THE BENEFITS OF BEING

out in front
DIGITAL REALTY TRUST. DIGITAL REALTY TRUST, INC. OWNS, ACQUIRES, DEVELOPS, REDEVELOPS AND MANAGES REAL ESTATE FOR THE PURPOSE OF PROVIDING TURN-KEY DATACENTER™, POWERED BASE BUILDING™ AND BUY AND BUILD-TO-SUIT DATACENTER SOLUTIONS. THESE SOLUTIONS COMBINE PREMISES, INFRASTRUCTURE, AND FACILITIES MANAGEMENT FOR COMPANIES SEEKING TO COST-EFFECTIVELY EXPAND THEIR DATA CENTER CAPACITY OR OUTSOURCE EXISTING DATA CENTER OPERATIONS. OUR TENANTS RANGE ACROSS A VARIETY OF INDUSTRY VERTICALS, FROM INFORMATION TECHNOLOGY AND INTERNET ENTERPRISES TO MANUFACTURING AND FINANCIAL SERVICES. THE DIGITAL REALTY TRUST PORTFOLIO IS LOCATED IN 27 MARKETS THROUGHOUT NORTH AMERICA AND EUROPE. IT COMPRISSES MORE THAN 75 PROPERTIES WITH APPROXIMATELY 13.0 MILLION RENTABLE SQUARE FEET, INCLUDING 1.6 MILLION SQUARE FEET OF SPACE CURRENTLY HELD FOR REDEVELOPMENT.

This annual report contains forward-looking statements within the meaning of the federal securities laws. Forward-looking statements 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 related to the Company’s expected future financial and other results, financial flexibility and access to capital, the commencement of leases and demand for space, and the Company’s ability to execute its strategies. For a list and description of the risks and uncertainties that could cause actual outcomes and results to differ materially, see the section entitled “Risk Factors” in the Company’s annual report on Form 10-K for the year ended December 31, 2008, which is a part of this annual report. 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.
Digital Realty Trust provides the foundation of the digital world: mission critical corporate and Internet gateway datacenters that are integral to the business operations of our enterprise tenants. Our early commitment to this mission has made us the world’s largest wholesale datacenter provider, and our resulting size and financial strength have enabled us to sustain our growth even in a difficult financial and economic environment. Yet, because we are out in front, we have remained nimble and responsive – able to see opportunities sooner, identify and obtain resource requirements more efficiently, and build our portfolio strategically and cost-effectively.
The need for capital and a strong balance sheet ahead of the financial crisis.
Digital Realty Trust raised $813.5 million of new capital in 2008.
At Digital Realty Trust, technical professionals make up over 40% of all employees.
achieving

SUFFICIENT SCALE TO ATTRACT AND RETAIN THE BEST PEOPLE FOR A PROVEN OPERATING PLATFORM.
growing

OUR LEASING BUSINESS AT FAVORABLE TERMS
WHILE CREATING NEW INVENTORY.
In 2008, Digital Realty Trust commenced 142 leases totaling over 1.1 million square feet.
Digital Realty Trust achieved 23% same store growth year over year in operating revenues.
building

A PORTFOLIO WITH LONG-TERM LEASES THROUGH CAREFUL SELECTION AND FOCUSED REDEVELOPMENT.
Dear Shareholders:

When our predecessor was formed in 2001, in the midst of a different economic crisis, the original investment thesis was based on the belief that information technology (IT) applications and the Internet would ultimately serve as mission critical components of the global economy. Since that time we have seen the widespread adoption of Internet-related technologies and services as well as corporate IT applications across industry verticals that businesses and consumers alike have come to depend upon every day, in good times and in bad. Our success over the years has been driven by providing state-of-the-art datacenter solutions efficiently and cost-effectively directly to corporate enterprises and the companies that provide communication and IT services to their customers.

In 2008, Digital Realty Trust remained out in front in the datacenter solutions market. We expanded our portfolio through acquisitions, development and redevelopment, commenced a record number of new leases, and continued to strategically access capital from multiple sources. Our operational success was evidenced by our top line growth, bottom line results, and our strong balance sheet. In addition, our stock proved far more resilient to market fluctuations than the full-year average performances of both the real estate investment trust (REIT) index and the major indices of the broader market. In 2008, Digital Realty Trust has become the world’s largest wholesale datacenter provider, and the pace of our growth continued in 2008. While the media tended to focus on the current credit crisis and deepening recession, local, national and global enterprises quietly conducted more of their business and delivered more of their services in digital form in datacenters and over the Internet. This long-term trend transcends industry and geography – and continues to generate new demand for our datacenter real estate solutions.

The other dominant factor in our progress is the combination of our people and our operating platform. Because we quickly achieved leadership size and scale in our market, we have been able to attract and retain talented IT and real estate professionals with both specialized knowledge and multi-disciplinary experience. This in turn positioned us to see further ahead, align our resources with opportunities more precisely, and execute on those opportunities more efficiently.

FINANCIAL & OPERATIONAL RESULTS

Our operating platform at Digital Realty Trust is built to deliver growth with strong margins. Even with approximately 350 tenants and nearly 900 leases, we continually seek to bring more of our operating results to the bottom line. Highlights in 2008 included:  
- Net income of $67.7 million, a 67 percent increase compared to 2007.
- Net income available to common shareholders of $29.1 million, or $0.41 per diluted share, up from $21.3 million, or $0.34 per diluted share, in 2007.
- Funds from operations (FFO) on a diluted basis of $230.3 million, or $2.62 per diluted share and unit, up 27.8 percent on a diluted share and unit basis over 2007.
- A 24.3 percent increase in earnings before interest, taxes, depreciation, and amortization, adjusted for minority interests and preferred stock dividends (adjusted EBITDA), which reached $303.9 million.  
- A quarterly common stock dividend of $0.33 per share beginning in the fourth quarter, up 6.5 percent compared to the fourth quarter of 2007.

Our bottom line results in 2008 reflect the continued growth in our property portfolio and leasing activities and our focus on maintaining a strong balance sheet with financial flexibility.

---

1 Includes the MSCI REIT Index (RMS), the S&P 500 Index and the Dow Jones Industrial Index.
2 See the insert for a description and reconciliation of non-GAAP financial measures.
3 Excluding the $18 million gain on sale of assets in 2007.
Leasing drives our internal growth: We signed 145 leases totaling over 1.1 million square feet in 2008, representing approximately $112.1 million in annualized GAAP rent. Furthermore, while global financial markets and the economy worsened in the second half of 2008, our leasing activity remained strong. At year-end, our total portfolio occupancy rate was 94.9 percent, excluding space held for redevelopment. We also maintained the diversity in our tenant base, with no single tenant accounting for more than 11.1 percent of annualized rent.

Acquisitions and redevelopment expand our portfolio: In 2008 we invested $101.2 million in five new property acquisitions totaling more than 564,000 rentable square feet, including space held for redevelopment. In addition, we completed redevelopment of more than 912,000 square feet and added it to our operating portfolio. Driven by our acquisitions and redevelopment program, the book value of total assets surpassed $3.5 billion at year-end, more than quadrupling our total assets since our IPO in November 2004.

Access to capital bolsters our financial strength: Funding the expansion of our portfolio while maintaining a strong balance sheet with sufficient liquidity depends on timely access to capital. Despite deteriorating capital markets in 2008, Digital Realty Trust raised $813.5 million in new capital at favorable terms and in accordance with our conservative capital strategy. Debt financings totaled $268.3 million, and we kept our weighted average cost of debt, including interest rate swaps, below 6 percent. New equity capital totaled $545.2 million, including $333.6 million from issuance of convertible preferred stock and $211.6 million from issuance of common stock.

EXTERNAL RECOGNITION
One of the signs of our market leadership is external recognition for our people and our operating platform – particularly with regard to our information technology expertise. *InfoWorld* magazine included Digital Realty Trust in its 2008 “Green 15” list of organizations that are finding ways to meet IT business goals and environmental goals at the same time. We were also proud to see our chief technology officer (CTO), Jim Smith, included in the *InfoWorld* list of 25 top CTOs in 2008. Even though Digital Realty Trust is classified as a REIT, our solutions depend on world-class sophistication in datacenter design, management and operation. IT expertise is what distinguishes us from the commodity real estate market and has fueled our profitable growth.

LOOKING AHEAD
We see many economic forecasts that predict slow or negative growth in 2009, and the global credit crisis has shown few signs of abating. We understand that these macroeconomic trends can affect our business. In fact, our business model is designed with the operating and financial flexibility to adapt to changes in business cycles and capital markets. Early in 2009, for example, we completed a follow-on offering of common stock that generated more than $83 million in net proceeds and secured another $25 million of unsecured debt from our shelf facility. These funds further enhance our liquidity and fortify our balance sheet in 2009 while adding potential growth capital for 2010.

Looking ahead, we are mindful of the significant challenges the economy must overcome as well as the obstacles that continue to impact the normal flow of capital in the credit and equity markets. Our confidence in our financial strength and operating platform is primarily due to the talented, dedicated people on our team, who kept Digital Realty Trust out in front in 2008 despite historically adverse economic conditions. We thank all of them for a job well done, and look forward to reporting on our progress in the year ahead.

MICHAEL FOUST
Chief Executive Officer

RICHARD MAGNUSON
Chairman

---

4 Including one agreement to execute a lease signed in 2007 totaling approximately 120,000 square feet, for which significant contingencies were satisfied in 2008 and for which the lease was executed in 2009.
DLR is one of the leading technology and Internet enterprise companies in the datacenter. Our diverse tenant base represents:

Technology
- IBM
- Equinix
- CSC

Internet Enterprise
- Amazon.com
- Facebook
- Microsoft
U.S. and European Market Presence

AT DECEMBER 31, 2008

Corporate Headquarters: San Francisco

Regional Offices: Los Angeles, Chicago, Dallas, Boston, NY Metro, London, Dublin and Paris

Digital Realty Trust Markets
## Digital Realty Trust Portfolio

<table>
<thead>
<tr>
<th>Domestic Properties</th>
<th># of Properties</th>
<th># of Buildings</th>
<th>Total Rentable SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atlanta</td>
<td>2</td>
<td>2</td>
<td>563,772</td>
</tr>
<tr>
<td>Austin</td>
<td>2</td>
<td>2</td>
<td>119,962</td>
</tr>
<tr>
<td>Boston</td>
<td>3</td>
<td>4</td>
<td>484,086</td>
</tr>
<tr>
<td>Charlotte</td>
<td>3</td>
<td>3</td>
<td>95,499</td>
</tr>
<tr>
<td>Chicago</td>
<td>2</td>
<td>2</td>
<td>1,295,286</td>
</tr>
<tr>
<td>Dallas</td>
<td>6</td>
<td>8</td>
<td>1,467,832</td>
</tr>
<tr>
<td>Denver</td>
<td>1</td>
<td>1</td>
<td>85,660</td>
</tr>
<tr>
<td>Houston</td>
<td>1</td>
<td>6</td>
<td>300,705</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>4</td>
<td>4</td>
<td>755,046</td>
</tr>
<tr>
<td>Miami</td>
<td>2</td>
<td>3</td>
<td>226,314</td>
</tr>
<tr>
<td>Minneapolis/St. Paul</td>
<td>1</td>
<td>1</td>
<td>112,827</td>
</tr>
<tr>
<td>New York</td>
<td>5</td>
<td>5</td>
<td>1,098,306</td>
</tr>
<tr>
<td>Northern Virginia</td>
<td>7</td>
<td>10</td>
<td>879,908</td>
</tr>
<tr>
<td>Philadelphia</td>
<td>1</td>
<td>1</td>
<td>554,758</td>
</tr>
<tr>
<td>Phoenix</td>
<td>3</td>
<td>3</td>
<td>477,269</td>
</tr>
<tr>
<td>Sacramento</td>
<td>1</td>
<td>1</td>
<td>62,957</td>
</tr>
<tr>
<td>San Francisco</td>
<td>1</td>
<td>4</td>
<td>527,680</td>
</tr>
<tr>
<td>Seattle</td>
<td>1</td>
<td>1</td>
<td>400,369</td>
</tr>
<tr>
<td>Silicon Valley</td>
<td>13</td>
<td>18</td>
<td>1,879,306</td>
</tr>
<tr>
<td>St. Louis</td>
<td>3</td>
<td>3</td>
<td>469,854</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>International Properties</th>
<th># of Properties</th>
<th># of Buildings</th>
<th>Total Rentable SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amsterdam, Netherlands</td>
<td>3</td>
<td>4</td>
<td>231,317</td>
</tr>
<tr>
<td>Dublin, Ireland</td>
<td>3</td>
<td>3</td>
<td>264,500</td>
</tr>
<tr>
<td>Geneva, Switzerland</td>
<td>1</td>
<td>1</td>
<td>59,190</td>
</tr>
<tr>
<td>London, England</td>
<td>4</td>
<td>5</td>
<td>374,760</td>
</tr>
<tr>
<td>Manchester, England</td>
<td>1</td>
<td>1</td>
<td>38,016</td>
</tr>
<tr>
<td>Paris, France</td>
<td>1</td>
<td>2</td>
<td>352,146</td>
</tr>
<tr>
<td>Toronto, Canada</td>
<td>1</td>
<td>1</td>
<td>83,758</td>
</tr>
</tbody>
</table>

| TOTAL                    | 76              | 99             | 13,361,083       |

1. Includes properties owned and one property held as an investment in an unconsolidated joint venture as of 2/26/09.
2. Includes redevelopment square footage.
Corporate and Shareholder Information

SENIOR MANAGEMENT

Richard A. Magnuson  
Chairman of the Board

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

David J. Caron  
Senior Vice President, Portfolio Management

Bernard Geoghegan  
Senior Vice President, International

BOARD OF DIRECTORS

Laurence A. Chapman (1)(2)(3)  
Audit Committee Chairman

Kathleen Earley (2)(3)  
Nominating & Corporate Governance Committee Chairman

Ruann F. Ernst (1)(2)(3)  
Compensation Committee Chairman

Dennis E. Singleton (1)(2)  
Compensation Committee Chairman

Richard A. Magnuson  
Chairman of the Board

Michael F. Foust  
Chief Executive Officer

CORPORATE INFORMATION

Corporate Office  
560 Mission Street, Suite 2900  
San Francisco, CA 94105  
T. +1.415.738.6500  
F. +1.415.738.6501  
www.digitalrealtytrust.com

Ticker Symbols  
NYSE: Common Stock: DLR  
Preferred Stock Series A: DLR-PA  
Preferred Stock Series B: DLR-PB

Stock Transfer Agent  
American Stock Transfer & Trust Company  
59 Maiden Lane  
Plaza Level  
New York, NY 10038  
Toll Free T. +1.800.937.5449  
www.amstock.com

Investor Relations  
Investors seeking additional information about Digital Realty Trust can visit the Company's website at www.digitalrealtytrust.com (click on “Investor Relations”) or contact us at:

Investor Relations  
560 Mission Street, Suite 2900  
San Francisco, CA 94105  
T. +1.415.738.6500

Annual Meeting  
The Company's annual meeting will be held at 10AM Pacific time on Tuesday, April 28, 2009 at:

560 Mission Street  
Conference Center, 20th Floor  
San Francisco, CA 94105

(1) Audit Committee Member  
(2) Compensation Committee Member  
(3) Nominating & Corporate Governance Committee Member
Digital Realty Trust Locations – Worldwide

CORPORATE HEADQUARTERS
San Francisco
560 Mission Street, Suite 2900
San Francisco, CA 94105
T. +1.415.738.6500
F. +1.415.738.6501
www.digitalrealtytrust.com

REGIONAL OFFICES - U.S.
Boston
451 D Street, Suite 912
Boston, MA 02210
T. +1.857.366.9900
F. +1.857.366.9998

Chicago
350 East Cermak Road
Chicago, IL 60616
T. +1.312.567.0900
F. +1.312.326.4510

Dallas
2323 Bryan Street, Suite 1800
Dallas, TX 75301
T. +1.214.231.1350
F. +1.214.231.1345

Los Angeles
600 West 7th Street, Suite 510
Los Angeles, CA 90017
T. +1.213.688.0963
F. +1.213.688.2811

New York
111 8th Avenue, 2nd Floor
New York, NY 10011
T. +1.212.488.3203 ext. 3155
F. +1.212.627.2962

Northern Virginia
1807 Michael Faraday Ct.
Reston, VA 20190
T. +1.571.633.0390
F. +1.571.633.9340

Phoenix
120 East Van Buren
Suite 100
Phoenix, AZ 85004
T. +1.602.682.2200
F. +1.602.682.2212

REGIONAL OFFICES - U.S. (cont.)

REGIONAL OFFICES - EUROPE

Dublin
Unit 9
Blanchardstown Corporate Park
Blanchardstown
Dublin 15
Ireland
T. +353 (0)1.448.1424
F. +353 (0)1.448.1414

London
Level 9, 71 Fenchurch Street
London, EC3M4BS
United Kingdom
T. +44 (0)20.7954.9100
F. +44 (0)20.7702.4874

Paris
19 Boulevard
Malesherbes, 75008
Paris, France
T. +33 (0)1.55.27.36.45
F. +33 (0)1.55.27.37.00