DIGITAL REALTY

2018

Environmental, Social and Governance Report

the trusted foundation | powering your digital ambitions

Digital Realty ESG Report | Released June 2019

A. WILLIAM STEIN, CHIEF EXECUTIVE OFFICER

Letter from our CEO

The initiatives, targets and achievements highlighted in this report reflect tremendous effort across our company. This report serves to recognize the importance of these efforts, not only for the continued growth and success of our business, but also for our employees, our customers and the environment.

We see business opportunities from climate-related initiatives reaching an inflection point. We consistently hear from our customers that they want partners and suppliers that can deliver sustainable solutions. Our investors seek transparency to enable them to more effectively manage their portfolios' exposure to environmental and climate change risks. We increasingly see renewable energy, energy conservation and green building solutions able to compete with, and beat, business-as-usual solutions in the market. We recognize these trends as transformational business opportunities.

2018
NAREIT LEADER IN LIGHT AWARD

We are more deeply integrating sustainability into traditional business functions to ensure we are meeting our customers' needs, capturing savings and generating revenue from sustainable activities. Our sustainability efforts were recognized for the second consecutive year in 2018 with Nareit's Leader in the Light Award as the Data Center Sector Leader for excellence in sustainability.

104
MW OF NEW RENEWABLE ENERGY ADDED

In 2018, we added 104 megawatts (MW) of new renewable energy contracts across our US portfolio and expanded renewable energy procurement in EMEA. Our Design and Construction (D&C) team delivered four sustainably-certified new data centers. Our Operations teams worked with D&C to capture $4.1 million in utility incentives for highly efficient data center designs and upgrades, and implemented more than 40 performance-enhancing retrofits that are expected to deliver annualized savings of 19,100 megawatt-hours (MWh). Execution at this scale reflects our efforts to integrate sustainable objectives throughout our business.

1.0
MILLION SQ FT NEW GREEN BUILDING CERTIFICATIONS

We are proud of our long-standing track record of reliability and resiliency, having delivered "five nines" of uptime for the 12th consecutive year, exceeding 99.999% availability throughout 2018 for our owned and operated portfolio. In addition to addressing uptime through operational excellence, we plan proactively for risks due to extreme weather events, flooding and resource scarcity that have the potential to impact data center availability.

$4.1
MILLION IN UTILITY INCENTIVES

We remain committed to attracting and retaining the best and brightest talent at Digital Realty and ensuring that our people feel safe, secure and inspired. In 2018, our women empowerment programs, philanthropy, corporate health and wellness programs, and employee engagement supported a thriving environment for our employees.

40
PERFORMANCE-ENHANCING RETROFITS

Digital Realty seeks to meet its customers' needs sustainably with solutions that strengthen our business. We are excited to play a leading role in helping to foster a more sustainable digital future.

A. William Stein
Chief Executive Officer

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2805 LAFAYETTE STREET | SANTA CLARA, CALIFORNIA

Company Overview

Digital Realty Trust, Inc. is a publicly traded real estate investment trust (REIT) that owns, acquires, develops and operates data centers. The company is focused on providing data center, colocation and interconnection solutions for domestic and international customers across a broad cross-section of industry verticals ranging from cloud and information technology services, communications and social networking to financial services, manufacturing, energy, healthcare and consumer products.

Digital Realty supports more than 2,000 firms across our secure, network-rich portfolio of data centers in 13 countries located throughout North America, Europe, Latin America, Asia and Australia. We are headquartered in San Francisco, CA with regional US offices in Boston, Chicago, Dallas, Los Angeles, New York, Northern Virginia and Phoenix and international offices in Amsterdam, Dublin, London, São Paulo, Singapore, Sydney, Tokyo and Hong Kong.

As of December 31, 2018, our portfolio consisted of 214 data centers (including 18 data centers held as investments in unconsolidated joint ventures), of which 145 are located in the United States, 38 are located in Europe, 16 are located in Latin America, seven are located in Asia, five are located in Australia and three are located in Canada. Our supply chain predominantly includes data center infrastructure equipment manufacturers, energy and water utilities, suppliers of services, contractors and their sub-contractors and suppliers.

5
CONTINENTS

13
COUNTRIES

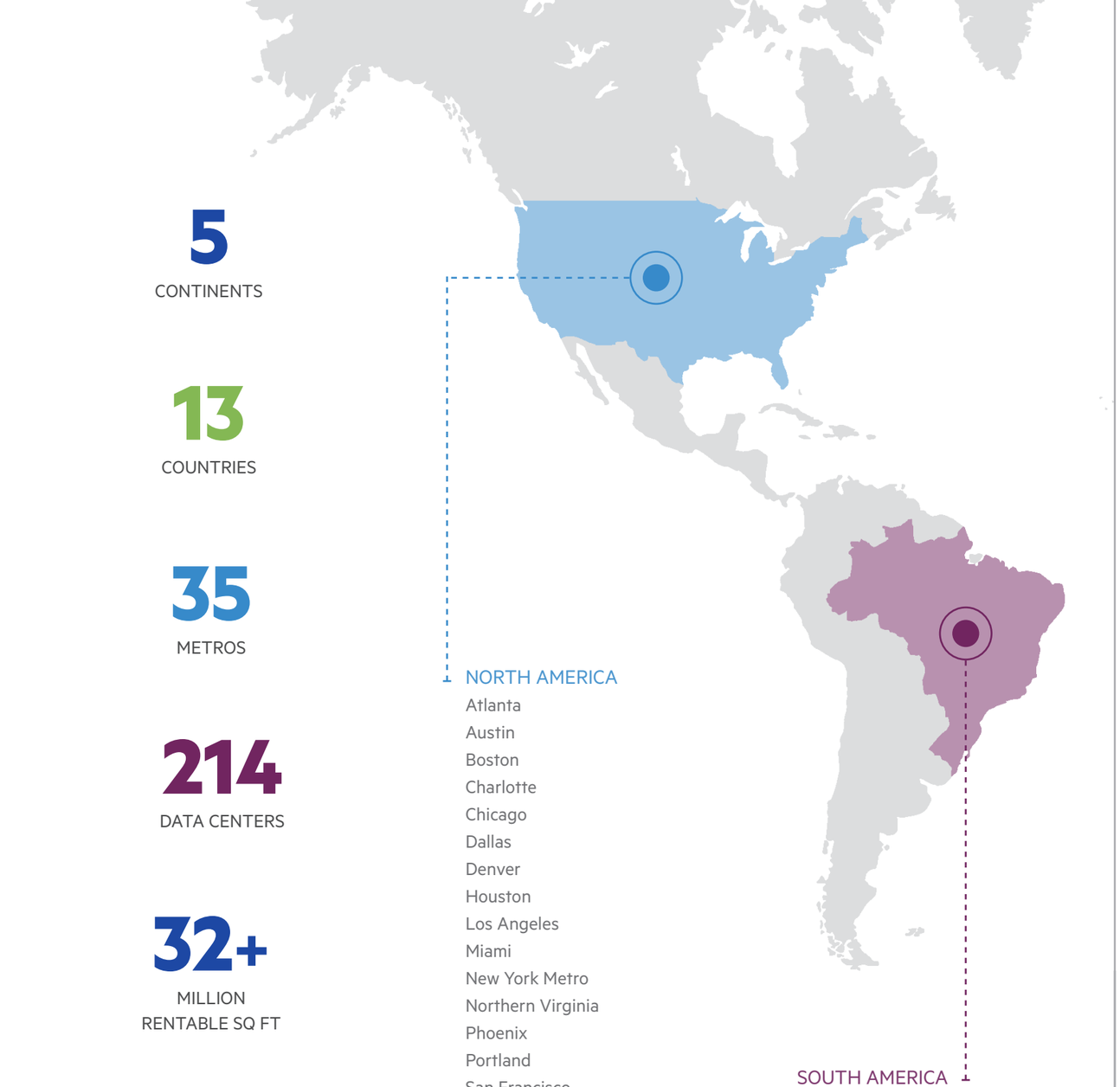
35
METROS

214
DATA CENTERS

32+
MILLION
RENTABLE SQ FT

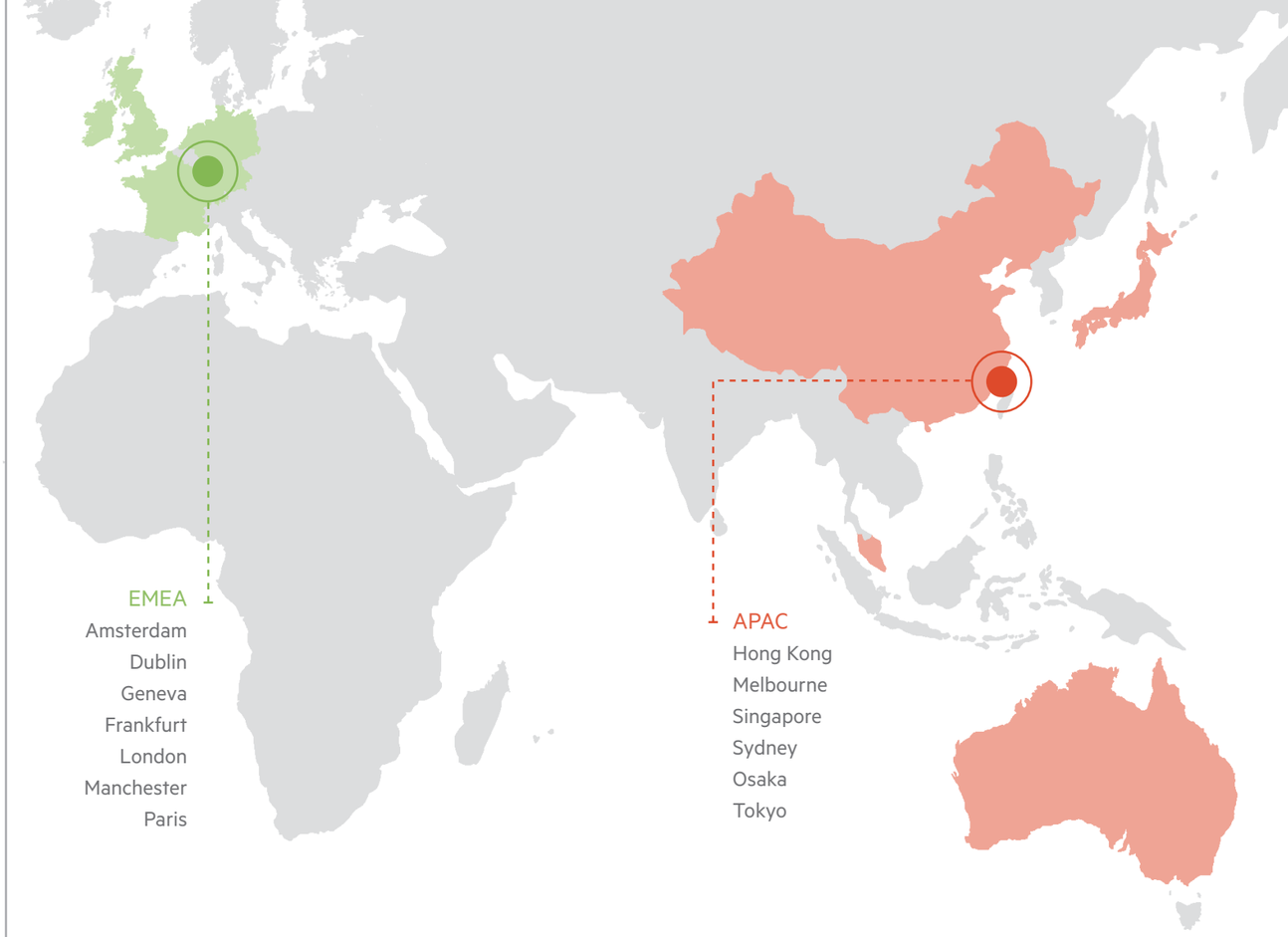
8th
LARGEST US PUBLICLY LISTED REIT BY EQUITY MARKET CAP

As of December 31, 2018



NORTH AMERICA
Atlanta
Austin
Boston
Charlotte
Chicago
Dallas
Denver
Houston
Los Angeles
Miami
New York Metro
Northern Virginia
Phoenix
Portland
San Francisco
Seattle
Silicon Valley
Toronto

SOUTH AMERICA
Fortaleza
Rio de Janeiro
Sao Paulo



EMEA
Amsterdam
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Geneva
Frankfurt
London
Manchester
Paris

APAC
Hong Kong
Melbourne
Singapore
Sydney
Osaka
Tokyo

ABOUT THIS REPORT

This is Digital Realty's first Environmental, Social and Governance (ESG) Report. The content in this ESG Report covers calendar year 2018, unless otherwise noted. This report has been prepared in accordance with the Global Reporting Initiative (GRI) Standards: Core option. In 2018, Digital Realty announced the acquisition of Ascenty, a leading data center provider in Brazil, expanding our portfolio by 16 data centers in Brazil. The Ascenty data centers are not included in metrics within this report because they fall outside the scope of our operational control in the reporting year. In 2018, excluding the Ascenty transaction, Digital Realty acquired five properties and disposed of 16 properties. Data for these properties has been included, where available, and pro-rated for the duration of our ownership throughout the year.

Digital Realty obtained third-party assurance from DNV-GL. The report's alignment with the GRI Standards and GRI Reporting Principles, as well as Scope 1, 2 and 3 emissions, energy and water data and "Management Approach" reporting requirements have received limited assurance in accordance with DNV-GL's VeriSustain™ Protocol, which is aligned with the ISAE 3000 standard and GRI Guidelines.

“Our ESG initiatives drive value for our business and support the needs of our customers. We remain focused on proactively evolving our business to capitalize on the economic and social value of sustainability.”

– Aaron Binkley, Senior Director, Sustainability

29 INTERNATIONAL BUSINESS PARK | JURONG EAST, SINGAPORE

ESG Overview

SUSTAINABILITY COMMITMENT

The world is increasingly leveraging the economic and social value of being connected via the global digital marketplace. Our data centers are home to the physical infrastructure that powers this transformation. We recognize that operating and expanding our business consumes finite resources such as energy, water and raw materials, and we are committed to delivering solutions that improve environmental performance.

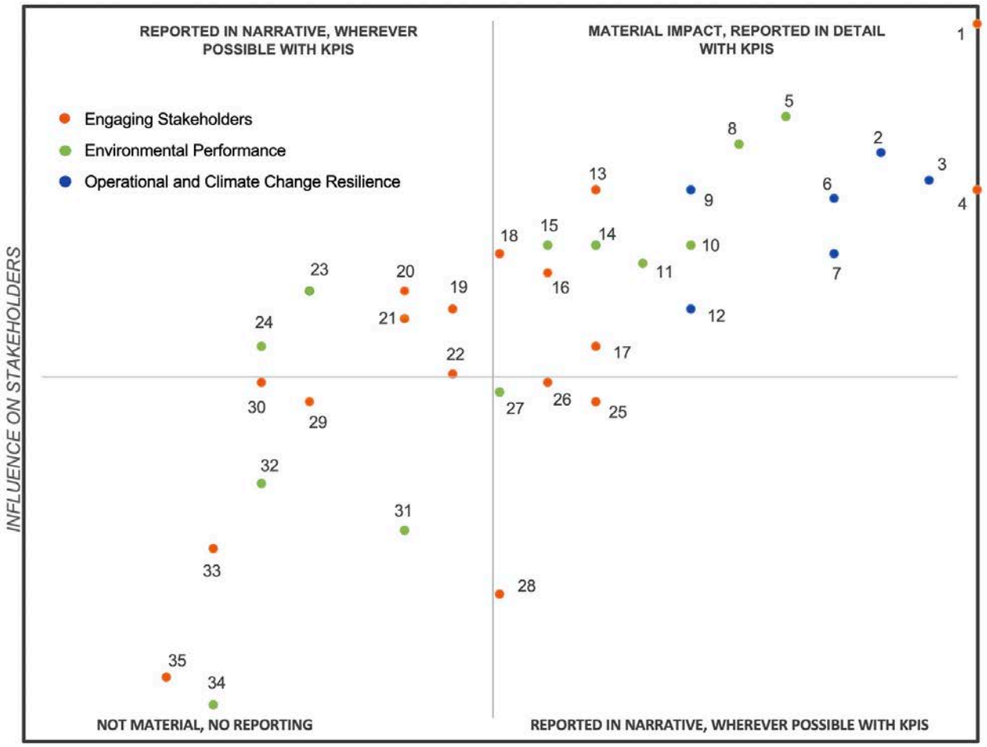
We seek to lead the global data center industry in sustainable environmental performance. We are committed to ongoing efforts that benefit the environment and meet the needs of our customers while also strengthening our business. Our principal sustainability objectives as outlined in our Sustainability Policy include:

- Providing data center solutions that deliver industry-leading energy productivity and resource efficiency, increase client value and lower cost of ownership
- Empowering employees and clients to improve resource efficiency in areas such as energy, water, waste and carbon emissions
- Communicating our performance regularly and transparently to stakeholders

MATERIALITY ASSESSMENT

To help define the material topics to cover in our report, we used GRI's Principles for Defining Report Content, including all information required for the GRI Standards: Core option as well as additional information relevant to our stakeholders. We conducted a materiality assessment to identify aspects of our business that most influence our stakeholders as well as the level of economic, environmental and social significance of those impacts. The materiality assessment sought input from a representative selection of global management, employees in various departments, investors and customers via online surveys. Boundaries are defined by the area of impact, as well as Digital Realty's involvement with the impacts. Some impacts had relatively high influence on stakeholders, but did not rank as highly in terms of impact to business operations. We discuss these topics in the report and monitor these impacts as emerging priorities.

RESULTS FROM DIGITAL REALTY'S 2018 MATERIALITY ASSESSMENT



1. Ethical Business Conduct
2. Financial Performance
3. Customer Data Privacy
4. Customer Experience
5. Energy Consumption/Efficiency
6. Corporate Data Security
7. Building Resilience to Short-Term Weather Events
8. Compliance with Environmental Regulations
9. Physical Security
10. Renewable Energy Use
11. Carbon Emissions
12. Building Resilience to Long-Term Climate Change Impacts
13. Board of Directors/Senior Management Oversight of ESG Issues
14. Green Building Certifications
15. Water Consumption/Efficiency
16. Non-Discrimination/Anti-Harassment
17. Employee Engagement
18. Employee Occupational Health & Safety
19. Truthful Marketing
20. Disclosure of Climate Change Impacts on Financial Performance
21. Equal Pay
22. Employee Health & Well-Being
23. Alignment with Global Sustainability Frameworks/Principles
24. Protection of Natural Ecosystems
25. Employee Diversity
26. Training & Education for Employees
27. Waste Consumption/Management
28. Philanthropy/Charitable Giving
29. Contribution to Local Economies
30. Protection of Human Rights
31. Environmental Impact of Materials Used
32. Screening Suppliers for Environmental Impacts
33. Corporate Engagement on Public Policy Matters
34. Access to Public Transportation/EV Charging Stations
35. Freedom of Association and Collective Bargaining

BOUNDARIES FOR MATERIAL IMPACTS[1]	INSIDE	OUTSIDE
Operational and Climate Change Resilience		
Building Resilience to Short-Term Weather Events	Yes	Yes
Building Resilience to Long-Term Climate Change Impacts	Yes	Yes
Customer Data Privacy	Yes	Yes
Physical Security	Yes	Yes
Financial Performance	Yes	Yes
Environmental Performance		
Energy Consumption/Efficiency	Yes	Yes
Compliance with Environmental Regulations	Yes	No
Water Consumption/Efficiency	Yes	Yes
Green Building Certifications	Yes	Yes
Renewable Energy Use	Yes	Yes
Carbon Emissions	Yes	Yes
Engaging Stakeholders		
Customer Experience	No	Yes
Corporate Data Security	Yes	Yes
Employee Engagement	Yes	No
Ethical Business Conduct	Yes	No
Employee OH&S	Yes	No
Board of Directors/Senior Management Oversight of ESG Issues	Yes	No
Non-Discrimination/Anti-Harassment	Yes	No

[1] Refers to whether the source of the impact is from inside or outside the company.

SUSTAINABILITY OBJECTIVES

CATEGORY	OBJECTIVE	MEASUREMENT PERIOD, TARGET DATE	2018 HIGHLIGHTS	SUSTAINABLE DEVELOPMENT GOAL ALIGNMENT[1]
RENEWABLE ENERGY	Expand customer access to renewable energy with a long-term goal of making 100% renewable energy available to customers	Annual, ongoing	30% renewable energy inclusive of utility supply. Signed 104 MW of net-new renewable contracts	7 AFFORDABLE AND CLEAN ENERGY
	Provide 100% renewable energy for EMEA portfolio	Annual, ongoing	Achieved 100% renewable energy coverage	7 AFFORDABLE AND CLEAN ENERGY
	Provide 100% renewable energy for US colocation business unit	Annual, ongoing	100% renewable energy coverage from July 2016	7 AFFORDABLE AND CLEAN ENERGY
GREEN BUILDINGS	Expand adoption of sustainably-aligned (green) lease provisions in new customer contracts	Annual, ongoing	100% of net-new eligible contracts adopted green lease provisions (85% increase from 2017)	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE
	Achieve US Green Building Council LEED Silver or equivalent certification for major new construction and redevelopment projects	Annual, ongoing	Four new project certifications completed: two LEED-Silver, one LEED-Gold and one BREEAM-Very Good certification	11 SUSTAINABLE CITIES AND COMMUNITIES
ENERGY EFFICIENCY	Benchmark 100% of properties in ENERGY STAR® Portfolio Manager®; pursue certification for eligible properties	Annual, ongoing	100% of properties benchmarked. Certified 24 properties (5X increase from 2017)	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE
	UK Climate Change Agreement goal: reduce non-IT energy consumption for UK scale portfolio by 14.8% and colocation portfolio by 14.5% by 2020 (against 2011 baseline)	2020	Achieved 10.1% for scale portfolio and 3.8% for colocation portfolio in 2017/2018 compliance period	13 CLIMATE ACTION
	Colocation PUE improvement goal of 10% by 2022 (against 2017 baseline)	2022	Achieved 6% PUE improvement	13 CLIMATE ACTION
RESILIENCE	Global site-level insurance risk reduction goal to place in top quartile in the offices/data center category based on loss prevention/safety improvements	Annual, ongoing	37% of global sites in the top quartile (8% increase from 2017)	11 SUSTAINABLE CITIES AND COMMUNITIES
MANAGEMENT	Achieve 100% ISO management certification retention and improve total number of certifications	Annual, ongoing	Achieved 100% certification retention; expanded total ISO certifications by 40%	11 SUSTAINABLE CITIES AND COMMUNITIES

[1] United Nations Sustainable Development Goals: https://www.un.org/sustainabledevelopment/sustainable-development-goals/

2018 ESG RECOGNITION

- 2018 Nareit Leader in the Light Award Winner, Data Center Sector
- Top 10 on the EPA Green Power Partnership's Tech and Telecom List
- 2018 Green Lease Leader Award from the Institute for Market Transformation
- 2018 Sustainability Award from Business Intelligence Group
- 2018 GRESB "Green Star" Ranking
- 2018 America's Safest Companies from EHS Today

MEMBERSHIPS AND ASSOCIATIONS

- National Association of Real Estate Investment Trusts (Nareit)
- techUK's Data Centre Council
- Northern Virginia Technology Council (NVTC)
- US Green Building Council (USGBC)
- Rocky Mountain Institute Business Renewables Center (BRC)
- Renewable Energy Buyers Alliance (REBA)
- ASHRAE technical working groups
- BS EN 50600 Technical Committee

ALIGNMENT WITH INDUSTRY BEST PRACTICES AND VOLUNTARY DISCLOSURES

- EU Code of Conduct for Energy Efficiency in Data Centres
- BSR Future of Internet Power Documentation Requirements for Supplier Procured Renewable Energy
- US Department of Energy Better Buildings Challenge for Data Centers
- BOMA Waste and Water (W^2) Challenge
- Global Real Estate Sustainability Benchmark (GRESB)
- Sustainability Accounting Standards Board (SASB)
- Task Force on Climate-related Financial Disclosures (TCFD)
- GRI Standards
- Management frameworks including ISO 9001, ISO 14001, ISO 27001, ISO 50001, OHSAS 18001 and SS564
- Green building frameworks: USGBC LEED, BREEAM, BCA Green Mark, CEEDA, Green Globes
- Energy Efficiency Rating Systems: US EPA ENERGY STAR Certification for Data Centers, National Australian Built Environment Rating System (NABERS)
- UK Climate Change Agreement Scheme (CCA)
- CDP
- ASHRAE TC9.9

“At Digital Realty, we pride ourselves on owning data centers that are resilient to security breaches and to short- and long-term climate change events. Advance planning, proven processes and impeccable execution are crucial for data center emergency preparedness and resilience.”

– Andy Power, Chief Financial Officer

9333-9377 GRAND AVENUE, FRANKLIN PARK , ILLINOIS

Operational and Climate Change Resilience

Our customers trust our ability to provide resilient and secure data center solutions. In addition to day-to-day reliability and uptime, our data centers are expected to withstand short-term extreme weather events as well as the long-term impacts of climate change. Against this backdrop, Digital Realty has compiled a strong track record of reliability and resilience. We delivered “five nines” of uptime for the 12th consecutive year, exceeding 99.999% availability throughout 2018 for our owned and operated data center portfolio.

Management of risk and resiliency is a company-wide priority, delivered through an interdisciplinary effort with contributions from our global operations team, risk management, environmental occupational health and safety (EOH&S), and compliance, information security, physical security and other functions. Our Risk Management team, led by our Vice President of Risk Management, is responsible for managing operational risk for our business, while our Chief Financial Officer is the executive responsible for enterprise risk management.

RESILIENCE TO CLIMATE CHANGE EVENTS

Five-nines of uptime in a data center is not simply about delivering services that make modern life more convenient and enjoyable. Data centers support critical infrastructure for many of the essential services that are relied upon by first responders, hospitals and disaster response organizations. When extreme weather or other climate events occur, ensuring our data centers remain operational is not only good business, it is a critical commitment to supporting our communities.

Hurricane Harvey, which delivered historic flooding to many parts of Houston in 2017, left more than $180 billion of damages in its wake. Digital Realty's Houston Campus remained above floodwaters, accessible and operational throughout the storm and afterwards. In 2012, Digital Realty maintained 100% uptime at 15 data centers in the path of Superstorm Sandy and the Nor'easter that followed. The portfolio impacted by the storm spanned seven states, from North Carolina to Massachusetts. Our focus on resilience, from acquisitions through operations, reflects this commitment, and our track record of uptime shows why Digital Realty is a trusted foundation for the modern world.

Our 2018 Annual Report on Form 10-K (2018 10-K) identified potential financial implications of climate change to our business. These potential risks include:

- Higher energy costs (e.g., due to more extreme weather events, extreme temperatures or increased demand for limited resources)
- Higher water costs (e.g., increased scarcity due to severe droughts)
- Increased environmental regulations impacting the cost to develop, or the ability to develop in certain areas
- Higher costs of materials due to environmental impacts from extraction and processing of raw materials and production of finished goods
- Higher costs of supply chain services, with potential supply chain disruptions related to climate change
- Lost revenue or higher expenses related to climate change events (e.g., higher insurance costs, uninsured losses, diminished customer retention in areas subject to extreme weather or resource availability constraints)

We seek to address these risks at the site level through planning and preparedness, at the enterprise level through robust enterprise risk management and strategic planning, and at a societal level by supporting pathways to a low carbon future.

99.999%

12 Consecutive Years of Five Nines Uptime

EXAMPLES OF CLIMATE CHANGE RISKS AND MITIGATION MEASURES FOR NEW CONSTRUCTION AND EXISTING BUILDINGS

CLIMATE CHANGE RISK	EXAMPLES OF PREPAREDNESS AND MITIGATION MEASURES
FLOOD	▪ Construct facility outside of any flood hazard ▪ Raise the site above the 0.2% annual exceedance (500-year) level ▪ Build permanent 0.2% annual exceedance flood defenses around the site ▪ Protect the site's critical assets by elevating or protecting to 0.2% annual exceedance standards (e.g., building low-level earthen embankments or flood walls, landscaping and walls to redirect storm water and sheet flow away from designated areas) ▪ Develop and enact emergency response plans, including plans to minimize customer impacts in the event that a site is adversely affected ▪ During a flooding event, deploy emergency devices and implement emergency response plans
WIND	▪ Design, construct or retrofit roofs, walls and openings to meet wind-resistive specifications appropriate for each location ▪ Design anchorage for roof-mounted equipment to withstand design wind speeds ▪ Do not use gravel surfacing on installations where it is considered a source of windborne debris ▪ Conduct wind tunnel tests ▪ Provide emergency power systems and proactively stage fuel supplies to ensure sites can provide service for the extent of power loss (minimum 48 hours)
HAIL	▪ Install roof assemblies with appropriate hail rating ▪ Provide hail guards or steel wire mesh over all cooling fans on HVAC equipment ▪ Ensure critical outdoor equipment is able to withstand expected hail impact energy ▪ Inspect roofs regularly (minimum annually and following storms) ▪ Verify that the roof surface is watertight and insulation is firm and not water-damaged
ENERGY SCARCITY	▪ Provide dual redundant utility feeds to each site from diverse substations ▪ Design underground utility supply where feasible ▪ Install advanced self-healing medium-voltage distribution systems with automatic fault isolation and service restoration ▪ Implement efficient designs that minimize energy demand ▪ Design ability to 'island' sites in the event of grid stress or outage (brown-out or black-out) ▪ Use district and deep reservoir cooling solutions to reduce electricity demand where feasible ▪ Uninterruptible power systems (UPS) provide ride-through for brief power quality events and transitions to backup power ▪ Design backup power systems to support 100% of building loads for at least 72 hours with fuel supply on-site, and indefinitely via fuel resupply agreements
WATER SCARCITY	▪ Utilize HVAC systems that reduce or eliminate water needed to provide required cooling and maximize economization of cooling systems that do not use water for cooling ▪ Use water-efficient cooling systems optimized for cycles of concentration and free cooling ▪ Evaluate potable and non-potable water supply alternatives ▪ Diverse sources of cooling capacity to reduce reliance on local water supplies ▪ Install highly efficient plumbing fixtures and landscape irrigation ▪ Use drought-adapted landscaping to minimize water use

Acquisition and New Construction

Our Risk Management teams assess a range of risks for all of our assets, from the time of acquisition, during the construction process and annually throughout each property's operational life-cycle. Sensitivity analyses and stress-testing are performed primarily to identify changes in financial risks. Our insurance providers have developed a "Resilience Index" to evaluate risk across our data centers, inclusive of environmental risks such as exposure to natural hazards and fire risk as a result of climate change. We utilize live maps of our global portfolio to identify data centers that may be at risk of natural hazards such as rainfall, snowfall, temperature, wind, hail and floods, and we can view which properties are near 100-year and 500-year flood zones. Based on our analyses of physical risks from climate change, floods and wind storms pose the greatest financial risk to our business operations. Risk reports are developed for each data center to include prevention recommendations specific to each identified risk. We also assess our exposure to social risks such as physical security, cybersecurity and pandemics.

Financial Management

We manage potential risks first via our siting and design standards, then by implementing recommendations to proactively mitigate losses related to short-term acute weather events as well as long-term climate-related events. We maintain appropriate levels of insurance for each asset. For each property, our Risk Management team receives reports from insurance providers that identify opportunities to enhance protection for each facility and improve loss expectancy values. We annually measure the reductions in value-at-risk achieved through the implementation of these measures.

Operational Risk Management

We ensure each site has mitigation plans in place specific to its location and exposure to climate risk. Our global Operations team actively implements and refines operating procedures to ensure our data centers are safe and resilient. This includes regular emergency response plan updates and other measures that result from property-specific risk reports. Fuel delivery agreements for backup power systems are on par with those held by the Federal Emergency Management Agency (FEMA) and allow for power to be maintained in the event of a power outage. In 2018, we implemented insurance-related recommendations and findings across our global portfolio, delivering a $335 million reduction in overall potential losses.

Sustainability Opportunities

We continue to implement sustainability projects to minimize our environmental impacts and reduce our contribution to global carbon emissions that exacerbate climate-related risks. These efforts include, but are not limited to, supporting the development of new renewable energy supplies, designing and constructing environmentally friendly data centers that use less water and energy to operate, and improving energy and water efficiency for operating data center sites. We also encourage employees to use mass transit and green transportation through transit pass subsidy programs and by installing electric vehicle (EV) charging and bicycle storage facilities at our properties.

Indirect Risk

In addition to the direct risks to our data center portfolio related to extreme weather and climate change, we recognize the potential for indirect customer and investor risk as well. Many of our customers and investors hold sustainable values and standards, and we understand that if we do not operate in a sustainable manner, we run the financial risk of reduced customer retention and a diminished shareholder base.

PHYSICAL SECURITY PRACTICES

Our facilities are secured via a resilient, defense-in-depth security platform consisting of multiple physical barriers, local security infrastructure and technology enhanced by centralized monitoring. This is supported and enabled by on-site security professionals led by our Vice President of Portfolio Security, and process controls. Our Standard Security Protocol defines our security layers and includes:

- **Site perimeter boundaries**
- **Lobby area guidelines**
- **Segregated loading docks**
- **Controlled access to data center and critical systems spaces**
- **Security infrastructure maintenance and testing**

Our data centers have Emergency Response and Business Continuity Plans which address risks to the site, indentify a Crisis Management team and outline operational and communications protocols in the event of an emergency. The Plans are reviewed and tested on an annual basis.

GLOBAL COMMAND CENTER RIBBON CUTTING, CLIFTON, NEW JERSEY

RESILIENCE IN ACTION: GLOBAL OPERATIONS COMMAND CENTER

In October, 2018, Digital Realty launched a new, state-of-the-art Global Operations Command Center (GOCC). The facility provides 24/7/365 communication, centralized network monitoring, product support, event management, infrastructure monitoring and security on behalf of our customers. Resilience-related functions supported by the GOCC include:

- **Ability to predict certain outages and disruptions and make remedial decisions quickly and intelligently**
- **Critical resource mobilization for site event support (engineers, temporary generators, fuel tracking)**
- **Real-time weather and threat monitoring via third-party monitoring bureaus**
- **Recurring wellness checks with sites during extended threat or severe weather events**
- **Centralized incident management including consistent and portfolio-wide messaging for major events or escalated threat conditions**

Communication with customers is continuous, before and during any event via detailed notifications and simple notes. For example, "15 inches of snow. Facility running smoothly." The GOCC makes it possible for data center operators to manage site operations and efficiently provide continuous reports for customers and internal stakeholders.

DATA PRIVACY & CYBERSECURITY

In the 21st century, cybersecurity is an essential element of resilience. A data center-driven business built to withstand climate change risks but unable to prevent or respond to cyber threats may find itself unable to operate effectively when needed. Privacy, security and confidentiality are fundamental aspects for Digital Realty to ensure the resilience of its business. Digital Realty is committed to respecting and protecting the privacy rights of individuals interacting with us on our websites, when accessing our properties or with whom we otherwise communicate.

Cybersecurity is an important element of customer data security. We have a dedicated Information Security team, led by our Chief Information Security Officer, that supports advance threats, intelligence correlation and enrichment, active threat hunting and adversary take-downs. Built-in security, zero trust and automation are guiding design principles to ensure we achieve *Trusted by Design*, our strategy which focuses on protecting our company assets and our customers' privacy. Our technology approach is defense-in-depth, enabling layers of defense to better prevent, protect, detect and respond to cybersecurity incidents. We use a NIST Cybersecurity Framework to manage cybersecurity-related risk, and we perform third-party audits to benchmark our maturity. Our strategy is reviewed quarterly by the Board of Directors. We are also developing a world-class Threat Intelligence Center to protect, support and educate our business and customer base.

We recognize that our employees are key to a resilient cybersecurity strategy. All employees undergo annual cybersecurity training covering policies and security awareness. In addition, we simulate continuous phishing campaigns, raise awareness of social engineering tactics and develop Security Ambassadors. In 2018, we had no substantiated complaints concerning breaches of customer privacy or losses of customer data. For more information, see the Privacy Practices page on Digital Realty's website.

“Digital Realty remains focused on delivering sustainable business and environmental value for its customers, investors, employees and the communities where we operate. We work to ensure our corporate strategy and operations are fully aligned to deliver solutions that support customer sustainability objectives.”

– Erich Sanchack, Executive Vice President, Operations

43940 DIGITAL LOUDOUN PLAZA | ASHBURN, VIRGINIA

Environmental Performance

Digital Realty recognizes the importance of managing the life-cycle environmental impacts of its data center portfolio, from design and construction through its operational lifetime. We operate a comprehensive program that addresses siting and resilience, sets standards for sustainable building design and actively manages the ongoing efficiency and environmental impact from our operational data centers.

Ninety percent of our top 20 customers have publicly stated sustainability goals. Our sustainability program supports common customer objectives throughout the life-cycle of a data center – ranging from new green building certifications to ENERGY STAR certifications and the procurement of renewable energy. We strategically and proactively work with our Sales and Customer Success teams to effectively communicate our ESG initiatives and opportunities, and conversely integrate customer feedback and commitments to ESG into our decision-making.

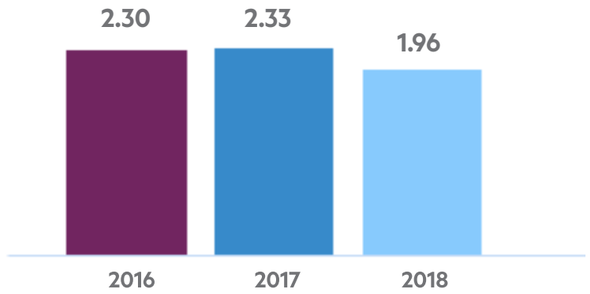
Overall, responsibility is managed at the executive level by Digital Realty’s Executive Vice President and General Counsel, responsible for Digital Realty’s overarching ESG strategy and climate-related risks. Program management is provided by our Senior Director of Sustainability, whose team coordinates

key elements of Digital Realty's sustainability initiatives. Our General Counsel receives weekly updates on sustainability performance through in-person meetings, presentations and other forms of communication. The executive leadership team and the Board of Directors are updated on a quarterly basis and as-needed.

The Executive Vice President of Operations oversees the teams that implement resource conservation initiatives and green building projects. Regional design managers leverage external resources to implement projects in keeping with our corporate certification objectives. The Vice President of Data Center Operations manages resource conservation projects with the support of an in-house team, external project management and engineering support. The Sustainability team interacts at regular intervals during the life-cycle of key projects and initiatives.

GREENHOUSE GAS (GHG) PERFORMANCE

GHG Intensity (MTCO2e/ occupied kW)[1, 2]



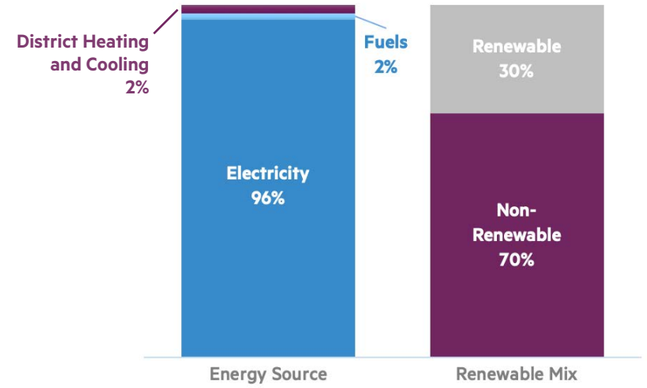
2018 GHG EMISSIONS	LOCATION-BASED (MTCO2E)	MARKET-BASED (MTCO2E)
SCOPE 1 [3]	25,500	25,500
SCOPE 2 [4]	2,770,400	2,165,500
SCOPE 3 [5]	1,005,700	1,003,200
TOTAL	3,801,600	3,194,200

[1] Scope 1 and Scope 2 market-based emissions
[2] Excludes 322 GWhs of RECs purchased in 2016
[3] Scope 1 emissions are related to natural gas and diesel consumption of our directly managed properties
[4] Scope 2 emissions are related to electricity and district energy consumption of our directly managed assets
[5] Scope 3 emissions include energy consumption of properties where we do not have operational control, business travel, employee commute, energy and fuel-related activities not in Scope 1 or Scope 2, and waste generated

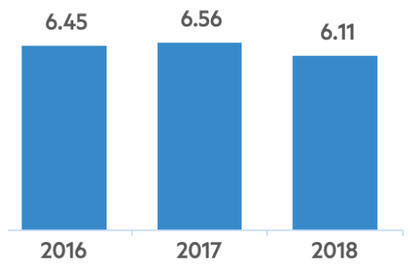
ENERGY

Digital Realty's Energy Procurement team is dedicated to providing cost-effective energy for our customers, supplied by low- and zero-carbon energy sources. Energy is one of the largest operating costs for a data center, and as such, energy management is deeply integrated into our business decisions, from site selection to design and construction of a new data center, and for the lifetime of the asset. We have set a long-term goal to make 100% renewable energy available to all of our customers and we continue to make progress toward this goal.

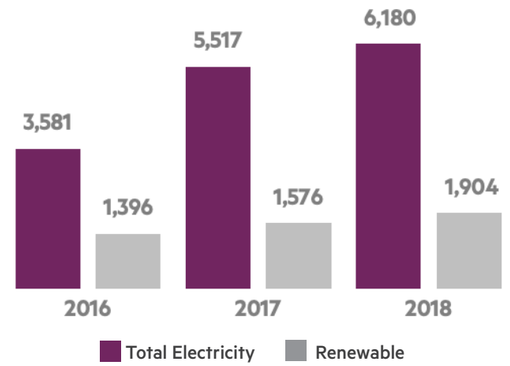
Energy and Renewable Mix[1]



Energy Intensity (MWh/occupied kW)[2]



Global Electricity Consumption (GWh)



100% data coverage for 2018 energy metrics. Data includes properties where Digital Realty has operational control. Energy consumption is calculated predominantly based on utility bills via a third-party utility billing management system.
[1] Includes utility grid mixes, renewable energy credits from PPAs and green tariffs
[2] Metrics for stabilized assets with operational control

RENEWABLE ENERGY

We continue to make steady progress toward our renewable energy goals, even as our portfolio has continued to expand due to acquisitions and organic growth. We pursue market-based solutions where we operate to cost-effectively reach our renewable energy targets.

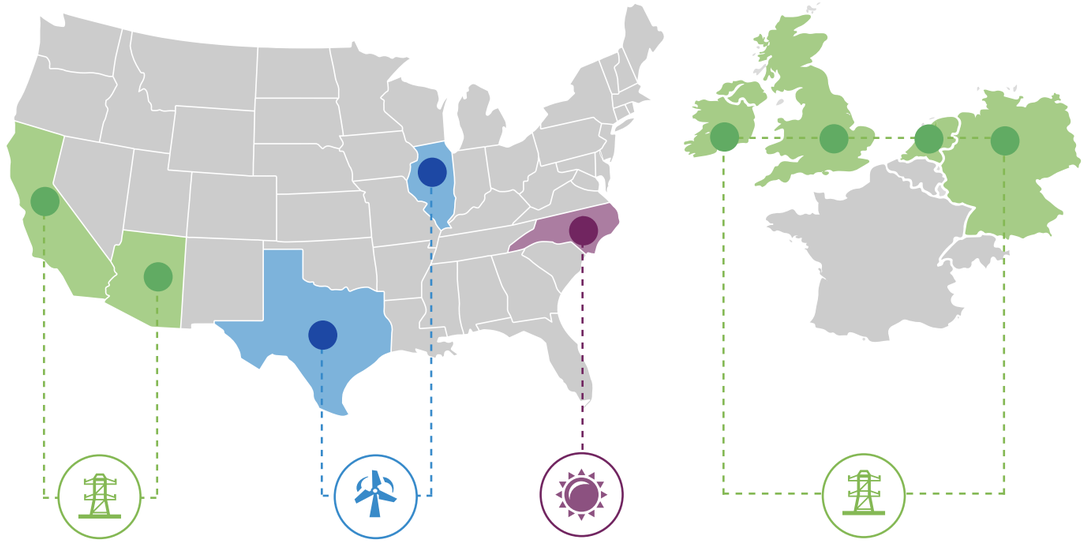
Our renewable energy efforts resulted in 533,900 metric tons CO2 equivalent emissions (MTCO2e) avoided in 2018. In total, our renewable energy procurement includes:

- 100% renewable energy for all EMEA properties
- 100% wind power for US colocation business unit
- 288 MW new solar and wind power under contract
- 100% carbon-free and renewable power supplied to two Northern California properties

In 2018, we announced an agreement to source 80 MW of solar capacity on behalf of Facebook to support their renewable energy targets in Virginia. This project marked the first back-to-back utility-scale power purchase agreement between a data center landlord utilizing a virtual power purchase agreement (vPPA) to supply renewable energy for its customer. Under the terms of the agreement, the environmental attributes from the project will inure to Facebook.

PRIORITIZING RENEWABLE SUPPLY

Our approach prioritizes cost-competitive net-new renewable energy sourced within the same grid regions where our data centers are located. While we generally prefer renewable energy be delivered through local utility partners, we recognize that this is not feasible in many markets today, either at the scale we need or in the time-frame we seek to act. We assess the carbon reduction impact our projects will have on the regional grid and seek to maximize carbon reductions whenever possible by supporting projects in higher carbon-intensity grids. While we generally prefer to minimize the use of unbundled commodity Renewable Energy Credits (RECs) to meet our long-term targets, we have purchased RECs in the past and may continue to do so as conditions warrant.



N. CALIFORNIA UTILITY
Renewable Energy Supply
Contracted: 2018

ARIZONA UTILITY
Renewable Energy Tariff
Contracted: 2018

ILLINOIS WIND
Contracted: 2017
Size: 76MW

TEXAS WIND
Contracted: 2016
Size: 88MW

N. CAROLINA SOLAR
Contracted: 2017
Size: 30MW

N. CAROLINA SOLAR (FACEBOOK)
Contracted: 2018
Size: 80MW

UTILITY RENEWABLE ENERGY SUPPLY
United Kingdom
Ireland
The Netherlands
Germany

Our two operational vPPAs produced 428,500 MWh of wind and solar energy in 2018, sufficient to meet the electricity needs of 52,800 homes for one year[1].

Our properties in the UK, Ireland and the Netherlands were supplied with renewable energy through utility supply contracts in 2018. We replaced pre-existing non-renewable utility contracts with renewable power supplies for a portfolio of properties acquired in the prior year. We also signed contracts in Germany to supply renewable energy to our newly-constructed assets in Frankfurt, beginning in 2019. In 2018, we also joined with Arizona's Salt River Project utility to enroll in their first-of-a-kind green tariff, where we will receive clean energy from a portion of a 100 MW solar plant starting late-2021, commissioned by the utility on behalf of enrolled customers.

In 2018, we transitioned two of our Northern California data centers to utility providers that supply 100% carbon-free and renewable energy. Our 365 Main Street data center in San Francisco, a 227,000 square foot facility, switched to 100% hydroelectric power supplied by the San Francisco Public Utility Commission's Hetch Hetchy Power System. In an agreement with East Bay Community Energy, we transitioned our Oakland data center to a 100% carbon-free and renewable energy supply.

[1] According to the EPA's Greenhouse Gas Equivalencies Calculator

GREEN BUILDINGS

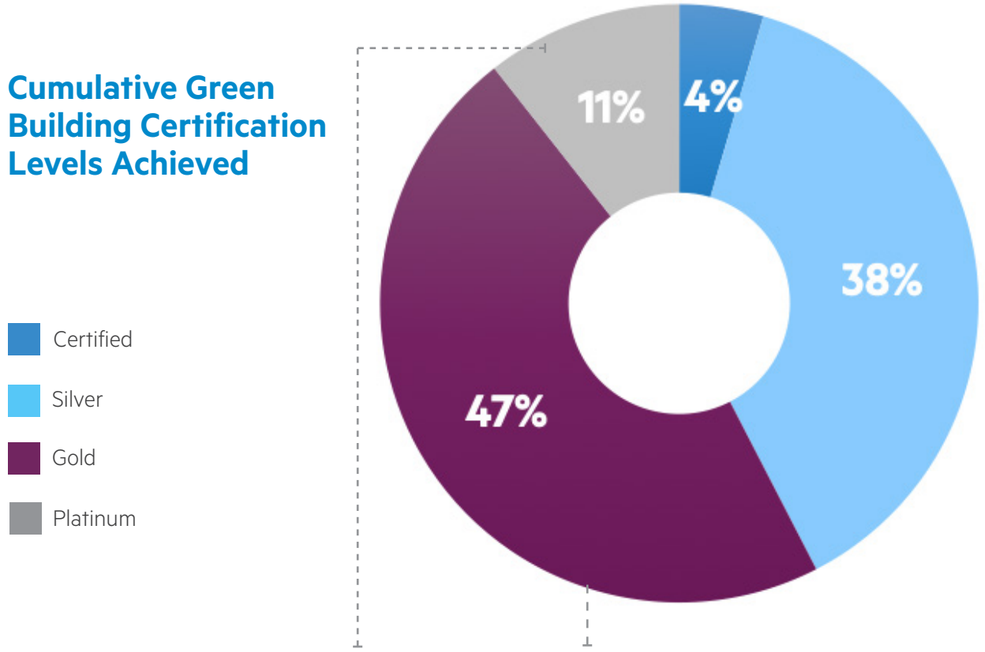
Digital Realty has a successful track record of owning, developing and operating data centers that are certified under USGBC LEED®, BREEAM and other global green building standards. These green building rating schemes are leading recognized voluntary standards for high performance and sustainable buildings. Since 2007, we have received certifications covering 552 MW (7.1 million square feet), more than any other data center provider. In total, 23% of our global portfolio has received one or more green building certifications.

Green building certifications are a tool we use to demonstrate to communities, customers, investors and other stakeholders that our data center development activity has undertaken measures to minimize unwanted impacts on the environment. Digital Realty has a policy to certify major new developments and renovations in accordance with recognized green building rating standards. In 2018, four new shell completions earned green building certifications and we completed a bi-annual operational-phase recertification of one of our BCA Green Mark-certified projects in Singapore.

2018 GREEN BUILDING CERTIFICATIONS

ADDRESS	TOTAL SQ FT CERTIFIED	RATING SYSTEM	CERTIFICATION LEVEL
29A INTERNATIONAL BUSINESS PARK JURONG EAST, SINGAPORE	370,500	BCA GREEN MARK FOR EXISTING DATA CENTRES	PLATINUM
JAN WIJSMULLERDREEF 10 HOOFDDORP, THE NETHERLANDS	157,389	BREEAM DATA CENTRES 2012	VERY GOOD
1400 DEVON AVE ELK GROVE VILLAGE, IL, USA	333,836	LEED CS 2009	GOLD
2220 DE LA CRUZ BLVD, PHASE 3 SANTA CLARA, CA, USA	65,427	LEED CS 2009	SILVER
44274 ROUND TABLE PLAZA ASHBURN, VA, USA	462,939	LEED CS 2009	SILVER

Cumulative Green Building Certification Levels Achieved



More than half of our certifications achieved gold level and above

SUSTAINABILITY COMMITTEE

Digital Realty's Sustainability Committee consists of select individuals from various departments including sales, risk, governance, design and construction, and regional sustainability representatives, who support and provide feedback and critical information on sustainability initiatives. The Sustainability Committee participates in monthly meetings which serve as an interdisciplinary working session where the Sustainability Team communicates updates on sustainability performance, while the representatives from various departments provide updates on respective functional areas, promoting collaboration and efficiency of sustainability initiatives.

RESOURCE CONSERVATION

We actively monitor and manage energy and water consumption and implement energy conservation measures. We track and manage the use of resources through a proprietary real-time infrastructure management system, utility data aggregation software, and ENERGY STAR Portfolio Manager. Our global Operations teams have annual energy performance goals.

Digital Realty has built a dedicated energy and resource conservation team to identify and execute conservation projects that ensure our global portfolio operates at peak levels of efficiency. An important part of this process occurs during the annual budgeting cycle. Capital expenditure investment planning identifies and evaluates resource efficiency project opportunities in a parallel but distinct process from non-resource-impacting capital investments (e.g., an efficient lighting upgrade is the former, while re-paving the parking lot is the latter). Approved projects receive support from dedicated internal experts, from scoping to measurement and verification.

Energy Conservation

We have set energy reduction targets around the world and our Operations teams work to improve efficiency throughout our portfolio. We have a dedicated team of energy efficiency professionals that oversee energy and water improvement programs. As part of Digital Realty's infrastructure upgrade program, the Operations team performed energy audits on 11% of our US portfolio by square feet and implemented projects that resulted in an estimated 19,100 MWh and $1.7 million in energy efficiency savings, equivalent to the electricity needs of 2,400 homes for one year.

Implementation of efficiency improvements is further supported by our Incentive Pursuit Program which focuses on identifying applicable utility incentives early in the project design process and carrying them through the implementation and construction phase. Incentives pursued include energy assessments, energy modeling, retro-commissioning and above-code energy efficiency measures. Our Operations and Design and Construction teams secured $4.1 million in utility incentives for more than 40 efficiency improvements implemented in 2018.

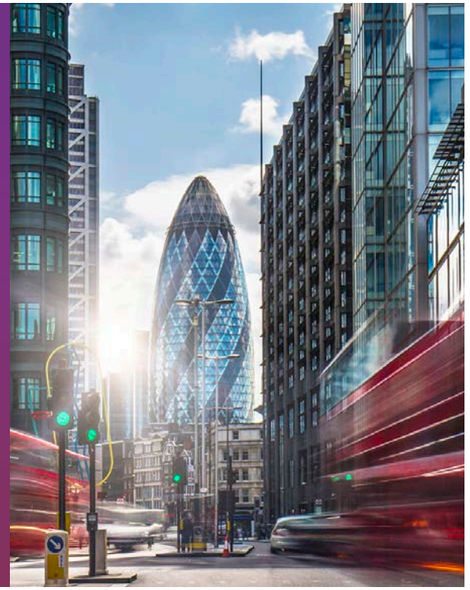
EMEA SPOTLIGHT

Our energy team in EMEA is leading the way in innovative designs and evaluating best available technologies to minimize our environmental impacts.

- In 2018, our UK Operations team piloted a cooling system optimization technology in our West Drayton data center in London, which reduced cooling energy use by 16%. We are now evaluating options to expand this technology into other data centers.
- Digital Realty is collaborating with local planners in Amsterdam to find ways to export waste heat from a data center to a nearby new housing development.
- We have implemented energy efficient indirect "free" air cooling at data centers in Ireland, London and Amsterdam.
- Digital Realty's Amsterdam Data Tower uses Dutch aquifer thermal energy storage – an environmentally-friendly, resilient and affordable technology to reduce energy consumption by maximizing the earth's natural capacity to store thermal energy.

EU CODE OF CONDUCT

In 2018, we registered our EMEA colocation portfolio for the European Union's Code of Conduct for Energy Efficiency in Data Centers, a voluntary initiative led by the European Union's Joint Research Center. As part of the EU Code of Conduct, these data centers commit to a three-tier strategy of best practices consisting of airflow management, cooling system efficiency and capital plant replacement.



ENERGY STAR CERTIFICATIONS

In 2018, we received US EPA ENERGY STAR certifications for 24 data centers. ENERGY STAR certifications signify that our data centers rank in the top 25% of similar facilities nationwide in terms of energy efficiency. These facilities total 394,200 kW of data center capacity, covering 35% of our US data center portfolio. Compared to industry-average data centers, these data centers save 720,000 MWh annually, enough to power 80,000 average US homes and save 535,000 metric tons of CO_2 emissions per year. These ENERGY STAR-certified data centers also perform better than 87% of data centers based on the EPA industry benchmark.

WATER-FREE COOLING SOLUTIONS

Since 2013, Digital Realty has deployed across its global portfolio more than 344 MW of cooling systems that use pumped-refrigerant with economizers to maximize free cooling to deliver high levels of energy efficiency. These cooling systems eliminate the need to use water to provide temperature control in our data centers. These systems are saving approximately one billion gallons of water per year compared to cooling tower-based infrastructure, enough water to meet the needs of 20,500 households per year. Since 2013, these systems have delivered cumulative estimated water savings of 3.4 billion gallons.

Water Conservation

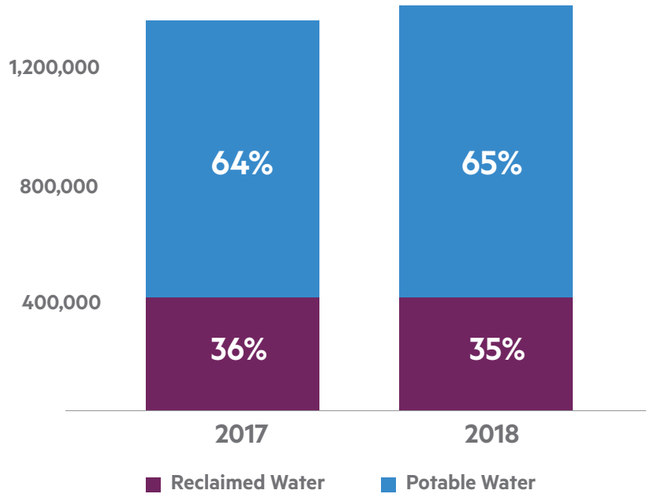
We recognize water as a critical resource and take seriously the need to use water responsibly. We consider water availability, cost and alternate supply solutions to potable water such as municipally supplied reclaimed water where available. In 2018, 35% of our global water supply (approximately 498,600 kGal) was provided by reclaimed water. We have also assessed our global portfolio for water scarcity risks using the World Resource Institute's (WRI) Aqueduct™ tool to better inform our new data design decisions and water conservation project selection.

In 2018, 9% of our US data center portfolio received external audits for water efficiency opportunities, targeting sites responsible for 21% of our global water use. We benchmark water usage in ENERGY STAR Portfolio Manager for all sites where data is available, and joined the Building Owners and Managers Association (BOMA) Waste and Water Challenge in 2018, committing to monitor and improve our waste and water usage.

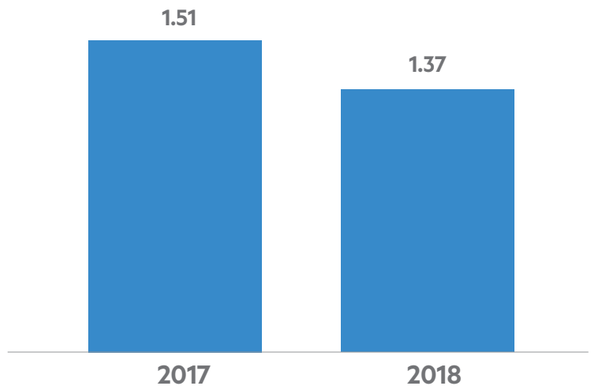
There are many water conservation strategies we evaluate and implement, including:

- Considering local climate and water stress when siting data centers
- Prioritizing cooling system designs that minimize or eliminate water usage
- Maximizing 'free cooling' to reduce demand for water
- Specifying ASHRAE TC9.9 A1 "allowable" temperature and humidity ranges to improve overall energy efficiency and reduce water used for cooling and humidification
- Using shared cooling solutions such as district chilled water and river water cooling loops
- Where available, tapping into municipal non-potable water supplies for landscape irrigation and cooling systems
  - » Digital Realty's new London Docklands data center is being designed to utilize adjacent dock water for its cooling systems
- Installing water-conserving plumbing fixtures
- Specifying native plants and other drought-tolerant plant species to reduce the need for irrigation
- Utilizing drip irrigation and weather-adaptive irrigation control systems to minimize wasted water

Global Water Consumption by Year[1] (kGal)



Water Intensity (kGal/occupied kW)[2]



96% data coverage for 2018 water metrics. Data includes properties where Digital Realty has operational control. Water consumption is calculated predominantly based on utility bills via a third-party utility billing management system

[1] In 2016, portfolio data coverage for water was less than 75%. Therefore, 2016 water metrics are not shown in historical data charts

[2] Water intensity is shown for stabilized assets with operational control

CASE STUDY

Improving Efficiency at an Aging Data Center

Digital Realty's Operations team assessed efficiency opportunities at a 20 year-old data center in Bedford, Massachusetts that was acquired in 2010, and then created a multi-year energy and infrastructure master-plan. While most of the existing HVAC equipment was still several years within ASHRAE recommended life expectancy for critical infrastructure, based on a life-cycle cost analysis, Digital Realty proactively elected to upgrade significant portions of the mechanical infrastructure to reduce the potential for equipment breakdowns, improve energy efficiency and reduce operating costs.

RESULTS:

- Infrastructure energy use reduction: 39% (4,250 MWh/year)

IMPROVEMENTS IMPLEMENTED IN 2017 AND 2018 INCLUDED:

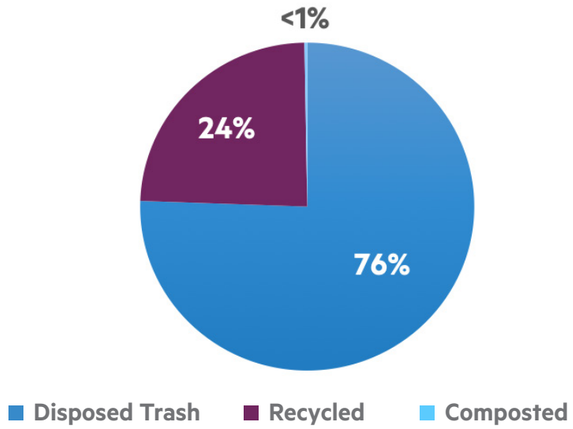
- LED upgrades, including the replacement of 2,800 fluorescent bulbs
- Upgrades to computer room air handlers with electrically-commutated motor plug fan kits and microprocessor controls
- Air-cooled chiller upgrades to newer models that incorporated variable frequency drives
- Added louvered acoustical panels in the chiller plant to allow for improved airflow and energy efficiency

The Operations team also upgraded the facility controls strategy, which improved visibility of system performance, improved the ability to perform continuous commissioning and reduced operations and maintenance. These projects enabled Digital Realty to modernize an aging data center, improve operational control and significantly reduce operating expenses for both existing and future customers.

WASTE MANAGEMENT

In 2018, we made significant strides towards benchmarking our waste generation to establish baselines for future waste optimization efforts. We benchmark our waste generation in ENERGY STAR Portfolio Manager and joined the BOMA Waste and Water Challenge, committing to monitoring and improving waste and water efficiency. In 2018, our data centers generated 10,100 tons of waste and diverted 24% of total generation.

Global Waste Generated[1]



During construction of our data centers, we follow green building certification standards for minimizing waste and using regional and recycled materials. On average, for our data centers certified in 2018, more than 36% of building materials were locally sourced and we diverted more than 90% of on-site generated construction waste.

[1] 66% data coverage for 2018 waste metrics. Data includes properties where Digital Realty has operational control. Waste generation is calculated predominantly via utility bills based on a third-party utility billing management system. Waste metrics do not include waste generated during construction.

MANAGEMENT STANDARDS

Across our global portfolio, we implement ISO management systems to ensure we have consistent processes in place to support continuous improvement. In 2018, we expanded the ISO program by 40% globally. We also retained 100% of all existing ISO certifications, including recertification of the ISO 50001 management system in Q4 2018 with no findings raised by the external audit team.

2018 MANAGEMENT STANDARD COVERAGE	EMEA	GLOBAL
ISO 9001 (QUALITY MANAGEMENT)	97%	33%
ISO 14001 (ENVIRONMENTAL MANAGEMENT)	97%	33%
ISO 27001 (INFORMATION SECURITY MANAGEMENT)	97%	60%
ISO 50001 (ENERGY MANAGEMENT)	100%	8%
OHSAS 18001 (OCCUPATIONAL HEALTH AND SAFETY)	21%	2%

In APAC, 100% of our Singapore portfolio achieved recertification under the SS564 Green Data Centres standard for Energy and Environmental Management Systems.

GREEN LEASING

We are the first global data center REIT to adopt green lease standards for use in data centers. While more common in the office sector, we began adopting green lease principles for use in the data center industry in 2017. Digital Realty launched its green lease program for applicable contract types to better align interests between landlord and tenants to incentivize energy and resource efficiency investments, streamline renewable energy procurement and support sustainable building certifications. Resources and expertise from the Green Lease Leaders program have supported the successful development of our green lease standards. In 2018, we were named a Green Lease Leader by the Institute for Market Transformation (IMT) and BOMA.

907 SECURITY ROW, RICHARDSON, TEXAS

HOW WE DEPLOY GREEN LEASES

We incorporate green lease language into agreements with new customers where energy is separately metered and we seek to incorporate green lease language into renewals where feasible. Many of our largest customers utilize master service agreements (MSAs) that pre-date our adoption and portfolio-wide usage of green lease provisions. While space contracted under these existing MSAs typically does not include green lease provisions, we continue to engage with and educate these customers on the opportunities associated with green leasing. We remain focused on wider adoption from this customer category.

	2017	2018
PERCENT OF ELIGIBLE GLOBAL LEASING WITH GREEN LEASE PROVISIONS (BY KW)	86%	100%
PERCENT OF TOTAL GLOBAL LEASING WITH GREEN LEASE PROVISIONS (BY KW)	14%	27%
CUMULATIVE ADOPTION AS A PERCENT OF GLOBAL LEASED CAPACITY (BY KW)[1]	0.3%	1.4%

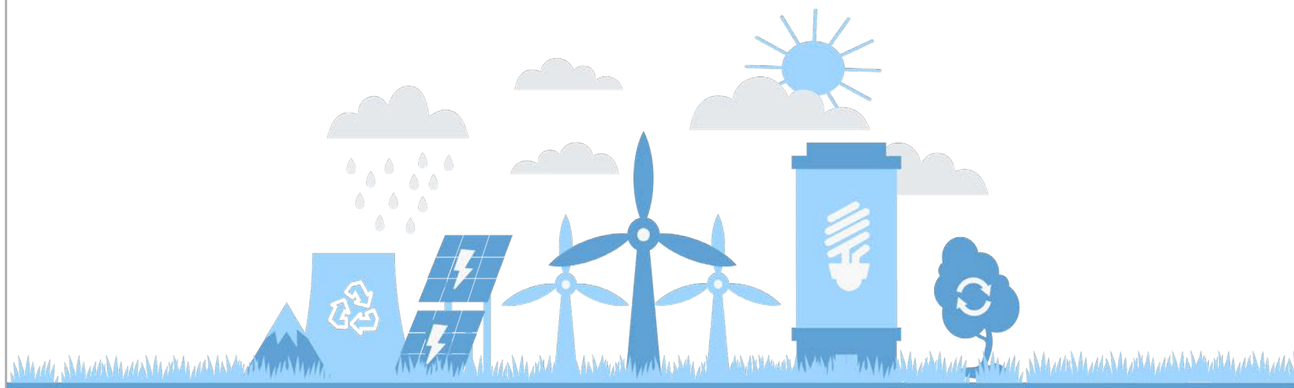
[1] Excludes space under development, space held for development and non-managed joint ventures

LOCAL COMMUNITIES

We recognize that the construction and operation of our data centers has the potential to impact local communities. When acquiring properties, we commission independent environmental consultants to conduct Phase I or similar environmental site assessments. Among other things, these assessments allow Digital Realty to identify environmental concerns as well as resource efficiency improvement opportunities.

A few ways we minimize negative impacts and provide value to local communities are:

- Development projects undergo internal assessment of existing environmental conditions
- Where necessary, Environmental Impact Reports (EIRs) are developed for new development projects. For projects which require EIRs, local communities are engaged to solicit feedback
- For some projects, land is set aside for public use purposes including pedestrian access, bike paths and outdoor spaces
- We may build on previously developed sites that may have a legacy of hazards from prior uses. In some cases, they may be designated as brownfield sites. These sites undergo required clean-up to ensure compliance with applicable regulations to minimize the potential impact on the local community
- We seek to hire consulting firms with a local expertise and presence, and encourage contractors to hire locally
- We develop sustainable data centers certified to recognized third-party standards that reduce life-cycle environmental impacts
- We study potential traffic impacts and incorporate roadway improvements to enhance traffic flow
- We install EV charging stations and bicycle storage, and implement preferred parking for carpools to support more efficient commuting
- We host first responders, local government officials and events at our properties to increase familiarity with our data centers



“Engaging with and understanding the needs of key stakeholder groups enables Digital Realty to proactively address customer needs, operate best-in-class data centers and attract and retain the best talent.”

– Chris Sharp, Chief Technology Officer

DIGITAL REALTY IMPLEMENTATION SERVICES TEAM

Engaging Stakeholders

We seek to engage with stakeholders who are key to our business success, as well as those that may be affected by our business activities. Digital Realty’s key stakeholders include employees, customers, investors, joint venture partners, governments and regulators, suppliers as well as communities and non-governmental organizations (NGOs).

CUSTOMER EXPERIENCE

Digital Realty is committed to our customers’ success. In addition to assigning a Customer Success Manager for every customer, we have adopted the Net Promoter Score (NPS)® methodology to measure overall customer loyalty. One hundred percent of our customers received customer satisfaction surveys in 2018. In addition to NPS surveys, we leverage real-time transactional surveys to drive continuous improvement programs monitored at the executive management level. Our executive management reviews survey results and action plans on a regular basis. Our teams follow up with survey responses as part of our Closed Loop Management program, and we offer a 24x7 “always on” feedback channel called Digital Delivers, which members of our executive team monitor on a daily basis.

KEY STAKEHOLDER GROUPS, ENGAGEMENT METHODS AND TOPICS

STAKEHOLDER	ENGAGEMENT	TOPICS OF DISCUSSION
CUSTOMERS	▪ Dedicated asset management, sales and strategic account teams ▪ Customer satisfaction surveys ▪ Customer Success Managers ▪ Quarterly business reviews ▪ Customer appreciation events ▪ Collaboration on efficiency and clean energy projects ▪ Green lease standards ▪ Energy efficiency transparency (efficiency improvements in customer spaces and ENERGY STAR certification announcements)	• Consistent customer communication and relationship management • Operational and administrative support • Availability and resiliency • Lease price and growth plans • Achievement of competitive utility rates • Data privacy and cybersecurity • Building safety • Assistance in achieving customer sustainability goals • Green building and energy efficiency certifications
EMPLOYEES	• Direct engagement with managers and coworkers • Training and support programs • Regular employee satisfaction surveys • Monthly Sustainability Committee meetings • Direct electronic employee communications • In-person and streaming video Q&A with executive management • Matching gifts program and Donate 8 volunteering program • Employee wellness programs • Annual performance reviews • Quarterly All-Hands Meetings	• Professional training and career opportunities • Diversity and employee inclusion • Philanthropic initiatives • Corporate data security • Company economic performance and future outlook • Company ESG performance and sustainability goals • Ethical business conduct
INVESTORS	• Investors web page with stock information, news and events • SASB-aligned disclosures in 2018 10-K • Quarterly earnings call including Q&A with senior management • Investor presentations • Dedicated Investor Relations team • Direct dialogue	• Company economic performance and outlook • Communication and transparency of performance, strategy • Digital Realty ESG performance and sustainability goals
JOINT VENTURE (JV) PARTNERS	• Engagement on matters relevant to JV properties and management of the joint venture • Updates on Digital Realty's Investor page	• Transparency and communication of company economic performance, future outlook and business strategy • Energy and sustainability performance
GOVERNMENT REGULATORS	• Regular dialogue, filings, permitting, and hearings related to project permitting • Engagement on matters of energy supply and renewable energy • Participation in energy efficiency programs • Participation in energy benchmarking programs	• Compliance with permitting, benchmarking and other rules and regulations • Engagement on relevant sustainability and benchmarking matters
SUPPLIERS	• Supplier Excellence program, with annual Key Performance Indicator surveys and business reviews • Contract development and ongoing interaction • Direct dialogue via meetings and calls • Supplier compliance with environmental policies • Regular performance reviews with key vendors • Sustainability requirements in master services agreements and construction contracts	• Economic performance and future outlook • Communication and transparency of performance • Product roadmap • Product cost, availability, backlog, commodity price trends • Requirements and feasibility of innovative sustainability solutions
COMMUNITIES & NGOS	• Membership and participation at various levels, including working groups, committees and board-level • Conference and event attendance • Employee volunteering • Corporate philanthropy	• Economic development • Energy and environment • Community impacts • Industry growth and trends

DO BETTER TOGETHER

At Digital Realty, we are committed to giving back to the communities where we live and work. We encourage and celebrate the important work that our employee volunteers undertake. Our *Do Better Together* initiative reflects the notion that we all do better when our communities thrive. *Do Better Together* is a volunteer council made up of employees representing global geographic regions where Digital Realty maintains a significant presence, with our Executive Vice President of Operations serving as the Executive Sponsor of the program. We have a global effort to engage all employees in three key focus areas:

13 CLIMATE ACTION

Disaster Recovery

We seek to help our communities recover from disasters and build resilience to protect them from natural disasters, just like our data centers promise to be there 24x7 for our customers.

11 SUSTAINABLE CITIES AND COMMUNITIES

Sustainability

To supplement our existing sustainability efforts, we aim to address sustainability issues at the community level.

4 QUALITY EDUCATION

STEM (SCIENCE, TECHNOLOGY, ENGINEERING AND MATHEMATICS) EDUCATION

We seek to support the next generation of scientists, techies, engineers and mathematicians who will someday run data centers and/or the applications that require them.

DIGITAL REALTY SAN FRANCISCO - DO BETTER TOGETHER VOLUNTEER EVENT

DIGITAL REALTY APAC - DO BETTER TOGETHER VOLUNTEER EVENT

Digital Realty supports employee volunteer efforts through our corporate community involvement program, Donate 8 Program and matching gifts program.

- **Community Involvement Program:**
  In 2018, community involvement efforts included packing 10,000 meals to be shipped around the world to places hit by natural disasters or suffering from food scarcity, collecting blankets and canned goods for disaster victims, and rebuilding and renewing local community gardens. We also sponsored an event in Australia to raise vital funds for childhood genetic disease research and donated to relief funds for the 2018 wildfires in Northern California.
- **Donate 8 Program**:
  Employees are allotted eight hours of paid time-off per calendar year during regularly scheduled work hours to volunteer for eligible organizations. In 2018, we expanded our Donate 8 Program after the Northern California wildfires, increasing the number of paid time-off volunteer hours that employees may use to help with rescue and recovery efforts.
- **Matching Gifts Program:**
  We encourage our employees and directors to give back to the community by offering dollar-for-dollar matching against contributions to eligible charitable organizations.

HEALTH AND WELL-BEING

Our Chief Human Resources Officer is responsible for leading the human resources functions, including compensation, benefits, talent management and staffing. Our Human Resources team makes it a priority to provide programs and benefits that promote healthy and productive lifestyles. Employee surveys are conducted annually to solicit employee feedback in order to prioritize and improve our benefit offerings. Our benefits[1] in 2018 included:

- Subsidized commuter benefits to encourage public and alternative transportation
- Financial planning assistance
- Professional legal counsel and online legal resources
- Identity, financial and privacy protection
- CPR and first-aid training
- Easily accessible Automatic External Defibrillators
- Healthy snacks
- Designated nursing rooms, meditation rooms and space for religious worship
- Ergonomic assessments for employees
- Company discounts for products, services and events
- Annual flu shots
- Annual biometric examinations
- Teledoc to see licensed doctors using live video visits on smart devices
- Annual Benefits Fair in multiple international locations for information on the coming year benefits, including vendor booths and an open forum for employees to ask questions

[1] These benefits are provided to full-time and part-time employees who work 30 hours per week or more.

“Our employees are among our most valuable resources. We strive to attract, motivate and retain the best workforce in our industry.”

- Cindy Fiedelman, Chief Human Resources Officer

DIGITAL REALTY SAN FRANCISCO HEADQUARTERS

DIVERSITY AND EQUAL OPPORTUNITY

It is Digital Realty's policy to recruit talent based on attitude, skill, knowledge and experience, without discrimination on the basis of gender, sexual orientation, age, family status, ethnic origin, nationality, disability or religious belief. We also evaluate pay equity annually and have an affirmative action plan in place to ensure the diversity of our workplace will represent the qualified applicant pool in the regions where we operate. We recently updated our Corporate Governance Guidelines to confirm that the Nominating and Corporate Governance Committee of our Board of Directors will ensure that it includes candidates with diversity of race, ethnicity and gender in the pool from which director candidates are selected.

We maintain an anti-discrimination and harassment policy which includes mandatory harassment training for all managers. Our Legal and Human Resources teams evaluate all claims of discrimination, conduct internal investigations to identify whether claims have basis and implement appropriate remediation plans.

Digital Realty holds a zero-tolerance approach to modern slavery and we are committed to ensuring transparency within our business, consistent with our disclosure obligations under the UK Modern Slavery Act of 2015. We forbid the use of individuals who are forced, compelled or trafficked, as well as anyone who is held in slavery or servitude. Our opposition to human slavery is a part of our overall management philosophy and governing principles with respect to acting with the highest ethical standards. These same high standards and principles serve as the foundation of our Code of Business Conduct and Ethics.

TOTAL GLOBAL WORKFORCE

	TOTAL WORKFORCE		CORPORATE PERSONNEL	
MALE	1,152	75%	407	63%
FEMALE	378	25%	243	37%
TOTAL	1,530		650	

GLOBAL WORKFORCE BY REGION

	NORTH AMERICA		APAC		EMEA	
MALE	863	75%	62	63%	227	80%
FEMALE	285	25%	36	37%	57	20%
TOTAL	1,148		98		284	

GLOBAL WORKFORCE BY MANAGEMENT LEVEL

	SVP / VP		DIRECTOR		NON-MANAGEMENT	
MALE	79	84%	609	75%	464	74%
FEMALE	15	16%	201	25%	162	26%
TOTAL	94		810		626	

US WORKFORCE BY RACIAL CATEGORY[1]

	TOTAL WORKFORCE	
WHITE	744	58%
MINORITY[1]	403	35%

GLOBAL TURNOVER RATE

	2017	2018	CHANGE
TOTAL EMPLOYEE TURNOVER RATE	17%	15%	-2%
VOLUNTARY TURNOVER RATE	11%	8%	-3%

[1] Minority includes Asian, African American, Hispanic, American Indian, Alaska Native, Hawaiian, Pacific Islander and two or more races. Denominator includes unknown category.

This data has been compiled by our Human Resources Department. Information includes all Digital Realty employees on permanent or flexible contracts. This data does not include any third-party service providers working on Digital Realty properties.

EMPLOYEE ENGAGEMENT

Digital Realty has a global, robust and continuous approach to gathering and measuring employee engagement. This includes quarterly surveys measuring firm-wide and team engagement, monthly spot surveys, executive-employee roundtables and focus groups. The results of these surveys are aggregated into an Engagement Index Report that is shared with our executive leadership team. Quantitative results and qualitative feedback from these surveys and sessions are used to enhance employee engagement. Digital Realty also provides a range of award and recognition programs to show its appreciation for employees that go above and beyond. These include on-the-spot awards, quarterly company-wide recognition and annual CEO Circle retreat.

DIGITAL REALTY WOMEN'S LEADERSHIP FORUM EVENT

A PLATFORM FOR WOMEN

Digital Realty's Women's Leadership Forum (WLF) is a grassroots community established in 2018 and spearheaded to provide a safe space for female colleagues to come together to drive innovation and provide a collegial environment for sharing, collaboration and support. WLF's goal is to provide an opportunity to collaborate with, mentor and seek input from those that women would not have an opportunity to work with otherwise. The WLF has a steering committee, with members in San Francisco, Los Angeles, New York, Boston, Ashburn, Dallas, Singapore, London and Dublin, and focuses on discussions around gender diversity, women's empowerment and strategies for women in the workplace.

TRAINING AND EDUCATION

Digital Realty promotes an environment of personal and professional learning and development. Our Training Policy outlines our objectives to support Digital Realty through the ongoing training and development of employees to extend the range of individual performance, respond positively to change and support our customers consistently regardless of geographic location. We encourage employees at all levels to pursue training and education courses specific to their expertise. Our Digital University program offers training courses specific to eight core competency areas:

- Operations
- Legal, HR, Ethics & Compliance
- Management & Leadership
- Sales
- Sales Engineering
- Business Management Skills
- Information Security & Privacy
- Solutions Architecture

In 2018, employees took an average of nine courses, spending four hours per FTE and totaling about 5,600 hours. Additionally, in 2018 the company held its first annual leadership summit bringing together senior management (Vice President-level and above) globally focusing on the following goals:

1. Enhance business knowledge
2. Align on future direction
3. Build leadership capabilities
4. Strengthen relationships with one another

OCCUPATIONAL HEALTH AND SAFETY

Occupational Health and Safety (OH&S) is integral to how we operate as a company. Digital Realty's EOH&S program is managed by our Operations team and led by our Director of Technical Operations. We have established and documented an integrated, global OH&S management system compliant with the principles of ISO 45001/OHSAS 18001 and ISO 14001. Our EOH&S Policy supports an environment that strives toward zero occupational injuries and illnesses through prevention, training, inspections and maintenance.

In 2018, we made important progress in our continuous effort to improve the safety of our operations. Highlights include:

- Developed customer-facing Emergency Procedure documents for every Digital Realty-managed site globally
- Distributed new marketing displays, *Where Safety Excellence Meets Conservation*, to communicate EOH&S and resource conservation successes
- 100% of designated employees in North America received NFPA 70E training
- Completed the Corporate Automated External Defibrillators (AEDs) project ensuring installation of AEDs and training of individuals at each Digital Realty-managed site in North America

- Named one of 2018 America's Safest Companies presented by EHS Today. As a first-time honoree, Digital Realty was one of 13 companies recognized in 2018 for providing a safe working environment for thousands of employees, and the first data center company to receive this honor

Digital Realty's safety training program is a comprehensive, blended learning solution that we continue to improve. Overall monthly safety training compliance was 98% in 2018.

HAZARD IDENTIFICATION

Digital Realty's Safety Excellence Program has many unique features from our three foundational elements (EOH&S Policy, Golden Safety Rules and Your Personal Safety Actions), to our comprehensive hazard recognition, evaluation and control (HREC) program, and our industry-leading Energized Electrical Work policy.

Our HREC Program includes a Stop Work Policy and Incident Reporting Process. The Stop Work Policy outlines scenarios in which employees can stop work so that all hazards can be abated, or safe work practices can be incorporated before work resumes. In the event of a workplace event, our site teams are required to follow our detailed Incident Reporting Process, including the documentation of lessons learned for any major incidents such as electrical events and fuel spills.

Our documented emergency operating procedures and emergency readiness playbook are another unique feature in our HREC program, with best practices and tools for managing infrastructure-related emergency responses.

OH&S METRICS FOR US EMPLOYEES	2016	2017	2018
FATALITIES	0	0	0
TOTAL RECORDABLE INJURIES AND ILLNESSES[1]	0.4	0.36	0.7
LOST TIME CASE RATE[1]	0.1	0.09	0.35
LOST WORKDAY RATE[1]	2.97	0.46	3.15
DAYS AWAY, RESTRICTIONS OR TRANSFERS RATE[1]	0.2	0.09	0.35

[1] Per 200,000 hours worked

GOVERNANCE

We are dedicated to conducting business consistent with the highest standards of business ethics. We utilize internal and external resources in seeking advice about ethical and lawful behavior and organizational integrity.

Our Code of Business Conduct and Ethics sets forth our policies and standards on conflicts of interest, corporate opportunities, confidential information, competition and fair dealing, gifts and entertainment, protection and use of company assets, company records, accuracy of financial reports and other public communication, compliance with laws, regulations and insider trading laws, public communication, environment, health and safety, and employment practices. The Code applies to all directors, officers, employees and agents, wherever they are located and whether they work for Digital Realty on a full or part-time basis, and is available to all employees internationally. We require written acknowledgment from employees that they understand and comply with the Code every year during our annual attestation program. For full information on our Corporate Governance, including management structure, Board of Directors, committee charters and policies, see the Investors Page on Digital Realty's website.

Ethics and Integrity

Digital Realty has a zero-tolerance policy on corruption and bribery. Our Foreign Corrupt Practices Act (FCPA) and Anti-Corruption Compliance Policy is administered by the General Counsel. All employees are required to both read the policy and undergo training for the policy during Digital Realty's annual attestation period. Our annual attestation covers training on our Insider Trading Policy, our FCPA and Anti-Corruption, and anti-money laundering compliance. In 2018, 100% of Digital Realty employees received this training. All members of our Board of Directors also receive these policies and procedures. We comply with the US Foreign Corrupt Practices Act, the UK Bribery Act, t the UK Modern Slavery Act 2015, the German Criminal Code and other applicable laws.

All employees are trained to report questionable ethical behavior or violations of the Code of Conduct. Information can be reported to their supervisor or senior management. They can also send communications anonymously via a confidential hotline. In 2018, we did not have any confirmed incidents of corruption.

We require that our suppliers and their employees, agents and subcontractors share the same high standards of ethics and integrity. Our Supplier Code of Conduct outlines core company principles and describes the requirements for our suppliers to establish and maintain a business relationship with Digital Realty, supporting a professional environment where all are treated with respect and dignity, and in an environment where their health and safety are protected.

“Investing in ESG initiatives continues to provide positive impacts for our business, the environment and our employees. We remain focused on strong corporate governance and continue to seek new ways to support our customers to reach their sustainability goals.”

– Joshua Mills, Executive Vice President, General Counsel

Appendix: Data Snapshot

DATA SNAPSHOT | JANUARY 1 - DECEMBER 31, 2018

TOTAL NUMBER OF DATA CENTERS		214
TOTAL NUMBER OF DATA CENTERS BY REGION	NORTH AMERICA	148
	EUROPE	38
	LATIN AMERICA	16
	ASIA	7
	AUSTRALIA	5
ACQUISITIONS AND DISPOSITIONS	ACQUISITIONS	5
	DISPOSITIONS	16
TOTAL SOLAR AND WIND POWER UNDER CONTRACT	SIGNED IN 2018	104 MW
	CUMULATIVE	288 MW
GREEN BUILDING CERTIFICATIONS	NEW GREEN BUILDING CERTIFICATIONS	(4) 1.0 MSF
	GREEN BUILDING RECERTIFICATIONS	(1) 0.4 MSF
	CUMULATIVE CERTIFICATIONS	(62) 7.1 MSF[1]
US EPA ENERGY STAR CERTIFICATIONS		(24) 4.2 MSF
TOTAL PERCENTAGE OF OPERATIONS ASSESSED FOR RISKS RELATED TO CORRUPTION		100%
CUSTOMERS RECEIVING CUSTOMER SATISFACTION SURVEYS		100%
SUBSTANTIATED COMPLAINTS CONCERNING BREACHES OF CUSTOMER PRIVACY AND LOSSES OF CUSTOMER		0
CONFIRMED INCIDENTS OF CORRUPTION		0
SIGNIFICANT FINES AND NON-MONETARY SANCTIONS FOR NON-COMPLIANCE WITH ENVIRONMENTAL LAWS OR REGULATIONS		0
TOTAL TRAINING HOURS		5,600 HOURS (4 HOURS/FTE)

[1] Does not include recertifications. Data as of December 31, 2018

GHG EMISSIONS

SCOPE 1 EMISSIONS[1]		25,500 MTCO2E
LOCATION-BASED SCOPE 2 EMISSIONS[1]		2,770,400 MTCO2E
MARKET-BASED SCOPE 2 EMISSIONS[1]		2,165,500 MTCO2E
SCOPE 3 EMISSIONS[1]		1,003,200 MTCO2E
SCOPE 3 EMISSIONS BY SOURCE[1]	FUEL & ENERGY-RELATED ACTIVITIES	431,300
	WASTE	2,600
	BUSINESS TRAVEL	1,600
	EMPLOYEE COMMUTING	3.000
	DOWNSTREAM LEASED ASSETS	564,800
GHG EMISSIONS INTENSITY (SCOPES 1+2)		LOCATION-BASED: 2.50 MTCO2E/OCCUPIED KW MARKET-BASED: 1.96 MTCO2E/OCCUPIED KW

ENERGY

TOTAL ENERGY CONSUMPTION FROM RENEWABLE AND NON-RENEWABLE SOURCES		6,448,300 MWH
TOTAL ENERGY CONSUMPTION WITHIN THE ORGANIZATION FROM NON-RENEWABLE SOURCES		4,544,000 MWH
TOTAL ENERGY CONSUMPTION WITHIN THE ORGANIZATION FROM RENEWABLE SOURCES		1,904,300 MWH
TOTAL ENERGY CONSUMPTION BY FUEL TYPE	ELECTRICITY	6,180,300 MWH
	HEATING	0 MWH
	COOLING	118,500 MWH
	STEAM	149,500 MWH
TOTAL ENERGY SOLD BY FUEL TYPE	ELECTRICITY	0 MWH
	HEATING	0 MWH
	COOLING	0 MWH
	STEAM	0 MWH
ENERGY INTENSITY		6.11 MWH/OCCUPIED KW[2]
ENERGY SAVINGS FROM CONSERVATION		19,100 MWH

[1] Includes CH_2, CH_4 and N_2O emissions

[2] Includes energy purchased from sources external to Digital Realty and our customers; energy produced by Digital Realty and our customers (i.e., self-generated); and energy from all other sources, including direct fuel usage, purchased electricity and purchased chilled water. Excludes kW associated with operational and stabilized assets

WASTE

TOTAL WASTE GENERATED	10,100 TONS
WASTE RECYCLED	2,400 TONS
WASTE COMPOSTED	27 TONS
DIVERSION RATE	24% (2,500 TONS)

WATER

TOTAL WATER CONSUMPTION	1,427,600 KGAL
TOTAL WATER CONSUMPTION FROM ALL AREAS WITH WATER STRESS[1]	812,600 KGAL (3,100 ML)
TOTAL RECLAIMED WATER	498,600 KGAL
WATER INTENSITY	1.37 KGAL/OCCUPIED KW

EMPLOYMENT

NUMBER OF EMPLOYEES			1,530
NUMBER OF EMPLOYEES BY GENDER		MALE	FEMALE
		1,152	378
NUMBER OF CORPORATE PERSONNEL BY GENDER		MALE	FEMALE
		407	243
NUMBER OF EMPLOYEES BY REGION		MALE	FEMALE
	NORTH AMERICA	863	285
	APAC	62	36
	EMEA	227	57
TOTAL NUMBER OF EMPLOYEES BY EMPLOYMENT TYPE, BY GENDER		MALE	FEMALE
	FULL-TIME	1,147	376
	PART-TIME	5	2
TOTAL NUMBER OF EMPLOYEES BY MANAGEMENT LEVEL, BY GENDER		MALE	FEMALE
	SVP / VP AND ABOVE	79	15
	DIRECTOR / MANAGER	609	201
	NON-MANAGEMENT	464	162

[1] Using the WRI Aqueduct Tool for baseline water stress. Megaliters shown for GRI Standards requirements

EMPLOYMENT

		MALE	FEMALE
TOTAL NUMBER OF EMPLOYEES BY EMPLOYMENT TYPE, BY GENDER	FULL-TIME	1,147	376
	PART-TIME	5	2

		MALE	FEMALE
TOTAL NUMBER OF EMPLOYEES BY MANAGEMENT LEVEL, BY GENDER	SVP / VP AND ABOVE	79	15
	DIRECTOR / MANAGER	609	201
	NON-MANAGEMENT	464	162

	<30	30-50	>50
TOTAL NUMBER OF EMPLOYEES BY AGE GROUP	87	997	446

NUMBER OF US EMPLOYEES BY RACIAL GROUP	WHITE	744
	ASIAN	135
	AFRICAN	128
	HISPANIC	112
	HAWAIIAN/PACIFIC ISLANDER	7
	NATIVE AMERICAN/ ALASKAN NATIVE	1
	2 OR MORE RACES	20

TOTAL EMPLOYEE TURNOVER RATE	15%
TOTAL EMPLOYEE VOLUNTEER TURNOVER RATE	8%
PERCENT OF EMPLOYEES COVERED BY COLLECTIVE BARGAININGAGREEMENTS	3%
SECURITY PERSONNEL TRAINED IN HUMAN RIGHTS POLICIES OR PROCEDURES[1]	100%
VERIFIED INCIDENTS OF DISCRIMINATION	0
FATALITIES AS A RESULT OF WORK-RELATED INJURY	0
TOTAL RECORDABLE INJURIES AND ILLNESSES (PER 200,000 HOURS WORKED)	0.7
LOST WORKDAY CASE RATE (PER 200,000 HOURS WORKED)	0.35
LOST TIME RATE (PER 200,000 HOURS WORKED)	3.15
DAYS AWAY, RESTRICTIONS OR TRANSFERS RATE (PER 200,000 HOURS WORKED)	0.35

[1] 100% for Digital Realty security employees. This metric is unknown for security personnel under third-party contract

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Independent Assurance Statement

Digital Realty Trust, Inc ("Digital Realty") commissioned DNV GL Business Assurance USA, Inc. ("DNV GL", "we", or "us") to undertake independent assurance of the Digital Realty's 2018 Environmental, Social, and Governance Report (the "Report") and to carry out an independent verification for selected performance indicators for the year ended December 31, 2018.

Our Opinion: On the basis of the work undertaken, nothing came to our attention to suggest that the Report does not properly describe Digital Realty's adherence to the Principles described below. In terms of reliability of the performance data, nothing came to our attention to suggest that these data have not been properly collated from information reported at operational level, nor that the assumptions used were inappropriate. In our opinion, the Report provides sufficient information for readers to understand the company's management approach to its most material issues and impacts.

Without affecting our assurance opinion, we also provide the following observations:

Stakeholder inclusiveness

The participation of stakeholders in developing and achieving an accountable and strategic response to sustainability.

Digital Realty is active in sustainability and upholds a commitment to engaging stakeholder on its most material environmental, social, and governance (ESG) issues across business operations and the company's value chain. This is seen through the company's collaborative efforts and memberships with industry organizations working to address these issues along with multiple awards and recognition earned for its ESG efforts.

Digital Realty has included key internal and external stakeholder in its first materiality assessment. For future reports, we recommend that the company should expand the scope of this assessment to include other stakeholders that can provide a perspective of Digital Realty's growth, and related ESG opportunities and risks, in the company's emerging markets such as Brazil.

Materiality

The process for determining the issues that are most relevant to an organization and its stakeholders.

Digital Realty conducted its first materiality assessment in 2018 which considered a wide range of inputs, including stakeholder feedback, global trends, and sector-specific sustainability context. Digital Realty used the assessment findings to confirm the topics included in the Report.

DNV GL recommends that future materiality reviews consider the extent to which different material issues are relevant at local levels across the organization and report on these findings.

Sustainability context

The presentation of the organization's performance in the wider context of sustainability.

The Report is a comprehensive summary of Digital Realty's ESG framework. We commend the company for using its first ESG report to articulate its ambition to be a responsible and sustainable business. It provides an indication of how the Digital Realty intends to contribute to addressing global sustainability challenges.

The company has aligned it ESG approach with global frameworks such as The Task Force on Climate-related Financial Disclosures (TFCD) and its performance goals to the Sustainable Development Goals (SDG) as well as collaborative initiatives such as The Future of Internet Power. Given Digital Realty's sector and operational impacts, we consider the disclosures within the Report to be suitable for its sustainability context.

Completeness

How much of all the information that has been identified as material to the organization and its stakeholders is reported.

Digital Realty's commitment to sustainability and its resulting ESG strategy have informed the Report content so that it focuses on areas that are most material to the business. Furthermore, we commend Digital Realty for undertaking an analysis of and for reporting its impacts in water stressed regions. Based on the work performed, we do not believe that Digital Realty has failed to report on any of its material issues.

Reliability and quality

The accuracy and comparability of information presented in the Report, as well as the quality of underlying data management systems.

Overall, we have confidence in the processes in place to ensure reasonable accuracy for the information presented in the Report and data management systems. The reporting of performance including the disclosure of data is comprehensive and the indicators are disclosed in a balanced manner. Goals and performance data are presented objectively, with clear and balanced representation of 2018 performance and challenges.

Our review of GHG emissions, energy, and water data presented in the report resulted in minimal technical errors being identified based on our sampling. These errors have been corrected for the final report. The systems for production and collation of these data appear, from our review, to be reliable and capable of producing complete and consistent data.

Scope and approach

We performed our work using DNV GL's assurance methodology VeriSustain™, which is based on our professional experience, international assurance best practice including the International Standard on Assurance Engagements 3000 ("ISAE 3000"), and the Global Reporting Initiative ("GRI") Sustainability Reporting Guidelines.

We evaluated the Report for adherence to the VeriSustain™ Principles (the "Principles") of stakeholder inclusiveness, materiality, sustainability context, completeness, and reliability. We evaluated the performance data using the reliability principle together with Digital Realty's data protocols for how the data are measured, recorded and reported. The reporting criteria against which the GHG verification was conducted is the World Business Council for Sustainable Development (WBSCD)/World Resources Institute (WRI) Greenhouse Gas – Corporate Accounting Standard.

The boundary of our work is restricted to global assets operating under Digital Realty's operational control and indirectly managed assets where Digital Realty has financial control and available data.

We understand that the reported financial data and information are based on data from Digital Realty's 10-K, which is subject to a separate independent audit process. The review of financial data taken from the 10-K is not within the scope of our work.

Data Verified

The 2018 performance data in scope are listed below:

Greenhouse Gas Emissions

- 2018 Greenhouse Gas Emissions
  - 2018 Scope 1 Emissions — 25,544 $MtCO_2e$
  - 2018 Scope 2 Emissions (Location-Based) — 2,770,386 $MtCO_2e$
  - 2018 Scope 2 Emissions (Market-Based) — 2,165,461 $MtCO_2e$
  - 2018 Scope 3 Emissions
    - Downstream Leased Assets — 564,763 $MtCO_2e$
    - Employee Commuting — 2,975 $MtCO_2e$
    - Business Travel — 1,600 $MtCO_2e$

Energy

- 2018 Total Energy Consumption — 6,448,261 MWh

Water

- 2018 Total Water Consumption — 1,427,643 kgal
  - Potable Water Consumption — 929,069 kgal
  - Reclaimed Water Consumption — 498,574 kgal

GRI Indicators in scope include:

- 302-1: Energy Consumption
- 303-3a: Water Withdrawal by source (per GRI 303: Water and Effluents, 2018)
- 305-1: Direct GHG Emissions; 305-2: Indirect GHG Emissions; 305-3: Other indirect (Scope 3) GHG Emissions

Responsibilities of Digital Realty Trust, Inc and of the Assurance Providers

Digital Realty has sole responsibility for the preparation of the Report. In performing our assurance work, our responsibility is to the management of Digital Realty; however, our statement represents our independent opinion and is intended to inform all stakeholders. DNV GL was not involved in the preparation of any statements or data included in the Report except for this Assurance Statement. We have no other contract with Digital Realty.

DNV GL's assurance engagements are based on the assumption that the data and information provided by the client to us as part of our review have been provided in good faith. DNV GL expressly disclaims any liability or co-responsibility for any decision a person or an entity may make based on this Independent Assurance Statement.

Level of Assurance

We planned and performed our work to obtain the evidence we considered necessary to provide a basis for our assurance opinion. We are providing a **'limited level'** of assurance. A 'reasonable level' of assurance would have required additional work at headquarters and site levels to gain further evidence to support the basis of our assurance opinion.

Independence

DNV GL's established policies and procedures are designed to ensure that DNV GL, its personnel and, where applicable, others are subject to independence requirements (including personnel of other entities of DNV GL) and maintain independence where required by relevant ethical requirements. This engagement work was carried out by an independent team of sustainability assurance professionals.

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Basis of our opinion

A multi-disciplinary team of sustainability and assurance specialists performed work. We undertook the following activities:

- Review of the current sustainability issues that could affect Digital Realty and are of interest to stakeholders;
- Review of Digital Realty's approach to stakeholder engagement and recent outputs;
- Review of information provided to us by Digital Realty on its reporting and management processes relating to the Principles;
- Conducted interviews with Senior Vice President, General Counsel and Secretary; Senior Vice President, Investor Relations; Vice President, Risk Management; the Director, Sustainability Program; and Associate, Energy and Sustainability. They are responsible for areas of management and stakeholder relationships covered by the Report. The objective of these discussions was to understand top level commitment and strategy related to corporate responsibility and Digital Realty's governance arrangements, stakeholder engagement activity, management priorities, and systems. We were free to choose interviewees and functions covered;
- Assessed documentation and evidence that supported and substantiated claims made in the Report;
- Reviewed the specified data collated at the corporate level, including that gathered by other parties, and statements made in the Report. We interviewed managers responsible for internal data validation, reviewed their work processes, and undertook sample-based audits of the processes for generating, gathering, and managing the quantitative and qualitative sustainability data;
- Examined data and information to support the reported energy use, GHG emissions, waste generated, and water use assertions;
- Evaluated whether the evidence and data are sufficient to support our opinion and Digital Realty's assertions.
- Provided feedback on a draft of the report based on our assurance scope.

In addition, the following methods were applied during the verification of Digital Realty's environmental footprint inventories and management processes:

- Review of documentation, data records and sources relating to the corporate environmental data claims and GHG emission assertions;
- Review of the processes and tools used to collect, aggregate and report on all environmental data and metrics;
- Assessment of environmental information systems and controls, including:
  - Selection and management of all relevant environmental data and information;
  - Processes for collecting, processing, consolidating, and reporting the relevant environmental data and information;
  - Design and maintenance of the environmental information system;
  - Systems and processes that support the environmental information system.
- Performed sample-based audits of the processes for generating, gathering and managing the quantitative and qualitative environmental data;
- Examination of all relevant environmental data and information to develop evidence for the assessment of the environmental claims and assertions made;
- Confirmation of whether the organization conforms to the verification criteria

For and on behalf of DNV GL Business Assurance USA, Inc.
Oakland, CA
June 14, 2019

Natasha D'Silva
Sr. Consultant and Lead Assuror

Shaun Walden
Principal Consultant and Reviewer

DNV GL Business Assurance

DNV GL Business Assurance is a global provider of certification, verification, assessment and training services, helping customers to build sustainable business performance.

https://www.dnvgl.us/assurance/

Appendix: GRI Index

GENERAL DISCLOSURES

DISCLOSURE		ANSWER OR LOCATION IN REPORT
102-1	Name of the organization	Digital Realty Trust, Inc.
102-2	Activities, brands, products, and services	Annual Report on Form 10-K for the year ending December 31, 2018 (2018 10-K)
102-3	Location of headquarters	4 Embarcadero Center, Suite 3200, San Francisco, CA 94111
102-4	Location of operations	2018 10-K
102-5	Ownership and legal form	2018 10-K
102-6	Markets served	p.5
102-7	Scale of the organization	2018 10-K
102-8	Information on employees and other workers	p.47, 55-56
102-9	Supply chain	p.5
102-10	Significant changes to the organization and its supply chain	p.7
102-11	Precautionary Principle or approach	p.15-19
102-12	External initiatives	p.13
102-13	Membership of associations	p.13
102-14	Statement from senior decision-maker	p.2-3
102-15	Key impacts, risks, and opportunities	2018 10-K
102-16	Values, principles, standards, and norms of behavior	p.51
102-17	Mechanisms for advice and concerns about ethics	p.51
102-18	Governance structure	p.51
102-20	Executive-level responsibility for economic, environmental, and social topics	p.23
102-22	Composition of the highest governance body and its committees	2019 Proxy Statement
102-23	Chair of the highest governance body	2019 Proxy Statement
102-24	Nominating and selecting the highest governance body	2019 Proxy Statement
102-40	List of stakeholder groups	p.42
102-41	Collective bargaining agreements	p.56
102-42	Identifying and selecting stakeholders	p.42
102-43	Approach to stakeholder engagement	p.42
102-44	Key topics and concerns raised	p.42
102-45	Entities included in the consolidated financial statements	2018 10-K
102-46	Defining report content and topic Boundaries	p.10-11
102-47	List of material topics	p.11
102-48	Restatements of information	N/A
102-49	Changes in reporting	N/A
102-50	Reporting period	January 1, 2018 – December 31, 2018
102-51	Date of most recent report	N/A
102-52	Reporting cycle	Annual
102-53	Contact point for questions regarding the report	Aaron Binkley, Sr. Director, Sustainability abinkley@digitalrealty.com
102-54	Claims of reporting in accordance with the GRI Standards	p.7
102-55	GRI content index	p.60-61
102-56	External assurance	p.57-60

ECONOMIC PERFORMANCE

DISCLOSURE		ANSWER OR LOCATION IN REPORT
103-1	Explanation of the material topic and its Boundary	p.10-11
103-2	The management approach and its components	2018 10-K
103-3	Evaluation of the management approach	2019 Proxy Statement
201-1	Direct economic value generated and distributed	2018 10-K
201-2	Financial implications and other risks and opportunities due to climate change	p.16

ANTI-CORRUPTION

DISCLOSURE		ANSWER OR LOCATION IN REPORT
103-1	Explanation of the material topic and its Boundary	p.10-11
103-2	The management approach and its components	p.51
103-3	Evaluation of the management approach	p.51
205-2	Communication and training about anti-corruption policies and procedures	p.51
205-3	Confirmed incidents of corruption and actions taken	p.51, 53

ENERGY

DISCLOSURE		ANSWER OR LOCATION IN REPORT
103-1	Explanation of the material topic and its Boundary	p.10-11
103-2	The management approach and its components	p.25, 30
103-3	Evaluation of the management approach	p.25, 30-31
302-1	Energy consumption within the organization	p.54
302-3	Energy intensity	p.25, 54
302-4	Reduction in energy consumption	p.30, 54

WATER & EFFLUENTS

DISCLOSURE		ANSWER OR LOCATION IN REPORT
103-1	Explanation of the material topic and its Boundary	p.10-11
103-2	The management approach and its components	p.30, 32-33
103-3	Evaluation of the management approach	p.30, 32
303-3	Water consumption	p.55

EMISSIONS

DISCLOSURE		ANSWER OR LOCATION IN REPORT
103-1	Explanation of the material topic and its Boundary	p.10-11
103-2	The management approach and its components	p.23-24
103-3	Evaluation of the management approach	p.23-24, 26-27
305-1	Direct (Scope 1) GHG emissions	p.24, 54
305-2	Energy indirect (Scope 2) GHG emissions	p.24, 54
305-3	Other indirect (Scope 3) GHG emissions	p.24, 54
305-4	GHG emissions intensity	p.24, 54

ENVIRONMENTAL REGULATION

DISCLOSURE		ANSWER OR LOCATION IN REPORT
103-1	Explanation of the material topic and its Boundary	p.10-11
103-2	The management approach and its components	p.23-24
103-3	Evaluation of the management approach	p.39
307-1	Non-compliance with environmental laws and regulations	p.53

EMPLOYMENT

DISCLOSURE		ANSWER OR LOCATION IN REPORT
103-1	Explanation of the material topic and its Boundary	p.10-11
103-2	The management approach and its components	p.45
103-3	Evaluation of the management approach	p.45-46
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	p.45

OCCUPATIONAL HEALTH & SAFETY

DISCLOSURE		ANSWER OR LOCATION IN REPORT
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