

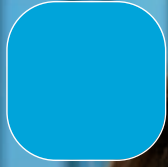


Our
business
is
you.

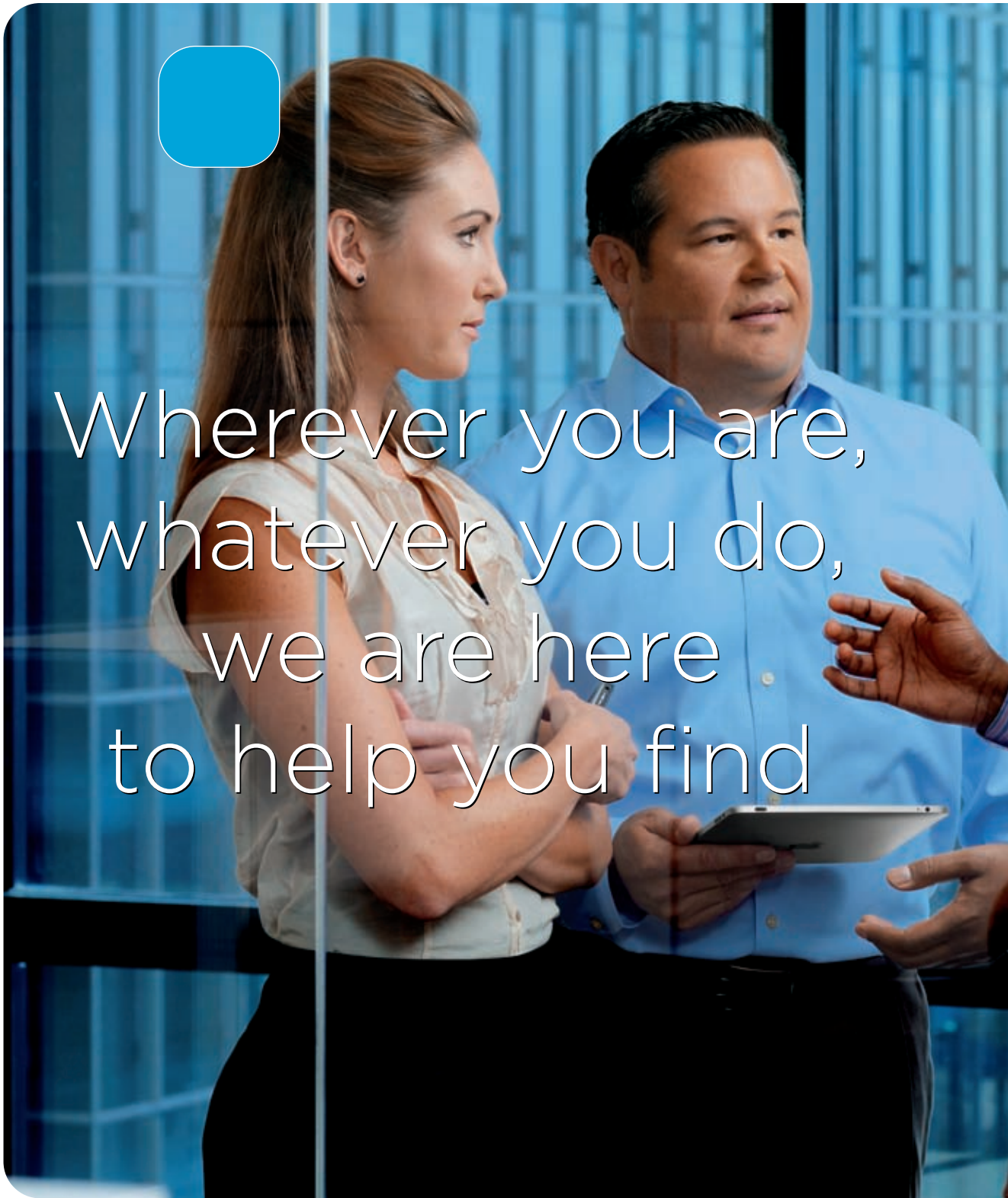


DIGITAL REALTY

Data Center Solutions



Wherever you are,
whatever you do,
we are here
to help you find



A man with a beard, wearing a blue and white striped button-down shirt and khaki pants, stands in profile looking out a large window. The window shows a cityscape with buildings and a clear sky. The text is overlaid on the right side of the image.

the exact data
center solution
your business
demands.

We are financial
services, retail,
social networking
and more.
Fortune 500
and the next
big thing.





We're as solid
as brick
and mortar
and as expansive
as the cloud.

A nighttime cityscape featuring several tall buildings with many lit windows, creating a grid of light against the dark sky. Two blue rounded squares are positioned in the upper right and lower left corners of the image. The text is centered over the middle of the image.

We set our
watches to time
zones worldwide
and know that
what works for
one company



may not
necessarily
work for

you.

A photograph of a server rack with blue lighting. The text "We are Digital Realty." is overlaid in white. The server units are black with red handles and blue lights. The text is centered and reads "We are Digital Realty." in a white, sans-serif font.

We are
Digital Realty.



And our
business is
you.

Data centers *your* way.

Business is fluid, and data center needs vary. Even within the same company, a single solution rarely fits every situation. That's why we offer a comprehensive suite of data center solutions. All are based on our deep experience with customers like you. And all help you reduce costs, get to market faster, increase reliability and mitigate risk.



Turn-Key Datacenters®

What it is: A move-in-ready suite with dedicated electrical and mechanical infrastructure—your building within a building. Our Turn-Key Datacenters are based on a proven multi-generational design with dedicated electrical and mechanical infrastructure. They're available in increments from 1125 kilowatts and higher throughout North America and from 720 kilowatts and up in Europe and the Asia Pacific region. Plus, they're subdivisible down to a single PDU, so you can add capacity as you need it. Thanks to volume purchasing and maintenance programs with leading manufacturers, we can deliver your Turn-Key Datacenter much faster and at a lower cost than if you were to build the facility yourself.

A good fit for: Any company that needs its own data center fast.



Powered Base Building®

What it is: A master-planned facility with a dedicated utility infrastructure—and a time- and money-saving head start when you're building your own data center. Our Powered Base Buildings include planning and entitlement approval as well as a switchgear handoff experience and power procurement utility load letters. A Powered Base Building gives your team a running start, helping you complete your project on budget and on schedule.

A good fit for: Companies that have the in-house expertise to build their own data centers but want to save the time and expense involved in acquiring the location and developing the building's shell and core.



Build-to-Suit

What it is: Complete site selection, design and construction services. From specification and design through commissioning and handover, we'll help you dramatically mitigate financial and construction risks and develop exactly the data center you need.

A good fit for: Companies that need a data center designed and built to custom specifications.



Buy-to-Suit

What it is: Complete real-estate and acquisitions services. We are a publicly traded Real Estate Investment Trust (REIT) and a global leader in data center acquisitions, with more than \$3 billion in purchases to our credit. Let us apply our up-to-the-minute knowledge of the market to help you buy your new data center in a fraction of the time and on competitive terms.

A good fit for: Companies with ready-to-go building specs and a targeted geographic location who need a partner to help them acquire and finance a data center.



Colocation

What it is: A combination of flexible data center space and high-touch services located in our fiber-rich Internet Gateway data centers and other select facilities. Whether it's remote hands, customized reporting, shipping and receiving or total data center management, we can create a colocation solution that caters to your needs and evolves with the growth of your company.

A good fit for: Growing companies that need maximum flexibility with kilowatt requirements from one cabinet to a dedicated suite.



Digital Design Services

What it is: Complete design and construction services to build out a data center in a facility you own. We employ our proven fifth generation design along with our integrated supply chain management to help you reduce cost, risk and time to market.

A good fit for: Any company that owns a building or site but doesn't want to manage the data center build-out.

Data centers
with as much
intelligence
behind them
as inside them.

When we help you develop your data center, you get much more than a building—you get an ongoing relationship with an expert advisor who can save you time, money, and minimize risk while helping you better align your data center operations with your business strategy. From the first project meeting through the continuing operation of your center, our multidisciplinary teams are with you every step of the way, sharing insights gained from the financing, design, construction and operation of data centers around the world.

Multiple experts. One focus.

As a Digital Realty customer, your data center will be designed, built and operated by data center professionals with years of experience in:

- Site selection and acquisition
- Data center design and construction
- Electrical and mechanical engineering
- Technical services
- Facility operations



Dave Caron
*Senior Vice President,
Portfolio Management
(Boston)*

Our flexible options, technical expertise and collaborative customer service have earned us ongoing relationships with more than fifty Fortune 500 customers.

Gerard Thibault
*Technical Director
(London)*



Every one of our engineers is extensively trained and certified by our equipment manufacturers in the maintenance and repair of your data center's infrastructure.

A technical services team that stresses “service” as much as “technical.”

Whether it’s your first data center or your tenth, building and operating one can be complicated and stressful. Our dedicated technical services team has the resources, expertise and people skills to make our customers’ experience as smooth and enjoyable as possible. They’re your advocates, your guides, and your go-to team for getting the job done—explaining the process, managing schedules, and ironing out wrinkles when they occur. They’ll not only take your data center to the next level—they’ll take care of *you* in the process.

How we help.

Our signature Integrated Technical Services begins with our first meeting and never ends. Among the services we provide:

- Pre-move-in project management
- Transition services
- Installation services
- Managed turnover
- Ongoing operations and maintenance
- Emergency management coordination

Kris Kumar
*Regional Head, Asia Pacific
& VP Corporate Development
(Singapore)*

“Experts on four continents,
standing by.”



Brent Behrman
*Senior Vice President,
Global Sales
(Dallas)*

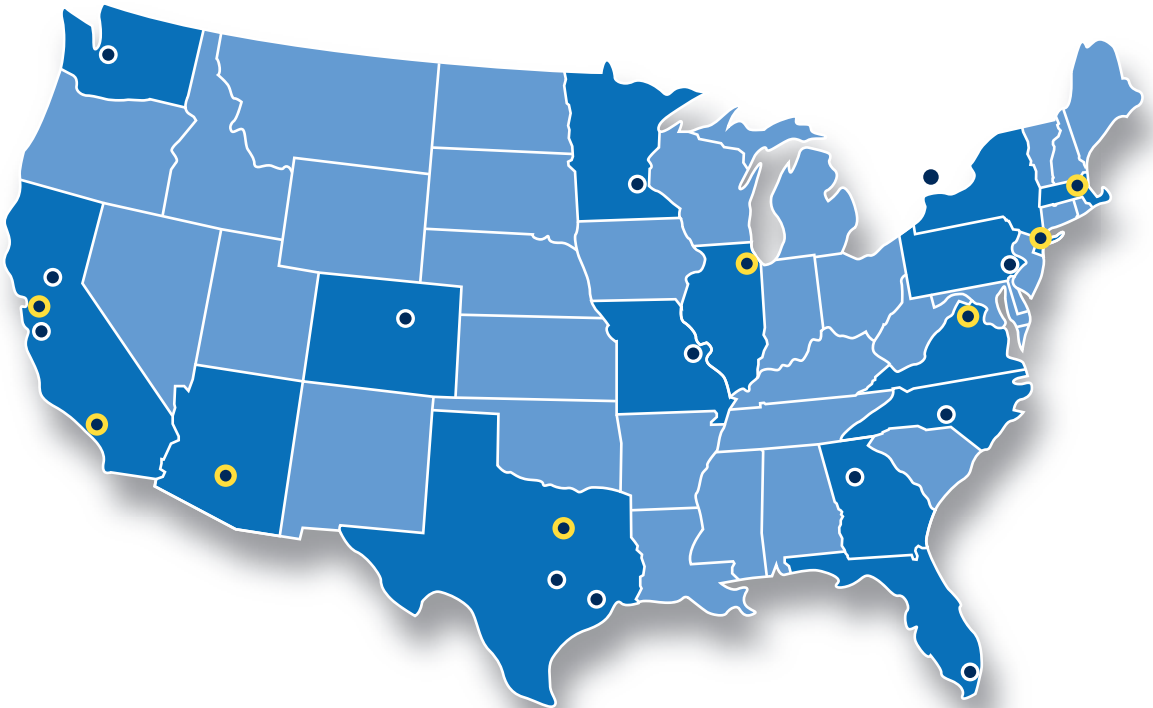
“Proven processes and a
consistently smooth experience.”

Customer teams at nine service centers in the U.S., Europe and Asia Pacific ensure coverage wherever your data centers are located.

From design to operation, our processes and procedures are documented and standardized to ensure that your facility in Silicon Valley operates the same way as your facility in London.

Over 17 million
square feet in
dozens of markets
worldwide.

- DLR Market
- DLR Regional Office



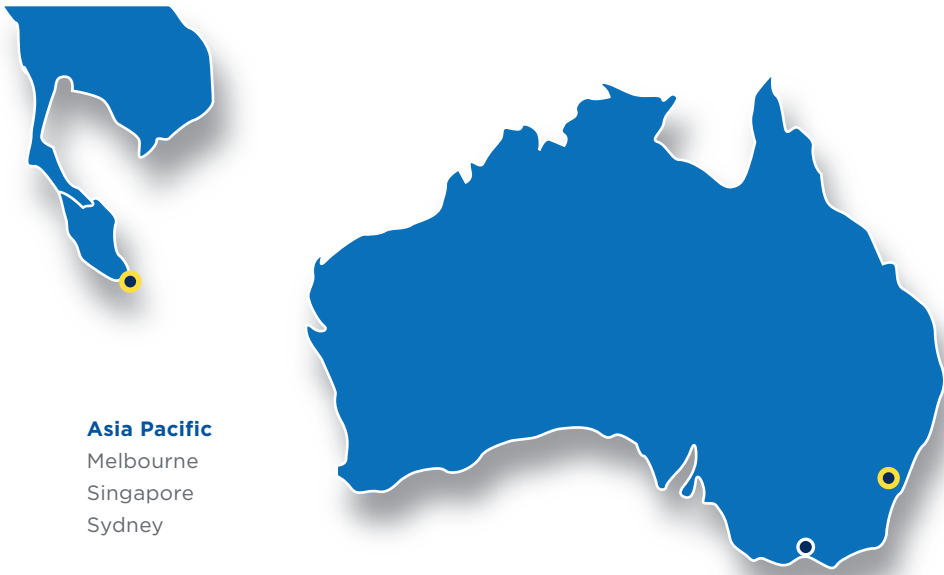
North America

- | | | |
|-----------|----------------------|----------------|
| Atlanta | Houston | Phoenix |
| Austin | Los Angeles | Sacramento |
| Boston | Miami | San Francisco |
| Charlotte | Minneapolis/St. Paul | Seattle |
| Chicago | New York Metro | Silicon Valley |
| Dallas | Northern Virginia | St. Louis |
| Denver | Philadelphia | Toronto |

Europe
Amsterdam
Dublin
Geneva
London
Manchester
Paris



Asia Pacific
Melbourne
Singapore
Sydney



Nearly one hundred properties. Four continents. With more coming all the time.
We're in the world's most strategic locations so you can be, too.

More uptime. *Less to keep you up at night.*

In a properly designed and managed data center, uptime should be a given. Our Turn-Key Datacenters have posted uptime of 99.999 percent year after year. How do we do it? Through redundant systems, concurrent maintainability, proactive maintenance, and close working relationships with our customers, utility companies, network providers and equipment makers worldwide.

Secure in every sense of the word.

We build data centers as secure as they are reliable, with 24/7 security teams on-site. And the security we offer extends beyond the integrity of your data center. As a longtime industry leader with investment-grade debt, we've achieved an uncommon level of financial stability. So you can be confident we'll be here for you well into the future. Our fiscal strength also enables us to regularly reinvest in our facilities and incorporate the latest best practices, extending the life of your data center. Plus, our strong financial position gives us access to capital that we can use to support the growth of customers like you.

Jim Smith

Chief Technology Officer
(San Francisco)

"99.999 percent uptime.
That's better than Tier IV
at a substantially lower cost."



Dana Langston

VP Portfolio Operations
(Boston)

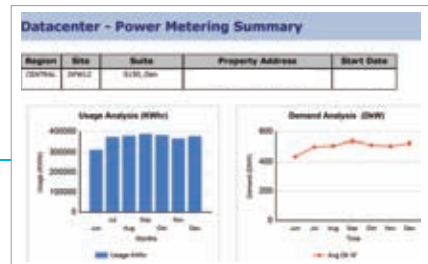
"Stay in touch with The Connection."

Sustainability is key to security. That's why many of our data centers around the world are LEED® or BREEAM certified and built to standards that maximize efficiency and minimize environmental impact.

As a Digital Realty client, you'll have access to The Connection—our bi-directional portal that lets you ask questions, report and track issues and maintain close contact with our service team.

The building
is just the
beginning.

We help you optimize your data center's operations and maximize your investment with a range of value-added tools and services.



Track and manage power consumption with PowerVU.

Your data center's power consumption is key to your operational costs and planning for future data centers. Our PowerVU software lets you graphically monitor your energy usage and PUE, giving you a powerful tool for reporting consumption and tracking efficiency improvement.

Maintenance with you in mind.

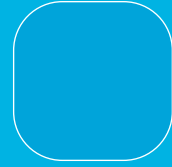
Our maintenance schedules are the most robust in the industry, and also take into account the needs of your business. We'll work around your maintenance windows, freeze periods, and busy seasons, but won't compromise on the maintenance of your critical infrastructure.

Information to give you an edge.

Analytics help you run your business better. We can provide temperature and humidity reports and make recommendations based on computational fluid dynamics (CFD) modeling that will help you get the most out of your data center.

Know who's coming and going.

Through our well-documented processes, you can manage security access control internally and know at all times who has access to your data center. Digital Realty locations are SOCII and ISO certified.



Our story.

Since 2004, we've been a fast-growing leader in the design, development and operation of data centers worldwide. Today we combine the industry's largest portfolio of data centers, its most experienced leadership team, and the financial strength to ensure long-term stability and customer support. We're a trusted advisor and solutions-provider to many of the world's leading companies. We have a global presence supported by local experts in the markets we serve. And we stand out in the marketplace by offering innovative solutions driven by customers who see data centers not just as a technical investment, but as a strategic platform for success.

NYSE: DLR

Enough about us. Let's hear about



If you're ready to save time, cut costs, and reduce risk with a data center solution to match your business needs, we're ready to help. Contact us:

United States: +1 415 738 6500

London: +44 207 954 9100

Dublin: +353 1 245 0600

Paris: +33 155 87 8724

Singapore: +65 6505 3900

Australia: +61 2 9931 6840

digitalrealty.com | digitalrealty.co.uk | digitalrealty.fr | digitalrealty.asia.com | digitalrealty.com.au

WE ARE DIGITAL REALTY.

And our business is you.



DIGITAL REALTY

Data Center Solutions