

Digital Realty Announces Tax Treatment of 2025 Dividends

January 21, 2026

AUSTIN, Texas, Jan. 21, 2026 (GLOBE NEWSWIRE) -- Digital Realty (NYSE: DLR), a leading global provider of cloud- and carrier-neutral data center, colocation and interconnection solutions, announced today the tax treatment of its 2025 dividends for common stock and preferred stock. The information below has been prepared using the best available information to date. Digital Realty's federal income tax return for the year ended December 31, 2025 has not yet been filed. Please note that federal tax laws affect taxpayers differently, and we cannot advise you on how distributions should be reported on your federal income tax return. Please also note that state and local taxation of REIT distributions vary and may not be the same as the federal rules. Shareholders are urged to consult with their tax advisors as to their specific tax treatment of Digital Realty's dividends.

Digital Realty Trust, Inc. Common Stock Dividends CUSIP # 253868103 Ticker Symbol: DLR

Digital Realty's 2025 taxable dividend of \$4.880000 per share includes one quarterly distribution declared in 2024 and paid in January 2025, and three quarterly distributions declared and paid in 2025. Digital Realty's 2025 taxable dividend will be reported on Form 1099-DIV as follows: \$3.833656 per share (79%) as ordinary income and \$1.046344 per share (21%) as capital gain distribution.

The following table contains this information on a quarterly basis:

Record Dates	Payment Dates ⁽¹⁾	Cash Distribution (\$ per share) ⁽¹⁾	Taxable Dividend (\$ per share) ⁽¹⁾	Box 1a Ordinary Dividend (\$ per share)	Box 2a Long-Term Capital Gain (\$ per share)	Box 2b Un-Recaptured Section 1250 Gain (\$ per share)	Box 2e Section 897 Ordinary Div. (\$ per share) ⁽²⁾	Box 2f Section 897 Capital Gain (\$ per share) ⁽³⁾	Box 5 Section 199A Dividend (\$ per share) ⁽⁴⁾	Section 1061 One-Year Capital Gain (\$ per share) ⁽⁵⁾	Section 1061 Three-Year Capital Gain (\$ per share) ⁽⁵⁾
12/13/2024	1/17/2025	\$1.220000	\$1.220000	\$0.958414	\$0.261586	\$0.086916	\$0.095058	\$0.261586	\$0.958414	\$0.228980	\$0.228980
3/14/2025	3/31/2025	\$1.220000	\$1.220000	\$0.958414	\$0.261586	\$0.086916	\$0.095058	\$0.261586	\$0.958414	\$0.228980	\$0.228980
6/13/2025	6/30/2025	\$1.220000	\$1.220000	\$0.958414	\$0.261586	\$0.086916	\$0.095058	\$0.261586	\$0.958414	\$0.228980	\$0.228980
9/15/2025	9/30/2025	\$1.220000	\$1.220000	\$0.958414	\$0.261586	\$0.086916	\$0.095058	\$0.261586	\$0.958414	\$0.228980	\$0.228980
		\$4.880000	\$4.880000	\$3.833656	\$1.046344	\$0.347664	\$0.380232	\$1.046344	\$3.833656	\$0.915920	\$0.915920

- (1) Please note that of the \$1.22 quarterly distribution declared in December 2024 and paid in January 2025, \$0.00 was included in the 2024 taxable dividend and \$1.22 is included in the 2025 taxable dividend for federal income tax purposes. The \$1.22 quarterly cash distribution declared in the fourth quarter of 2025 and paid in January 2026 will be treated as a 2026 distribution for federal income tax purposes. It will not be included on the 2025 Form 1099-DIV and will be reported on your 2026 Form 1099-DIV.
- (2) Represents Section 897 gain attributable to disposition of U.S. real property interests included in Box 1a Ordinary Dividend. Section 897 is applicable to nonresident alien individuals and foreign corporations.
- (3) Represents Section 897 gain attributable to disposition of U.S. real property interests included in Box 2a Long-Term Capital Gain. Section 897 is applicable to nonresident alien individuals and foreign corporations.
- (4) Beginning in 2018, the Tax Cuts and Jobs Act of 2017 added Section 199A to allow for a new tax deduction based on certain qualified business income. Section 199A provides eligible individual taxpayers a deduction of up to 20% of their qualified real estate investment trust dividends.
- (5) For purposes of Section 1061 of the Internal Revenue Code, Digital Realty is disclosing two additional capital gain categories. Section 1061 is generally applicable to direct and indirect holders of "applicable partnership interests." Please consult your tax advisor with respect to the two additional categories disclosed herein.

Series J Cumulative Redeemable Preferred Stock Dividends CUSIP # 253868855 Ticker Symbol: DLRPRJ

The 2025 taxable dividend for Digital Realty Trust, Inc.'s Series J Cumulative Redeemable Preferred Stock is \$1.312500 per share. For tax reporting purposes, \$1.031080 per share (79%) will be reported on Form 1099-DIV as ordinary income and \$0.281420 per share (21%) as capital gain distribution.

The following table contains this information on a quarterly basis:

Record Dates	Payment Dates	Cash Distribution (\$ per share)	Taxable Dividend (\$ per share)	Box 1a Ordinary Dividend (\$ per share)	Box 2a Long-Term Capital Gain (\$ per share)	Box 2b Un-Recaptured Section 1250 Gain (\$ per share)	Box 2e Section 897 Ordinary Div. (\$ per share) ⁽²⁾	Box 2f Section 897 Capital Gain (\$ per share) ⁽³⁾	Box 5 Section 199A Dividend (\$ per share) ⁽⁴⁾	Section 1061 One-Year Capital Gain (\$ per share) ⁽⁵⁾	Section 1061 Three-Year Capital Gain (\$ per share) ⁽⁵⁾
3/14/2025	3/31/2025	\$0.328125	\$0.328125	\$0.257770	\$0.070355	\$0.023376	\$0.025566	\$0.070355	\$0.257770	\$0.061585	\$0.061585
6/13/2025	6/30/2025	\$0.328125	\$0.328125	\$0.257770	\$0.070355	\$0.023376	\$0.025566	\$0.070355	\$0.257770	\$0.061585	\$0.061585
9/15/2025	9/30/2025	\$0.328125	\$0.328125	\$0.257770	\$0.070355	\$0.023376	\$0.025566	\$0.070355	\$0.257770	\$0.061585	\$0.061585
12/15/2025	12/31/2025	\$0.328125	\$0.328125	\$0.257770	\$0.070355	\$0.023376	\$0.025566	\$0.070355	\$0.257770	\$0.061585	\$0.061585
		\$1.312500	\$1.312500	\$1.031080	\$0.281420	\$0.093504	\$0.102264	\$0.281420	\$1.031080	\$0.246340	\$0.246340

Series K Cumulative Redeemable Preferred Stock Dividends

CUSIP # 253868830

Ticker Symbol: DLRPRK

The 2025 taxable dividend for Digital Realty Trust, Inc.'s Series K Cumulative Redeemable Preferred Stock is \$1.462500 per share. For tax reporting purposes, \$1.148916 per share (79%) will be reported on Form 1099-DIV as ordinary income and \$0.313584 per share (21%) as capital gain distribution.

The following table contains this information on a quarterly basis:

Record Dates	Payment Dates	Cash Distribution (\$ per share)	Taxable Dividend (\$ per share)	Box 1a Ordinary Dividend (\$ per share)	Box 2a Long-Term Capital Gain (\$ per share)	Box 2b Un-Recaptured Section 1250 Gain (\$ per share)	Box 2e Section 897 Ordinary Div. (\$ per share) ⁽²⁾	Box 2f Section 897 Capital Gain (\$ per share) ⁽³⁾	Box 5 Section 199A Dividend (\$ per share) ⁽⁴⁾	Section 1061 One-Year Capital Gain (\$ per share) ⁽⁵⁾	Section 1061 Three-Year Capital Gain (\$ per share) ⁽⁵⁾
3/14/2025	3/31/2025	\$0.365625	\$0.365625	\$0.287229	\$0.078396	\$0.026048	\$0.028488	\$0.078396	\$0.287229	\$0.068624	\$0.068624
6/13/2025	6/30/2025	\$0.365625	\$0.365625	\$0.287229	\$0.078396	\$0.026048	\$0.028488	\$0.078396	\$0.287229	\$0.068624	\$0.068624
9/15/2025	9/30/2025	\$0.365625	\$0.365625	\$0.287229	\$0.078396	\$0.026048	\$0.028488	\$0.078396	\$0.287229	\$0.068624	\$0.068624
12/15/2025	12/31/2025	\$0.365625	\$0.365625	\$0.287229	\$0.078396	\$0.026048	\$0.028488	\$0.078396	\$0.287229	\$0.068624	\$0.068624
		\$1.462500	\$1.462500	\$1.148916	\$0.313584	\$0.104192	\$0.113952	\$0.313584	\$1.148916	\$0.274496	\$0.274496

Series L Cumulative Redeemable Preferred Stock Dividends

CUSIP # 253868822

Ticker Symbol: DLRPRL

The 2025 taxable dividend for Digital Realty Trust, Inc.'s Series L Cumulative Redeemable Preferred Stock is \$1.300000 per share. For tax reporting purposes, \$1.021260 per share (79%) will be reported on Form 1099-DIV as ordinary income and \$0.278740 per share (21%) as capital gain distribution.

The following table contains this information on a quarterly basis:

Record Dates	Payment Dates	Cash Distribution (\$ per share)	Taxable Dividend (\$ per share)	Box 1a Ordinary Dividend (\$ per share)	Box 2a Long-Term Capital Gain (\$ per share)	Box 2b Un-Recaptured Section 1250 Gain (\$ per share)	Box 2e Section 897 Ordinary Div. (\$ per share) ⁽²⁾	Box 2f Section 897 Capital Gain (\$ per share) ⁽³⁾	Box 5 Section 199A Dividend (\$ per share) ⁽⁴⁾	Section 1061 One-Year Capital Gain (\$ per share) ⁽⁵⁾	Section 1061 Three-Year Capital Gain (\$ per share) ⁽⁵⁾
3/14/2025	3/31/2025	\$0.325000	\$0.325000	\$0.255315	\$0.069685	\$0.023154	\$0.025323	\$0.069685	\$0.255315	\$0.060999	\$0.060999
6/13/2025	6/30/2025	\$0.325000	\$0.325000	\$0.255315	\$0.069685	\$0.023154	\$0.025323	\$0.069685	\$0.255315	\$0.060999	\$0.060999
9/15/2025	9/30/2025	\$0.325000	\$0.325000	\$0.255315	\$0.069685	\$0.023154	\$0.025323	\$0.069685	\$0.255315	\$0.060999	\$0.060999
12/15/2025	12/31/2025	\$0.325000	\$0.325000	\$0.255315	\$0.069685	\$0.023154	\$0.025323	\$0.069685	\$0.255315	\$0.060999	\$0.060999
		\$1.300000	\$1.300000	\$1.021260	\$0.278740	\$0.092616	\$0.101292	\$0.278740	\$1.021260	\$0.243996	\$0.243996

Note that ticker symbols may vary by stock quote provider.

About Digital Realty

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

Safe Harbor Statement

This press release contains forward-looking statements which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially, including statements related to the amount and payment of dividends on our common stock and preferred stock. For a list and description of such risks and uncertainties, see the reports and other filings by the company with the U.S. Securities and Exchange Commission. The company disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

For Additional Information

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