\$ 1.13	\$ 1.09	\$ 1.06	\$ 1.02	\$ 1.01	\$ 1.02	\$ 1.02
Weighted-average shares and units outstanding - basic	126,243	114,100	111,433	109,603	105,069	101,056	96,303
Weighted-average shares and units outstanding - diluted ⁽²⁾	137,304	125,824	125,482	123,875	120,235	117,845	115,730
(1) Real estate related depreciation and amortization was computed as follows:							
Depreciation and amortization per income statement	\$ 101,840	\$ 89,000	\$ 83,995	\$ 80,612	\$ 79,047	\$ 76,848	\$ 73,918
Non-real estate depreciation	(846)	(814)	(1,002)	(526)	(497)	(443)	(412)
	\$ 100,994	\$ 88,186	\$ 82,993	\$ 80,086	\$ 78,550	\$ 76,405	\$ 73,506

(2) At September 30, 2012, we had 5,098 series D convertible preferred shares outstanding that were convertible into 4,219 common shares on a weighted average basis for the three months ended September 30, 2012. For the three months ended September 30, 2012, we have excluded the effect of dilutive series E and series F preferred stock, that may be converted upon the occurrence of specified change in control transactions as described in the articles supplementary governing the series E and series F preferred stock, which we consider highly improbable; if included, the dilutive effect for the three months ended September 30, 2012 would be 6,784 shares. In addition, we had a balance of \$266,400 of 5.50% exchangeable senior debentures due 2029 that were exchangeable for 6,515 common shares on a weighted average basis for the three months ended September 30, 2012. See below for calculations of diluted FFO available to common stockholders and unitholders and weighted average common stock and units outstanding.

FFO available to common stockholders and unitholders	\$ 148,893	\$ 130,409	\$ 124,695	\$ 118,591	\$ 112,797	\$ 110,870	\$ 107,030
Add: Series C convertible preferred dividends	-	-	1,402	1,402	1,402	1,441	1,832
Add: Series D convertible preferred dividends	1,723	2,394	2,398	2,398	3,034	3,272	4,690
Add: 5.50% exchangeable senior debentures interest expense	4,050	4,050	4,050	4,050	4,050	4,050	4,050
FFO available to common stockholders and unitholders -- diluted	\$ 154,666	\$ 136,853	\$ 132,545	\$ 126,441	\$ 121,283	\$ 119,633	\$ 117,602
Weighted average common stock and units outstanding	126,243	114,100	111,433	109,603	105,069	101,056	96,303
Add: Effect of dilutive securities (excl. series C & D convert. preferred stock & 5.50% debentures)	327	405	485	450	410	1,216	1,172
Add: Effect of dilutive series C convertible preferred stock	-	489	2,785	2,778	2,784	2,865	3,652
Add: Effect of dilutive series D convertible preferred stock	4,219	4,374	4,337	4,660	5,604	6,419	8,333
Add: Effect of dilutive 5.50% exchangeable senior debentures	6,515	6,456	6,442	6,384	6,368	6,289	6,270
Weighted average common stock and units outstanding -- diluted	137,304	125,824	125,482	123,875	120,235	117,845	115,730

Note: For a definition and discussion of FFO, see page 30.

Adjusted Funds From Operations (AFFO)

(unaudited and in thousands)

	Three Months Ended						
	30-Sep-12	30-Jun-12	31-Mar-12	31-Dec-11	30-Sep-11	30-Jun-11	31-Mar-11
Reconciliation of FFO to AFFO (Note):							
FFO available to common stockholders and unitholders	\$ 148,893	\$ 130,409	\$ 124,695	\$ 118,591	\$ 112,797	\$ 110,870	\$ 107,030
Adjustments:							
Non-real estate depreciation	846	814	1,002	526	497	443	412
Amortization of deferred financing costs	2,328	1,799	2,214	2,209	2,285	2,510	2,451
Amortization of debt discount	260	250	247	244	241	749	998
Non-cash compensation	2,741	3,775	3,407	3,167	3,560	3,739	2,963
Loss from early extinguishment of debt	-	303	-	104	6	363	615
Straight line rents	(20,221)	(19,649)	(15,902)	(15,089)	(14,166)	(14,305)	(12,749)
Above and below market rent amortization	(2,333)	(2,871)	(2,239)	(2,274)	(1,989)	(1,860)	(1,814)
Capitalized leasing compensation	(3,847)	(3,334)	(3,913)	(2,610)	(2,734)	(2,721)	(2,443)
Recurring capital expenditures and tenant improvements ⁽³⁾	(3,562)	(6,128)	(5,431)	(4,870)	(4,678)	(2,026)	(1,395)
Capitalized leasing commissions ⁽³⁾	(9,493)	(4,201)	(3,607)	(6,401)	(5,350)	(6,486)	(3,029)
AFFO available to common stockholders and unitholders	\$ 115,612	\$ 101,167	\$ 100,473	\$ 93,597	\$ 90,469	\$ 91,276	\$ 93,039

(3) All periods presented include internal leasing commissions, the amounts of which have historically been included in capitalized leasing commissions and were previously excluded from recurring capital expenditures.

Note: For a definition and discussion of AFFO, see page 30. For a reconciliation of net income available to common stockholders to FFO, see above table.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Reconciliation of Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA) ⁽¹⁾ (unaudited and in thousands)

	Three Months Ended						
	30-Sep-12	30-Jun-12	31-Mar-12	31-Dec-11	30-Sep-11	30-Jun-11	31-Mar-11
Net income available to common stockholders	\$ 45,615	\$ 42,021	\$ 39,211	\$ 35,990	\$ 31,908	\$ 31,990	\$ 30,980
Interest	41,047	37,681	38,030	36,856	37,078	39,334	36,082
Loss from early extinguishment of debt	-	303	-	104	6	363	615
Taxes	710	1,206	721	(1,164)	461	233	428
Depreciation and amortization	101,840	89,000	83,995	80,612	79,047	76,848	73,918
EBITDA	189,212	170,211	161,957	152,398	148,500	148,768	142,023
Noncontrolling interests	1,529	1,634	1,221	1,481	1,345	1,525	1,510
Preferred stock dividends	9,777	10,313	8,831	9,726	4,436	4,713	6,522
Adjusted EBITDA	\$ 200,518	\$ 182,158	\$ 172,009	\$ 163,605	\$ 154,281	\$ 155,006	\$ 150,055

(1) For the definition and discussion of EBITDA and Adjusted EBITDA, see page 30. EBITDA and Adjusted EBITDA for the three months ended June 30, 2012 include a gain on sale for 700 / 750 Central Expressway, an unconsolidated joint venture, of approximately \$2.3 million. Excluding this gain, EBITDA and Adjusted EBITDA would have been \$167.9 million and \$179.9 million, respectively, for three months ended June 30, 2012.

Financial Ratios

(unaudited and in thousands)

	30-Sep-12	30-Jun-12	31-Mar-12	31-Dec-11	30-Sep-11	30-Jun-11	31-Mar-11
Total GAAP interest expense	\$ 41,047	\$ 37,681	\$ 38,030	\$ 36,856	\$ 37,078	\$ 39,334	\$ 36,082
Capitalized interest	4,496	4,602	4,526	4,262	4,755	4,222	4,666
Change in accrued interest and other non-cash amounts	8,974	(14,836)	11,320	(15,879)	12,274	(16,207)	4,460
Cash interest expense (a)	54,517	27,447	53,876	25,239	54,107	27,349	45,208
Scheduled debt principal payments and preferred dividends	13,402	15,199	12,601	13,555	8,173	8,401	10,422
Total fixed charges (b)	\$ 67,919	\$ 42,646	\$ 66,477	\$ 38,794	\$ 62,280	\$ 35,750	\$ 55,630
Debt service coverage ratio based on GAAP interest expense (c)	4.9x	4.8x	4.5x	4.4x	4.2x	3.9x	4.2x
Debt service coverage ratio based on cash interest expense (d)	3.7x	6.6x	3.2x	6.5x	2.9x	5.7x	3.3x
Fixed charge coverage ratio based on GAAP interest expense (e)	3.7x	3.4x	3.4x	3.2x	3.4x	3.2x	3.2x
Fixed charge coverage ratio based on cash interest expense (f)	3.0x	4.3x	2.6x	4.2x	2.5x	4.3x	2.7x
Debt to total enterprise value including debt and preferred equity (g)	30.0%	26.8%	26.9%	26.9%	29.6%	31.1%	33.1%
Debt plus preferred stock to total enterprise value including debt and preferred equity (h)	34.4%	31.9%	31.8%	32.3%	36.3%	34.9%	38.6%
Pretax income to interest expense (i)	2.4x	2.4x	2.3x	2.3x	2.0x	2.0x	2.1x
Net Debt to Adjusted EBITDA (j)	5.0x	4.6x	4.7x	4.4x	4.5x	4.9x	5.0x

- (a) Cash interest expense is interest expense less amortization of debt discount and deferred financing fees and includes interest that we capitalized. We consider cash interest expense to be a useful measure of interest as it excludes non-cash based interest expense.
- (b) Fixed charges consist of cash interest expense, scheduled debt principal payments and preferred dividends.
- (c) Adjusted EBITDA divided by GAAP interest expense.
- (d) Adjusted EBITDA divided by cash interest expense.
- (e) Adjusted EBITDA divided by the sum of GAAP interest expense, scheduled debt principal payments and preferred dividends.
- (f) Adjusted EBITDA divided by fixed charges.
- (g) Mortgage debt and other loans divided by mortgage debt and other loans plus the liquidation value of preferred stock and the market value of outstanding common stock and operating partnership units, assuming the redemption of operating partnership units for shares of our common stock.
- (h) Same as (e), except numerator includes preferred stock.
- (i) Calculated as net income, adding back interest expense and divided by GAAP interest expense.
- (j) Calculated as total debt at balance sheet carrying value (see page 7) less unrestricted cash and cash equivalents divided by the product of Adjusted EBITDA multiplied by four.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Same Store and New Properties Consolidated Quarterly Statements of Operations

(unaudited and in thousands)

Same store ⁽¹⁾	Three Months Ended						
	30-Sep-12	30-Jun-12	31-Mar-12	31-Dec-11	30-Sep-11	30-Jun-11	31-Mar-11
Operating Revenues:							
Rental	\$ 227,587	\$ 224,804	\$ 216,061	\$ 213,016	\$ 206,634	\$ 202,806	\$ 196,795
Tenant reimbursements - Utilities	45,931	39,522	35,980	38,699	36,374	37,578	37,386
Tenant reimbursements - Other	17,916	17,616	18,994	12,925	20,282	13,733	14,448
Construction management ⁽²⁾	-	-	-	-	-	-	-
Other	1,052	6,405	-	-	602	5	295
Total operating revenues	292,486	288,347	271,035	264,640	263,892	254,122	248,924
Operating Expenses:							
Rental property operating and maintenance - Utilities	48,760	41,266	37,905	38,915	39,714	41,055	38,427
Rental property operating and maintenance - Other	43,218	42,106	39,211	42,129	42,324	31,785	33,003
Property taxes	15,988	14,840	15,347	9,333	13,006	13,922	13,471
Insurance	2,069	2,126	2,101	1,908	1,917	1,933	1,921
Construction management ⁽²⁾	-	-	-	-	-	-	-
Depreciation and amortization	86,588	84,645	80,736	80,332	79,038	76,848	73,918
General and administrative ⁽³⁾	14,409	15,109	14,250	12,542	14,600	14,077	12,405
Transactions ⁽⁴⁾	-	-	-	-	-	-	-
Other	923	337	-	-	-	-	90
Total operating expenses	211,955	200,429	189,550	185,159	190,599	179,620	173,235
Operating income	80,531	87,918	81,485	79,481	73,293	74,502	75,689
Other Income (Expenses):							
Equity in earnings of unconsolidated joint ventures	1,533	3,500	1,394	1,295	1,390	1,058	1,208
Interest and other income	(62)	1,267	772	395	2,221	380	264
Interest expense	(37,299)	(36,361)	(36,841)	(36,594)	(37,075)	(39,334)	(36,082)
Tax expense	(586)	(1,083)	(596)	1,288	(378)	(233)	(428)
Loss from early extinguishment of debt	-	(303)	-	(104)	(6)	(363)	(615)
Net income	\$ 44,117	\$ 54,938	\$ 46,214	\$ 45,761	\$ 39,445	\$ 36,010	\$ 40,036
New properties ⁽¹⁾							
Operating Revenues:							
Rental	\$ 32,465	\$ 10,119	\$ 6,773	\$ 1,248	\$ 212	\$ -	\$ -
Tenant reimbursements - Utilities	10,195	2,408	1,398	-	-	-	-
Tenant reimbursements - Other	4,836	876	1,490	386	-	-	-
Construction management ⁽²⁾	2,497	1,954	2,452	4,338	9,372	13,759	1,817
Other	-	-	-	-	-	-	-
Total operating revenues	49,993	15,357	12,113	5,972	9,584	13,759	1,817
Operating Expenses:							
Rental property operating and maintenance - Utilities	10,107	2,355	1,446	-	-	-	-
Rental property operating and maintenance - Other	4,575	1,849	1,283	654	126	(503)	293
Property taxes	1,994	929	695	125	49	40	-
Insurance	394	134	129	106	44	65	130
Construction management ⁽²⁾	623	596	193	2,388	7,391	11,199	1,737
Depreciation and amortization	15,252	4,355	3,259	280	9	-	-
General and administrative ⁽³⁾	-	-	-	-	-	-	-
Transactions ⁽⁴⁾	504	4,608	677	601	3,632	740	681
Other	-	-	-	-	-	-	-
Total operating expenses	33,449	14,826	7,682	4,154	11,251	11,541	2,841
Operating income	16,544	531	4,431	1,818	(1,667)	2,218	(1,024)
Other Income (Expenses):							
Equity in earnings of unconsolidated joint ventures	(13)	(7)	(5)	1	-	-	-
Interest and other income	145	(51)	(63)	3	(3)	-	-
Interest expense	(3,748)	(1,320)	(1,189)	(262)	(3)	-	-
Tax expense	(124)	(123)	(125)	(124)	(83)	-	-
Loss from early extinguishment of debt	-	-	-	-	-	-	-
Net Income	\$ 12,804	\$ (970)	\$ 3,049	\$ 1,436	\$ (1,756)	\$ 2,218	\$ (1,024)

(1) Same store properties are properties that were acquired on or before December 31, 2010 and new properties are properties acquired after December 31, 2010.

(2) Construction management revenues and expenses are included entirely in new properties as they are not allocable to specific properties.

(3) General and administrative expenses are included entirely in same store properties as they are not allocable to specific properties.

(4) Transaction expenses are included entirely in new properties as they are not allocable to specific properties.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Same Store Operating Trend Summary (unaudited and in thousands)

Same store ⁽¹⁾	Three Months Ended				
	30-Sep-12	30-Jun-12	Percentage Change	30-Sep-11	Percentage Change
Rental ⁽²⁾	\$ 227,587	\$ 224,804	1.2%	\$ 206,634	10.1%
Tenant reimbursements - Utilities	45,931	39,522	16.2%	36,374	26.3%
Tenant reimbursements - Other	17,916	17,616	1.7%	20,282	(11.7%)
	291,434	281,942	3.4%	263,290	10.7%
Rental property operating and maintenance - Utilities	48,760	41,266	18.2%	39,714	22.8%
Rental property operating and maintenance - Other	43,218	42,106	2.6%	42,324	2.1%
Property taxes	15,988	14,840	7.7%	13,006	22.9%
Insurance	2,069	2,126	(2.7%)	1,917	7.9%
	110,035	100,338	9.7%	96,961	13.5%
Net Operating Income ⁽³⁾	\$ 181,399	\$ 181,604	(0.1%)	\$ 166,329	9.1%
Same store occupancy at end of quarter ⁽⁴⁾	93.4%	92.9%	0.5%	93.7%	(0.3%)

(1) Same store properties were acquired on or before December 31, 2010.

(2) For the periods presented, same store straight-line rent was \$18,085, \$18,980 and \$14,093, respectively, and non-cash purchase accounting adjustments were \$1,580, \$1,535, and \$1,989, respectively.

(3) For a definition and discussion of Net Operating Income, see page 30.

(4) Occupancy excludes space held for redevelopment. For some of our properties, we calculate occupancy based on factors in addition to contractually leased square feet, including available power, required support space and common area.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Consolidated Debt Analysis
(unaudited, in thousands)

	<u>Maturity Date</u>	<u>Principal Balance as of September 30, 2012</u>	<u>% of Debt</u>	<u>Interest Rate as of September 30, 2012</u>	<u>Interest Rate as of September 30, 2012 including swaps</u>
Revolving Credit Facility					
Global revolving credit facility	November 2, 2016 ⁽¹⁾	526,372	12.9%	1.99%	
		\$ 526,372	12.9%		
Unsecured term loan:					
Unsecured term loan	April 16, 2017	754,935	18.5%	1.89%	2.27%
		\$ 754,935	18.5%		
Unsecured senior notes:					
Prudential Shelf Facility:					
Series B	November 5, 2013	33,000	0.8%	9.32%	
Series C	January 6, 2016	25,000	0.6%	9.68%	
Series D	January 20, 2015	50,000	1.2%	4.57%	
Series E	January 20, 2017	50,000	1.2%	5.73%	
Series F	February 3, 2015	17,000	0.4%	4.50%	
Total Prudential Shelf Facility		\$ 175,000	4.2%		
Senior Notes:					
4.50% notes due 2015	July 15, 2015	375,000	9.2%	4.50%	
5.875% notes due 2020	February 1, 2020	500,000	12.3%	5.88%	
5.25% notes due 2021	March 15, 2021	400,000	9.8%	5.25%	
3.625% notes due 2022	October 1, 2022	300,000	7.4%	3.63%	
Unamortized discounts		(12,119)	-0.3%		
Total senior notes		\$ 1,562,881	38.4%		
Total unsecured senior notes		\$ 1,737,881	42.6%		
Exchangeable senior debentures:					
5.50% exchangeable senior debentures due 2029	April 15, 2029	266,400	6.5%	5.50%	
Total exchangeable senior debentures		\$ 266,400	6.5%		
Mortgage loans:					
Paul van Vlissingenstraat 16	July 18, 2013	13,053	0.3%	2.38%	5.58%
Chemin de l'Epinglier 2	July 18, 2013	9,444	0.2%	2.28%	5.57%
1500 Space Park Drive	October 5, 2013	36,247	0.9%	6.15%	
Gyroscopweg 2E-2F	October 18, 2013	8,312	0.2%	2.28%	5.49%
360 Spear Street	November 8, 2013	46,862	1.1%	6.32%	
Mundells Roundabout	November 30, 2013	69,235	1.7%	2.23%	4.18%
Clonshaugh Industrial Estate II	September 4, 2014	38,580	0.9%	5.28%	7.20%
Cressex 1	October 16, 2014	28,529	0.7%	5.68%	
Manchester Technopark	October 16, 2014	8,679	0.2%	5.68%	
Secured Term Debt	November 11, 2014	136,726	3.4%	5.65%	
200 Paul Avenue 1-4	October 8, 2015	73,114	1.8%	5.74%	
600 West Seventh Street	March 15, 2016	51,566	1.3%	5.80%	
34551 Ardenwood Boulevard 1-4	November 11, 2016	53,102	1.3%	5.95%	
2334 Lundy Place	November 11, 2016	38,621	0.9%	5.96%	
1100 Space Park Drive	December 11, 2016	53,078	1.3%	5.89%	
2045 & 2055 LaFayette Street	February 6, 2017	64,864	1.6%	5.93%	
150 South First Street	February 6, 2017	51,008	1.3%	6.30%	
8025 North Interstate 35	March 6, 2017	6,621	0.2%	4.09%	
731 East Trade Street	July 1, 2020	4,586	0.1%	8.22%	
Unamortized net premiums		2,258	0.1%		
		\$ 794,485	19.5%		
Total Consolidated Debt		\$ 4,080,073	100.0%		
Weighted average cost of debt (including interest rate swaps)					4.35%

(1) Assumes all extensions will be exercised.

Global Revolving Credit Facility
(in thousands)

	<u>Maximum Available as of September 30, 2012</u>	<u>Available as of September 30, 2012 ⁽²⁾</u>	<u>Drawn as of September 30, 2012</u>
Global Revolving Credit Facility	\$ 1,800,000	\$ 1,251,224	\$ 526,372

(2) Net of letters of credit issued.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Debt Maturities

(unaudited, in thousands)

	2012	2013	2014	2015	2016	Thereafter	Total
Global revolving credit facility ⁽¹⁾	\$ -	\$ -	\$ -	\$ -	\$ 526,372	\$ -	\$ 526,372
Unsecured term loan	-	-	-	-	-	754,935	754,935
Prudential shelf facility senior notes	-	33,000	-	67,000	25,000	50,000	175,000
5.875% notes due 2020	-	-	-	-	-	500,000	500,000
4.50% notes due 2015	-	-	-	375,000	-	-	375,000
5.25% notes due 2021	-	-	-	-	-	400,000	400,000
3.625% notes due 2022	-	-	-	-	-	300,000	300,000
5.50% exchangeable senior debentures due 2029 ⁽²⁾	-	-	266,400	-	-	-	266,400
Secured Term Debt ⁽³⁾	734	3,026	132,966	-	-	-	136,726
200 Paul Avenue 1-4	469	1,932	2,048	68,665	-	-	73,114
Mundells Roundabout	-	69,235	-	-	-	-	69,235
2045 & 2055 LaFayette Street	243	998	1,060	1,125	1,195	60,243	64,864
34551 Ardenwood Boulevard 1-4	186	765	812	862	50,477	-	53,102
1100 Space Park Drive	188	774	821	872	50,423	-	53,078
600 West Seventh Street	392	1,626	1,723	1,825	46,000	-	51,566
150 South First Street	178	733	781	832	878	47,606	51,008
360 Spear Street	249	46,613	-	-	-	-	46,862
2334 Lundy Place	135	555	590	627	36,714	-	38,621
Clonshaugh Industrial Estate II	-	-	38,580	-	-	-	38,580
1500 Space Park Drive	564	35,683	-	-	-	-	36,247
Cressex 1	124	495	27,910	-	-	-	28,529
Paul van Vlissingenstraat 16	54	12,999	-	-	-	-	13,053
Chemin de l'Epinglier 2	39	9,405	-	-	-	-	9,444
Gyroscoopweg 2E-2F	35	8,277	-	-	-	-	8,312
Manchester Technopark	38	151	8,490	-	-	-	8,679
8025 North Interstate 35	60	247	257	268	5,789	-	6,621
731 East Trade Street	77	323	350	416	504	2,916	4,586
Total	\$ 3,765	\$ 226,837	\$ 482,788	\$ 517,492	\$ 743,352	\$ 2,115,700	\$ 4,089,934

Weighted Average Term to Initial Maturity ⁽²⁾	4.7 Years
Weighted Average Term to Initial Maturity (assuming exercise of extension options) ⁽²⁾	4.8 Years

(1) Assumes all extensions will be exercised.

(2) Assumes maturity of 5.50% exchangeable senior debentures due 2029 at first redemption date in April 2014.

(3) This amount represents six mortgage loans secured by our interests in 36 NE 2nd Street, 3300 East Birch Street, 100 & 200 Quannapowitt Parkway, 300 Boulevard East, 4849 Alpha Road, and 11830 Webb Chapel Road. Each of these loans is cross-collateralized by the six properties.

Note: Total excludes \$2,258 of loan premiums, net and (\$6,724), (\$663), (\$790), and (\$3,943) of debt discount on 5.875% unsecured senior notes due 2020, 4.50% unsecured senior notes due 2015, 5.25% unsecured senior notes due 2021, and 3.625% unsecured senior notes due 2022, respectively.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Debt Analysis & Covenant Compliance
(unaudited)

Debt Covenant Ratios ⁽¹⁾ :	As of September 30, 2012				
	4.50% Notes due 2015, 5.875% Notes due 2020 & 5.25% Notes due 2021		3.625% Notes due 2022	Global Revolving Credit Facility	
	Required	Actual	Actual	Required	Actual
Total Outstanding Debt / Total Assets ⁽²⁾	Less than 60%	43%	40%	Less than 60% ⁽³⁾	36%
Secured Debt / Total Assets ⁽⁴⁾	Less than 40%	8%	8%	Less than 40%	7%
Total Unencumbered Assets / Unsecured Debt	Greater than 150%	247%	266%		N/A
Consolidated EBITDA / Interest Expense ⁽⁵⁾	Greater than 1.50x	4.1 x	4.1 x		N/A
Fixed Charge Coverage		N/A	N/A	Greater than 1.50x	3.2 x
Unsecured Debt / Total Unencumbered Asset Value ⁽⁶⁾		N/A	N/A	Less than 60%	41%
Unencumbered Assets Debt Service Coverage Ratio		N/A	N/A	Greater than 1.50x	5.5 x

(1) For a definition of the capitalized terms used in the table above and related footnotes, please refer to: the Indenture dated January 28, 2010, which governs the 5.875% Notes due 2020; the Indenture dated July 8, 2010, which governs the 4.50% Notes due 2015; the Indenture and Supplemental Indenture No. 1 dated March 8, 2011, which governs the 5.25% Notes due 2021; the Indenture and Supplemental Indenture No. 1 dated September 24, 2012, which governs the 3.625% Notes due 2022; and the Global Senior Credit Agreement dated as of November 3, 2011, which are filed as exhibits to our reports filed with the Securities and Exchange Commission.

(2) This ratio is referred to as the Leverage Ratio, defined as Consolidated Debt / Total Asset Value, under the Global Revolving Credit Facility. Under the 4.50% Notes due 2015, 5.875% Notes due 2020, and 5.25% Notes due 2021, Total Assets is calculated using Consolidated EBITDA capped at 9.0%. Under the 3.625% Notes due 2022, Total Assets is calculated using Consolidated EBITDA capped at 8.25%. Under the Global Revolving Credit Facility, Total Asset Value is calculated using Adjusted Net Operating Income capped at 8.25% for Data Center Assets and 7.50% for Other Assets.

(3) The Company has the right to maintain a Leverage Ratio of greater than 60.0% but less than or equal to 65.0% for up to four consecutive fiscal quarters during the term of the Facility following an acquisition of one or more Assets for a purchase price and other consideration in an amount not less than 5% of Total Asset Value.

(4) This ratio is referred to as the Secured Debt Leverage Ratio, defined as Consolidated Secured Debt / Total Asset Value, under the Global Revolving Credit Facility.

(5) Calculated as current quarter annualized Consolidated EBITDA to current quarter annualized Interest Expense (including capitalized interest and debt discounts).

(6) Assets must satisfy certain conditions to qualify for inclusion as an Unencumbered Asset under the Global Revolving Credit Facility.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Portfolio Summary As of September 30, 2012

	<u>9/30/2012</u>	<u>6/30/2012</u>
Number of Properties:		
Domestic	90 ⁽¹⁾	88
International	<u>20</u>	<u>17</u>
	110 ⁽²⁾	105 ⁽²⁾
Number of Buildings:		
Domestic	137	134
International	<u>24</u>	<u>21</u>
	161	155
Number of Markets:		
Domestic	21	21
International ⁽³⁾	<u>11</u>	<u>11</u>
	32	32
Net Rentable Square Feet: ⁽⁴⁾		
Domestic	16,584,357	16,157,756
International	<u>2,337,708</u>	<u>1,724,101</u>
	18,922,065	17,881,857
Redevelopment Square Feet:		
Domestic	1,885,220	1,939,316
International	<u>356,984</u>	<u>237,828</u>
	2,242,204	2,177,144
Portfolio Occupancy ⁽⁵⁾	94.2%	93.5%
Same Store Pool Occupancy ⁽⁵⁾	93.4%	92.9%
Average Original Lease Term (years)	13.5	13.7
Average Remaining Lease Term (years)	7.0	7.0
Lease Expirations (through 2013)	4.9%	6.2%

(1) Developable land in 3825 NW Aloclek Place, Portland, Oregon added to property count due to build-out.

(2) Excludes three properties held as investments in unconsolidated joint ventures and developable land.

(3) Two markets include developable land in Sydney, Australia and Melbourne, Australia.

(4) We estimate the total net rentable square feet available for lease based on a number of factors in addition to contractually leased square feet, including available power, required support space and common area.

(5) Occupancy excludes space held for redevelopment. For some of our properties, we calculate occupancy based on factors in addition to contractually leased square feet, including available power, required support space and common area.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Properties Acquired

For the three months ended September 30, 2012

Property	Metropolitan Area	Date Acquired	Purchase Price (in millions)	Net Rentable Square Footage of Property ⁽¹⁾	Total Square Footage Held for Redevelopment	Percentage of Total Net Rentable Square Footage of Property Occupied ⁽²⁾
11900 East Cornell Ave	Denver, CO	Sep-12	\$ 90.8	285,840	-	94.3%
Sentrum Portfolio	⁽³⁾ London, England	Jul-12	\$ 1,114.1	593,083	139,917	98.9%
			<u>\$ 1,204.9</u>	<u>878,923</u>	<u>139,917</u>	<u>97.4%</u>

(1) We estimate the total net rentable square feet available for lease based on a number of factors in addition to contractually leased square feet, including available power, required support space and common area.

(2) Occupancy percentages are calculated net of square footage held for redevelopment.

(3) The Sentrum Portfolio consists of Unit B Prologis Park, Watford, The Chess Building, Croydon, and Unit 21 Goldsworth Park, Woking, which are located in the greater London, United Kingdom, metropolitan area. The Sentrum Portfolio is considered three properties for our property count.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Occupancy Analysis
As of September 30, 2012
(Dollar amounts in thousands)

Property	Acquisition Date	Property Type	Net Rentable Square Feet ⁽¹⁾	Redevelopment Space	Annualized Rent (\$000) ⁽²⁾	Occupancy ⁽³⁾							Net Rentable Square Feet as a % of Total Portfolio	Annualized Rent as a % of Total Portfolio
						As of 9/30/12	As of 6/30/12	As of 3/31/12	As of 12/31/11	As of 09/30/11	As of 06/30/11	As of 03/31/11		
NORTH AMERICA														
Dallas														
2323 Bryan Street	Jan-02	Internet Gateway	453,539	23,568	14,979	76.9%	76.1%	75.2%	74.8%	73.4%	75.0%	73.8%	2.4 %	1.5 %
2501 S. State Highway 121	Feb-12	Data Center	819,243	-	12,966	98.5%	98.5%	98.5%	N/A	N/A	N/A	N/A	4.3	1.3
2440 Marsh Lane	Jan-03	Data Center	135,250	-	11,763	91.9%	85.9%	100.0%	100.0%	100.0%	100.0%	100.0%	0.7	1.2
1232 Alma Road	Sep-09	Data Center	90,926	14,800	11,137	99.4%	99.5%	99.5%	99.5%	99.5%	99.0%	67.7%	0.5	1.1
4849 Alpha Road	Apr-04	Data Center	125,538	-	11,001	99.7%	99.7%	99.7%	99.7%	99.6%	99.6%	100.0%	0.7	1.1
4025 Midway Road	Jan-06	Data Center	90,058	10,532	8,798	99.9%	99.9%	100.0%	100.0%	100.0%	100.0%	100.0%	0.5	0.9
400 S. Akard	Jun-12	Internet Gateway	269,563	-	7,890	94.7%	84.6%	N/A	N/A	N/A	N/A	N/A	1.4	0.8
11830 Webb Chapel Road	Aug-04	Data Center	365,647	-	7,002	88.1%	88.1%	88.1%	88.1%	88.4%	88.4%	88.4%	1.9	0.7
900 Quality Way	Sep-09	Data Center	33,680	81,242	6,278	100.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2	0.6
1215 Datacenter Park	Sep-12	Data Center	56,124	-	5,972	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	0.3	0.6
14901 FAA Boulevard	Jun-06	Data Center	263,700	-	5,061	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	1.4	0.5
900 Dorothy Drive	Aug-10	Data Center	56,176	-	1,565	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.3	0.2
904 Quality Way	Sep-09	Data Center	46,750	-	1,060	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2	0.1
1400 N. Bowser Road	Sep-09	Data Center	-	246,940	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0.0
1301 International Parkway	Sep-09	Data Center	-	20,500	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0.0
905 Security Row	Sep-09	Data Center	-	249,657	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0.0
			2,806,194	647,239	105,472	93.4%	91.7%	93.0%	90.1%	89.6%	90.0%	87.4%	14.8 %	10.6 %
Silicon Valley														
1350 Duane & 3080 Raymond	Oct-09	Data Center	185,000	-	10,258	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	1.0 %	1.1 %
3011 Lafayette Street	Jan-07	Data Center	90,780	-	10,246	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.5	1.1
1100 Space Park Drive	Nov-04	Internet Gateway	165,297	-	9,607	100.0%	92.7%	100.0%	100.0%	92.7%	100.0%	100.0%	0.9	1.0
1500 Space Park Drive	Sep-07	Data Center	51,615	-	9,325	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.3	1.0
1525 Comstock Street	Sep-07	Data Center	42,385	-	8,532	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.2	0.9
3105 and 3205 Alfred Street.	May-10	Data Center	49,858	-	8,369	87.9%	87.9%	64.1%	58.1%	58.1%	100.0%	100.0%	0.3	0.9
2045 & 2055 LaFayette Street	May-04	Data Center	300,000	-	7,020	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	1.6	0.7
1725 Comstock Street	Apr-10	Data Center	39,643	-	6,670	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	66.7%	0.2	0.7
150 South First Street	Sep-04	Data Center	179,761	-	6,493	93.7%	93.7%	99.0%	99.0%	98.3%	98.3%	98.3%	1.0	0.7
1201 Comstock Street	Jun-08	Data Center	24,000	-	4,598	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.1	0.5
2334 Lundy Place	Dec-02	Data Center	130,752	-	4,393	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.7	0.5
4650 Old Ironsides Drive	Jun-05	Data Center	124,383	-	3,954	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.7	0.4
2401 Walsh Street	Jun-05	Data Center	167,932	-	3,723	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.9	0.4
2950 Zanker Road	Aug-10	Data Center	69,700	-	2,970	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.4	0.3
2403 Walsh Street	Jun-05	Data Center	103,940	-	2,304	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.5	0.2
4700 Old Ironsides Drive	Jun-05	Data Center	90,139	-	1,998	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.5	0.2
444 Toyama Drive	Sep-09	Data Center	42,063	-	1,885	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.2	0.2
2805 Lafayette Street	Aug-10	Data Center	-	150,000	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0.0
			1,857,268	150,000	102,345	99.1%	98.4%	98.9%	98.7%	98.0%	99.8%	99.1%	10.0 %	10.8 %
Northern Virginia														
43881 Devin Shafron Drive	Mar-07	Data Center	180,000	-	18,543	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.5%	0.9 %	1.9 %
43915 Devin Shafron Drive	May-09	Data Center	129,033	3,247	15,876	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.7	1.6
43830 Devin Shafron Drive	May-09	Data Center	99,202	14,048	9,708	84.3%	74.6%	31.7%	42.2%	9.1%	27.0%	27.0%	0.5	1.0
43791 Devin Shafron Drive	Mar-07	Data Center	132,806	2,194	9,505	77.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.7	1.0
4030 Lafayette Center Drive	Jul-10	Data Center	72,696	-	5,837	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.4	0.6
45901 & 45845 Nokes Boulevard	Dec-09	Data Center	167,160	-	4,612	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.9	0.5
44470 Chilium Place	Feb-07	Data Center	95,440	-	4,311	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.5	0.4
4050 Lafayette Center Drive	Jul-10	Data Center	42,374	-	3,396	99.0%	99.0%	99.0%	34.2%	34.2%	34.2%	34.2%	0.2	0.3
43790 Devin Shafron Drive	May-09	Data Center	152,138	-	3,134	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	0.8	0.3
21110 Ridgetop Circle	Jan-07	Data Center	135,513	-	2,906	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.7	0.3
21561 & 21571 Beaumeade Circle	Dec-09	Data Center	164,453	-	2,846	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.9	0.3
21551 Beaumeade Circle	Dec-09	Data Center	152,504	-	2,027	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	0.8	0.2
1807 Michael Faraday Court	Oct-06	Data Center	19,237	-	1,861	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.1	0.2
7505 Mason King Court	Nov-08	Data Center	109,650	-	1,820	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.6	0.2
251 Exchange Place	Nov-05	Data Center	70,982	-	1,640	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.4	0.2
43831 Devin Shafron Drive	Mar-07	Data Center	117,071	-	1,538	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.6	0.2
8100 Boone Boulevard	Oct-06	Data Center	17,015	-	952	24.9%	24.9%	100.0%	100.0%	100.0%	100.0%	100.0%	0.1	0.1
1506 Moran Road	Dec-11	Data Center	13,626	-	180	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	0.1	0.0
4040 Lafayette Center Drive	Jul-10	Data Center	-	30,333	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0	0.0
			1,870,900	49,822	90,692	96.9%	98.4%	97.5%	94.5%	93.9%	95.6%	97.1%	9.9 %	9.3 %
New York														
111 Eighth Avenue	Oct-06	Internet Gateway	116,843	-	20,315	99.3%	99.3%	95.3%	95.3%	95.3%	95.3%	95.3%	0.6 %	2.1 %
3 Corporate Place	Dec-05	Data Center	276,931	-	18,757	100.0%	100.0%	100.0%	100.0%	98.0%	96.1%	96.1%	1.5	1.9
365 S Randolphville Road	Feb-08	Data Center	172,044	92,748	17,887	95.8%	88.6%	88.6%	88.6%	88.6%	88.6%	79.4%	0.9	1.8
300 Boulevard East	Nov-02	Data Center	346,819	22,962	16,814	89.9%	89.9%	89.9%	89.9%	89.9%	89.9%	100.0%	1.8	1.7
60 & 80 Merritt Boulevard	Jan-10	Data Center	169,540	-	12,760	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.9	1.3
650 Randolph Road	Jun-08	Data Center	-	127,790	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0.0
			1,082,177	243,500	86,533	96.0%	94.9%	94.5%	94.5%	93.9%	93.5%	96.3%	5.7 %	8.8 %
San Francisco														
200 Paul Avenue	Nov-04	Internet Gateway	494,120	33,560	28,891	99.3%	96.3%	99.3%	99.4%	99.4%	99.4%	96.3%	2.6 %	3.0 %
Digital 365 Main Street	Jul-10	Data Center	226,981	-	27,536	91.6%	91.7%	81.3%	80.5%	78.5%	84.4%	84.8%	1.2	2.8
Digital 720 2nd Street	Jul-10	Data Center	121,011	-	15,095	87.7%	87.4%	86.9%	86.1%	94.5%	95.8%	97.3%	0.6	1.5
360 Spear Street	Dec-11	Data Center	154,950	-	8,185	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	0.8	0.8
			997,062	33,560	79,707	96.2%	94.8%	93.9%	93.7%	93.2%	94.9%	93.3%	5.2 %	8.1 %

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Occupancy Analysis
As of September 30, 2012
(Dollar amounts in thousands)

Property	Acquisition Date	Property Type	Net Rentable Square Feet ⁽¹⁾	Redevelopment Space	Annualized Rent (\$000) ⁽²⁾	Occupancy ⁽³⁾							Net Rentable Square Feet as a % of		Annualized Rent as a % of	
						As of 9/30/12	As of 6/30/12	As of 3/31/12	As of 12/31/11	As of 09/30/11	As of 06/30/11	As of 03/31/11	Total Portfolio	Total Portfolio		
Chicago																
350 E Cermak Road	May-05	Internet Gateway	1,129,226	4,513	68,984	98.5%	98.3%	98.7%	97.0%	96.8%	96.9%	96.4%	6.0 %	7.1 %		
600-780 S. Federal	Sep-05	Internet Gateway	142,166	19,381	6,899	76.6%	76.6%	67.5%	63.5%	64.6%	64.6%	64.6%	0.7	0.7		
9333, 9355, 9377 Grand Avenue	May-12	Data Center	457,429	117,515	1,895	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	2.4	0.2		
			1,728,821	141,409	77,778	97.1%	97.0%	94.8%	92.8%	92.8%	92.8%	92.4%	9.1 %	8.0 %		
Phoenix																
2121 South Price Road	Jul-10	Data Center	338,655	180,824	34,952	84.1%	84.1%	83.8%	92.9%	96.5%	96.5%	96.5%	1.8 %	3.6 %		
120 E Van Buren Street	Jul-06	Internet Gateway	287,514	-	22,099	91.1%	91.2%	90.1%	89.3%	89.1%	89.1%	85.9%	1.5	2.3		
2055 East Technology Circle	Oct-06	Data Center	76,350	-	8,245	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.4	0.8		
			702,519	180,824	65,296	88.7%	88.7%	88.1%	92.1%	93.7%	93.7%	92.3%	3.7 %	6.7 %		
Boston																
128 First Avenue	Jan-10	Data Center	273,255	-	21,995	97.1%	99.2%	99.5%	99.4%	99.4%	99.6%	99.6%	1.4 %	2.3 %		
55 Middlesex Turnpike	Jan-10	Data Center	106,000	-	12,856	96.2%	90.5%	90.6%	90.6%	90.6%	89.7%	89.7%	0.6	1.3		
100 Quannapowitt Parkway	Jun-04	Data Center	286,550	100,406	6,341	89.6%	88.7%	88.0%	90.8%	90.8%	88.9%	70.0%	1.5	0.7		
115 Second Ave	Oct-05	Data Center	66,730	-	3,756	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.4	0.4		
600 Winter Street	Sep-06	Data Center	30,400	-	842	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.2	0.1		
			762,935	100,406	45,790	94.5%	94.2%	94.0%	95.0%	95.0%	94.3%	87.5%	4.1 %	4.8 %		
Los Angeles																
600 West Seventh Street	May-04	Internet Gateway	489,722	-	22,671	98.7%	98.4%	98.7%	98.7%	97.8%	95.5%	95.3%	2.6 %	2.3 %		
2260 East El Segundo Boulevard	Jul-10	Data Center	132,240	-	12,936	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.7	1.3		
200 North Nash Street	Jun-05	Data Center	113,606	-	2,518	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.6	0.3		
3015 Winona Avenue	Dec-04	Data Center	82,911	-	1,672	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.4	0.2		
3300 East Birch Street	Aug-03	Data Center	68,807	-	1,547	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.4	0.2		
			887,286	-	41,344	99.3%	99.1%	99.3%	99.3%	98.8%	97.6%	97.4%	4.7 %	4.3 %		
Atlanta																
375 Riverside Parkway	Jun-03	Data Center	250,191	-	8,345	99.2%	99.2%	99.2%	99.2%	99.2%	99.2%	100.0%	1.3 %	0.9 %		
760 Doug Davis Road	Dec-11	Data Center	334,306	-	6,376	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	1.8	0.7		
101 Aquila Way	Apr-06	Data Center	313,581	-	1,411	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	1.7	0.1		
			898,078	-	16,132	99.8%	99.8%	99.8%	99.8%	99.7%	99.7%	100.0%	4.8 %	1.7 %		
Philadelphia																
833 Chestnut Street	Mar-05	Data Center	592,295	62,463	13,013	92.0%	92.0%	92.0%	92.0%	88.9%	85.0%	84.1%	3.1 %	1.3 %		
			592,295	62,463	13,013	92.0%	92.0%	92.0%	92.0%	88.9%	85.0%	84.1%	3.1 %	1.3 %		
Denver																
11900 East Cornell Avenue	Sep-12	Data Center	285,840	-	5,850	94.3%	N/A	N/A	N/A	N/A	N/A	N/A	1.5 %	0.6 %		
8534 Concord Center Drive	Jun-05	Data Center	85,660	-	3,674	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.5	0.4		
			371,500	-	9,524	95.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	2.0 %	1.0 %		
Houston																
12001 - 12245 North Freeway	Apr-06	Data Center	282,483	18,222	9,105	84.5%	77.1%	88.9%	88.9%	80.6%	78.9%	91.9%	1.4 %	0.9 %		
			282,483	18,222	9,105	84.5%	77.1%	88.9%	88.9%	80.6%	78.9%	91.9%	1.4 %	0.9 %		
St. Louis																
900 Walnut Street	Aug-07	Internet Gateway	105,776	6,490	4,377	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	0.6 %	0.4 %		
210 N Tucker Boulevard	Aug-07	Data Center	184,490	-	3,327	71.7%	76.2%	75.4%	74.9%	74.3%	78.8%	75.8%	1.0	0.3		
			290,266	159,416	7,704	82.0%	85.5%	85.4%	85.2%	84.8%	87.6%	86.0%	1.6 %	0.7 %		
Miami																
36 NE 2nd Street	Jan-02	Internet Gateway	162,140	-	4,983	95.9%	95.9%	95.9%	95.9%	95.9%	95.9%	95.9%	0.9 %	0.5 %		
2300 NW 89th Place	Sep-06	Data Center	64,174	-	673	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.3	0.1		
			226,314	-	5,656	97.0%	97.0%	97.0%	97.0%	97.0%	97.0%	97.0%	1.2 %	0.6 %		
Sacramento																
11085 Sun Center Drive	Sep-11	Data Center	69,048	-	2,794	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	0.4 %	0.3 %		
3065 Gold Camp Drive	Oct-04	Data Center	40,394	23,397	1,904	100.0%	33.6%	100.0%	100.0%	21.1%	21.1%	21.1%	0.2	0.2		
			109,442	23,397	4,698	100.0%	75.8%	100.0%	100.0%	62.4%	21.1%	21.1%	0.6 %	0.5 %		
Portland																
3825 NW Alolek Place	Aug-11	Data Center	28,742	-	4,006	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	0.1 %	0.4 %		
			28,742	-	4,006	100%	N/A	N/A	N/A	N/A	N/A	N/A	0.1 %	0.4 %		
Charlotte																
125 North Myers	Aug-05	Internet Gateway	25,402	-	1,392	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.1 %	0.1 %		
731 East Trade Street	Aug-05	Internet Gateway	40,879	-	1,311	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.2	0.1		
113 North Myers	Aug-05	Internet Gateway	29,218	-	923	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.2	0.1		
			95,499	-	3,626	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.5 %	0.3 %		
Toronto, Canada																
6800 Millcreek Drive	Apr-06	Data Center	83,758	-	2,034	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.4 %	0.2 %		
			83,758	-	2,034	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.4 %	0.2 %		
Minneapolis/St. Paul																
1125 Energy Park Drive	Mar-05	Data Center	112,827	-	1,437	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.6 %	0.2 %		
			112,827	-	1,437	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.6 %	0.2 %		
Austin																
8025 North Interstate 35	May-12	Data Center	62,237	-	934	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	0.3 %	0.1 %		
7620 Metro Center Drive	Dec-05	Data Center	45,000	-	325	69.6%	67.1%	100.0%	100.0%	100.0%	100.0%	100.0%	0.2	0.0		
7500 Metro Center Drive	Dec-05	Data Center	-	74,962	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0.0		
			107,237	74,962	1,259	87.2%	86.2%	100.0%	100.0%	100.0%	100.0%	100.0%	0.5 %	0.1 %		

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Occupancy Analysis
As of September 30, 2012
(Dollar amounts in thousands)

Property	Acquisition Date	Property Type	Net Rentable Square Feet ⁽¹⁾	Redevelopment Space	Annualized Rent (\$000) ⁽²⁾	Occupancy ⁽³⁾							Total PotPortfolio	Annualized Rent as a % of Total PotPortfolio
						As of 9/30/12	As of 6/30/12	As of 3/31/12	As of 12/31/11	As of 09/30/11	As of 06/30/11	As of 03/31/11		
EUROPE														
London, England														
Unit 21 Goldworth Park Trading Est	Jul-12	Data Center	340,083	139,917	50,931	98.9%	N/A	N/A	N/A	N/A	N/A	N/A	1.8 %	5.2 %
The Chess Building	Jul-12	Data Center	133,000	-	17,916	97.6%	N/A	N/A	N/A	N/A	N/A	N/A	0.7	1.8
Unit B Prologis Park	Jul-12	Data Center	120,000	-	16,302	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	0.6	1.7
3 St. Anne's Boulevard	Dec-07	Data Center	96,147	-	12,470	72.7%	65.7%	60.3%	52.4%	52.4%	69.9%	80.0%	0.5	1.3
Mundells Roundabout	Apr-07	Data Center	113,464	-	8,004	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.6	0.8
Cressex 1	Dec-07	Data Center	50,847	-	7,398	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.3	0.8
6 Braham Street	Jul-02	Internet Gateway	63,233	-	4,888	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.3	0.5
2 St. Anne's Boulevard	Dec-07	Data Center	30,612	-	3,454	100.0%	100.0%	100.0%	100.0%	0.0%	0.0%	0.0%	0.2	0.4
1 St. Anne's Boulevard	Dec-07	Data Center	20,219	-	284	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.1	0.0
Fountain Court	Jul-11	Data Center	19,080	112,691	79	37.6%	0.0%	0.0%	0.0%	0.0%	N/A	N/A	0.1	0.0
			986,685	252,608	121,726	95.4%	91.2%	89.8%	87.8%	86.7%	93.2%	96.0%	5.2 %	12.5 %
Paris, France														
114 Rue Ambroise Croizat	Dec-06	Internet Gateway	332,795	19,351	19,675	93.5%	93.5%	93.4%	91.6%	91.6%	91.6%	91.6%	1.8 %	2.0 %
			332,795	19,351	19,675	93.5%	93.5%	93.4%	91.6%	91.6%	91.6%	91.6%	1.8 %	2.0 %
Dublin, Ireland														
Unit 9 Blanchardstown Corporate Center	Dec-06	Data Center	120,000	-	9,654	97.7%	98.8%	99.0%	98.8%	99.1%	99.1%	92.2%	0.6 %	1.0 %
Clonshaugh Industrial Estate II	Aug-05	Data Center	124,500	-	8,541	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.7	0.9
Clonshaugh Industrial Estate I	Feb-06	Data Center	20,000	-	1,475	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.1	0.2
			264,500	-	19,670	98.9%	99.4%	99.4%	99.4%	99.6%	99.6%	96.4%	1.4 %	2.1 %
Amsterdam, Netherlands														
Paul van Vlissingenstraat 16	Aug-05	Data Center	112,472	-	5,916	81.4%	81.0%	73.7%	73.7%	60.0%	58.8%	58.8%	0.6 %	0.6 %
Caterinweg 5	Jun-10	Data Center	55,972	-	5,329	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	0.0%	0.3	0.6
Naritaweg 52	Dec-07	Data Center	63,260	-	2,526	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.3	0.3
Gyroscoopweg 2E-2F	Jul-06	Data Center	55,585	-	1,184	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.3	0.1
			287,289	-	14,955	92.7%	92.4%	89.7%	89.7%	84.3%	83.7%	83.7%	1.5 %	1.6 %
Manchester, England														
Manchester Technopark	Jun-08	Data Center	38,016	-	1,905	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.2 %	0.2 %
			38,016	-	1,905	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.2 %	0.2 %
Geneva, Switzerland														
Chemin de l'Epinglier 2	Nov-05	Data Center	59,190	-	1,629	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.3 %	0.2 %
			59,190	-	1,629	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.3 %	0.2 %
ASIA PACIFIC														
Singapore														
29A International Business Park	Nov-10	Data Center	285,475	85,025	8,136	58.9%	55.9%	55.9%	55.2%	49.3%	16.8%	16.8%	1.5 %	0.8 %
			285,475	85,025	8,136	58.9%	55.9%	55.9%	55.2%	49.3%	16.8%	16.8%	1.5 %	0.8 %
NON-DATACENTER PROPERTIES														
34551 Ardenwood Boulevard	Jan-03	Technology Manufacturing	307,657	-	6,998	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	1.6 %	0.7 %
2010 East Centennial Circle	May-03	Technology Manufacturing	113,405	-	3,194	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.6	0.3
1 Savvis Parkway	Aug-07	Technology Office	156,000	-	3,042	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.8	0.3
908 Quality Way	Sep-09	Technology Office	14,400	-	24	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.1	0.0
47700 Kato Road & 1055 Page Avenue	Sep-03	Technology Manufacturing	183,050	-	-	0.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	1.0	0.0
			774,512	-	13,258	76.4%	76.4%	100.0%	100.0%	100.0%	100.0%	100.0%	4.1 %	1.3 %
Portfolio Total/Weighted Average			18,922,065 ⁽⁷⁾	2,242,204	974,108	94.2%	93.5%	94.8%	94.8%	93.7%	93.9%	93.5%	100.0 %	100.0 %

- (1) We estimate the total net rentable square feet available for lease based on a number of factors in addition to contractually leased square feet, including available power, required support space and common area.
- (2) Annualized base rent represents the monthly contractual base rent (defined as cash base rent before abatements) under existing leases as of September 30, 2012 multiplied by 12.
- (3) Occupancy excludes space held for redevelopment. For some of our properties, we calculate occupancy based on factors in addition to contractually leased square feet, including available power, required support space and common area.
- (4) Includes 27,098 square feet currently subject to remeasurement.
- (5) Property formerly referred to as 800 Central Expressway.
- (6) Includes approximately 33,700 rentable square feet from a leasehold interest acquisition.
- (7) Net rentable square feet excludes square footage at one joint venture: 2001 Sixth Avenue in Seattle, WA (400,369 net rentable square feet) which was 93.0% occupied as of September 30, 2012.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Top 20 Tenants by Annualized Rent As of September 30, 2012 (Dollar amounts in thousands)

Tenant	Number of Locations	Total Occupied Square Feet ⁽¹⁾	Percentage of Net Rentable Square Feet	Annualized Rent ⁽²⁾	Percentage of Annualized Rent	Weighted Average Remaining Lease Term in Months
1 CenturyLink, Inc.	(3) 35	2,784,477	14.7%	\$ 92,536	9.5%	90
2 Softlayer Technologies, Inc.	8	372,979	2.0%	\$ 36,556	3.8%	111
3 TelX Group, Inc.	11	259,294	1.4%	\$ 34,289	3.5%	162
4 Equinix Operating Company, Inc.	9	878,062	4.6%	\$ 33,430	3.4%	77
5 Facebook, Inc.	4	241,865	1.3%	\$ 31,704	3.3%	68
6 Morgan Stanley	5	182,592	1.0%	\$ 27,273	2.8%	25
7 AT & T	18	660,119	3.5%	\$ 26,154	2.7%	77
8 Verizon Communications, Inc.	31	378,463	2.0%	\$ 21,891	2.2%	71
9 NTT Communications Company	6	321,061	1.7%	\$ 18,941	1.9%	82
10 Deutsche Bank AG	2	92,789	0.5%	\$ 18,645	1.9%	71
11 Level 3 Communications, LLC	34	375,223	2.0%	\$ 15,224	1.6%	94
12 Amazon	7	457,135	2.4%	\$ 13,845	1.4%	100
13 SunGard Availability Services LP	6	315,427	1.7%	\$ 13,685	1.4%	81
14 Nomura International PLC	2	63,137	0.3%	\$ 12,268	1.3%	94
15 Pfizer, Inc.	1	87,049	0.5%	\$ 11,202	1.1%	63
16 TATA Communications (UK)	3	112,533	0.6%	\$ 10,824	1.1%	63
17 Yahoo! Inc.	2	110,847	0.6%	\$ 10,668	1.1%	61
18 Sprint Communications Co., LP	6	173,319	0.9%	\$ 9,704	1.0%	24
19 BT Americas, Inc.	3	67,685	0.4%	\$ 9,698	1.0%	57
20 Rackspace US, Inc.	2	89,237	0.5%	\$ 9,518	1.0%	136
Total/Weighted Average		<u>8,023,293</u>	<u>42.6%</u>	<u>\$ 458,055</u>	<u>47.0%</u>	<u>86</u>

(1) Occupied square footage is defined as leases that commenced on or before September 30, 2012. For some of our properties, we calculate occupancy based on factors in addition to contractually leased square feet, including available power, required support space and common area.

(2) Annualized base rent represents the monthly contractual base rent (defined as cash base rent before abatements) under existing leases as of September 30, 2012 multiplied by 12.

(3) Represents leases with Savvis Communications Corporation and Qwest Communications International Inc. (or affiliates thereof), which are our direct tenants. CenturyLink, Inc. acquired Qwest in Q2 2011 and Savvis in Q3 2011, and Qwest and Savvis are now wholly owned subsidiaries of CenturyLink.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Lease Expirations and Lease Distribution

Lease Expirations

As of September 30, 2012
(Dollar amounts in thousands)

Year	Number of Leases Expiring ⁽¹⁾	Square Footage of Expiring Leases ⁽²⁾	Percentage of Net Rentable Square Feet ⁽²⁾	Annualized Rent ⁽³⁾	Percentage of Annualized Rent	Annualized Rent Per Occupied Square Foot	Annualized Rent Per Occupied Square Foot at Expiration	Annualized Rent at Expiration
Available		1,093,702	5.8%		0.00%			
2012	198	224,024	1.2%	\$ 23,231	2.4%	\$ 103.70	\$ 96.31	\$ 21,576
2013	280	701,686	3.7%	\$ 57,749	5.9%	82.30	83.66	\$ 58,706
2014	259	1,419,572	7.5%	\$ 102,837	10.6%	72.44	75.25	\$ 106,829
2015	192	2,424,508	12.8%	\$ 88,909	9.1%	36.67	39.20	\$ 95,032
2016	170	1,750,030	9.2%	\$ 77,578	8.0%	44.33	47.79	\$ 83,641
2017	145	1,374,099	7.3%	\$ 68,733	7.1%	50.02	53.78	\$ 73,896
2018	104	1,161,985	6.1%	\$ 69,618	7.2%	59.91	68.33	\$ 79,402
2019	102	1,819,777	9.6%	\$ 135,330	13.9%	74.37	86.07	\$ 156,619
2020	85	931,301	4.9%	\$ 67,408	6.9%	72.38	88.85	\$ 82,748
2021	70	1,193,010	6.3%	\$ 67,053	6.9%	56.21	71.70	\$ 85,543
Thereafter	263	4,828,371	25.6%	\$ 215,662	22.1%	44.67	60.36	\$ 291,422
Portfolio Total / Weighted Average	1,868	18,922,065	100.0%	\$ 974,108	100.0%	\$ 54.64	\$ 63.69	\$ 1,135,412

Square Feet Under Lease	Number of Leases ⁽¹⁾	Percentage of All Leases	Total Net Rentable Square Feet ⁽²⁾	Percentage of Net Rentable Square Feet ⁽²⁾	Annualized Rent ⁽³⁾	Percentage of Annualized Rent
Available			1,093,702	5.8%	-	0.0%
2,500 or less	1,161	62.2%	578,540	3.1%	\$ 55,020	5.6%
2,501 - 10,000	316	16.9%	1,861,262	9.8%	\$ 157,631	16.2%
10,001 - 20,000	184	9.9%	2,795,046	14.8%	\$ 246,566	25.3%
20,001 - 40,000	106	5.7%	3,155,723	16.7%	\$ 216,619	22.2%
40,001 - 100,000	69	3.7%	4,552,850	24.1%	\$ 183,907	18.9%
Greater than 100,000	32	1.6%	4,884,942	25.7%	\$ 114,365	11.8%
Portfolio Total	1,868	100.0%	18,922,065	100.0%	\$ 974,108	100.0%

(1) Includes license and similar agreements that upon expiration will be automatically renewed, mostly on a month-to-month basis. Number of leases represents the leased-unit count; a lease could include multiple units.

(2) For some of our properties, we calculate square footage based on factors in addition to contractually leased square feet, including available power, required support space and common area. We estimate the total net rentable square feet available for lease based on a number of factors in addition to contractually leased square feet, including available power, required support space and common area.

(3) Annualized rent represents the monthly contractual base rent (defined as cash base rent before abatements) under existing leases as of September 30, 2012 multiplied by 12.

DIGITAL REALTY TRUST, INC.

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Lease Expirations - By Product Type

As of September 30, 2012

(Dollar amounts in thousands)

TURN-KEY FLEX

Year	Number of Leases Expiring ⁽¹⁾	Square Footage of Expiring Leases ⁽²⁾	Percentage of Net Rentable Square Feet ⁽²⁾	Annualized Rent ⁽³⁾	Percentage of Annualized Rent	Annualized Rent Per Occupied Square Foot	Annualized Rent Per Occupied Square Foot at Expiration	Annualized Rent at Expiration
Available		319,438	1.7%	-	0.0%			
2012	85	83,137	0.4%	\$ 11,978	1.2%	\$ 144.08	\$ 145.46	\$ 12,093
2013	88	285,183	1.5%	36,351	3.7%	127.47	130.11	37,106
2014	106	376,143	2.0%	58,112	6.1%	154.49	161.53	60,758
2015	61	192,708	1.0%	24,162	2.5%	125.38	134.61	25,940
2016	73	318,876	1.7%	43,410	4.5%	136.13	146.24	46,633
2017	61	429,101	2.3%	44,473	4.6%	103.64	111.27	47,747
2018	46	348,307	1.8%	44,066	4.5%	126.51	145.86	50,803
2019	38	574,761	3.0%	92,193	9.5%	160.40	184.86	106,253
2020	36	303,533	1.6%	47,177	4.8%	155.43	193.93	58,865
2021	40	319,205	1.7%	48,728	5.1%	152.65	197.89	63,168
Thereafter	94	903,738	4.8%	93,851	9.6%	103.85	146.28	132,199
Portfolio Total / Weighted Average	728	4,454,130	23.5%	\$ 544,501	56.1%	\$ 131.69	\$ 155.17	\$ 641,565

POWERED BASE BUILDING

Year	Number of Leases Expiring ⁽¹⁾	Square Footage of Expiring Leases ⁽²⁾	Percentage of Net Rentable Square Feet ⁽²⁾	Annualized Rent ⁽³⁾	Percentage of Annualized Rent	Annualized Rent Per Occupied Square Foot	Annualized Rent Per Occupied Square Foot at Expiration	Annualized Rent at Expiration
Available		228,177	1.2%	-	0.0%			
2012	10	12,383	0.1%	\$ 266	0.0%	\$ 21.48	\$ 21.48	\$ 266
2013	17	89,824	0.5%	4,630	0.5%	51.55	52.15	4,684
2014	35	702,394	3.7%	27,622	2.8%	39.33	40.05	28,132
2015	51	1,610,142	8.5%	55,735	5.7%	34.61	36.93	59,466
2016	37	1,215,739	6.4%	28,912	3.0%	23.78	25.56	31,080
2017	18	244,914	1.3%	7,000	0.7%	28.58	31.79	7,786
2018	11	571,593	3.0%	19,970	2.1%	34.94	38.85	22,205
2019	20	1,106,612	5.8%	39,376	4.0%	35.58	41.50	45,923
2020	15	354,381	1.9%	13,145	1.3%	37.09	46.32	16,414
2021	7	680,655	3.6%	14,619	1.5%	21.48	26.68	18,162
Thereafter	99	3,211,139	17.0%	111,526	11.4%	34.73	45.69	146,707
Portfolio Total / Weighted Average	320	10,027,953	53.0%	\$ 322,801	33.0%	\$ 32.94	\$ 38.86	\$ 380,825

COLOCATION

Year	Number of Leases Expiring ⁽¹⁾	Square Footage of Expiring Leases ⁽²⁾	Percentage of Net Rentable Square Feet ⁽²⁾	Annualized Rent ⁽³⁾	Percentage of Annualized Rent	Annualized Rent Per Occupied Square Foot	Annualized Rent Per Occupied Square Foot at Expiration	Annualized Rent at Expiration
Available		72,734	0.4%	-	0.0%			
2012	50	60,137	0.3%	\$ 9,959	1.0%	\$ 165.61	\$ 136.26	\$ 8,194
2013	124	62,084	0.3%	10,471	1.1%	168.66	170.61	10,592
2014	57	58,911	0.3%	11,910	1.2%	202.17	212.80	12,536
2015	25	16,521	0.1%	3,281	0.3%	198.60	224.14	3,703
2016	7	7,588	0.0%	1,337	0.1%	176.20	218.90	1,661
2017	13	11,118	0.1%	1,720	0.2%	154.70	198.78	2,210
2018	-	-	0.0%	-	0.0%	-	-	-
2019	6	8,414	0.0%	675	0.1%	80.22	107.32	903
2020	1	-	0.0%	16	0.0%	-	-	20
2021	1	3,194	0.0%	276	0.0%	86.41	113.34	362
Thereafter	1	4,534	0.0%	168	0.0%	37.05	170.93	775
Portfolio Total / Weighted Average	285	305,235	1.5%	\$ 39,813	4.0%	\$ 171.24	\$ 176.15	\$ 40,956

NON-TECHNICAL

Year	Number of Leases Expiring ⁽¹⁾	Square Footage of Expiring Leases ⁽²⁾	Percentage of Net Rentable Square Feet ⁽²⁾	Annualized Rent ⁽³⁾	Percentage of Annualized Rent	Annualized Rent Per Occupied Square Foot	Annualized Rent Per Occupied Square Foot at Expiration	Annualized Rent at Expiration
Available		473,353	2.5%	-	0.0%			
2012	53	68,367	0.4%	\$ 1,028	0.1%	\$ 15.04	\$ 14.96	\$ 1,023
2013	51	264,595	1.4%	6,297	0.7%	23.80	23.90	6,323
2014	61	282,124	1.5%	5,193	0.5%	18.41	19.15	5,404
2015	55	605,137	3.2%	5,732	0.6%	9.47	9.79	5,923
2016	53	207,827	1.1%	3,919	0.4%	18.86	20.53	4,267
2017	53	688,966	3.6%	15,540	1.6%	22.56	23.45	16,153
2018	47	242,085	1.3%	5,581	0.6%	23.05	26.41	6,394
2019	38	129,990	0.7%	3,086	0.3%	23.74	27.23	3,540
2020	33	273,387	1.5%	7,070	0.7%	25.86	27.25	7,449
2021	22	189,956	1.0%	3,431	0.4%	18.06	20.28	3,852
Thereafter	69	708,960	3.8%	10,116	1.0%	14.27	16.56	11,738
Portfolio Total / Weighted Average	535	4,134,747	22.0%	\$ 66,993	6.9%	\$ 18.30	\$ 19.68	\$ 72,066

(1) Includes license and similar agreements that upon expiration will be automatically renewed, mostly on a month-to-month basis. Number of leases represents the leased-unit count; a lease could include multiple units.

(2) For some of our properties, we calculate square footage based on factors in addition to contractually leased square feet, including available power, required support space and common area. We estimate the total net rentable square feet available for lease based on a number of factors in addition to contractually leased square feet, including available power, required support space and common area.

(3) Annualized rent represents the monthly contractual base rent (defined as cash base rent before abatements) under existing leases as of September 30, 2012 multiplied by 12.

DIGITAL REALTY TRUST, INC.

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Summary of Leasing Activity

Leases Signed in the Quarter Ended September 30, 2012

	Number of Leases ⁽¹⁾	Rentable Square Feet ⁽²⁾	Expiring Rates ⁽³⁾	New Rates ⁽³⁾	Rental Rate Changes	TI's/Lease Commissions Per Square Foot ⁽⁵⁾	Weighted Average Lease Terms (months)
Leasing Activity ⁽⁴⁾⁽⁵⁾							
Renewals Signed							
Turn-Key Flex	5	14,345	\$109.67	\$127.24	16.0%	\$0.22	45.3
Powered Base Building	1	12,133	\$15.97	\$18.11	13.4%	\$2.45	37.8
Non-technical	8	65,449	\$23.83	\$25.61	7.5%	\$2.30	94.0
New Leases Signed							
Turn-Key Flex	14	133,849	-	\$146.52	-	\$83.77	116.4
Custom Solutions ⁽⁶⁾	2	86,691	-	\$65.39	-	\$33.08	116.3
Non-technical	10	22,701	-	\$19.98	-	\$9.84	94.0
Leasing Activity Summary ⁽⁴⁾⁽⁵⁾							
Turn-Key Flex	19	148,194	-	\$144.65	-	-	
Powered Base Building	1	12,133	-	\$18.11	-	-	
Custom Solutions	2	86,691	-	\$65.39	-	-	
Non-technical	18	88,150	-	\$24.16	-	-	

(1) The number of leases represents the leased-unit count; a lease could include multiple units.

(2) For some of our properties, we calculate square footage based on factors in addition to contractually leased square feet, including power, required support space and common area.

(3) Rental rates represent annual estimated cash rent per rentable square foot adjusted for straight line rents in accordance with GAAP rent.

(4) Excludes short term, roof and garage leases.

(5) Excludes 13 renewed colocation leases for 7,863 rentable square feet at an average GAAP rental rate of \$142.58 per square foot and 22 new colocation leases for 7,884 rentable square feet at an average GAAP rental rate of \$165.41 per square foot.

(6) Formerly referred to as Build to Suit.

DIGITAL REALTY TRUST, INC.

Third Quarter 2012

Summary of Leasing Activity

Leases Commenced in the Quarter Ended September 30, 2012

	Number of Leases ⁽¹⁾	Rentable Square Feet ⁽²⁾	Expiring Rates ⁽³⁾	New Rates ⁽³⁾	Rental Rate Changes	TI's/Lease Commissions Per Square Foot ⁽⁵⁾	Weighted Average Lease Term (months)
Leasing Activity ⁽⁴⁾⁽⁵⁾							
Renewals Commenced							
Turn-Key Flex	5	14,345	\$109.67	\$127.24	16.0%	\$0.22	45.3
Powered Base Building	1	12,133	\$15.97	\$18.11	13.4%	\$2.45	37.8
Non-technical	8	65,449	\$23.83	\$25.61	7.5%	\$2.30	94.0
New Leases Commenced							
Turn-Key Flex	12	105,355	-	\$140.25	-	\$56.31	95.9
Powered Base Building	1	46,750	-	\$22.68	-	\$3.68	180.0
Custom Solutions ⁽⁶⁾	4	84,866	-	\$118.75	-	\$9.69	160.2
Non-technical	8	7,864	-	\$20.52	-	\$4.52	68.3
Leasing Activity Summary ⁽⁴⁾⁽⁵⁾							
Turn-Key Flex	17	119,700	-	\$138.69	-	-	
Powered Base Building	2	58,883	-	\$21.74	-	-	
Custom Solutions	4	84,866	-	\$62.22	-	-	
Non-technical	16	73,313	-	\$25.07	-	-	

(1) The number of leases represents the leased-unit count; a lease could include multiple units.

(2) For some of our properties, we calculate square footage based on factors in addition to contractually leased square feet, including power, required support space and common area.

(3) Rental rates represent annual estimated cash rent per rentable square foot adjusted for straight line rents in accordance with GAAP rent.

(4) Excludes short term, roof and garage leases.

(5) Excludes 8 renewed colocation leases for 5,186 rentable square feet at an average GAAP rental rate of \$134.92 per square foot and 15 new colocation leases for 3,957 rentable square feet at an average GAAP rental rate of \$205.62 per square foot.

(6) Formerly referred to as Build to Suit.

DIGITAL REALTY TRUST, INC.

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Historical Capital Expenditures

	Three Months Ended						
	9/30/2012	6/30/2012	3/31/2012	12/31/2011	9/30/2011	6/30/2011	3/31/2011
Recurring capital expenditures ⁽¹⁾	\$ 11,015,000	\$ 9,229,000	\$ 6,754,000	\$ 9,926,000	\$ 8,000,000	\$ 7,263,000	\$ 3,716,000
Non-recurring capital expenditures ⁽²⁾	\$ 176,141,000	\$ 187,055,000	\$ 167,360,000	\$ 132,159,000	\$ 176,560,000	\$ 144,756,000	\$ 119,971,000
Total net rentable square feet at period end excluding redevelopment space ⁽³⁾	18,922,065	17,881,857	16,923,054	15,908,059	15,262,859	14,967,288	14,628,267

(1) Recurring capital expenditures represent non-incremental building improvements required to maintain current revenues along with leasing commissions. Recurring capital expenditures do not include acquisition capital that was taken into consideration when underwriting the purchase of a building or which are incurred to bring a building up to "operating standard".

(2) These expenditures are primarily for development and redevelopment projects. In addition these expenditures include certain infrequent expenditures for capitalized replacement, repair, maintenance, or other projects which enhance the existing operating portfolio (e.g. electrical and mechanical upgrades including battery replacement, building upgrades).

(3) For some of our properties, we calculate square footage based on factors in addition to contractually leased square feet, including available power, required support space and common area.

DIGITAL REALTY TRUST, INC.

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Construction Activity Report

As of September 30, 2012

(in square feet unless otherwise noted)

Construction in Progress by Market

Market	Construction in Progress ("CIP")				Space Held for Future Redevelopment	Total Inventory	Percentage Leased ⁽¹⁾
	Redevelopment Inventory Under Construction	Development Inventory Under Construction	Redevelopment Inventory Pre-Construction	Total Construction In Progress			
Austin	74,962	-	-	74,962	-	74,962	0.0%
Boston	-	130,335	14,097	144,432	86,309	230,741	0.0%
Chicago	-	-	117,515	117,515	23,894	141,409	20.0%
Dallas	14,800	298,866	10,532	324,198	621,907	946,105	7.3%
Houston	-	77,400	-	77,400	18,222	95,622	41.8%
New York Metro	-	70,300	54,346	124,646	189,154	313,800	6.5%
Northern Virginia	-	279,000	-	279,000	49,822	328,822	19.8%
Philadelphia	-	-	-	-	62,463	62,463	0.0%
Phoenix	48,385	-	-	48,385	132,439	180,824	0.0%
Portland	-	29,000	-	29,000	-	29,000	100.0%
Sacramento	-	-	23,397	23,397	-	23,397	0.0%
San Francisco	-	-	-	-	33,560	33,560	0.0%
Silicon Valley	150,000	-	-	150,000	-	150,000	0.0%
St. Louis	-	-	49,486	49,486	109,930	159,416	0.0%
Melbourne, Australia	-	54,896	-	54,896	-	54,896	100.0%
Sydney, Australia	-	86,218	-	86,218	-	86,218	8.3%
Paris, France	-	-	-	-	19,351	19,351	0.0%
London, England	112,691	-	-	112,691	139,917	252,608	4.2%
Singapore	-	-	20,697	20,697	64,328	85,025	24.3%
Grand Total	400,838	1,026,015	290,070	1,716,923	1,551,296	3,268,219	
Total US Markets	288,147	884,901	269,373	1,442,421	1,327,700	2,770,121	
Total Intl Markets	112,691	141,114	20,697	274,502	223,596	498,098	

Percentage Leased ⁽¹⁾	0.6%	26.6%	20.5%	19.5%	0.7%	10.6%
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Construction in Progress by Product Type ⁽²⁾

	US	Europe	Asia/Pacific	Total	% Leased ⁽¹⁾
Turn-Key Flex SM	332,142	22,000	114,010	468,152	30.8%
Powered Base Building [®]	920,153	90,691	47,801	1,058,645	0.0%
Custom Solutions	190,126	-	-	190,126	100.0%
Total Construction in Progress by Product Type	1,442,421	112,691	161,811	1,716,923	19.5%

Redevelopment Activity

	US	Europe	Asia/Pacific	Total	% Leased ⁽¹⁾
Redevelopment Space as of June 30, 2012	1,939,316	151,122	86,706	2,177,144	
Acquired Redevelopment Space and New Construction Space	35,348	139,917	-	175,265	
Converted Redevelopment Space:	-	-	-	-	
Turn-Key Flex SM	(42,694)	(19,080)	(1,681)	(63,455)	47.6%
Powered Base Building [®]	(46,750)	-	-	(46,750)	100.0%
Custom Solutions	-	-	-	-	0.0%
Remeasurement Adjustments	-	-	-	-	
Redevelopment Space as of September 30, 2012	1,885,220	271,959	85,025	2,242,204	

(1) Represents leases signed.

(2) Based on current estimates.

DIGITAL REALTY TRUST, INC.

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Construction Projects in Progress and Total Estimated Direct Cost ⁽¹⁾
For the quarter ended September 30, 2012
(Dollar amounts in thousands except for cost per square foot)

Construction Projects in Progress and Total Estimated Direct Cost	Base Building Improvement to Net Rentable Square Footage	Net Rentable Square Footage	Direct Project Cost Spent to Date	Direct Project Cost - to Be Spent	Direct Project Total Estimated Cost	Direct Project Cost Per Net Rentable Square Foot
Turn-Key Flex Under Construction as of September 30, 2012 ⁽²⁾	-	468,152	\$ 118,697	\$ 160,128	\$ 278,825	\$ 596
Custom Solutions Under Construction as of September 30, 2012 ⁽²⁾	-	190,126	38,773	54,368	93,141	\$ 490
Powered Base Building Under Construction as of September 30, 2012 ⁽²⁾	-	1,058,645	104,042	87,788	191,830	\$ 181
Base Building Improvements to Current in Progress Space Under Construction	-	-	44,897	25,013	69,910	-
Base Building Improvements to Support Future Development ⁽³⁾	559,294	-	18,559	19,545	38,104	\$ 68
Base Building Improvements to Support Operating Portfolio ⁽³⁾	1,725,392	-	20,264	31,574	51,838	\$ 30
Equipment Pool ⁽⁴⁾	-	-	52,915	-	52,915	-
TOTAL	2,284,686	1,716,923	\$ 398,147	\$ 378,416	\$ 776,563	

Notes:

- (1) Includes direct project cash disbursements and project accruals; does not include capitalized costs (i.e. interest and general & administrative) or pro-rata acquisition cost.
- (2) Represents suite-specific projects based on current estimates.
- (3) Square footage represents square feet that will benefit from these base building improvements.
- (4) Pool account; not job specific.

DIGITAL REALTY TRUST, INC.

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Management Statements on Non-GAAP Supplemental Measures

Funds from Operations (FFO):

We calculate funds from operations, or FFO, in accordance with the standards established by the National Association of Real Estate Investment Trusts, or NAREIT. FFO represents net income (loss) (computed in accordance with GAAP), excluding gains (or losses) from sales of property, impairment charges, real estate related depreciation and amortization (excluding amortization of deferred financing costs) and after adjustments for unconsolidated partnerships and joint ventures. Management uses FFO as a supplemental performance measure because, in excluding real estate related depreciation and amortization and gains and losses from property dispositions and after adjustments for unconsolidated partnerships and joint ventures, it provides a performance measure that, when compared year over year, captures trends in occupancy rates, rental rates and operating costs. We also believe that, as a widely recognized measure of the performance of REITs, FFO will be used by investors as a basis to compare our operating performance with that of other REITs. However, because FFO excludes depreciation and amortization and captures neither the changes in the value of our properties that result from use or market conditions, nor the level of capital expenditures and capitalized leasing commissions necessary to maintain the operating performance of our properties, all of which have real economic effect and could materially impact our financial condition and results from operations, the utility of FFO as a measure of our performance is limited. Other REITs may not calculate FFO in accordance with the NAREIT definition and, accordingly, our FFO may not be comparable to such other REITs' FFO. Accordingly, FFO should be considered only as a supplement to net income computed in accordance with GAAP as a measure of our performance.

Adjusted Funds from Operations (AFFO):

We present adjusted funds from operations, or AFFO, as a supplemental operating measure because, when compared year over year, it assesses our ability to fund dividend and distribution requirements from our operating activities. We also believe that, as a widely recognized measure of the operations of REITs, AFFO will be used by investors as a basis to assess our ability to fund dividend payments in comparison to other REITs, including on a per share and unit basis. We calculate AFFO by adding to or subtracting from FFO (i) non-real estate depreciation, (ii) amortization of deferred financing costs, (iii) amortization of debt discount, (iv) non-cash compensation, (v) loss from early extinguishment of debt, (vi) straight line rents, (vii) fair value of lease revenue amortization, (viii) capitalized leasing payroll, (ix) recurring tenant improvements, (x) capitalized leasing commissions and (xi) costs of redeeming our preferred stock. Other REITs may not calculate AFFO in a consistent manner. Accordingly, our AFFO may not be comparable to other REITs' AFFO. AFFO should be considered only as a supplement to net income computed in accordance with GAAP as a measure of our performance.

EBITDA and Adjusted EBITDA:

We believe that earnings before interest expense, income taxes, depreciation and amortization, or EBITDA, and Adjusted EBITDA (as defined below), are useful supplemental performance measures because they allow investors to view our performance without the impact of non-cash depreciation and amortization or the cost of debt and, with respect to Adjusted EBITDA, preferred dividends and noncontrolling interests. Adjusted EBITDA is EBITDA excluding noncontrolling interests, preferred stock dividends and costs of redeeming our preferred stock. In addition, we believe EBITDA and Adjusted EBITDA are frequently used by securities analysts, investors and other interested parties in the evaluation of REITs. Because EBITDA and Adjusted EBITDA are calculated before recurring cash charges including interest expense and income taxes, exclude capitalized costs, such as leasing commissions, and are not adjusted for capital expenditures or other recurring cash requirements of our business, their utility as a measure of our performance is limited. Other REITs may calculate EBITDA and Adjusted EBITDA differently than we do; accordingly, our EBITDA and Adjusted EBITDA may not be comparable to such other REITs' EBITDA and Adjusted EBITDA. Accordingly, EBITDA and Adjusted EBITDA should be considered only as supplements to net income computed in accordance with GAAP as a measure of our financial performance.

Net Operating Income (NOI):

Net operating income, or NOI, represents rental revenue and tenant reimbursement revenue less rental property operating and maintenance expenses, property taxes and insurance expenses (as reflected in the statement of operations). NOI is commonly used by stockholders, company management and industry analysts as a measurement of operating performance of the company's rental portfolio. However, because NOI excludes depreciation and amortization and captures neither the changes in the value of our properties that result from use or market conditions, nor the level of capital expenditures and capitalized leasing commissions necessary to maintain the operating performance of our properties, all of which have real economic effect and could materially impact our results from operations, the utility of NOI as a measure of our performance is limited. Other REITs may not calculate NOI in the same manner we do and, accordingly, our NOI may not be comparable to such other REITs' NOI. Accordingly, NOI should be considered only as a supplement to net income computed in accordance with GAAP as a measure of our performance.