

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**  
Washington, D.C. 20549

**FORM 8-K**

**CURRENT REPORT  
Pursuant to Section 13 OR 15(d)  
of The Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): June 22, 2026

**DIGITAL REALTY TRUST, INC.  
DIGITAL REALTY TRUST, L.P.**

(Exact name of registrant as specified in its charter)

Maryland  
Maryland  
(State or other jurisdiction  
of incorporation)

001-32336  
000-54023  
(Commission  
File Number)

26-0081711  
20-2402955  
(IRS Employer  
Identification No.)

601 West 2<sup>nd</sup> Street, Floor 32  
Austin, Texas  
(Address of principal executive offices)

78701  
(Zip Code)

(737) 281-0101  
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading symbol(s)	Name of each exchange on which registered
Common Stock	DLR	New York Stock Exchange
Series J Cumulative Redeemable Preferred Stock	DLR Pr J	New York Stock Exchange
Series K Cumulative Redeemable Preferred Stock	DLR Pr K	New York Stock Exchange
Series L Cumulative Redeemable Preferred Stock	DLR Pr L	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§ 230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§ 240.12b-2 of this chapter).

Digital Realty Trust, Inc.: Emerging growth company

Digital Realty Trust, L.P.: Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Digital Realty Trust, Inc.:

Digital Realty Trust, L.P.:

## **Introductory Note**

Unless otherwise indicated or unless the context requires otherwise, all references in this report to “we,” “us,” “our,” “our company,” “the company” or “Digital Realty” refer to Digital Realty Trust, Inc., together with its consolidated subsidiaries, including Digital Realty Trust, L.P., our “operating partnership.”

### **Item 3.02 Unregistered Sales of Equity Securities.**

The information included under Item 8.01 below is incorporated by reference herein. The issuances of securities by the company and the operating partnership described in Item 8.01 below are exempt from registration pursuant to Section 4(a)(2) of the Securities Act of 1933, as amended, as transactions not involving a public offering.

### **Item 7.01 Regulation FD Disclosure.**

On June 22, 2026, the company issued a press release regarding certain pending and completed transactions. The press release is attached hereto as Exhibit 99.1 and incorporated by reference herein.

In connection with such announcement, the company made available a presentation to prospective investors, which is also available on the company’s website at [www.digitalrealty.com](http://www.digitalrealty.com). The presentation is attached hereto as Exhibit 99.2 and incorporated by reference herein.

The information in this Item 7.01 of this Current Report on Form 8-K, including the exhibits attached hereto, is furnished pursuant to Item 7.01 and shall not be deemed “filed” for any purpose, including for the purposes of Section 18 of the Exchange Act, or otherwise subject to the liabilities of that Section, and shall not be deemed incorporated by reference into any filing under the Securities Act or the Exchange Act regardless of any general incorporation language in such filing.

### **Item 8.01 Other Events.**

#### *Other Acquisition and Investment Activity*

On April 30, 2026, the operating partnership acquired approximately 1,440 acres of land for development at Astra Enterprise Park, located near Kansas City for approximately \$377.6 million in cash and 517,475 common units of partnership interest in the operating partnership.

On May 8, 2026, the company entered into an agreement to purchase Columbia Capital for (i) \$45 million of cash and 2,337,036 shares of the company’s common stock, par value \$0.01 per share (“common stock”), to be issued at the closing of the transaction, and (ii) up to an additional \$290 million, in cash or (at the company’s option) 1,457,506 additional shares of the company’s common stock, upon achievement of certain performance milestones, in each case, subject to adjustment and the other terms and conditions of the purchase agreement. The equity consideration is subject to a lockup that releases over a multi-year period. Founded in 1989, Columbia Capital is focused on the communications, technology and digital infrastructure space, with over \$9 billion in fund commitments from hundreds of investors, including sovereign wealth funds, pension funds, insurance companies, endowments and other institutional investors. The company has agreed to provide the applicable sellers resale registration rights with respect to the common stock to be issued. Completion of the purchase transaction is expected to occur in the second half of 2026, subject to customary closing conditions and regulatory approvals.

On June 22, 2026, the company agreed to issue 3,425,031 shares of its common stock (representing a current value of approximately \$644.4 million based on closing price as of June 18, 2026) to purchase approximately 16% of the interests in the company’s Teraco joint venture pursuant to an existing put right exercised by certain of the joint venture’s third party partners. The purchase will increase the company’s interest in Africa’s leading data center platform to 77%. The company has agreed to provide the applicable sellers resale registration rights with respect to the common stock to be issued. Completion of the repurchase transaction is expected to occur in the second half of 2026, subject to customary closing conditions and regulatory approvals.

#### Cautionary Statement Regarding Forward-Looking Statements

This Current Report on Form 8-K contains certain “forward-looking” statements as that term is defined by Section 27A of the Securities Act and Section 21E of the Exchange Act of 1934, as amended (the “Exchange Act”). Statements that are predictive in nature, that depend on or relate to future events or conditions, or that include words such as “believes”, “anticipates”, “expects”, “may”, “will”, “would”, “should”, “estimates”, “could”, “intends”, “plans” or other similar expressions are forward-looking statements. Forward-looking statements involve significant known and unknown risks and uncertainties that may cause the company’s actual results in future periods to differ materially from those projected or contemplated in the forward-looking statements as a result of, but not limited to, the following factors: risks and uncertainties related to market conditions and satisfaction of customary closing conditions related to the Teraco and Columbia Capital transactions; and the impact of legislative, regulatory and competitive changes and other risk factors relating to the industries in which we operate, as detailed from time to time in each of our reports filed with the SEC. There can be no assurance that the proposed transactions will be consummated on the terms described herein or at all.

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, 2025, our quarterly report on Form 10-Q for the quarter ended March 31, 2026 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.

#### Item 9.01. Financial Statements and Exhibits.

(d) Exhibits.

Exhibit Number	Description
99.1	<a href="#">Press Release.</a>
99.2	<a href="#">Investor Presentation.</a>
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrants have duly caused this report to be signed on their behalf by the undersigned hereunto duly authorized.

Date: June 22, 2026

**Digital Realty Trust, Inc.**

By: /s/ JEANNIE LEE  
**Jeannie Lee**  
**Executive Vice President, General Counsel and Secretary**

**Digital Realty Trust, L.P.**

By: Digital Realty Trust, Inc.  
Its general partner

By: /s/ JEANNIE LEE  
**Jeannie Lee**  
**Executive Vice President, General Counsel and Secretary**



## Digital Realty Announces Transactions to Drive Continued Platform Growth

*Secures Two-Gigawatt Development Site in Kansas City Metro, and Agrees to Increase Teraco Ownership and to Acquire Columbia Capital*

**Austin, TX – June 22, 2026** – Digital Realty (NYSE: DLR), the world’s largest cloud- and carrier-neutral data center platform, today announced a series of transactions that together bolster the company’s three core pillars of growth: (i) expansion of its hyperscale data center development capacity through the acquisition of a new powered land site in the Kansas City metro, (ii) growth of its colocation and connectivity portfolio through the purchase of certain minority shareholder stakes in Teraco, and (iii) further scaling of its Strategic Private Capital platform through the acquisition of Columbia Capital a leading investment firm in the digital infrastructure space.

### Expansion into Kansas City Market

Digital Realty has acquired approximately 1,440 acres of land at Astra Enterprise Park, located near Kansas City to support hyperscale data center development for approximately \$475 million<sup>(1)</sup> in cash and common units in its operating partnership. The acquisition marks an entry into a Top 30 U.S. metro with fast-growing technology sector exposure, ample utility and telecommunications infrastructure, and strong connectivity fundamentals. According to datacenterHawk, the Kansas City metro is the 7<sup>th</sup> largest data center market in the U.S., when including capacity that is currently under construction and in planning.

To support development of the site, Digital Realty has entered into an Energy Service Agreement with the local utility to provide 600 megawatts of utility power by early 2028, rising to two gigawatts at full delivery.

### Increase in Teraco Ownership

As part of the continued investment in its colocation and connectivity platform, Digital Realty is increasing its ownership interest in Teraco, Africa’s leading data center platform, to 77% through the acquisition of shares from certain minority shareholders. Digital Realty will purchase the 16% stake for approximately \$650 million<sup>(1)</sup>, principally via the issuance of 3.4 million shares of common stock.

Teraco represents a key component of Digital Realty’s global colocation and connectivity footprint, with a portfolio of highly connected, network-dense campuses serving a growing base of customers across the EMEA region.

### Acquisition of Columbia Capital

Digital Realty plans to acquire Columbia Capital for approximately \$485 million<sup>(1)</sup>, principally through the issuance of 2.3 million shares of common stock, with a lockup that releases over a multi-year period and an earnout that is subject to certain performance hurdles. Founded in 1989, Columbia Capital is focused on the communications, technology and digital infrastructure space, with over \$9 billion in fund commitments from hundreds of investors, including sovereign wealth funds, pension funds, insurance companies, endowments and other institutional investors.

The acquisition will accelerate Digital Realty’s Strategic Private Capital platform and provides increased expertise and visibility into adjacent digital infrastructure sectors. Columbia Capital’s experienced investment team and established portfolio complement Digital Realty’s global operating platform and will strengthen investment capabilities to take advantage of the expanding AI infrastructure ecosystem.

Columbia Capital and Digital Realty have collaborated on multiple digital infrastructure projects. Columbia is a long-time co-investor in Teraco whose involvement predates Digital Realty’s acquisition of a majority interest in August 2022. The two companies have also partnered through Vela Infrastructure, a subsea cable landing station developer.

## Executive Commentary

“These transactions support the continued momentum of Digital Realty’s three core pillars of growth. The purchase of land in the Kansas City metro enhances our ability to serve hyperscale customers’ near term requirements, while our increased stake in Teraco strengthens our position in Africa’s leading data center platform and supports the continued growth of our global colocation and connectivity business,” said Andy Power, President and Chief Executive Officer of Digital Realty. “Our history of collaboration with Columbia Capital reflects a shared long-term perspective while providing additional flexibility to support the scaling of both our hyperscale development pipeline and our private capital platform.”

“Taken together, these transactions are expected to further enhance Digital Realty’s growth profile, while maintaining our balance sheet discipline and positioning the company for the continued investment opportunity we see ahead,” said Matt Mercier, Chief Financial Officer of Digital Realty. These investments will be principally funded through the issuance of 6.3 million shares of common stock (and operating partnership units) at a weighted average price of \$197.54 per share (or unit).

The Teraco and Columbia Capital transactions are expected to close in the second half of 2026 and remain subject to customary closing conditions.

## Additional Resources

- [De Soto data center project](#)
- [Project Sediba: Teraco’s renewable energy milestone](#)
- [The PERE Podcast: Andy Power discusses the strategic importance of Private Capital to Digital Realty](#)

## About Digital Realty

Digital Realty brings companies and data together by delivering the full spectrum of data center, colocation, and interconnection solutions. PlatformDIGITAL<sup>®</sup>, the company’s global data center platform, provides customers with a secure data meeting place and a proven Pervasive Datacenter Architecture (PDx<sup>®</sup>) 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 customers access to the connected data communities that matter to them through a global footprint of 300+ facilities in 55+ metros across 30+ countries on six continents. To learn more, visit [digitalrealty.com](https://digitalrealty.com) or follow us on [LinkedIn](#) and [X](#).

## For Additional Information

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## Safe Harbor Statement

This press release contains forward-looking statements based on current expectations, forecasts, and assumptions that involve risks and uncertainties which may cause actual results to differ materially from those described. These include statements related to the Fund, customer demand, expected benefits, use of proceeds, and the company’s strategy. For a description of these risks and uncertainties, please refer to the company’s filings with the U.S. Securities and Exchange Commission. The company undertakes no obligation to update any forward-looking statements.

<sup>1</sup> Based on closing stock price of \$188.15/sh as of June 18, 2026.



# Strategic Transaction Update

June 2026



# Strategic Transaction Update

Bolstering Digital Realty's Three Core Pillars of Growth



HYPERSCALE

COLO + CONNECTIVITY

PRIVATE CAPITAL

**2GW**

HYPERSCALE  
CAMPUS<sup>(1)</sup>

**77%**

PRO FORMA  
TERACO OWNERSHIP<sup>(2)</sup>

**\$9Bn AUM**

COMMUNICATIONS, TECHNOLOGY AND  
DIGITAL INFRASTRUCTURE FIRM<sup>(3)</sup>

## Expansion into Kansas City Market

Expanding IT Capacity to Support  
Hyperscale Customer Growth

## Increase in Teraco Ownership

Growing Contribution from Africa's #1  
Colocation and Connectivity Platform

## Acquisition of Columbia Capital

Scales Private Capital in Support of  
Growing AI Infrastructure Ecosystem



- 1) Represents utility power at full delivery.
- 2) Includes interest held by Teraco Connect Trust.
- 3) Represents total fund commitments.

# Expansion into Kansas City Market

## Expanding IT Capacity to Support Hyperscale Customer Growth

### MARKET ATTRIBUTES

**Demographics / Economics**

- + **Top 30** GDP & Population in U.S.<sup>(1)</sup>
- + Diversified **\$186Bn** economy driven by its historic strengths in agriculture, logistics and advanced manufacturing<sup>(1)</sup>

**Digitization Metrics**

- + **Centrally** located within the U.S., enables **low-latency connectivity**
- + ~5.5M miles of fiber across **25+ providers** support high-capacity, diverse, scalable deployments<sup>(2)</sup>

**Customer Demand / Supply**

- + **7<sup>th</sup> largest** data center market in the U.S., when including capacity that is currently under construction and in planning<sup>(3)</sup>

### MIDWEST HUB FOR AI AND CLOUD WORKLOADS



### STRATEGIC ENTRY

**1,440**  
ACRES OF LAND AT  
ASTRA ENTERPRISE PARK

**600MW**  
OF UTILITY POWER  
BY EARLY 2028

**2GW**  
OF UTILITY POWER  
AT FULL DELIVERY

# Increase in Teraco Ownership

## Africa's Leading Colocation and Connectivity Platform

AFRICA'S LEADING DATA CENTER PLATFORM      GROWING COLOCATION + CONNECTIVITY      INCREASED OWNERSHIP



Africa's leading carrier-neutral colocation provider, serving as the first provider of highly resilient, vendor-neutral data environments in sub-Saharan Africa

	Acquisition: 2022	Today: 2026 <sup>(1)</sup>
REVENUE (USD in millions)	\$174	\$352
CROSS-CONNECTS	22k	29k
IN-PLACE IT CAPACITY (MW)	75	126
UNDER CONSTRUCTION IT CAPACITY (MW)	19	41



**77%**  
OWNERSHIP INTEREST<sup>(2)</sup>



**23%**  
OWNERSHIP INTEREST



<sup>1)</sup> Financial and operating metrics as of March 31, 2026.  
<sup>2)</sup> Includes interest held by Teraco Connect Trust.

# Acquisition of Columbia Capital

## Scales Private Capital in Support of Growing AI Infrastructure Ecosystem

SCALING STRATEGIC PRIVATE CAPITAL

DIGITAL & AI INFRASTRUCTURE INVESTMENTS<sup>(2)</sup>

STRATEGIC ACQUISITION<sup>(3)</sup>



- + **Founded in 1989**, Columbia Capital is focused on the communications, technology and digital infrastructure space
- + **Over \$9 billion** in fund commitments from **hundreds of investors across 16 institutional fund vehicles**, including sovereign wealth funds, pension funds, insurance companies, endowments and other institutional investors<sup>(1)</sup>
- + **Scales Digital Realty's Strategic Private Capital** platform and provides increased expertise and visibility into adjacent digital infrastructure sectors
- + **Strengthens investment capabilities** via third-party capital to capitalize on the **expanding AI infrastructure ecosystem**



### Transaction Overview

- + Digital Realty entered definitive agreement to acquire **100% of Columbia Capital**
- + Purchase price of **~\$485 million including shares of common stock**, with a lockup that releases over a multi-year period<sup>(4)</sup>
- + Potential **~\$275 million earn-out** by year-end 2027, payable upon the achievement of certain performance hurdles<sup>(4)</sup>

### Timing Overview

- + Anticipated to **close in 2H26**, subject to customary closing conditions and regulatory approvals



1) Includes funds and co-investment vehicles.  
 2) Inclusion of company names and/or logos does not imply endorsement by, or any current affiliation with such companies.  
 3) On May 8, 2026, the company entered into an agreement to purchase Columbia Capital for \$510 million in consideration, consisting of (i) \$45 million of cash and 2,337,036 shares of the company's common stock, to be issued at the closing of the transaction, and (ii) up to an additional \$290 million, payable in cash or (at the company's option) 1,457,506 additional shares of the company's common stock, upon achievement of certain performance milestones, in each case, subject to adjustment and the other terms and conditions of the purchase agreement.  
 4) Based on closing stock price of \$188.15/sh as of June 18, 2026.

## Additional Resources



[Data Center Project](#) at Astra Enterprise Park in De Soto, Kansas



[Teraco will own and wheel power from a 120MW solar plant](#) to sustainably power its data centers for cloud and AI computing



Digital Realty's strategy within the evolving [capital markets landscape](#)

# Appendix: Forward-Looking Statements

This information in this presentation contains forward-looking statements within the meaning of the federal securities laws, which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially. Such forward-looking statements include statements relating to: our economic outlook; our expected investment and expansion activity; our joint ventures; the expected benefits and timing of PlatformDIGITAL®; the Data Gravity Index™; Data Gravity Index DGx™; public cloud services spending; the potential impact of artificial intelligence and data regulations; our sustainability initiatives; the expected effect of foreign currency translation adjustments on our financials; anticipated continued demand for our products and services; our liquidity; demand drivers and economic growth outlook; business drivers; our expected development plans and completions, including timing, total square footage, IT capacity and raised floor space upon completion; expected availability for leasing efforts and colocation initiatives; organizational initiatives; our product offerings; our connected data communities; joint venture opportunities; occupancy and total investment; our expected investment in our properties; our estimated time to stabilization and targeted returns at stabilization of our properties; our expected future acquisitions; acquisitions strategy; available inventory and development strategy; the signing and commencement of leases, and related rental revenue; lag between signing and commencement of leases; our backlog; future rents; our expected same store portfolio growth; our expected growth and stabilization of development completions and acquisitions; lease rollovers and expected rental rate changes; our re-leasing spreads; our expected yields on investments; our expectations with respect to capital investments at lease expiration on existing data center or colocation space; debt maturities; lease maturities; our other expected future financial and other results including guidance, and the assumptions underlying such results; our customers' capital investments; our plans and intentions; future data center utilization, utilization rates, growth rates, trends, supply and demand; data center expansion plans; estimated kW/MW requirements; capital expenditures; the effect new leases and increases in rental rates will have on our rental revenues and results of operations; estimates of the value of our development portfolio; our ability to meet our liquidity needs, including the ability to raise additional capital; access to power; market forecasts; projected financial information and covenant metrics; Core FFO run rate and NOI growth; other forward looking financial data; leasing expectations; our exposure to tenants in certain industries; our expectations and underlying assumptions regarding our sensitivity to fluctuations in foreign exchange rates; and the sufficiency of our capital to fund future requirements. You can identify forward-looking statements by the use of forward-looking terminology such as "believes," "expects," "may," "will," "should," "seeks," "approximately," "intends," "plans," "pro forma," "estimates" or "anticipates" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and discussions which do not relate solely to historical matters. 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: reduced demand for data centers or decreases in information technology spending; decreased rental rates, increased operating costs or increased vacancy rates; increased competition or available supply of data center capacity; the suitability of our data centers and data center infrastructure, delays or disruptions in connectivity or availability of power, or failures or breaches of our physical and information security infrastructure or services; breaches of our obligations or restrictions under our contracts with our customers; our inability to successfully develop and lease new properties and development capacity, and delays or unexpected costs in development of properties; the impact of current global and local economic, credit and market conditions; increased tariffs, global supply chain or procurement disruptions, or increased supply chain costs; the impact from periods of heightened inflation on our costs, such as operating and general and administrative expenses, interest expense and real estate acquisition and construction costs; the impact on our customers' and our suppliers' operations during an epidemic, pandemic, or other global events; our dependence upon significant customers, bankruptcy or insolvency of a major customer or a significant number of smaller customers, or defaults on or non-renewal of leases by customers; changes in political conditions, geopolitical turmoil, political instability, civil disturbances, restrictive governmental actions or nationalization in the countries in which we operate; our inability to retain data center capacity that we lease or sublease from third parties; information security and data privacy breaches; difficulties managing an international business and acquiring or operating properties in foreign jurisdictions and unfamiliar metropolitan areas; our failure to realize the intended benefits from, or disruptions to our plans and operations or unknown or contingent liabilities related to, our recent and future acquisitions; our failure to successfully integrate and operate acquired or developed properties or businesses; difficulties in identifying properties to acquire and completing acquisitions; risks related to joint venture investments, including as a result of our lack of control of such investments; risks associated with using debt to fund our business activities, including re-financing and interest rate risks, our failure to repay debt when due, adverse changes in our credit ratings or our breach of covenants or other terms contained in our loan facilities and agreements; our failure to obtain necessary debt and equity financing, and our dependence on external sources of capital; financial market fluctuations and changes in foreign currency exchange rates; adverse economic or real estate developments in our industry or the industry sectors that we sell to, including risks relating to decreasing real estate valuations and impairment charges and goodwill and other intangible asset impairment charges; our inability to manage our growth effectively; losses in excess of our insurance coverage; our inability to attract and retain talent; environmental liabilities, risks related to natural disasters and our inability to achieve our sustainability goals; the expected operating performance of anticipated near-term acquisitions and descriptions relating to these expectations; our inability to comply with rules and regulations applicable to our company; Digital Realty Trust, Inc.'s failure to maintain its status as a REIT for U.S. federal income tax purposes; Digital Realty Trust, L.P.'s failure to qualify as a partnership for U.S. federal income tax purposes; restrictions on our ability to engage in certain business activities; and changes in local, state, federal and international laws and regulations, including related to taxation, real estate and zoning laws and increases in real property tax rates; the impact of any financial, accounting, legal or regulatory issues or litigation that may affect us.

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, 2025, 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. Digital Realty, Digital Realty Trust, the Digital Realty logo, Interion, Turn-Key Flex, Powered Base Building, PlatformDIGITAL, Data Gravity Index, Data Gravity Index DGx, ServiceFabric, AnyScale Colo, and Pervasive Data Center Architecture (PDX), among others, are registered trademarks and service marks of Digital Realty Trust, Inc. in the United States and/or other countries. All other names, trademarks and service marks are the property of their respective owners.



# Questions?

**Investor Relations**

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