

Digital Realty opens new London data centre

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Digital Chessington data centre offers industry-leading cooling and power infrastructure

London, UK – October 4, 2012 – Digital Realty Trust (<http://www.digitalrealty.com>), Inc. (NYSE: DLR), a leading global provider of data centre solutions (<http://www.digitalrealty.com>), has announced the opening of the first two facilities at its new Digital Chessington data centre in South West London. Two 1,440 KW Turn-Key FlexSM data halls are now available to lease, with three additional facilities currently in development that will bring the total capacity at the site to 7,200 KW.

Digital Chessington offers modern, purpose-built tier three data centre space in the London area, with strong communications links to the city centre via a range of diverse carrier options. The development benefits from high-capacity, robust power supplies from a dedicated 18MVA electricity sub-station based on-site.

The Digital Chessington facility reflects the latest advancements in efficient data centre design, enabling very effective power utilisation efficiency (PUE), while supporting a flexible approach to customers' data centre operations. The facilities' built-in air conditioning infrastructure can natively support both enclosed hot- or cold-aisle cooling that uses outside-air free-cooling for greater power efficiency, as well as an open architecture-based cooling approach.

As a brand-new development, Digital Chessington has been designed to fulfill the practical requirements of enterprise data centre users. The site currently contains three floors of office space, and each data hall benefits from ample staging workspace for technical operations, with lift access and power and cooling facilities throughout.

"Our new Digital Chessington facility is the result of years of experience in data centre design and construction gained across our global operations," said Adam Levine, Vice President, Sales at Digital Realty. "Digital Chessington is ideal for organisations looking for high-quality, dedicated data centre space with excellent fiber connectivity to central London.

"The development takes full advantage of the benefits offered by its location in the Chessington area, ensuring a robust and reliable power supply to spacious, well-provisioned facilities." He added, "Our customers place great faith in our unparalleled record of operating our data centres at 99.999% of uptime or above. As testament to this fact, 33% of the first data hall has been pre-leased and we are registering very strong interest in the remaining space."

Digital Realty's Turn-Key Flex data centre solution is a modular approach to delivering secure, enterprise quality data centre space to meet customers' just-in-time requirements. Designed to provide maximum flexibility, resilience and efficiency, each Turn-Key Flex facility comes fully commissioned with its own dedicated electrical and mechanical infrastructure. Utilising Digital Realty's proprietary POD Architecture® and extensive supply chain, Digital Realty's next generation Turn-Key Flex data centre solution is designed for the future and ready today.

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. focuses on delivering customer driven data centre solutions by providing secure, reliable and cost effective facilities that meet each customer's unique data centre needs. Digital Realty's customers include domestic and international companies across multiple industry verticals ranging from information technology and Internet enterprises, to manufacturing and financial services. Digital Realty's 109 properties, excluding three properties held as investments in unconsolidated joint ventures, comprise approximately 21.1 million square feet as of September 17, 2012, including 2.2 million square feet of space held for redevelopment. Digital Realty's portfolio is located in 32 markets throughout Europe, North America, Asia and Australia. Additional information about Digital Realty is included in the Company Overview, which is available on the Investors page of Digital Realty's website at <http://www.digitalrealty.com>.

For further information, please contact Digital Realty's UK press team at digitalrealty@catalysis.co.uk or +44 (0)20 7759 2020.

Safe Harbor Statement

This press release contains forward-looking statements which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially, including statements related to the Digital Chessington facility and expected capacity of the development property. These risks and uncertainties include, among others, the following: the impact of the recent deterioration in global economic, credit and market conditions, including the downgrade of the U.S. government's credit rating; current local economic conditions in our geographic markets; decreases in information technology spending, including as a result of economic slowdowns or recession; adverse economic or real estate developments in our industry or the industry sectors that we sell to (including risks relating to decreasing real estate valuations and impairment charges); our dependence upon significant tenants; bankruptcy or insolvency of a major tenant or a significant number of smaller tenants; defaults on or non-renewal of leases by tenants; our failure to obtain necessary debt and equity financing; increased interest rates and operating costs; risks associated with using debt to fund our business activities, including re-financing and interest rate risks, our failure to repay debt when due, adverse changes in our credit ratings or our breach of covenants or other terms contained in our loan facilities and agreements; financial market fluctuations; changes in foreign currency exchange rates; our inability to manage our growth effectively; difficulty acquiring or operating properties in foreign jurisdictions; our failure to successfully integrate and operate acquired or redeveloped properties or businesses; risks related to joint venture investments, including as a result of our lack of control of such investments; delays or unexpected costs in development or redevelopment of properties; decreased rental rates or increased vacancy rates; increased competition or available supply of data centre space; our inability to successfully develop and lease new properties and space held for redevelopment; difficulties in identifying properties to acquire and completing acquisitions; our inability to acquire off-market properties; our inability to comply with the rules and regulations applicable to reporting companies; our failure to maintain our status as a REIT; possible adverse changes to tax laws; restrictions on our ability to engage in certain business activities; environmental uncertainties and risks related to natural disasters; losses in excess of our insurance coverage; changes in foreign laws and regulations, including those related to taxation and real estate ownership and

operation; and changes in local, state and federal regulatory requirements, including changes in real estate and zoning laws and increases in real property tax rates. For a further list and description of such risks and uncertainties, see the reports and other filings by the Company with the U.S. Securities and Exchange Commission, including the Company's Annual Report on Form 10-K for the year ended December 31, 2011 and Quarterly Reports on Form 10-Q for the quarters ended March 31, 2012 and June 30, 2012. The Company disclaims any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.