

Digital Realty Trust

April 27, 2017



DIGITAL REALTY

Welcome

George Rogers

Vice President, Global Asset Management – West Region

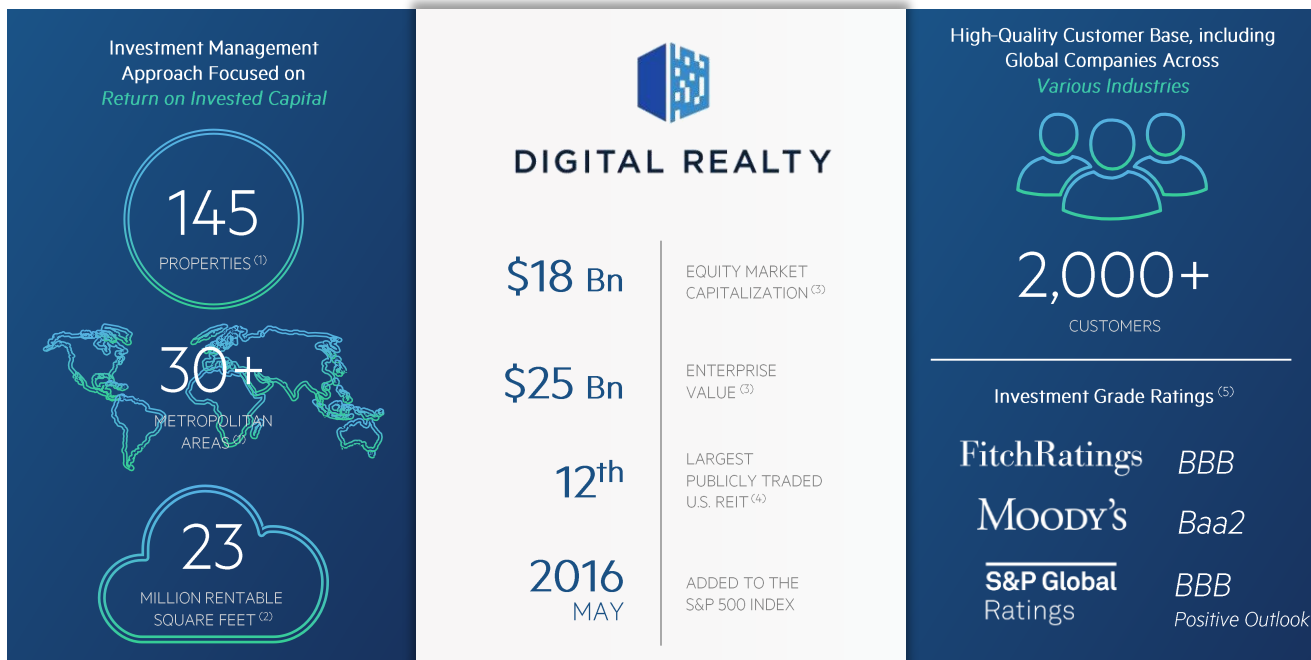
Meet Digital Realty

Digital Realty Trust, Inc. supports the data center and colocation strategies of more than 2,200 firms across its secure, network-rich portfolio of data centers located throughout North America, Europe, Asia and Australia.



Digital Realty at a Glance (NYSE: DLR)

Leading Global Data Center REIT



1) As of December 31, 2016. Includes investments in fourteen properties held in unconsolidated joint ventures.

2) As of December 31, 2016. Includes 2.0 million square feet of active development and 1.1 million square feet held for future development.

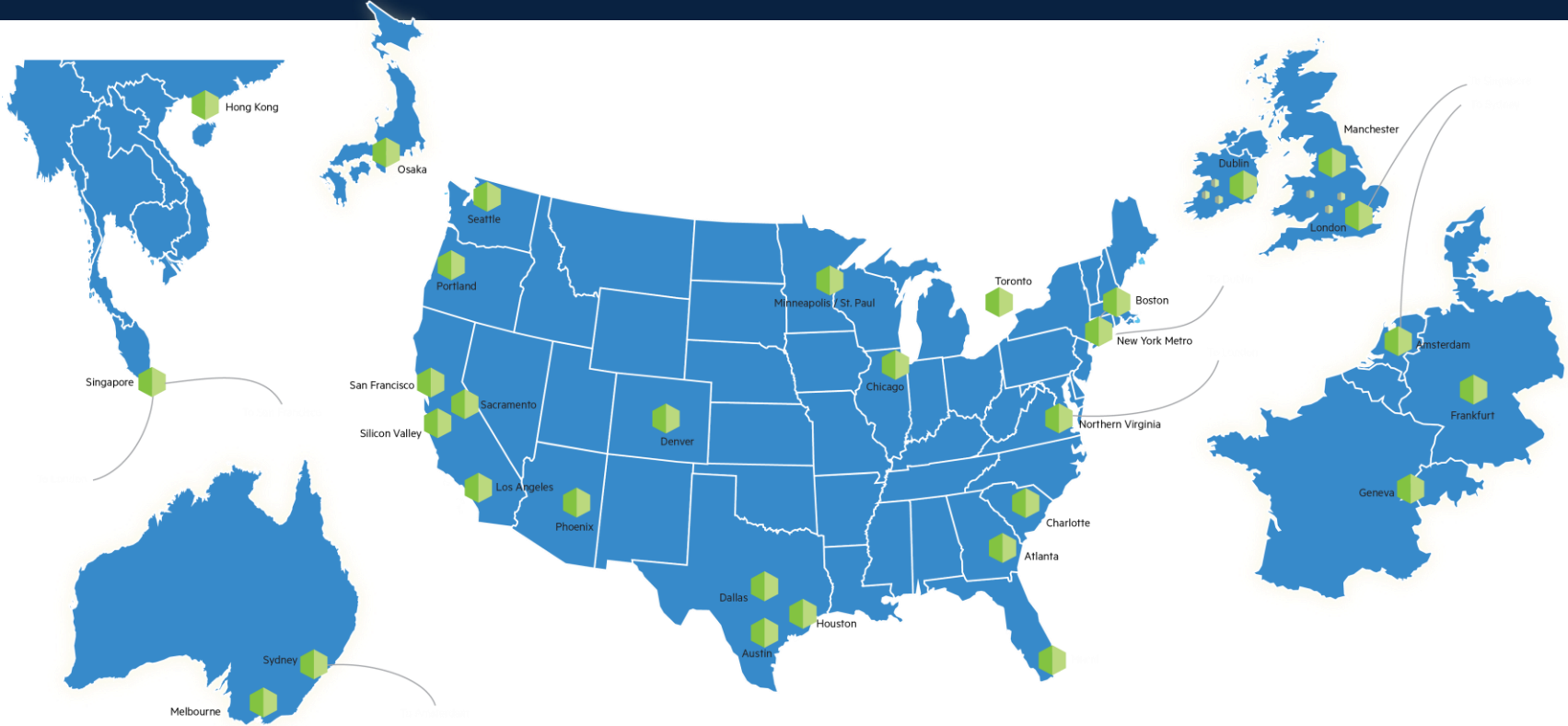
3) As of February 24, 2017, based on the closing stock price of \$107.83. Includes Digital Realty's pro rata share of unconsolidated joint venture debt.

4) U.S. REITs within the RMZ. Source: companies' financials based on latest public filings. Based on equity market capitalization as of February 23, 2017.

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 Credit ratings are not recommendations to buy, sell or hold any security, and may be revised or withdrawn at any time by the issuing organization in its sole discretion.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

Unmatched Global Scale

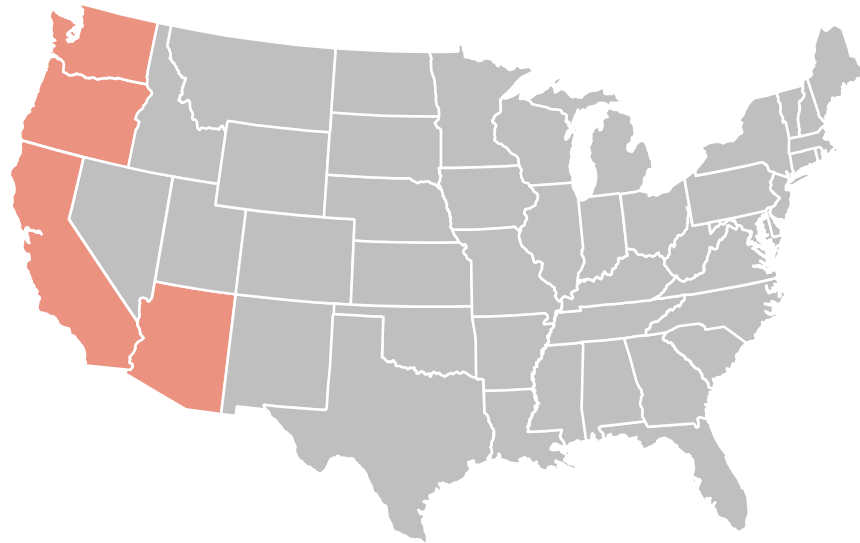
Providing Customer Solutions in 30+ Metro Areas



West Region

We serve key markets across West Region.

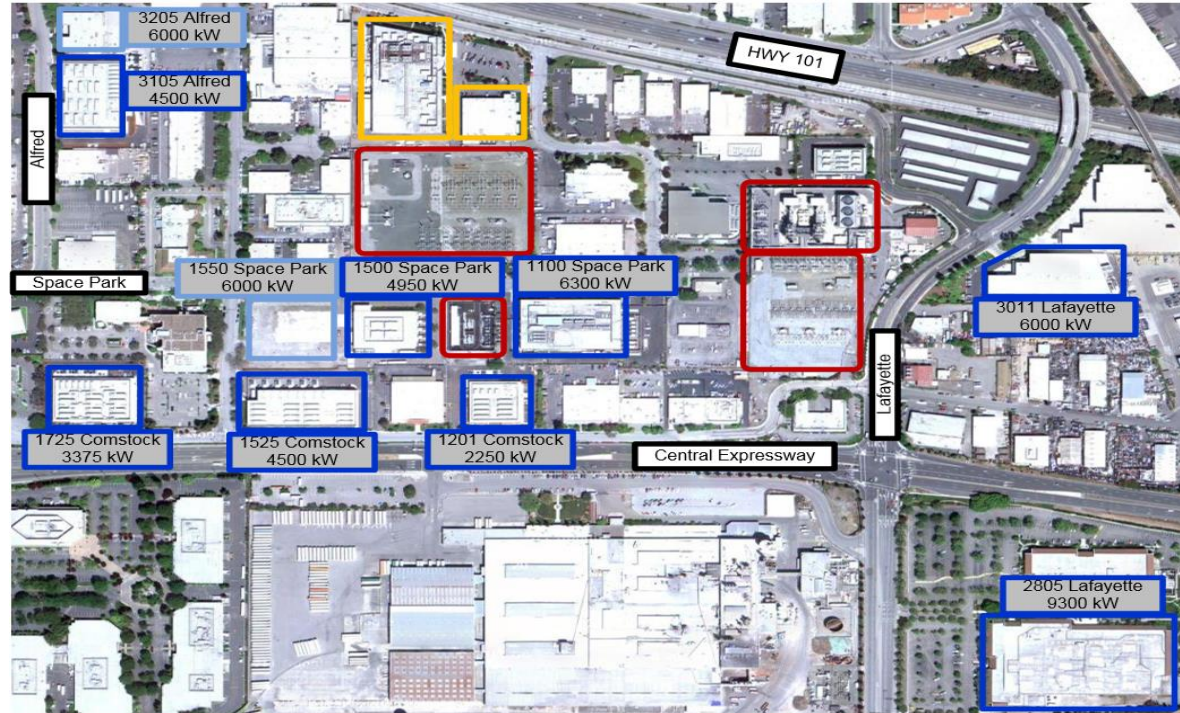
- Seattle
- Portland
- Sacramento
- San Francisco
- Silicon Valley
- Los Angeles
- Phoenix



West Region	
# of properties	41
Square feet	6.2M
2016 NOI	\$275M

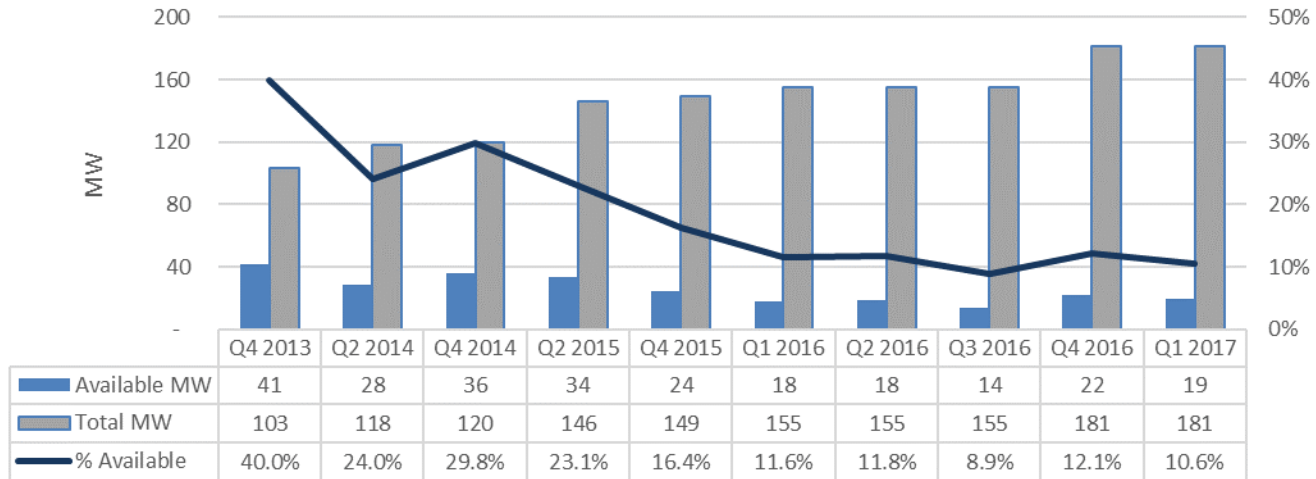
Santa Clara Campus Overview

- 613,578 sq. ft. of building space
- 309,362 sq. ft. of raised floor
- 8 Buildings with 41MW of IT capacity
- 77 MVA of contracted electrical utility service



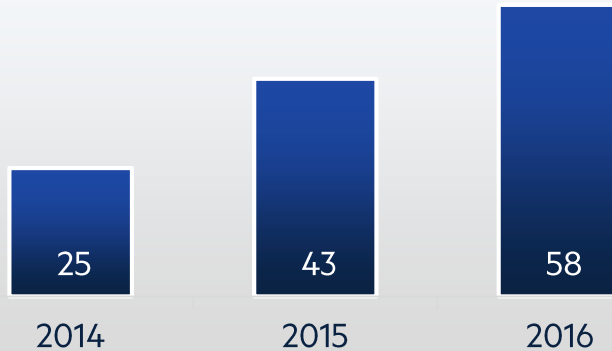
Silicon Valley Market Supply & Availability

Silicon Valley Supply & Availability 2013-2017



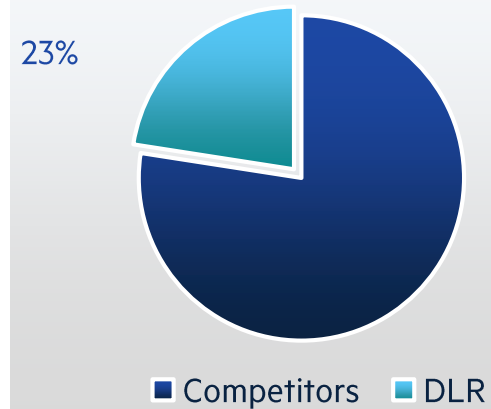
Silicon Valley Market Absorption & Market Share

Leasing Absorption (MW)



Market Share (MW)

In-place Inventory



Joe Rousseu

Senior Sales Engineer



3205 Alfred Street
Santa Clara, CA



DIGITAL REALTY

3205 Alfred SCALE® Features

Tested and Move-In Ready by Q1 2018

Flexible Space

- SCALE® 6000 Room
- Ultimate Space Flexibility
- Enterprise to Co-Lo
- Each floor can be partitioned based on density and space requirements.

Power - Distributed Redundant

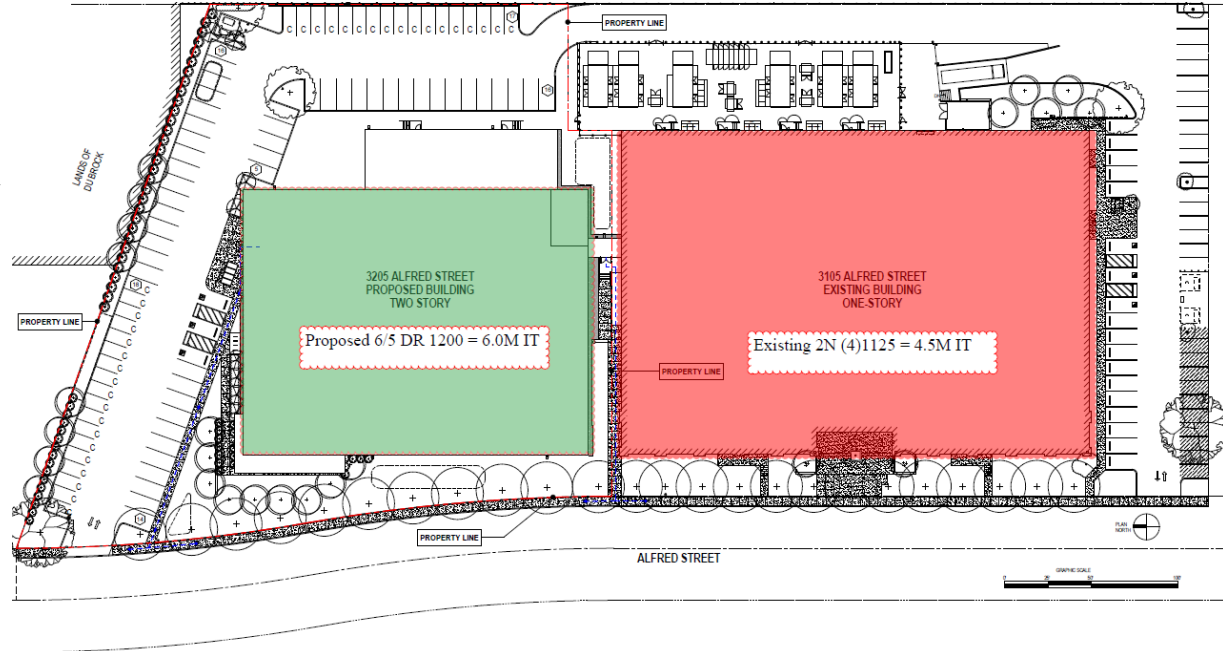
- Fewer components
- Discrete separation of infrastructure
- PDU Pair Deployment
 - 6MW dedicated PDU pairs in 400kW increments
 - Shared PDU down to 225A (65kW) breaker

Cooling

- DSE's serve common supply/return plenum
- Match CRACs, Cooling Tiles with Suite IT Load

Level V Commissioned Suite

- Breaker and metering validation at each customer space deployment



Overview of 3205 Alfred Street First and Second Floor

- 6,000 kW in two story building
 - First Floor = 13,975 sq. ft. of white space @ 2.4MW
 - Second Floor = 18,097 sq. ft. of white space @ 3.6MW
- Dedicated Generator for each UPS Load Group
- Concurrently Maintainable UPS configuration; 2N Distribution
- N+2 cooling configuration with indirect refrigerant economization cooling
- Double interlock pre-action sprinkler system
- 30 in. raised floor
- 175 - 250 pounds per square feet floor loading capacity
- HVAC, power and building critical systems managed and monitored 24 x 7 x 365

