

Digital Realty Trust

FOURTH QUARTER 2006
SUPPLEMENTAL OPERATING AND FINANCIAL DATA

December 31, 2006



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 solicitation to buy securities of Digital Realty Trust, Inc. shall be made only by means of a prospectus approved for that purpose.

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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 run rate net operating income. 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:

- adverse economic or real estate developments in our markets or technology related real estate;
- general and local economic conditions;
- defaults on or non-renewal of leases by tenants;
- increased interest rates and operating costs;
- our inability to manage growth effectively;
- our failure to obtain necessary outside financing;
- decreased rental rates or increased vacancy rates;
- difficulties in identifying properties to acquire and completing acquisitions;
- our failure to successfully operate acquired properties and operations;
- our failure to successfully redevelop properties acquired for that purpose;
- our failure to maintain our status as a REIT;
- possible adverse changes to tax laws, environmental uncertainties and risks related to natural disasters;
- financial market fluctuations;
- changes in foreign currency exchange rates;
- and 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, 2005 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.

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Corporate Information

Corporate Profile

Digital Realty Trust, Inc. owns, acquires, repositions and manages technology-related real estate. The Company's 59 properties, excluding one property held as an investment in an unconsolidated joint venture, contain applications and operations critical to the day-to-day operations of technology industry tenants and corporate enterprise data center tenants. Comprising approximately 11.0 million net rentable square feet, including space held for redevelopment, Digital Realty Trust's property portfolio is located throughout North America and Europe. For additional information, please visit the company's website at www.digitalrealtytrust.com.

Corporate Headquarters

560 Mission Street, Suite 2900
San Francisco, California 94105
Telephone: (415) 738-6500
Facsimile: (415) 738-6501
Web site: www.digitalrealtytrust.com

Senior Management

Richard A. Magnuson: Executive Chairman
Michael F. Foust: Chief Executive Officer
A. William Stein: Chief Financial Officer and Chief Investment Officer
Scott E. Peterson: Senior Vice President, Acquisitions
Christopher J. Crosby: Senior Vice President, Sales and Technical Services
James R. Trout: Senior Vice President of Portfolio and Technical Operations

Investor Relations

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

www.digitalrealtytrust.com (Proceed to Information Request in the Investor Relations section)

Analyst Coverage

| | | | |
|--|--|---|---|
| Credit Suisse John Stewart (212) 538-3183 | Merrill Lynch Steve Sakwa (212) 449-0335 | KeyBanc Capital Markets Jordan Sadler (917) 368-2280 | Raymond James Paul D. Puryear (727) 567-2253 |
| JMP Securities William Marks (415) 835-8944 | RBC Capital Markets Srikanth Nagarajan (212) 428-2360 | Citigroup Jonathan Litt (212) 816-0231 | |

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 A Preferred Stock: DLRPA
Series B Preferred Stock: DLRPB

Note that symbols may vary by stock quote provider.

Common Stock Price Performance

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

| | 4th Quarter 2006 | 3rd Quarter 2006 | 2nd Quarter 2006 | 1st Quarter 2006 | 4th Quarter 2005 | 3rd Quarter 2005 | 2nd Quarter 2005 | 1st Quarter 2005 |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| High Price * | \$ 37.31 | \$ 31.88 | \$ 29.54 | \$ 28.59 | \$ 24.70 | \$ 19.97 | \$ 17.49 | \$ 14.81 |
| Low Price * | \$ 30.73 | \$ 24.58 | \$ 22.66 | \$ 22.29 | \$ 17.73 | \$ 16.80 | \$ 13.67 | \$ 12.50 |
| Closing Price, end of quarter * | \$ 34.23 | \$ 31.32 | \$ 24.69 | \$ 28.17 | \$ 22.63 | \$ 18.00 | \$ 17.38 | \$ 14.37 |
| Average daily trading volume * | 321,710 | 365,056 | 224,662 | 194,179 | 134,046 | 260,942 | 94,248 | 94,884 |
| Indicated dividend per common share ** | \$ 1.145 | \$ 1.06 | \$ 1.06 | \$ 1.06 | \$ 1.06 | \$ 0.98 | \$ 0.98 | \$ 0.98 |
| Closing dividend yield, end of quarter | 3.3% | 3.4% | 4.3% | 3.8% | 4.7% | 5.4% | 5.6% | 6.8% |
| Closing shares and units outstanding end of quarter | 67,913,155 | 63,110,530 | 63,052,653 | 59,052,653 | 59,016,949 | 58,826,122 | 52,942,731 | 52,942,731 |
| Closing market value of shares and units outstanding (thousands), end of quarter | \$ 2,324,667 | \$ 1,976,622 | \$ 1,556,770 | \$ 1,663,513 | \$ 1,335,554 | \$ 1,058,870 | \$ 920,145 | \$ 760,787 |

* New York Stock Exchange trades only

** On an annual basis

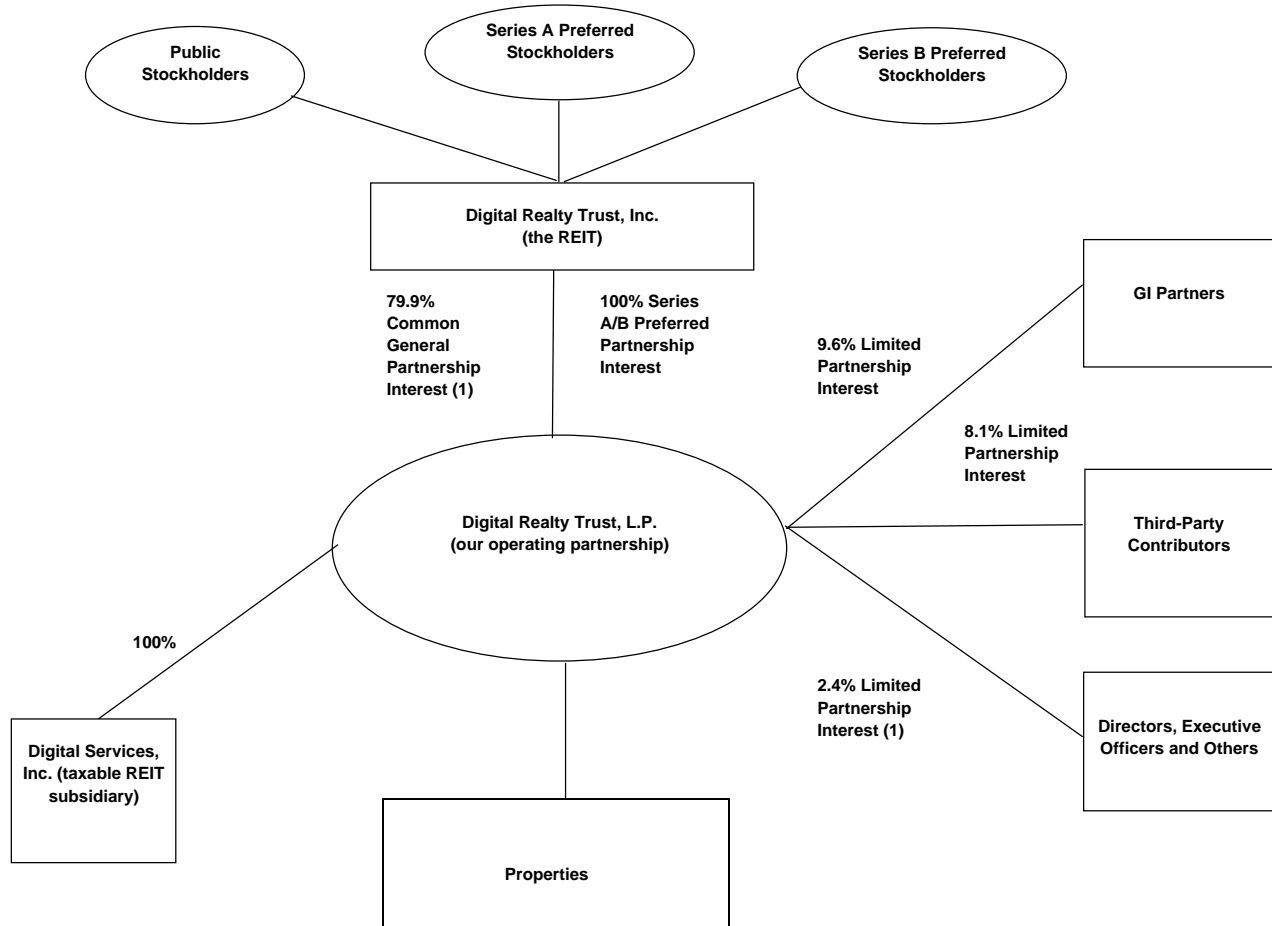
This Supplemental Operating and Financial Data package supplements the information provided in our quarterly and annual reports filed with the Securities and Exchange Commission. Additional information about us and our properties is also available at our website www.digitalrealtytrust.com.

DIGITAL REALTY TRUST, INC.

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Ownership Structure

As of December 31, 2006



| <u>Partner</u> | <u># of Units (2)</u> | <u>% Ownership</u> |
|--|-----------------------|--------------------|
| Digital Realty Trust, Inc. | 54,257,691 | 79.9% |
| Global Innovation Partners, LLC (3) | 6,469,476 | 9.6% |
| Cambay Tele.com, LLC (4) | 5,523,124 | 8.1% |
| Wave Exchange, LLC (4) | 32,722 | 0.0% |
| Directors, Executive Officers and Others | 1,630,142 | 2.4% |
| Total | <u>67,913,155</u> | <u>100.0%</u> |

(1) Reflects limited partnership interests held by our officers and directors in the form of vested long-term incentive units and excludes shares issuable upon the redemption of Class C units which have not yet vested and all unexercised common stock options.

(2) The total number of units includes 54,257,691 shares of common stock and 13,655,464 common units and excludes Class C units and shares issuable upon the redemption of Class C units, which have not yet vested, and all unexercised common stock options.

(3) Includes units held by Global Innovation Manager and Global Innovation Contributor, funds related to Global Innovation Partners, LLC.

(4) These third-party contributors received the units (along with cash and the operating partnership assuming 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 895,689 common units held by the members of Cambay Tele.com, LLC.

DIGITAL REALTY TRUST, INC.

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Key Quarterly Financial Data

(Dollars in thousands, except per share data)

| | For the three months ended or as of | | | | | | | |
|--|-------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 31-Dec-06 | 30-Sep-06 | 30-Jun-06 | 31-Mar-06 | 31-Dec-05 | 30-Sep-05 | 30-Jun-05 | 31-Mar-05 |
| Shares and units at end of quarter | | | | | | | | |
| Common shares outstanding | 54,257,691 | 36,155,367 | 36,104,961 | 31,429,296 | 27,363,408 | 27,304,691 | 21,421,300 | 21,421,300 |
| Common units outstanding | 13,655,464 | 26,955,163 | 26,947,692 | 27,623,357 | 31,653,541 | 31,521,431 | 31,521,431 | 31,521,431 |
| Total shares and Operating Partnership units | 67,913,155 | 63,110,530 | 63,052,653 | 59,052,653 | 59,016,949 | 58,826,122 | 52,942,731 | 52,942,731 |
| Market Capitalization | | | | | | | | |
| Market value of common equity (1) | \$ 2,324,667 | \$ 1,976,622 | \$ 1,556,770 | \$ 1,663,513 | \$ 1,335,554 | \$ 1,058,870 | \$ 920,145 | \$ 760,787 |
| Stated value of preferred equity | 166,750 | 166,750 | 166,750 | 166,750 | 166,750 | 166,750 | 103,500 | 103,500 |
| Total debt at balance sheet carrying value (2) | 1,122,638 | 1,074,757 | 820,501 | 813,655 | 749,067 | 686,909 | 765,687 | 515,701 |
| Total market capitalization including debt (2) | \$ 3,614,055 | \$ 3,218,129 | \$ 2,544,021 | \$ 2,643,918 | \$ 2,251,371 | \$ 1,912,529 | \$ 1,789,332 | \$ 1,379,988 |
| Total debt/Total market capitalization including debt | 31.1% | 33.4% | 32.3% | 30.8% | 33.3% | 35.9% | 42.8% | 37.4% |
| Selected Balance Sheet Data | | | | | | | | |
| Investments in real estate (before depreciation) (3) | 1,849,281 | 1,626,979 | 1,399,752 | 1,289,226 | 1,258,510 | 1,173,332 | 1,099,699 | 889,803 |
| Total assets | 2,186,219 | 1,971,762 | 1,713,857 | 1,574,041 | 1,529,170 | 1,454,222 | 1,368,256 | 1,099,727 |
| Total liabilities | 1,338,031 | 1,247,351 | 990,422 | 935,039 | 880,228 | 792,538 | 856,617 | 579,393 |
| Selected Operating Data | | | | | | | | |
| Total operating revenues from continuing operations (4) | 84,514 | 73,189 | 64,708 | 59,492 | 60,583 | 54,822 | 48,059 | 37,967 |
| Total operating expenses from continuing operations (4) | 62,856 | 53,997 | 46,117 | 41,379 | 43,501 | 38,396 | 31,540 | 25,179 |
| Interest expense from continuing operations (4) | 14,569 | 14,486 | 11,830 | 11,039 | 10,643 | 10,373 | 8,938 | 7,770 |
| Net income | 6,423 | 14,787 | 5,095 | 5,087 | 6,602 | 4,425 | 4,335 | 2,739 |
| Net income available to common stockholders | 2,978 | 11,342 | 1,650 | 1,642 | 1,157 | 1,326 | 2,136 | 1,468 |
| Financial Ratios | | | | | | | | |
| EBITDA (5) | 45,720 | 50,614 | 34,106 | 31,286 | 30,949 | 29,007 | 25,753 | 21,732 |
| Adjusted EBITDA (6) | 50,441 | 62,523 | 38,891 | 36,562 | 35,731 | 33,730 | 31,091 | 25,159 |
| Cash interest expense (7) | 12,477 | 12,860 | 13,296 | 10,244 | 9,607 | 9,947 | 8,086 | 7,416 |
| Fixed charges (8) | 17,540 | 17,820 | 17,863 | 15,113 | 14,521 | 15,019 | 12,266 | 10,525 |
| Debt service coverage ratio (9) | 4.0x | 4.9x | 2.9x | 3.6x | 3.7x | 3.4x | 3.8x | 3.4x |
| Fixed charge coverage ratio (10) | 2.9x | 3.5x | 2.2x | 2.4x | 2.5x | 2.2x | 2.5x | 2.4x |
| Profitability measures | | | | | | | | |
| Net income per common share - basic | \$ 0.06 | \$ 0.31 | \$ 0.05 | \$ 0.06 | \$ 0.04 | \$ 0.05 | \$ 0.10 | \$ 0.07 |
| Net income per common share - diluted | \$ 0.06 | \$ 0.30 | \$ 0.05 | \$ 0.06 | \$ 0.04 | \$ 0.05 | \$ 0.10 | \$ 0.07 |
| Diluted Funds From Operations (FFO) per share (11) | \$ 0.48 | \$ 0.41 | \$ 0.38 | \$ 0.36 | \$ 0.36 | \$ 0.35 | \$ 0.37 | \$ 0.30 |
| Diluted Adjusted Funds From Operations (AFFO) per share (12) | \$ 0.29 | \$ 0.30 | \$ 0.27 | \$ 0.28 | \$ 0.26 | \$ 0.26 | \$ 0.31 | \$ 0.24 |
| Dividends per share and common unit | \$ 0.29 | \$ 0.27 | \$ 0.27 | \$ 0.27 | \$ 0.27 | \$ 0.24 | \$ 0.24 | \$ 0.24 |
| Diluted FFO payout ratio (13) | 59.6% | 65.9% | 71.1% | 75.0% | 73.8% | 70.1% | 65.8% | 82.0% |
| Diluted AFFO payout ratio (14) | 98.7% | 90.0% | 100.0% | 96.4% | 101.5% | 93.6% | 79.9% | 100.0% |
| Portfolio Statistics (15) | | | | | | | | |
| Buildings | 79 | 71 | 66 | 55 | 53 | 47 | 42 | 35 |
| Properties | 59 | 53 | 49 | 45 | 43 | 37 | 32 | 25 |
| Net rentable square feet, excluding redevelopment space | 9,381,860 | 9,111,904 | 8,766,173 | 7,769,773 | 7,685,028 | 7,498,576 | 7,424,926 | 5,937,042 |
| Square feet held for redevelopment (16) | 1,646,255 | 1,248,326 | 1,156,437 | 1,196,538 | 1,146,538 | 731,663 | 707,920 | 107,563 |
| Occupancy at end of quarter (17) | 95.0% | 94.7% | 94.6% | 93.1% | 94.2% | 93.3% | 92.7% | 88.2% |
| Weighted average remaining lease term (years) (18) | 6.9 | 7.2 | 7.0 | 7.4 | 7.5 | 7.7 | 8.2 | 7.3 |
| Same store occupancy at end of quarter (19) | 97.0% | 96.3% | 96.4% | 96.3% | 94.9% | 93.7% | 93.8% | N/A |

(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 the operating partnership 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 shares issuable upon the redemption of profits interests units and Class C units which have not yet vested and shares of our common stock issuable upon redemption thereof.

(2) The amount for June 30, 2006 excludes the outstanding principal for a loan related to 7979 East Tufts Avenue of \$26.0 million. We classified this property as held for sale at June 30, 2006. We completed its sale on July 12, 2006 and eliminated our liability for the \$26.0 million loan.

(3) The June 30, 2006 amount excludes assets held for sale at East Tufts Avenue of \$37.9 million.

(4) Excludes operations at 7979 East Tufts Avenue, a property classified as held for sale at June 30, 2006 and sold on July 12, 2006 for all periods presented.

(5) EBITDA is calculated as earnings before interest, taxes, depreciation and amortization. For a discussion of EBITDA, see page 26. For a reconciliation of net income available to common stockholders to EBITDA, see page 10.

(6) Adjusted EBITDA is EBITDA adjusted for preferred dividends and minority interests. For a discussion of Adjusted EBITDA, see page 26. For a reconciliation of net income available to common stockholders to Adjusted EBITDA, see page 10.

(7) Cash interest expense is interest expense per our statement of operations (including interest expense on discontinued operations) adjusted for noncash interest expense and includes capitalized interest. For a reconciliation of GAAP interest expense to cash interest expense see page 9.

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

(9) Debt service coverage ratio is Adjusted EBITDA divided by cash interest expense. Ignoring the effect of the gain on sale of 7979 East Tufts Avenue, debt service coverage ratio was 3.5 for the three months ended September 30, 2006.

(10) Fixed charge coverage ratio is Adjusted EBITDA divided by fixed charges. Ignoring the effect of the gain on sale of 7979 East Tufts Avenue, fixed charge coverage ratio was 2.5 for the three months ended September 30, 2006.

(11) For a definition and discussion of FFO see page 26. For a reconciliation of net income available to common stockholders to FFO, see page 9.

(12) For a definition and discussion of AFFO, see page 26. For a reconciliation of FFO to AFFO, see page 9.

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

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

(15) Portfolio statistics exclude operations at 7979 East Tufts Avenue, a property classified as held for sale at June 30, 2006 and sold on July 12, 2006 for all periods presented.

(16) 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.

(17) Occupancy at end of quarter excludes space held for redevelopment. We completed a review of space held for development in the quarter ended September 30, 2005 and have not restated any occupancy statistics for March 31, 2005 and earlier periods. This will cause occupancy statistics for March 31, 2005 to not be comparable to occupancy statistics for later periods.

(18) Average remaining lease term excludes renewal options, weighted by net rentable square feet.

(19) Same store properties were acquired before December 31, 2004. We have not presented March 31, 2005 same store occupancy as it is not comparable to later periods due to a review of space held for redevelopment in the third quarter of 2005.

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Consolidated Balance Sheets

(Dollars in thousands, except share data)

| | December 31, 2006 (unaudited) | December 31, 2005 |
|---|----------------------------------|---------------------|
| ASSETS | | |
| Investments in real estate | | |
| Land | \$ 228,728 | \$ 191,961 |
| Acquired ground leases | 3,028 | 1,477 |
| Buildings and improvements | 1,415,236 | 941,115 |
| Tenant improvements | 172,334 | 123,957 |
| Investments in real estate | 1,819,326 | 1,258,510 |
| Accumulated depreciation and amortization | (112,479) | (64,404) |
| Net investments in properties | 1,706,847 | 1,194,106 |
| Investment in unconsolidated joint venture | 29,955 | - |
| Net investments in real estate | 1,736,802 | 1,194,106 |
| Cash and cash equivalents | 22,261 | 10,930 |
| Accounts and other receivables, net | 31,293 | 7,587 |
| Deferred rent | 40,225 | 25,094 |
| Acquired above market leases, net | 47,292 | 48,237 |
| Acquired in place lease value and deferred leasing costs, net | 248,751 | 201,141 |
| Deferred financing costs, net | 17,500 | 7,659 |
| Restricted cash | 28,144 | 22,123 |
| Other assets | 13,951 | 12,293 |
| Total Assets | \$ 2,186,219 | \$ 1,529,170 |
| LIABILITIES AND STOCKHOLDERS' EQUITY | | |
| Notes payable under line of credit | \$ 145,452 | \$ 181,000 |
| Mortgage loans | 804,686 | 568,067 |
| Exchangeable senior debentures | 172,500 | - |
| Accounts payable and other accrued liabilities | 88,698 | 36,869 |
| Accrued dividends and distributions | 19,386 | 15,639 |
| Acquired below market leases, net | 87,487 | 67,177 |
| Security deposits and prepaid rents | 19,822 | 11,476 |
| Total Liabilities | 1,338,031 | 880,228 |
| Commitments and contingencies | - | - |
| Minority interests in consolidated joint venture | - | 206 |
| Minority interests in operating partnership | 138,416 | 262,239 |
| Stockholders' equity: | | |
| Preferred Stock: \$0.01 par value, 20,000,000 authorized: | | |
| Series A Cumulative Redeemable Preferred Stock, 8.50%, \$103,500,000 liquidation preference (\$25.00 per share), 4,140,000 issued and outstanding | 99,297 | 99,297 |
| Series B Cumulative Redeemable Preferred Stock, 7.875%, \$63,250,000 liquidation preference (\$25.00 per share), 2,530,000 issued and outstanding | 60,502 | 60,502 |
| Common Stock; \$0.01 par value: 100,000,000 authorized, 54,257,691 and 27,363,408 shares issued and outstanding as of December 31, 2006 and December 31, 2005 | 542 | 274 |
| Additional paid-in capital | 597,334 | 252,562 |
| Dividends in excess of earnings | (52,093) | (27,782) |
| Accumulated other comprehensive income, net | 4,190 | 1,644 |
| Total Stockholders' Equity | 709,772 | 386,497 |
| Total Liabilities and Stockholders' Equity | \$ 2,186,219 | \$ 1,529,170 |

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Consolidated Quarterly Statements of Operations

(unaudited and in thousands, except share data)

| | Three Months Ended | | | | | | | |
|---|--------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | 31-Dec-06 | 30-Sep-06 | 30-Jun-06 | 31-Mar-06 | 31-Dec-05 | 30-Sep-05 | 30-Jun-05 | 31-Mar-05 |
| Rental | \$ 70,333 | \$ 59,552 | \$ 52,033 | \$ 47,824 | \$ 47,504 | \$ 43,587 | \$ 36,148 | \$ 31,189 |
| Tenant reimbursements | 13,984 | 13,637 | 12,675 | 11,500 | 11,647 | 10,970 | 8,079 | 6,478 |
| Other | 197 | - | - | 168 | 1,432 | 265 | 3,832 | 300 |
| Total operating revenues | 84,514 | 73,189 | 64,708 | 59,492 | 60,583 | 54,822 | 48,059 | 37,967 |
| Rental property operating and maintenance | 20,250 | 15,474 | 13,618 | 11,710 | 13,366 | 11,854 | 9,166 | 6,644 |
| Property taxes | 6,879 | 7,238 | 7,096 | 6,839 | 6,737 | 6,052 | 4,721 | 3,482 |
| Insurance | 846 | 953 | 1,068 | 890 | 886 | 751 | 511 | 580 |
| Depreciation and amortization | 28,173 | 24,739 | 19,511 | 17,513 | 18,040 | 16,309 | 13,728 | 11,539 |
| General and administrative | 6,535 | 4,986 | 4,674 | 4,246 | 4,425 | 3,324 | 2,453 | 2,413 |
| Other | 173 | 607 | 150 | 181 | 47 | 106 | 961 | 521 |
| Total operating expenses | 62,856 | 53,997 | 46,117 | 41,379 | 43,501 | 38,396 | 31,540 | 25,179 |
| Operating income | 21,658 | 19,192 | 18,591 | 18,113 | 17,082 | 16,426 | 16,519 | 12,788 |
| Equity in earnings of unconsolidated joint venture | 177 | - | - | - | - | - | - | - |
| Interest and other income | 419 | 365 | 262 | 229 | 870 | 165 | 110 | 129 |
| Interest expense | (14,569) | (14,486) | (11,830) | (11,039) | (10,643) | (10,373) | (8,938) | (7,770) |
| Loss from early extinguishment of debt | (6) | (39) | (425) | (57) | (896) | - | - | (125) |
| Income from continuing operations before minority interests | 7,679 | 5,032 | 6,598 | 7,246 | 6,413 | 6,218 | 7,691 | 5,022 |
| Minority interests in continuing operations of operating partnership | (1,270) | (678) | (1,413) | (2,022) | (1,592) | (1,719) | (3,272) | (2,235) |
| Income from continuing operations | 6,409 | 4,354 | 5,185 | 5,224 | 4,821 | 4,499 | 4,419 | 2,787 |
| Income (loss) from discontinued operations before gain on sale of assets and minority interests | (60) | 203 | (163) | (328) | (474) | (169) | (217) | (127) |
| Gain on sale of assets | 80 | 18,016 | - | - | - | - | - | - |
| Minority interests attributable to discontinued operations | (6) | (7,786) | 73 | 191 | 255 | 95 | 133 | 79 |
| Income (loss) from discontinued operations (1) | 14 | 10,433 | (90) | (137) | (219) | (74) | (84) | (48) |
| Net income | 6,423 | 14,787 | 5,095 | 5,087 | 4,602 | 4,425 | 4,335 | 2,739 |
| Preferred stock dividends | (3,445) | (3,445) | (3,445) | (3,445) | (3,445) | (3,099) | (2,199) | (1,271) |
| Net income available to common stockholders | \$ 2,978 | \$ 11,342 | \$ 1,650 | \$ 1,642 | \$ 1,157 | \$ 1,326 | \$ 2,136 | \$ 1,468 |
| Net income per share available to common stockholders - basic | \$ 0.06 | \$ 0.31 | \$ 0.05 | \$ 0.06 | \$ 0.04 | \$ 0.05 | \$ 0.10 | \$ 0.07 |
| Net income per share available to common stockholders - diluted | \$ 0.06 | \$ 0.30 | \$ 0.05 | \$ 0.06 | \$ 0.04 | \$ 0.05 | \$ 0.10 | \$ 0.07 |
| Weighted-average shares outstanding - basic | 47,332,515 | 36,114,253 | 33,372,240 | 27,503,248 | 27,314,190 | 25,704,721 | 21,421,300 | 21,421,300 |
| Weighted-average shares outstanding - diluted | 48,940,617 | 37,446,894 | 33,872,344 | 28,354,597 | 27,656,496 | 26,004,324 | 21,584,913 | 21,535,485 |
| Weighted-average fully diluted shares and units | 69,213,230 | 64,397,265 | 60,959,350 | 59,873,798 | 59,248,243 | 57,525,755 | 53,106,344 | 53,056,916 |

(1) During the quarter ended June 30, 2006 we classified our property located at 7979 East Tufts Avenue as available for sale and we completed this property sale in July 2006. We have presented all activity for this property in Income (loss) from discontinued operations for all periods presented above. This will cause individual line items above to differ from previous supplemental information but does not effect net income available to common stockholders.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Funds From Operations (FFO)

(unaudited and in thousands except per share data)

| | Three Months Ended | | | | | | | |
|---|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | 31-Dec-06 | 30-Sep-06 | 30-Jun-06 | 31-Mar-06 | 31-Dec-05 | 30-Sep-05 | 30-Jun-05 | 31-Mar-05 |
| Reconciliation of net income available to common stockholders to FFO (Note): | | | | | | | | |
| Net income available to common stockholders | \$ 2,978 | \$ 11,342 | \$ 1,650 | \$ 1,642 | \$ 1,157 | \$ 1,326 | \$ 2,136 | \$ 1,468 |
| Adjustments: | | | | | | | | |
| Minority interests in operating partnership including discontinued operations | 1,276 | 8,464 | 1,340 | 1,846 | 1,338 | 1,628 | 3,143 | 2,159 |
| Real estate related depreciation and amortization (1) | 28,055 | 24,454 | 20,238 | 18,185 | 18,781 | 16,929 | 14,318 | 12,143 |
| Real estate related depreciation and amortization related to investment in unconsolidated joint venture | 796 | - | - | - | - | - | - | - |
| Gain on sale of assets | (80) | (18,016) | - | - | - | - | - | - |
| FFO available to common stockholders and unitholders | \$ 33,025 | \$ 26,244 | \$ 23,228 | \$ 21,673 | \$ 21,276 | \$ 19,883 | \$ 19,597 | \$ 15,770 |
| FFO per share: | | | | | | | | |
| Basic | \$ 0.49 | \$ 0.42 | \$ 0.38 | \$ 0.37 | \$ 0.36 | \$ 0.35 | \$ 0.37 | \$ 0.30 |
| Diluted | \$ 0.48 | \$ 0.41 | \$ 0.38 | \$ 0.36 | \$ 0.36 | \$ 0.35 | \$ 0.37 | \$ 0.30 |
| Weighted-average shares outstanding - basic | 67,605 | 63,065 | 60,459 | 59,022 | 58,906 | 57,226 | 52,943 | 52,943 |
| Weighted-average shares outstanding - diluted | 69,213 | 64,397 | 60,959 | 59,874 | 59,248 | 57,526 | 53,106 | 53,057 |
| (1) Real estate depreciation and amortization was computed as follows: | | | | | | | | |
| Depreciation and amortization per income statement | \$ 28,173 | \$ 24,739 | \$ 19,511 | \$ 17,513 | \$ 18,040 | \$ 16,309 | \$ 13,728 | \$ 11,539 |
| Depreciation and amortization of discontinued operations at 7979 East Tufts Avenue | - | - | 764 | 743 | 764 | 648 | 600 | 604 |
| Non real estate depreciation | (118) | (285) | (37) | (71) | (23) | (28) | (10) | - |
| | \$ 28,055 | \$ 24,454 | \$ 20,238 | \$ 18,185 | \$ 18,781 | \$ 16,929 | \$ 14,318 | \$ 12,143 |

Note: For a definition and discussion of FFO, see page 26. FFO for all periods presented above includes the results of 7979 East Tufts Avenue, a property which we classify as held for sale and which we sold on July 12, 2006.

Adjusted Funds From Operations (AFFO)

(unaudited and in thousands)

| | Three Months Ended | | | | | | | |
|--|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | 31-Dec-06 | 30-Sep-06 | 30-Jun-06 | 31-Mar-06 | 31-Dec-05 | 30-Sep-05 | 30-Jun-05 | 31-Mar-05 |
| Reconciliation of FFO to AFFO: | | | | | | | | |
| Funds from operations available to common stockholders and unitholders (FFO) | \$ 33,025 | \$ 26,244 | \$ 23,228 | \$ 21,673 | \$ 21,276 | \$ 19,883 | \$ 19,597 | \$ 15,770 |
| Adjustments: | | | | | | | | |
| Non real estate depreciation | 118 | 285 | 37 | 71 | 23 | 28 | 10 | - |
| Amortization of deferred financing costs | 1,115 | 916 | 937 | 795 | 793 | 790 | 707 | 675 |
| Non cash compensation | 491 | 430 | 435 | 431 | 335 | 50 | 44 | 52 |
| Loss from early extinguishment of debt | 6 | 40 | 425 | 57 | 896 | - | - | 125 |
| Straight line rents | (5,810) | (3,856) | (4,233) | (3,843) | (4,172) | (3,815) | (2,483) | (2,553) |
| Above and below market rent amortization | (2,238) | (2,837) | (1,504) | (433) | (632) | (416) | (230) | (439) |
| Capitalized leasing compensation | (217) | (185) | (888) | (764) | (105) | (549) | (127) | - |
| Recurring capital expenditures and tenant improvements | (2,574) | (344) | (338) | (904) | (1,406) | (240) | (732) | (519) |
| Capitalized leasing commissions | (3,716) | (1,523) | (1,682) | (265) | (1,535) | (757) | (579) | (180) |
| AFFO available to common stockholders and unitholders | \$ 20,200 | \$ 19,170 | \$ 16,417 | \$ 16,818 | \$ 15,473 | \$ 14,974 | \$ 16,207 | \$ 12,931 |

Note: For a definition and discussion of AFFO, see page 26. For a reconciliation of net income available to common stockholders to FFO, see above table. AFFO for all periods presented above includes the results of 7979 East Tufts Avenue, a property which we classify as held for sale and which we sold on July 12, 2006.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Reconciliation of Earnings before interest, taxes, depreciation and amortization (EBITDA) (1)

(unaudited and in thousands)

| | Three Months Ended | | | | | | | |
|--|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | 31-Dec-06 | 30-Sep-06 | 30-Jun-06 | 31-Mar-06 | 31-Dec-05 | 30-Sep-05 | 30-Jun-05 | 31-Mar-05 |
| Net income available to common stockholders | \$ 2,978 | \$ 11,342 | \$ 1,650 | \$ 1,642 | \$ 1,157 | \$ 1,326 | \$ 2,136 | \$ 1,468 |
| Interest | 14,569 | 14,533 | 12,181 | 11,388 | 10,988 | 10,724 | 9,289 | 8,121 |
| Depreciation and amortization | 28,173 | 24,739 | 20,275 | 18,256 | 18,804 | 16,957 | 14,328 | 12,143 |
| EBITDA | 45,720 | 50,614 | 34,106 | 31,286 | 30,949 | 29,007 | 25,753 | 21,732 |
| Minority interests | 1,276 | 8,464 | 1,340 | 1,831 | 1,337 | 1,624 | 3,139 | 2,156 |
| Preferred stock dividends | 3,445 | 3,445 | 3,445 | 3,445 | 3,445 | 3,099 | 2,199 | 1,271 |
| Adjusted EBITDA | \$ 50,441 | \$ 62,523 | \$ 38,891 | \$ 36,562 | \$ 35,731 | \$ 33,730 | \$ 31,091 | \$ 25,159 |

(1) For the definition and discussion of EBITDA and Adjusted EBITDA, see page 26. EBITDA and adjusted EBITDA for the three months ended September 30, 2006 include a gain on sale of 7979 East Tufts Avenue of \$18.0 million. Excluding this gain EBITDA and Adjusted EBITDA would have been \$40.3 million and \$44.5 million, respectively for three months ended September 30, 2006. EBITDA and Adjusted EBITDA for all periods presented above includes the results of 7979 East Tufts Avenue, a property which we classify as held for sale and which we sold on July 12, 2006.

Financial Ratios

(unaudited and in thousands)

| | 31-Dec-06 | 30-Sep-06 | 30-Jun-06 | 31-Mar-06 | 31-Dec-05 | 30-Sep-05 | 30-Jun-05 | 31-Mar-05 |
|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Total GAAP interest expense (including discontinued operations) | 14,569 | 14,533 | 12,181 | 11,388 | 10,988 | 10,724 | 9,289 | 8,121 |
| Capitalized interest | 1,114 | 917 | 1,058 | 762 | 279 | - | - | - |
| Change in accrued interest and other noncash amounts | (3,206) | (2,590) | 57 | (1,906) | (1,660) | (777) | (1,203) | (705) |
| Cash interest expense (a) | 12,477 | 12,860 | 13,296 | 10,244 | 9,607 | 9,947 | 8,086 | 7,416 |
| Scheduled debt principal payments and preferred dividends | 5,063 | 4,960 | 4,567 | 4,869 | 4,914 | 5,072 | 4,180 | 3,109 |
| Total fixed charges | 17,540 | 17,820 | 17,863 | 15,113 | 14,521 | 15,019 | 12,266 | 10,525 |
| Debt service coverage ratio based on GAAP interest expense (b) | 3.5x | 4.3x | 3.2x | 3.2x | 3.3x | 3.1x | 3.3x | 3.1x |
| Debt service coverage ratio based on cash interest expense (b) | 4.0x | 4.9x | 2.9x | 3.6x | 3.7x | 3.4x | 3.8x | 3.4x |
| Fixed charge coverage ratio based on GAAP interest expense (c) | 2.6x | 3.2x | 2.3x | 2.2x | 2.2x | 2.1x | 2.3x | 2.2x |
| Fixed charge coverage ratio based on cash interest expense (c) | 2.9x | 3.5x | 2.2x | 2.4x | 2.5x | 2.2x | 2.5x | 2.4x |
| Debt to total market capitalization including debt and preferred equity (d) | 31.1% | 33.4% | 32.3% | 30.8% | 33.3% | 35.9% | 42.8% | 37.4% |
| Debt plus preferred stock to total market capitalization including debt and preferred equity (e) | 35.7% | 38.6% | 38.8% | 37.1% | 40.7% | 44.6% | 48.6% | 44.9% |
| Pretax income to interest expense (f) | 1.5x | 2.6x | 1.5x | 1.6x | 1.5x | 1.6x | 1.8x | 1.6x |

- (a) Cash interest expense is interest expense less amortized 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) Adjusted EBITDA divided by interest expense. Ignoring the effect of the gain on sale of 7979 East Tufts Avenue, debt service coverage ratio was 3.1 using GAAP interest expense and 3.5 using cash paid for interest for the three months ended September 30, 2006.
- (c) Adjusted EBITDA divided by fixed charges. Fixed charges include interest expense as per (a) above and scheduled debt principal payments and preferred dividends. Ignoring the effect of the gain on sale of 7979 East Tufts Avenue, fixed charges coverage ratio was 2.3 using GAAP interest expense and 2.5 using cash paid for interest for the three months ended September 30, 2006.
- (d) 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. Mortgage debt and other loans amount excludes the outstanding principal for a loan related to 7979 East Tufts Avenue of \$26.0 million. We classified this property as held for sale at June 30, 2006. We completed its sale on July 12, 2006 and the eliminated our liability for the \$26.0 million loan.
- (e) Same as (d), except numerator includes preferred stock.
- (f) Calculated as income Including gain on sale of assets before minority interest and interest divided by GAAP interest expense. Ignoring the effect of the gain on sale of 7979 East Tufts Avenue, pretax income to interest expense was 1.4 for the three months ended September 30, 2006.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Net Operating Income (NOI) and Run-rate NOI For the three months ended December 31, 2006 (in thousands)

| | |
|---|------------------|
| Rental revenues | \$ 70,333 |
| Tenant reimbursements | 13,984 |
| Rental property operating and maintenance | (20,250) |
| Property taxes | (6,879) |
| Insurance | (846) |
| NOI | \$ 56,342 |

Actual results of properties acquired during the quarter:

| | |
|---|---------|
| Rental revenues | (5,612) |
| Tenant reimbursements | (80) |
| Rental property operating and maintenance | 3,698 |
| Property taxes | 92 |
| Insurance | - |

Prorated full quarter of actual results of properties acquired during the quarter:

| | |
|---|------------------|
| Rental revenues | 6,823 |
| Tenant reimbursements | 397 |
| Rental property operating and maintenance | (4,049) |
| Property taxes | (100) |
| Insurance | - |
| Run-rate NOI | \$ 57,511 |

Reconciliation of net income available to common stockholders to NOI

| | |
|--|------------------|
| Net income available to common stockholders | \$ 2,978 |
| Other revenues | (197) |
| Interest expense | 14,569 |
| Depreciation and amortization | 28,173 |
| General and administrative expenses | 6,535 |
| Loss from early extinguishment of debt | 6 |
| Other expenses | 173 |
| Equity in earnings of unconsolidated joint venture | (177) |
| Interest and other income | (419) |
| Minority interests in continuing operations of operating partnership | 1,270 |
| Loss from discontinued operations before minority interests | 60 |
| Gain on sale of assets | (80) |
| Minority interests attributable to discontinued operations | 6 |
| Preferred stock dividends | 3,445 |
| NOI | \$ 56,342 |

Note: NOI and run-rate NOI exclude the operations of 7979 East Tufts Avenue, a property which we classified as held for sale as at June 30, 2006 and sold on July 12, 2006. For a definition and discussion of NOI and Run-rate NOI, see page 26.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Same Store and New Properties Consolidated Quarterly Statements of Operations
(unaudited and in thousands, except share data)

| Same store (1) | Three Months Ended | | | | | | | |
|---|--------------------|------------------|-----------------|-----------------|-----------------|-----------------|-------------------|-----------------|
| | 31-Dec-06 | 30-Sep-06 | 30-Jun-06 | 31-Mar-06 | 31-Dec-05 | 30-Sep-05 | 30-Jun-05 | 31-Mar-05 |
| Operating Revenues: | | | | | | | | |
| Rental | \$ 35,744 | \$ 34,417 | \$ 33,324 | \$ 31,546 | \$ 31,558 | \$ 30,841 | \$ 31,246 | \$ 30,215 |
| Tenant reimbursements | 8,525 | 8,863 | 8,593 | 7,336 | 8,153 | 7,106 | 6,565 | 6,157 |
| Other | 197 | - | - | - | 89 | 265 | 3,780 | 300 |
| Total operating revenues | 44,466 | 43,280 | 41,917 | 38,882 | 39,800 | 38,212 | 41,591 | 36,672 |
| Operating Expenses: | | | | | | | | |
| Rental property operating and maintenance | 10,410 | 10,058 | 9,318 | 8,597 | 9,160 | 7,718 | 7,350 | 6,147 |
| Property taxes | 2,887 | 3,445 | 3,379 | 3,335 | 3,524 | 3,157 | 3,370 | 3,429 |
| Insurance | 500 | 603 | 632 | 536 | 636 | 456 | 459 | 572 |
| Depreciation and amortization | 11,898 | 13,473 | 11,971 | 11,286 | 11,181 | 11,220 | 11,000 | 10,990 |
| General and administrative (2) | 6,535 | 4,986 | 4,674 | 4,246 | 4,425 | 3,324 | 2,453 | 2,413 |
| Other | 135 | 434 | 63 | 142 | 35 | 98 | 961 | 521 |
| Total operating expenses | 32,365 | 32,999 | 30,037 | 28,142 | 28,961 | 25,973 | 25,593 | 24,072 |
| Operating income | 12,101 | 10,281 | 11,880 | 10,740 | 10,839 | 12,239 | 15,998 | 12,600 |
| Other Income (Expenses): | | | | | | | | |
| Equity in earnings of unconsolidated joint venture | - | - | - | - | - | - | - | - |
| Interest and other income | 308 | 167 | 149 | 123 | 133 | 100 | 80 | 33 |
| Interest expense (3) | (8,298) | (7,173) | (7,034) | (6,494) | (6,804) | (7,187) | (7,120) | (7,095) |
| Loss from early extinguishment of debt | (6) | (39) | (425) | (57) | (896) | - | - | (125) |
| Income from continuing operations before minority interests | 4,105 | 3,236 | 4,570 | 4,312 | 3,272 | 5,152 | 8,958 | 5,413 |
| Loss from discontinued operations before minority interests | (60) | 203 | (163) | (328) | (474) | (169) | (217) | (127) |
| Gain on sale of assets | 80 | 18,016 | - | - | - | - | - | - |
| Income before minority interests | \$ 4,125 | \$ 21,455 | \$ 4,407 | \$ 3,984 | \$ 2,798 | \$ 4,983 | \$ 8,741 | \$ 5,286 |
| New properties (1) | | | | | | | | |
| Operating Revenues: | | | | | | | | |
| Rental | \$ 34,589 | \$ 25,135 | \$ 18,709 | \$ 16,278 | \$ 15,946 | \$ 12,746 | \$ 4,902 | \$ 974 |
| Tenant reimbursements | 5,459 | 4,774 | 4,082 | 4,164 | 3,494 | 3,864 | 1,514 | 321 |
| Other | - | - | - | 168 | 1,343 | - | 52 | - |
| Total operating revenues | 40,048 | 29,909 | 22,791 | 20,610 | 20,783 | 16,610 | 6,468 | 1,295 |
| Operating Expenses: | | | | | | | | |
| Rental property operating and maintenance | 9,840 | 5,416 | 4,300 | 3,113 | 4,206 | 4,136 | 1,816 | 497 |
| Property taxes | 3,992 | 3,793 | 3,717 | 3,504 | 3,213 | 2,895 | 1,351 | 53 |
| Insurance | 346 | 350 | 436 | 354 | 250 | 295 | 52 | 8 |
| Depreciation and amortization | 16,275 | 11,266 | 7,540 | 6,227 | 6,859 | 5,089 | 2,728 | 549 |
| General and administrative (2) | - | - | - | - | - | - | - | - |
| Other | 38 | 173 | 87 | 39 | 12 | 8 | - | - |
| Total operating expenses | 30,491 | 20,998 | 16,080 | 13,237 | 14,540 | 12,423 | 5,947 | 1,107 |
| Operating income | \$ 9,557 | \$ 8,911 | \$ 6,711 | \$ 7,373 | \$ 6,243 | \$ 4,187 | \$ 521 | \$ 188 |
| Other Income (Expenses): | | | | | | | | |
| Equity in earnings of unconsolidated joint venture | 177 | - | - | - | - | - | - | - |
| Interest and other income | 111 | 198 | 113 | 106 | 737 | 65 | 30 | 96 |
| Interest expense (3) | (6,271) | (7,313) | (4,796) | (4,545) | (3,839) | (3,186) | (1,818) | (675) |
| Loss from early extinguishment of debt | - | - | - | - | - | - | - | - |
| Income from continuing operations before minority interests | 3,574 | 1,796 | 2,028 | 2,934 | 3,141 | 1,066 | (1,267) | (391) |
| Income from discontinued operations before minority interests | - | - | - | - | - | - | - | - |
| Gain on sale of assets | - | - | - | - | - | - | - | - |
| Income before minority interests | \$ 3,574 | \$ 1,796 | \$ 2,028 | \$ 2,934 | \$ 3,141 | \$ 1,066 | \$ (1,267) | \$ (391) |

(1) Same store properties are properties that were acquired before December 31, 2004 and new properties are properties acquired after December 31, 2004. During the quarter ended June 30, 2006 we classified our property located at 7979 East Tufts Avenue as available for sale and we completed this property sale in July 2006. We have presented all activity for this property in Loss from discontinued operations for all periods presented above.

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

(3) Interest expense on our line of credit is allocated entirely to new properties.

DIGITAL REALTY TRUST, INC.

Same Store Operating Trend summary (unaudited and in thousands, except share data)

| Same store (1) | Three Months Ended | | | | | |
|---|--------------------|------------------|-------------------|------------------|-------------------|--|
| | 31-Dec-06 | 30-Sep-06 | Percentage Change | 31-Dec-05 | Percentage Change | |
| Rental | \$ 35,744 | \$ 34,417 | 3.9% | \$ 31,558 | 13.3% | |
| Tenant reimbursements | 8,525 | 8,863 | (3.8%) | 8,153 | 4.6% | |
| | 44,269 | 43,280 | 2.3% | 39,711 | 11.5% | |
| Rental property operating and maintenance | 10,410 | 10,058 | 3.5% | 9,160 | 13.6% | |
| Property taxes | 2,887 | 3,445 | (16.2%) | 3,524 | (18.1%) | |
| Insurance | 500 | 603 | (17.1%) | 636 | (21.4%) | |
| | 13,797 | 14,106 | (2.2%) | 13,320 | 3.6% | |
| Net Operating income | \$ 30,472 | \$ 29,174 | 4.4% | \$ 26,391 | 15.5% | |
| Same store occupancy at end of quarter | 97.0% | 96.3% | | 94.9% | | |

(1) Same store properties were acquired before December 31, 2004.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Consolidated Debt Analysis
(in thousands)

| | <u>Maturity Date</u> | | <u>Principal Balance as of December 31, 2006</u> | <u>% of Debt</u> | <u>Interest Rate as of December 31, 2006</u> | <u>Interest Rate as of December 31, 2006 including swaps</u> |
|--|----------------------|-----|--|------------------|--|--|
| Unhedged Floating Rate Debt | | | | | | |
| Unsecured line of credit | October 31, 2008 | (1) | 145,452 | 12.9% | 6.82% | - |
| | | | \$ 145,452 | 12.9% | | |
| Fixed Rate Mortgage Debt and Hedged Floating Rate Debt | | | | | | |
| Secured Term Debt | November 11, 2014 | | \$ 150,887 | 13.4% | 5.65% | - |
| 350 East Cermak Road | June 9, 2008 | (2) | 99,353 | 8.8% | 7.52% | 6.23% |
| 6 Braham Street | April 10, 2011 | | 25,831 | 2.3% | 6.22% | 5.84% |
| 200 Paul Avenue 1-4 | October 8, 2015 | | 81,000 | 7.2% | 5.74% | - |
| 600 West Seventh Street | March 15, 2016 | | 59,181 | 5.3% | 5.80% | - |
| 2323 Bryan Street | November 6, 2009 | | 56,579 | 5.0% | 6.04% | - |
| 34551 Ardenwood Boulevard 1-4 | November 11, 2016 | | 55,000 | 4.9% | 5.95% | - |
| 1100 Space Park Drive | December 11, 2016 | | 55,000 | 4.9% | 5.89% | - |
| 2334 Lundy Place | November 11, 2016 | | 40,000 | 3.6% | 5.96% | - |
| 114 Rue Ambroise Croizat | January 18, 2012 | | 43,260 | 3.9% | 5.07% | 5.13% |
| Unit 9, Blanchardstown Corporate Park | January 18, 2012 | | 37,193 | 3.3% | 5.07% | 5.35% |
| 4055 Valley View Lane | January 1, 2009 | | 20,610 | 1.8% | 6.56% | 4.95% |
| 100 Technology Center Drive | April 1, 2009 | | 20,000 | 1.8% | 7.06% | 5.52% |
| 1125 Energy Park Drive | March 1, 2032 | | 9,569 | 0.9% | 7.62% | - |
| 375 Riverside Parkway | December 1, 2008 | | 8,775 | 0.8% | 7.21% | 6.87% |
| Paul van Vlissingenstraat 16 | July 18, 2013 | | 14,662 | 1.3% | 5.22% | 5.58% |
| Gyroscoopweg 2E-2F | October 18, 2013 | | 9,332 | 0.8% | 5.22% | 5.49% |
| Chemin de l'Epinglier 2 | July 18, 2013 | | 10,605 | 0.9% | 5.32% | 5.57% |
| 731 East Trade Street | July 1, 2020 | | 5,883 | 0.5% | 8.22% | - |
| | | | \$ 802,720 | 71.5% | | |
| Exchangeable senior debentures | | | \$ 172,500 | 15.4% | 4.13% | - |
| Total Fixed Rate Debt | | | \$ 975,220 | 86.9% | | |
| Loan premium---1125 Energy Park Drive and 731 East Trade Street | | | 1,966 | 0.2% | | |
| Total Consolidated Debt | | | \$ 1,122,638 | 100.0% | | |
| Weighted average cost of debt (including interest rate swaps) | | | | | | 5.69% |

(1) A one-year extension option is available.

(2) Two one-year extensions are available.

Credit Facility
(in thousands)

| | <u>Maximum Available</u> | <u>Available as of December 31, 2006</u> | <u>Drawn as of December 31, 2006</u> |
|---------------------------|--------------------------|--|--|
| Unsecured Credit Facility | \$ 500,000 | \$ 148,000 | \$ 145,452 |

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Debt Maturities

(in thousands)

| Property | | 2007 | 2008 | 2009 | 2010 | 2011 | Thereafter | Total |
|---------------------------------------|-----|-----------------|-------------------|-------------------|------------------|-------------------|-------------------|---------------------|
| Unsecured line of credit | (1) | \$ - | \$ 145,452 | \$ - | \$ - | \$ - | \$ - | \$ 145,452 |
| Secured Term Debt | (2) | 2,150 | 2,251 | 2,408 | 2,550 | 2,700 | 138,828 | 150,887 |
| 350 East Cermak Road | (3) | 1,343 | 98,010 | - | - | - | - | 99,353 |
| 200 Paul Avenue 1-4 | | 231 | 1,433 | 1,533 | 1,624 | 1,721 | 74,458 | 81,000 |
| 600 West Seventh Street | | 1,149 | 1,218 | 1,290 | 1,367 | 1,448 | 52,709 | 59,181 |
| 2323 Bryan Street | | 746 | 794 | 55,039 | - | - | - | 56,579 |
| 34551 Ardenwood Boulevard 1-4 | | - | - | 55 | 639 | 678 | 53,628 | 55,000 |
| 1100 Space Park Drive | | - | - | 56 | 638 | 687 | 53,619 | 55,000 |
| 2334 Lundy Place | | - | - | 40 | 457 | 493 | 39,010 | 40,000 |
| 114 Rue Ambroise Croizat | | 487 | 649 | 649 | 649 | 649 | 40,177 | 43,260 |
| Unit 9, Blanchardstown Corporate Park | | 418 | 558 | 558 | 558 | 558 | 34,543 | 37,193 |
| 6 Braham Street | | - | - | 587 | 783 | 24,461 | - | 25,831 |
| 4055 Valley View Lane | | 540 | 540 | 19,530 | - | - | - | 20,610 |
| 100 Technology Center Drive | | - | - | 20,000 | - | - | - | 20,000 |
| 1125 Energy Park Drive | | 114 | 121 | 133 | 143 | 155 | 8,903 | 9,569 |
| 375 Riverside Parkway | | 211 | 8,564 | - | - | - | - | 8,775 |
| Paul van Vlissingenstraat 16 | | 222 | 222 | 222 | 222 | 222 | 13,552 | 14,662 |
| Gyroscoopweg 2E-2F | | 140 | 140 | 140 | 140 | 140 | 8,632 | 9,332 |
| Chemin de l'Epinglier 2 | | 160 | 160 | 160 | 160 | 160 | 9,805 | 10,605 |
| 731 East Trade Street | | 174 | 189 | 205 | 235 | 274 | 4,806 | 5,883 |
| Exchangeable senior debentures | (4) | - | - | - | - | 172,500 | - | 172,500 |
| Total | | \$ 8,085 | \$ 260,301 | \$ 102,605 | \$ 10,165 | \$ 206,846 | \$ 532,670 | \$ 1,120,672 |

| | | |
|---|-----|-----------|
| Weighted Average Term to Initial Maturity | (4) | 5.8 Years |
| Weighted Average Term to Initial Maturity (assuming exercise of extension options) | (4) | 6.1 Years |

(1) A one-year extension option is available.

(2) 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 are cross-collateralized by the six properties.

(3) Two one-year extensions are available.

(4) Assumes maturity of Exchangeable senior debentures at first redemption date in August 2011.

Note: Above amounts assume no exercise of extensions and total excludes \$1,966 of Loan Premiums.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Portfolio summary

| | <u>12/31/2006</u> | <u>9/30/2006</u> |
|--------------------------------------|-------------------|------------------|
| Number of Properties: | | |
| Domestic | 51 | 48 |
| International | 8 | 5 |
| | <u>59 (2)</u> | <u>53</u> |
| Number of Buildings: | | |
| Domestic | 69 | 65 |
| International | 10 | 6 |
| | <u>79</u> | <u>71</u> |
| Number of Markets: | | |
| Domestic | 20 | 19 |
| International | 5 | 4 |
| | <u>25</u> | <u>23</u> |
| Net Rentable Square Feet: | | |
| Domestic | 8,756,559 | 8,836,424 |
| International | 625,301 | 275,480 |
| | <u>9,381,860</u> | <u>9,111,904</u> |
| Redevelopment Square Feet: | | |
| Domestic | 1,353,002 | 1,213,326 |
| International | 293,253 | 35,000 |
| | <u>1,646,255</u> | <u>1,248,326</u> |
| Portfolio Occupancy (1) | 95.0% | 94.7% |
| Same Store Pool Occupancy | 97.0% | 96.3% |
| Average Original Lease Term (years) | 12.2 | 12.3 |
| Average Remaining Lease Term (years) | 6.9 | 7.2 |
| Lease Expirations (through 2008) | 11.9% | 6.9% |

(1) Occupancy excludes space held for redevelopment.

(2) Excludes a property held as an investment in an unconsolidated joint venture.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Properties acquired

For the three months ended December 31, 2006

| Property | Metropolitan Area | Date Acquired | Purchase Price (in millions) | Net Rentable Square Footage of Property | Total Square Footage Held for Redevelopment | Percentage of Total Rentable Square Footage of Property Occupied (1) | Major Tenant(s) |
|---------------------------------------|-------------------|---------------|------------------------------|---|---|--|---|
| 1807 Michael Faraday Court | Reston, Virginia | October-06 | 40.1 (2) | 19,237 | - | 100.0% | Freescale Semiconductor; Toyota; Phase 2 Solutions |
| 8100 Boone Boulevard | Vienna, Virginia | October-06 | (2) | 17,015 | - | 100.0% | Redbus Interhouse, BV |
| 111 Eighth Avenue | New York, NY | October-06 | (2) | 83,137 | - | 78.6% | Savvis, Inc. |
| 2055 E. Technology Circle | Phoenix | October-06 | 9.7 | - | 76,350 | 0.0% | N/A |
| 2001 Sixth Avenue (3) | Seattle | November-06 | 53.9 | 389,460 | - | 91.8% | Switch & Data, Global Crossing, Sprint Communications |
| 114 Rue Ambroise Croizat | Paris, France | December-06 | 53.8 | 150,996 | 229,519 | 56.0% | Tycom, IX Europe, Flag Telecom |
| Unit 9, Blanchardstown Corporate Park | Dublin, Ireland | December-06 | 47.9 | 120,000 | - | 100.0% | Amazon Data Services Ireland, Paypal, IBM Ireland, Allied Irish Banks |
| | | | <u>205.4</u> | <u>779,845</u> | <u>305,869</u> | <u>85.1%</u> | |

(1) Excludes space held for redevelopment.

(2) These three properties were purchased together for a purchase price of \$40.1 million. The purchase includes a fee-simple ownership of 1807 Michael Faraday Court and two leasehold interests at 111 Eight Avenue and 8100 Boone Boulevard.

(3) We acquired a 49% interest in this property, which is presented as an investment in unconsolidated joint venture on the consolidated financial statements.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Occupancy Analysis
As of December 31, 2006

| Property | Acquisition date | Metropolitan Area | Net Rentable Square Feet | Redevelopment Space | Gross Annualized Rent (\$000) (1) | Occupancy (2) | | | | | Net rentable Square Feet as a % of | | Gross Annualized Rent as a % of | |
|---------------------------------------|------------------|------------------------|--------------------------|---------------------|-----------------------------------|----------------|---------------|---------------|---------------|----------------|------------------------------------|-----------------|---------------------------------|-----------------|
| | | | | | | As of 12/31/06 | As of 9/30/06 | As of 6/30/06 | As of 3/31/06 | As of 12/31/05 | Property Type | Total Portfolio | Property Type | Total Portfolio |
| Internet Gateways | | | | | | | | | | | | | | |
| 350 East Cermak Road | May-05 | Chicago | 892,843 | 240,896 | 23,282 | 94.2% | 89.9 % | 93.3 % | 92.2 % | 92.2 % | 27.8 % | 9.5 | 25.6 % | 9.5 % |
| 200 Paul Avenue 1-4 | November-04 | San Francisco | 501,761 | 25,919 | 16,037 | 97.2% | 97.8 | 95.1 | 94.2 | 95.8 | 15.6 | 5.3 | 17.6 | 6.5 |
| 2323 Bryan Street | January-02 | Dallas | 457,217 | 19,890 | 11,899 | 83.7% | 83.0 | 85.2 | 82.4 | 82.0 | 14.3 | 4.9 | 13.1 | 4.8 |
| 600 West Seventh Street | May-04 | Los Angeles | 444,001 | 45,721 | 11,049 | 97.8% | 96.8 | 97.3 | 97.3 | 90.8 | 13.9 | 4.7 | 12.1 | 4.5 |
| 1100 Space Park Drive | November-04 | Silicon Valley | 165,297 | - | 6,953 | 97.6% | 100.0 | 100.0 | 97.4 | 94.9 | 5.2 | 1.8 | 7.6 | 2.8 |
| 6 Braham Street | July-02 | London, England | 63,233 | - | 6,434 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 2.0 | 0.7 | 7.1 | 2.6 |
| 600-780 S. Federal | September-05 | Chicago | 161,547 | - | 4,895 | 83.6% | 86.7 | 83.6 | 81.2 | 86.1 | 5.0 | 1.7 | 5.4 | 2.0 |
| 12001 North Freeway | April-06 | Houston | 281,426 | 19,279 | 4,185 | 98.1% | 98.8 | 98.8 | N/A | N/A | 8.8 | 3.0 | 4.6 | 1.7 |
| 36 NE 2nd Street | January-02 | Miami | 162,140 | - | 4,166 | 95.9% | 81.2 | 95.9 | 81.2 | 81.2 | 5.1 | 1.7 | 4.6 | 1.7 |
| 731 East Trade Street | August-05 | Charlotte | 40,879 | - | 1,098 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 1.3 | 0.4 | 1.2 | 0.4 |
| 113 North Myers | August-05 | Charlotte | 20,086 | 9,132 | 690 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 0.6 | 0.2 | 0.8 | 0.3 |
| 125 North Myers | August-05 | Charlotte | 12,160 | 13,242 | 309 | 100.0% | 100.0 | 100.0 | 85.8 | 85.8 | 0.4 | 0.1 | 0.3 | 0.1 |
| | | | 3,202,590 | 374,079 | 90,997 | 94.0% | 92.2 | 93.7 | 91.2 | 90.2 | 100.0 | 34.0 | 100.0 | 36.9 |
| Data Centers | | | | | | | | | | | | | | |
| 120 E. Van Buren Street | July-06 | Phoenix | 206,359 | 81,155 | 21,521 | 96.8% | 94.7 | N/A | N/A | N/A | 4.5 | 2.2 | 17.5 | 8.8 |
| 300 Boulevard East | November-02 | New York | 311,950 | - | 12,199 | 99.7% | 99.7 | 90.9 | 99.7 | 87.4 | 6.9 | 3.4 | 10.0 | 4.9 |
| 833 Chestnut Street | March-05 | Philadelphia | 535,098 | 119,660 | 8,727 | 78.6% | 75.5 | 75.5 | 75.5 | 91.5 | 11.8 | 5.7 | 7.1 | 3.5 |
| 111 Eighth Avenue | October-06 | New York | 83,137 | - | 7,725 | 100.0% | N/A | N/A | N/A | N/A | 1.8 | 0.9 | 6.3 | 3.1 |
| Unit 9, Blanchardstown Corporate Park | December-06 | Dublin, Ireland | 120,000 | - | 7,363 | 85.9% | N/A | N/A | N/A | N/A | 2.6 | 1.3 | 6.0 | 3.0 |
| 2045 & 2055 LaFayette Street | May-04 | Silicon Valley | 300,000 | - | 6,120 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 6.6 | 3.2 | 5.0 | 2.5 |
| 11830 Webb Chapel Road | August-04 | Dallas | 365,647 | - | 5,716 | 95.0% | 95.0 | 95.0 | 93.3 | 93.3 | 8.1 | 3.9 | 4.7 | 2.3 |
| 150 South First Street | September-04 | Silicon Valley | 179,761 | - | 4,913 | 100.0% | 95.7 | 100.0 | 100.0 | 98.5 | 4.0 | 1.9 | 4.0 | 2.0 |
| 14901 FAA Boulevard | June-06 | Dallas | 263,700 | - | 4,364 | 100.0% | 100.0 | 100.0 | N/A | N/A | 5.8 | 2.8 | 3.6 | 1.8 |
| 2334 Lundy Place | December-02 | Silicon Valley | 130,752 | - | 4,090 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 2.9 | 1.4 | 3.3 | 1.7 |
| 114 Rue Amboise Croizat | December-06 | Paris, France | 122,627 | 229,519 | 3,471 | 56.0% | N/A | N/A | N/A | N/A | 2.7 | 1.3 | 2.8 | 1.4 |
| 2401 Walsh Street | June-05 | Silicon Valley | 167,932 | - | 3,118 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 3.7 | 1.8 | 2.6 | 1.3 |
| 200 North Nash Street | June-05 | Los Angeles | 113,606 | - | 2,110 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 2.5 | 1.2 | 1.7 | 0.9 |
| Gyroscoopweg 2E-2F | July-06 | Amsterdam, Netherlands | 55,585 | - | 2,093 | 100.0% | N/A | N/A | N/A | N/A | 1.2 | 0.6 | 1.7 | 0.8 |
| 2403 Walsh Street | June-05 | Silicon Valley | 103,940 | - | 1,930 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 2.3 | 1.1 | 1.6 | 0.8 |
| 4025 Midway Road | January-06 | Dallas | 36,856 | 63,734 | 1,918 | 100.0% | 100.0 | 40.5 | N/A | N/A | 0.8 | 0.4 | 1.6 | 0.8 |
| Paul van Vlissingenstraat 16 | August-05 | Amsterdam, Netherlands | 77,472 | 35,000 | 1,862 | 58.8% | 58.8 | 58.8 | 62.0 | 62.0 | 1.7 | 0.8 | 1.5 | 0.8 |
| 4700 Old Ironsides Drive | June-05 | Silicon Valley | 90,139 | - | 1,810 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 2.0 | 1.0 | 1.5 | 0.7 |
| 8534 Concord Center Drive | June-05 | Denver | 82,229 | - | 1,674 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 1.8 | 0.9 | 1.4 | 0.7 |
| 6800 Millcreek Drive | April-06 | Toronto, Canada | 83,758 | - | 1,567 | 100.0% | 100.0 | 100.0 | N/A | N/A | 1.8 | 0.9 | 1.3 | 0.6 |
| 3065 Gold Camp Drive | October-04 | Sacramento | 62,957 | - | 1,530 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 1.5 | 0.7 | 1.3 | 0.6 |
| 3015 Winona Avenue | December-04 | Los Angeles | 82,911 | - | 1,494 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 1.8 | 0.9 | 1.2 | 0.6 |
| 251 Exchange Place | November-05 | Northern Virginia | 70,982 | - | 1,457 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 1.6 | 0.8 | 1.2 | 0.6 |
| 101 Aquila Way | April-06 | Atlanta | 313,581 | - | 1,415 | 100.0% | 100.0 | 100.0 | N/A | N/A | 6.9 | 3.3 | 1.2 | 0.6 |
| 8100 Boone Boulevard | October-06 | Northern Virginia | 17,015 | - | 1,411 | 100.0% | N/A | N/A | N/A | N/A | 0.4 | 0.2 | 1.2 | 0.6 |
| 1125 Energy Park Drive | March-05 | Minneapolis/St. Paul | 112,827 | - | 1,379 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 2.5 | 1.2 | 1.1 | 0.6 |
| Chemin de l'Épingle 2 | November-05 | Geneva, Switzerland | 59,190 | - | 1,340 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 1.3 | 0.6 | 1.1 | 0.5 |
| 3300 East Birch Street | August-03 | Los Angeles | 68,807 | - | 1,328 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 1.5 | 0.7 | 1.1 | 0.5 |
| Cionshaugh Industrial Estate | February-06 | Dublin, Ireland | 20,000 | - | 1,277 | 100.0% | 100.0 | 100.0 | N/A | N/A | 0.4 | 0.2 | 1.0 | 0.5 |
| 375 Riverside Parkway | June-03 | Atlanta | 126,300 | 123,891 | 1,201 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 2.8 | 1.3 | 1.0 | 0.5 |
| 2440 Marsh Lane | January-03 | Dallas | 6,705 | 128,545 | 1,179 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 0.1 | 0.1 | 1.0 | 0.5 |
| 600 Winter Street | September-06 | Boston | 30,400 | - | 960 | 100.0% | 100.0 | N/A | N/A | N/A | 0.7 | 0.3 | 0.8 | 0.4 |
| 7620 Metro Center Drive | December-05 | Austin | 45,000 | - | 748 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 1.0 | 0.5 | 0.6 | 0.3 |
| 2300 NW 89th Place | September-06 | Miami | 64,174 | - | 605 | 100.0% | 100.0 | N/A | N/A | N/A | 1.4 | 0.7 | 0.5 | 0.2 |
| 1807 Michael Faraday Court | October-06 | Northern Virginia | 19,237 | - | 564 | 100.0% | N/A | N/A | N/A | N/A | 0.4 | 0.2 | 0.5 | 0.2 |
| 7500 Metro Center Drive | December-05 | Austin | - | 74,962 | - | 0.0% | 0.0 | 0.0 | 0.0 | 0.0 | - | - | - | - |

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Occupancy Analysis
As of December 31, 2006

| Property | Acquisition date | Metropolitan Area | Net Rentable Square Feet | Redevelopment Space | Gross Annualized Rent (\$000) (1) | Occupancy (2) | | | | | Net rentable Square Feet as a % of | | Gross Annualized Rent as a % of | |
|---|------------------|-------------------|--------------------------|---------------------|-----------------------------------|----------------|---------------|---------------|---------------|----------------|------------------------------------|-----------------|---------------------------------|-----------------|
| | | | | | | As of 12/31/06 | As of 9/30/06 | As of 6/30/06 | As of 3/31/06 | As of 12/31/05 | Property Type | Total Portfolio | Property Type | Total Portfolio |
| 3 Corporate Place | December-05 | New York | - | 283,124 | - | 0.0% | 0.0 | 0.0 | 0.0 | 0.0 | - | - | - | - |
| 115 Second Avenue | October-05 | Boston | 10,494 | 56,236 | - | 0.0% | 0.0 | 0.0 | 0.0 | 0.0 | 0.2 | 0.1 | - | - |
| 2055 E. Technology Circle | November-06 | Phoenix | - | 76,350 | - | 0.0% | N/A | N/A | N/A | N/A | - | - | - | - |
| | | | 4,541,128 | 1,272,176 | 122,179 | 94.4% | 95.1 | 93.7 | 91.6 | 94.9 | 100.0 | 48.5 | 100.0 | 49.6 |
| Technology Manufacturing | | | | | | | | | | | | | | |
| 34551 Ardenwood Boulevard 1-4 | January-03 | Silicon Valley | 307,657 | - | 7,927 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 50.9 | 3.3 | 56.5 | 3.2 |
| 47700 Kato Road & 1055 Page Avenue | September-03 | Silicon Valley | 183,050 | - | 3,576 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 30.3 | 2.0 | 25.4 | 1.4 |
| 2010 East Centennial Circle | May-03 | Phoenix | 113,405 | - | 2,549 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 18.8 | 1.2 | 18.1 | 1.0 |
| | | | 604,112 | - | 14,052 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 6.5 | 100.0 | 5.6 |
| Technology Office | | | | | | | | | | | | | | |
| 100 & 200 Quannapowitt Parkway | June-04 | Boston | 386,956 | - | 7,203 | 100.0% | 100.0 | 94.9 | 100.0 | 100.0 | 37.4 | 4.1 | 36.2 | 2.9 |
| 4055 Valley View Lane | September-03 | Dallas | 240,153 | - | 4,507 | 90.5% | 88.3 | 97.0 | 94.3 | 94.3 | 23.2 | 2.6 | 22.7 | 1.8 |
| 100 Technology Center Drive | February-04 | Boston | 197,000 | - | 3,743 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 19.1 | 2.1 | 18.8 | 1.5 |
| 4849 Alpha Road | April-04 | Dallas | 125,538 | - | 2,856 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 12.1 | 1.3 | 14.4 | 1.2 |
| 4650 Old Ironsides Drive | June-05 | Silicon Valley | 84,383 | - | 1,567 | 100.0% | 100.0 | 100.0 | 100.0 | 100.0 | 8.2 | 0.9 | 7.9 | 0.5 |
| | | | 1,034,030 | - | 19,876 | 97.8% | 97.3 | 97.4 | 99.3 | 98.7 | 100.0 | 11.0 | 100.0 | 7.9 |
| Portfolio Total/Weighted Average | | | 9,381,860 | 1,646,255 | \$ 247,104 | 95.0% | 94.7 % | 94.6 % | 93.1 % | 94.2 % | 100.0 % | 100.0 % | 100.0 % | 100.0 % |

(1) Gross annualized rent represents the monthly contractual rent under existing leases as of December 31, 2006 multiplied by 12.

(2) Occupancy excludes space held for redevelopment as of December 31, 2006.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Major Tenants
as of December 31, 2006

| Tenant | Number of Locations | Total Occupied Square Feet (1) | Percentage of Net Rentable Square Feet | Gross Annualized Rent (\$000) (2) | Percentage of Gross Annualized Rent | Weighted Average Remaining Lease Term in Months | |
|--|---------------------|--------------------------------|--|-----------------------------------|-------------------------------------|---|-----------|
| 1 Savvis Communications | (3) | 11 | 1,408,809 | 15.0% | \$ 29,322 | 11.9% | 124 |
| 2 Qwest Communications International, Inc. | | 10 | 684,691 | 7.3% | 19,115 | 7.7% | 98 |
| 3 TelX Group, Inc. | | 10 | 87,305 | 0.9% | 9,109 | 3.7% | 238 |
| 4 Comverse Technology, Inc. | | 1 | 367,033 | 3.9% | 6,904 | 2.8% | 49 |
| 5 JPMorgan Chase & Co. | | 2 | 41,957 | 0.4% | 6,834 | 2.8% | 84 |
| 6 Verio, Inc. | (4) | 2 | 241,370 | 2.6% | 6,718 | 2.7% | 69 |
| 7 Leslie & Godwin | (5) | 1 | 63,233 | 0.7% | 6,434 | 2.6% | 36 |
| 8 Equinix Operating Company, Inc. | | 2 | 295,338 | 3.1% | 6,210 | 2.5% | 101 |
| 9 Level 3 Communications, LLC | (6) | 11 | 282,589 | 3.0% | 5,551 | 2.2% | 65 |
| 10 AT & T | | 8 | 286,454 | 3.1% | 5,513 | 2.2% | 75 |
| 11 Amgen, Inc. | | 1 | 131,386 | 1.4% | 5,346 | 2.2% | 52 |
| 12 AboveNet, Inc. | | 6 | 150,661 | 1.6% | 5,207 | 2.1% | 139 |
| 13 Thomas Jefferson University | | 1 | 179,707 | 1.9% | 3,864 | 1.6% | 46 |
| 14 Stone & Webster, Inc. | (7) | 1 | 197,000 | 2.1% | 3,743 | 1.5% | 75 |
| 15 Seagate Technology | | 1 | 183,050 | 2.0% | 3,576 | 1.4% | 57 |
| Total/Weighted Average | | | <u>4,600,583</u> | <u>49.0%</u> | <u>\$ 123,446</u> | <u>49.9%</u> | <u>94</u> |

(1) Occupied square footage is defined as leases that have commenced on or before December 31, 2006.

(2) Gross annualized rent represents the monthly contractual rent under existing leases as of December 31, 2006 multiplied by 12.

(3) Microsoft subleases 192,000 net rentable square feet (approximately \$3.8 million of gross annualized rent) of this space and has the right to become tenant if the primary lessor defaults.

(4) Verio is a wholly-owned subsidiary of Nippon Telegraph & Telephone

(5) Leslie & Godwin is a UK subsidiary of AON Corporation

(6) Level 3 Communications includes Witel Communications, OnFiber Communications & Broadwing Communications

(7) Stone & Webster is a subsidiary of The Shaw Group.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Lease Expirations and Lease Distribution

Lease Expirations
As of December 31, 2006

| Year | Number of Leases Expiring | Square Footage of Expiring Leases | Percentage of Net Rentable Square Feet | Gross Annualized Rent (\$000) (1) | Percentage of Gross Annualized Rent | Gross Annualized Rent Per Occupied Square Foot | Gross Annualized Rent Per Occupied Square Foot at Expiration | Gross Annualized Rent at Expiration (\$000) |
|---|---------------------------|-----------------------------------|--|-----------------------------------|-------------------------------------|--|--|---|
| Available | | 470,053 | 5.0% | \$ - | 0.0% | | | |
| 2007 | 191 | 188,572 | 2.0% | \$ 10,371 | 4.2% | \$ 55.00 | \$ 55.03 | \$ 10,377 |
| 2008 | 102 | 421,575 | 4.5% | \$ 17,468 | 7.1% | \$ 41.44 | \$ 43.30 | \$ 18,254 |
| 2009 | 87 | 506,412 | 5.4% | \$ 22,251 | 9.0% | \$ 43.94 | \$ 45.04 | \$ 22,809 |
| 2010 | 63 | 864,674 | 9.2% | \$ 22,294 | 9.0% | \$ 25.78 | \$ 27.11 | \$ 23,439 |
| 2011 | 70 | 1,269,751 | 13.5% | \$ 34,251 | 13.9% | \$ 26.97 | \$ 28.85 | \$ 36,631 |
| 2012 | 38 | 529,812 | 5.6% | \$ 7,390 | 3.0% | \$ 13.95 | \$ 15.74 | \$ 8,337 |
| 2013 | 26 | 564,145 | 6.0% | \$ 12,155 | 4.9% | \$ 21.55 | \$ 26.53 | \$ 14,965 |
| 2014 | 32 | 543,225 | 5.8% | \$ 12,241 | 5.0% | \$ 22.53 | \$ 27.79 | \$ 15,095 |
| 2015 | 72 | 1,642,474 | 17.5% | \$ 45,400 | 18.4% | \$ 27.64 | \$ 33.16 | \$ 54,464 |
| 2016 | 49 | 743,571 | 7.9% | \$ 23,093 | 9.3% | \$ 31.06 | \$ 38.37 | \$ 28,530 |
| Thereafter | 58 | 1,637,596 | 17.6% | \$ 40,190 | 16.2% | \$ 24.54 | \$ 37.26 | \$ 61,024 |
| Portfolio Total / Weighted Average | 788 | 9,381,860 | 100.0% | \$ 247,104 | 100.0% | \$ 27.73 | \$ 32.98 | \$ 293,925 |

Lease Distribution
As of December 31, 2006

| Square Feet Under Lease | Number of Leases | Percentage of All Leases | Total Net Rentable Square Feet | Percentage of Net Rentable Square Feet | Gross Annualized Rent (\$000) (1) | Percentage of Gross Annualized Rent |
|-------------------------|------------------|--------------------------|--------------------------------|--|-----------------------------------|-------------------------------------|
| Available | | | 470,053 | 5.0% | | 0.0% |
| 2,500 or less | 492 | 62.4% | 184,888 | 2.0% | \$ 38,192 | 15.5% |
| 2,501 - 10,000 | 128 | 16.2% | 668,911 | 7.1% | \$ 26,174 | 10.6% |
| 10,001 - 20,000 | 63 | 8.0% | 951,877 | 10.1% | \$ 27,873 | 11.3% |
| 20,001 - 40,000 | 44 | 5.6% | 1,253,361 | 13.4% | \$ 26,401 | 10.7% |
| 40,001 - 100,000 | 39 | 5.0% | 2,463,532 | 26.3% | \$ 62,943 | 25.5% |
| Greater than 100,000 | 22 | 2.8% | 3,389,238 | 36.1% | \$ 65,521 | 26.4% |
| Portfolio Total | 788 | 100.0% | 9,381,860 | 100.0% | \$ 247,104 | 100.0% |

(1) Gross annualized rent represents the monthly contractual rent under existing leases as of December 31, 2006 multiplied by 12.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Leasing Activity

As of December 31, 2006

| | For the Three Months Ended December 31, 2006 | % Leased |
|--|---|-----------------|
| Occupied Square Feet as of September 30, 2006 | 8,626,337 | 94.7% |
| <u>Q4 2006 Acquisitions:</u> | | |
| 1807 Michael Faraday Court | 19,237 | 100.0% |
| 8100 Boone Boulevard | 17,015 | 100.0% |
| 111 Eighth Avenue | 83,137 | 100.0% |
| 2055 E. Technology Circle | - | 0.0% |
| 114 Rue Ambroise Croizat | 68,716 | 56.0% |
| Unit 9, Blanchardstown Corporate Park | 103,104 | 85.9% |
| Occupied Square Feet including Q3 2006 Acquisitions | 8,917,546 | 95.1% |
| Expirations and Reductions (including renewals) | (28,105) | (0.3%) |
| New Leases and Expansions | 82,056 | 0.9% |
| Renewals and Extensions | 9,155 | 0.1% |
| Remeasurements (1) | (68,845) | (0.7%) |
| Terminations | - | 0.0% |
| Occupied Square Feet as of December 31, 2006 | <u>8,911,807</u> | <u>95.0%</u> |

GAAP Rent Growth (2)

| | | |
|------------------------------------|----|--------|
| Expiring Rent per Square Foot | \$ | 13.28 |
| New / Renewed Rent per Square Foot | \$ | 90.12 |
| Percentage Increase | | 578.6% |

| | |
|--|----|
| Weighted Average Lease Term - New (in months) | 64 |
| Weighted Average Lease Term - Renewal (in months) | 24 |

(1) Represents remeasuring of building to Building Owners and Managers Association (BOMA) standards.

(2) Represents estimated cash rent growth adjusted for straight-line rents in accordance with GAAP.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Tenant Improvements and Leasing Commissions

| | Three Months Ended | | | | | Full Year 2005 |
|--|--------------------|-----------|-----------|-----------|------------|-------------------|
| | 12/31/2006 | 9/30/2006 | 6/30/2006 | 3/31/2006 | 12/31/2005 | |
| Renewals (1) | | | | | | |
| Number of renewals | 6 | - | 2 | - | 2 | 9 |
| Square Feet | 9,155 | - | 3,509 | - | 8,086 | 33,007 |
| Tenant improvement costs per square foot (2) | \$ - | \$ - | \$ - | \$ - | \$ 1.14 | \$ 6.86 |
| Leasing commission costs per square foot (2) | 3.36 | - | 5.19 | - | 2.61 | 5.50 |
| Total renewal lease costs per square foot | \$ 3.36 | \$ - | \$ 5.19 | \$ - | \$ 3.75 | \$ 12.36 |
| New Leases (3) | | | | | | |
| Number of non-redevelopment leases | 53 | 57 | 41 | 46 | 16 | 63 |
| Non-Redevelopment square feet | 82,056 | 87,967 | 51,021 | 84,488 | 41,784 | 107,923 |
| Non-Redevelopment tenant improvement costs per square foot (2) | \$ 21.03 | \$ 115.76 | \$ 71.73 | \$ 20.64 | \$ 10.37 | \$ 10.46 |
| Non-Redevelopment leasing commission costs per square foot (2) | 7.25 | 16.08 | 22.64 | 8.78 | 26.28 | 17.05 |
| Number of redevelopment leases | 1 | 2 | 2 | - | - | - |
| Redevelopment square feet | 22,312 | 66,732 | 25,189 | - | - | - |
| Redevelopment tenant improvement costs per square foot (2) (5) | \$ - | \$ 46.53 | \$ 325.66 | \$ - | \$ - | \$ - |
| Redevelopment leasing commission costs per square foot (2) | 12.40 | 13.15 | 16.16 | - | - | - |
| Total new lease costs per square foot | \$ 40.68 | \$ 100.71 | \$ 109.26 | \$ 77.91 | \$ 36.65 | \$ 26.30 |
| Total (4) | | | | | | |
| Number of leases | 60 | 59 | 45 | 46 | 18 | 72 |
| Square Feet | 113,523 | 154,699 | 79,719 | 84,488 | 49,870 | 140,930 |
| Tenant improvement costs per square foot (2) | \$ 15.20 | \$ 85.89 | \$ 148.81 | \$ 20.64 | \$ 8.87 | \$ 9.62 |
| Leasing commission costs per square foot (2) | 7.95 | 14.81 | 19.82 | 8.78 | 22.44 | 13.42 |
| Total costs per square foot | \$ 23.15 | \$ 100.70 | \$ 168.63 | \$ 29.42 | \$ 31.31 | \$ 23.04 |

(1) Does not include retained tenants that have relocated to new space or expanded into new space.

Assumes all tenant improvement and leasing commissions are paid in the calendar year in which the lease commences, which may be different than the year in which they are actually paid.

(3) Includes retained tenants that have relocated to new space or expanded into new space within our portfolio.

(4) Recent property acquisitions may make a period over period comparison difficult. For a list of the acquisition dates of our properties see page 17.

(5) Redevelopment Tenant Improvement costs include tenant-specific building improvements for square footage designated as space held for redevelopment.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Historical Capital Expenditures

| | Three Months Ended | | | | | | | | Full Year 2005 |
|--|--------------------|---------------|--------------|------------|--------------|--------------|--------------|--------------|-------------------|
| | 12/31/2006 | 9/30/2006 | 6/30/2006 | 3/31/2006 | 12/31/2005 | 9/30/2005 | 6/30/2005 | 3/31/2005 | |
| Recurring capital expenditures (1) (3) | \$ 1,373,699 | \$ 233,530 | \$ 258,169 | \$ 652,438 | \$ 1,167,052 | \$ 240,025 | \$ 91,049 | \$ 266,974 | \$ 1,765,100 |
| Non-recurring capital expenditures (2) (3) | \$ 35,971,950 | \$ 10,567,130 | \$ 4,306,049 | \$ 750,817 | \$ 1,689,757 | \$ 1,766,579 | \$ 1,604,007 | \$ 1,352,219 | \$ 6,412,562 |
| Total net rentable square feet at period end excluding redevelopment space | 9,381,860 | 9,111,904 | 9,132,357 | 8,135,957 | 8,051,212 | 7,864,760 | 7,791,110 | 6,303,226 | 8,051,212 |
| Recurring capital expenditures per square foot | \$ 0.15 | \$ 0.03 | \$ 0.03 | \$ 0.08 | \$ 0.14 | \$ 0.03 | \$ 0.01 | \$ 0.04 | \$ 0.22 |
| Non-recurring capital expenditures per square foot (2) (3) | \$ 3.83 | \$ 1.16 | \$ 0.47 | \$ 0.09 | \$ 0.21 | \$ 0.22 | \$ 0.21 | \$ 0.21 | \$ 0.80 |

(1) Recurring capital expenditures represents non-incremental building improvements required to maintain current revenues. 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) Non-recurring capital expenditures for the three months ended December 31, 2006, September 30, 2006 and June 30, 2006 includes approximately \$14.3 million, \$8.2 million and \$1.9 million, respectively, related to 115 Second Avenue and 3 Corporate Place. These properties are currently unoccupied.

(3) Recent property acquisitions may make a period over period comparison difficult. For a list of the acquisition dates of our properties see page 17.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Redevelopment
For the year ended December 31, 2006

| Commenced Leases | Rentable Square Feet | Weighted Average Lease Term | Average Annualized Rent (\$000) (1) | Annualized Rent per Square Foot | Improvements per Square Foot (2) |
|-------------------------------|----------------------|-----------------------------|-------------------------------------|---------------------------------|----------------------------------|
| Shell | 59,232 | 120 | \$ 1,289,895 | \$ 21.78 | \$ 10.13 |
| Datacenter | 55,001 | 96 | 3,465,475 | 63.01 | 194.69 |
| Total/Weighted Average | <u>114,233</u> | <u>108</u> | <u>\$ 4,755,370</u> | <u>\$ 41.63</u> | <u>\$ 98.99</u> |

(1) Gross annualized rent represents the monthly contractual rent under existing leases as of December 31, 2006 multiplied by 12.

(2) Improvements per square foot include Landlord's costs to improve the space, lease commissions and tenant allowances. This amount does not include any improvement costs paid by the tenant.

DIGITAL REALTY TRUST, INC.

Fourth Quarter 2006

Management Statements on Non-GAAP Supplemental Measures

Funds from Operations:

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, 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, 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 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 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 as a measure of our performance. FFO for all periods presented in this supplemental information includes the results of 7979 East Tufts Avenue, a property which we classify as held for sale and which we sold on July 12, 2006.

Adjusted Funds From Operations:

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. We calculate adjusted funds from operations, or AFFO, by adding to or subtracting from FFO (i) non-real estate depreciation, (ii) amortization of deferred financing costs (iii) noncash compensation (iv) loss from early extinguishment of debt (v) straight line rents (vi) fair value of lease revenue amortization (vii) capitalized leasing payroll (viii) recurring tenant improvements and (ix) capitalized leasing commissions. Other equity REITs may not calculate AFFO in a consistent manner. Accordingly, our AFFO may not be comparable to other equity REITs' AFFO. AFFO should be considered only as a supplement to net income computed in accordance with GAAP as a measure of our performance. AFFO for all periods presented in this supplemental information includes the results of 7979 East Tufts Avenue, a property which we classify as held for sale and which we sold on July 12, 2006.

EBITDA and Adjusted EBITDA:

We believe that earnings before interest, 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 or noncash depreciation and amortization or the cost of debt and with respect to Adjusted EBITDA preferred dividends and minority interests. Adjusted EBITDA is EBITDA excluding minority interests and preferred stock dividends. 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, 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. 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. Other equity 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. EBITDA and Adjusted EBITDA for all periods presented in this supplemental information include the results of 7979 East Tufts Avenue, a property which we classify as held for sale and which we sold on July 12, 2006.

NOI and Run-rate NOI:

Net Operating Income (NOI)

NOI represents rental revenue and tenant reimbursement revenue less rental property operating and maintenance, property taxes and insurance expenses (as reflected in 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 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 as a measure of our performance.

Run-rate NOI:

Run-rate NOI represents NOI as defined above adjusted for new acquisitions to show an estimate of NOI as if the property had been owned for the entire quarter. Run-rate NOI is commonly used by stockholders, company management and industry analysts as a measurement of future operating performance of the company's rental portfolio. Run-rate NOI may not be indicative of future performance. Actual performance is subject to risks, uncertainties and assumptions. See the discussion of forward-looking statements on page 3.