




# 1Q26 FINANCIAL RESULTS

April 23, 2026



Global. Connected. Sustainable.



The meeting place for companies,  
technologies and data

# Executing on Key Strategic Priorities

## Positioned for Long-Term Sustainable Growth

Platform  
**DIGITAL**<sup>®</sup>

5,500+ Customers    234,000+ Cross Connects

55+ Metros    300+ Data Centers

### Coverage

Deploy Where You Need

### Capacity

Host What You Need, How You Need

### Connectivity

Connect How You Need to Whom You Need

### Control

Implement and Operate the Way You Need

### Strong Operating Results

**\$707M**

Bookings at 100% Share

**\$1.8B**

Backlog at 100% Share

**\$423M**

Bookings at DLR Share

### Expanding Connectivity Footprint

**3 Strategic Market Entries**

- 1) Milan, Italy
- 2) Sofia, Bulgaria
- 3) Cyberjaya, Malaysia

**1+ GW**

Increase in Land Bank

### Bottom Line Growth

**15%**

Y/Y Growth in Core FFO per Share<sup>(1)</sup>

**8%**

Y/Y Growth in Same-Capital Cash NOI<sup>(1)</sup>

# Offering a Global Data Center Platform

Capacity in Major Metros to Meet Growing Customer Demand

---

## Global Capacity

---

**~3 GW**

In-Place IT Capacity

**~6 GW**

Future Development IT Capacity

---

**~9 GW**

Total Data Center IT Capacity



# Development Capacity




## For Growing Cloud and AI Workloads

**>6 GW**

Future Development Capacity

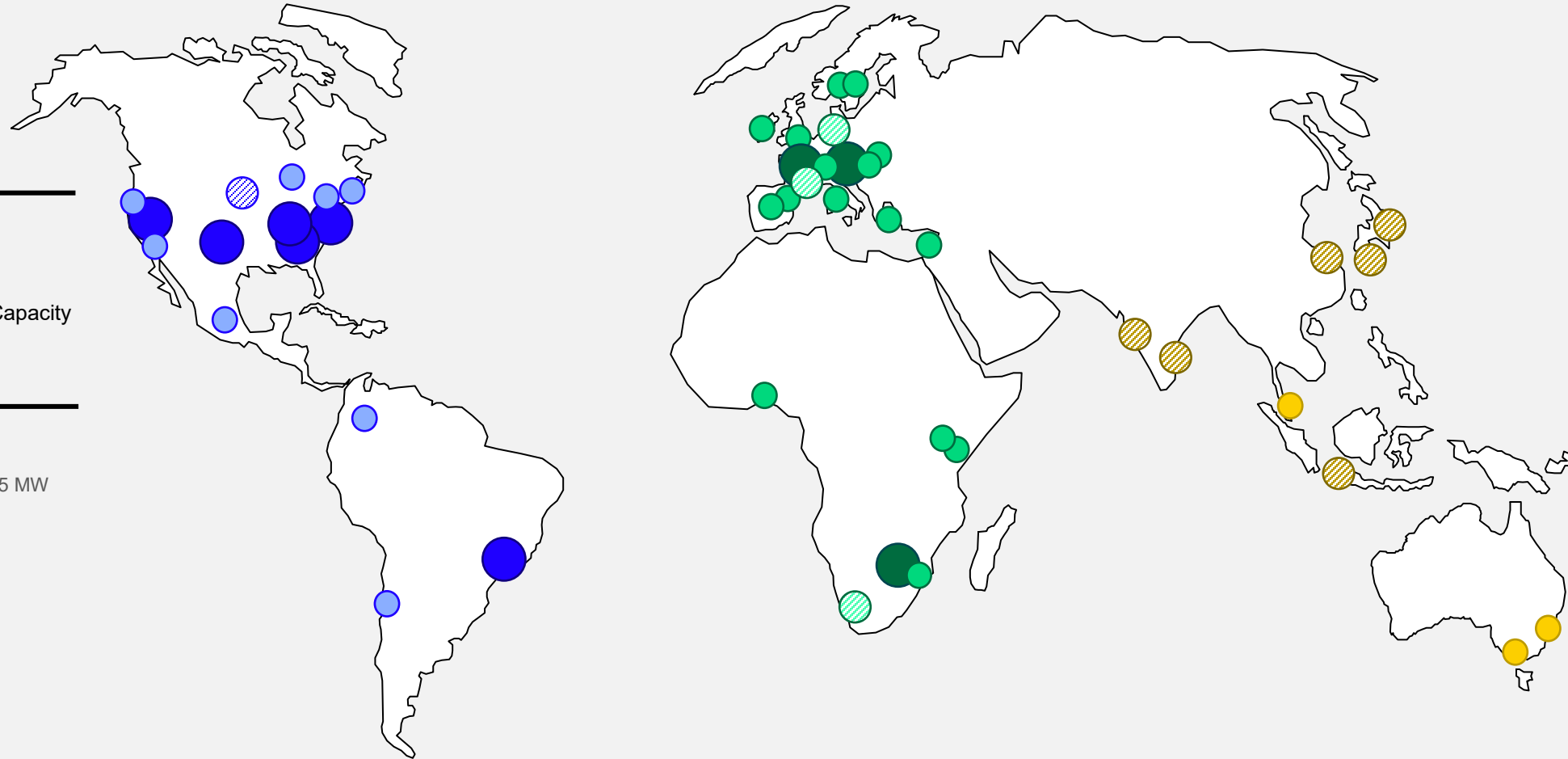
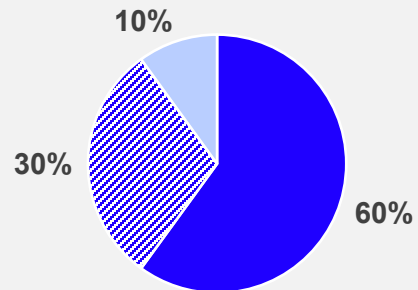
**~1.2 GW**

Under Construction

-  = >100MWs of Buildable Capacity
-  = >25MWs and <100 MWs of Buildable Capacity
-  = <25MWs of Buildable Capacity

### CAPACITY BLOCKS

■ >100 MW   ■ < 100 MW and > 25 MW   ■ < 25 MW



# 1Q26 Financial Results



# Enabling the Meeting Place

## Another Record Quarter of 0-1MW + IX Bookings

### 1Q26 Results

**116**

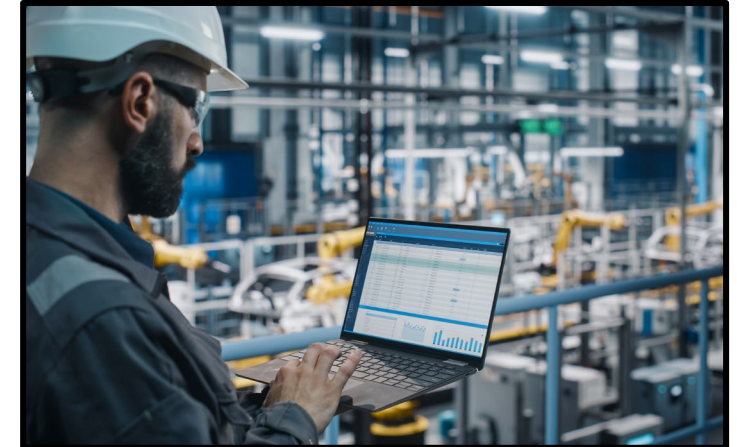
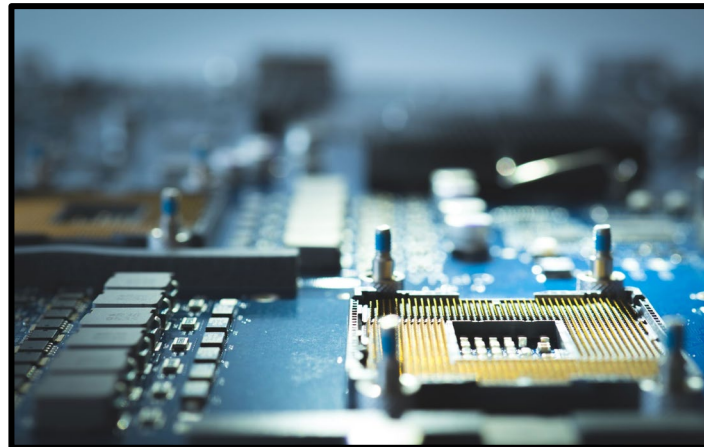
New Logos Added

**\$98M**

Bookings from  
0-1MW + Interconnection

**42%**

Y/Y Growth in Bookings from  
0-1 MW + Interconnection



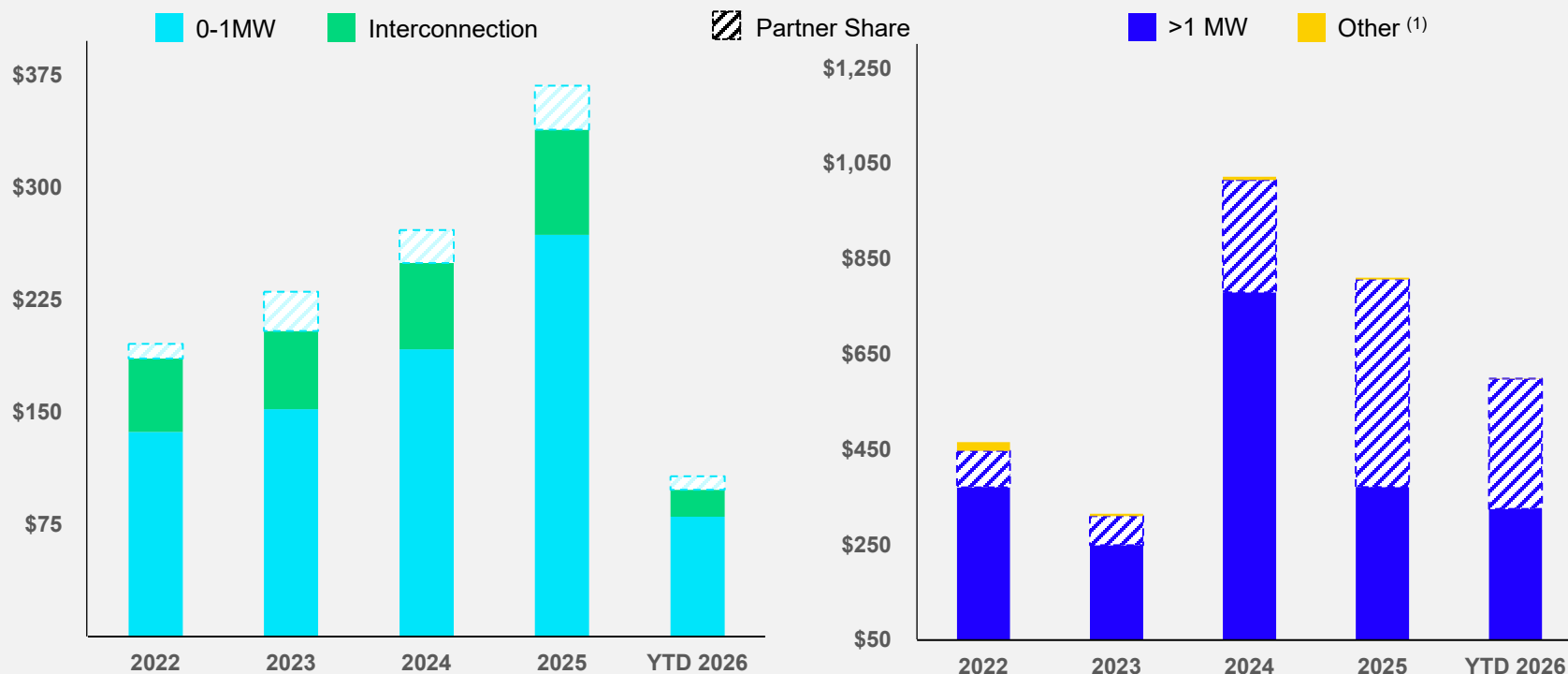
# Strong Demand Environment

- Record \$98M Bookings in 0-1MW + IX Category
- Largest Lease in DLR History
- \$707M Total Bookings at 100% Share

## HISTORICAL BOOKINGS

ANNUALIZED GAAP BASE RENT

\$ in millions



## 1Q26 BOOKINGS AT DLR SHARE



Note: Totals may not add up due to rounding.

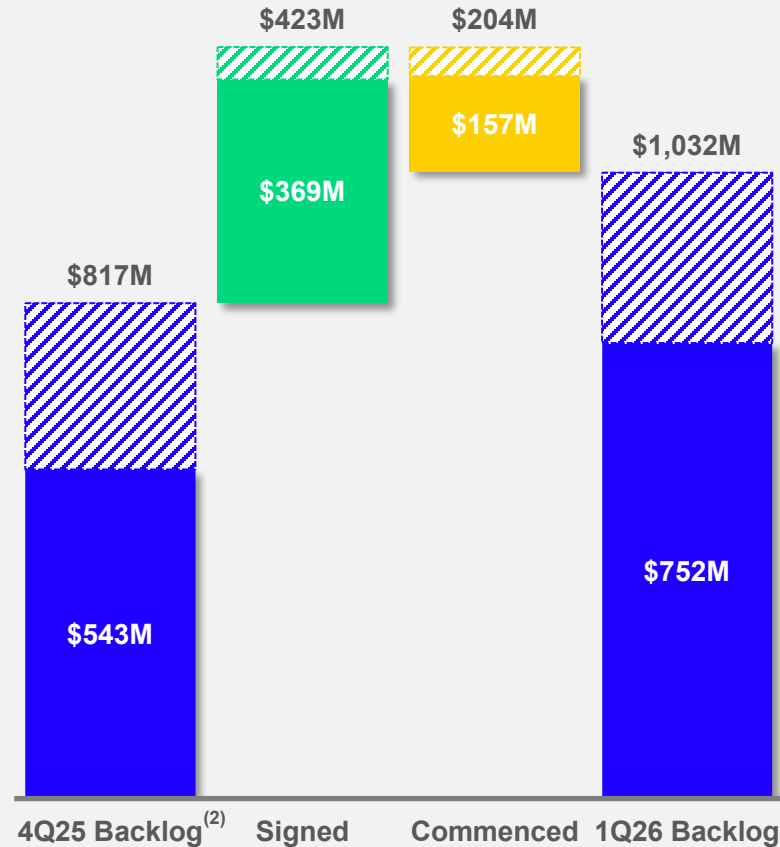
1) Other includes Powered Base Building® shell capacity as well as storage and office space within fully improved data center facilities.

# Record Backlog

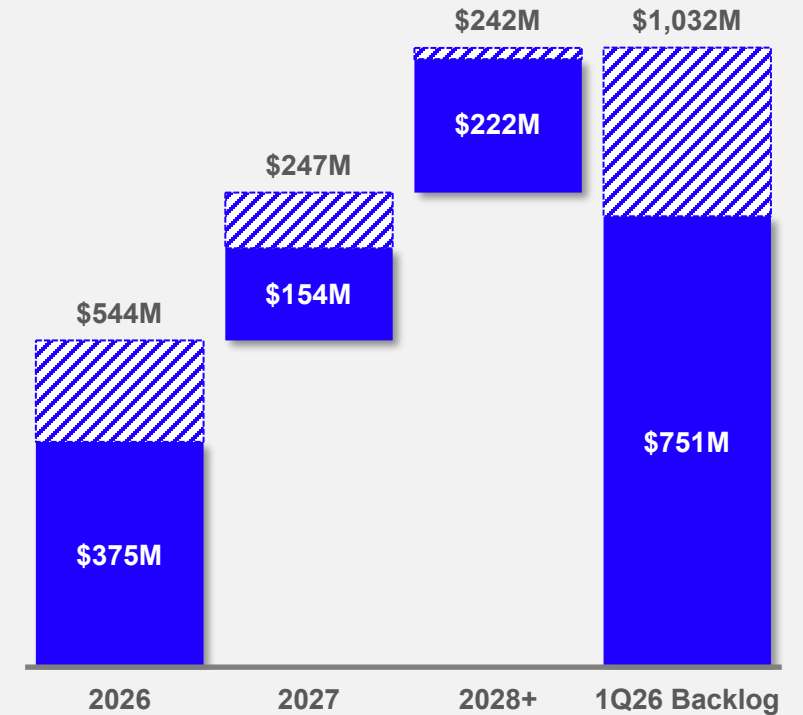
## Multi-Year Visibility

- Backlog Represents 23% of in-place Annualized Rent
- Record Total Backlog of \$1.8B at 100% Share

**BACKLOG ROLL-FORWARD (1)**  
\$ in millions



**COMMENCEMENT TIMING (3)**  
\$ in millions



■ Consolidated Digital Realty Backlog

▨ Unconsolidated Entities Backlog, at DLR Share

Note: Totals may not add up due to rounding.

1) Amounts shown represent GAAP annualized base rent from leases signed.

2) Historical backlog adjusted for asset sales and purchases, joint venture and fund contributions and other non-material reconciling items.

3) Amounts shown represent GAAP annualized base rent from leases signed, but not yet commenced, based on estimated future commencement date at time of signing. Actual commencement dates may vary.

# Robust Pricing Environment

## Attractive Renewal Spreads

- *Renewals Skewed Toward 0-1 MW Category*
- *Increased Full-Year Renewal Spread Guidance*

### 1Q26 RENEWAL SPREADS

0-1 MW	> 1 MW	OTHER <sup>(1)</sup>	TOTAL
RENTAL RATE CHANGE	RENTAL RATE CHANGE	RENTAL RATE CHANGE	RENTAL RATE CHANGE
<b>4.3%</b> <b>CASH</b> 5.1% GAAP	<b>7.4%</b> <b>CASH</b> 10.3% GAAP	<b>16.6%</b> <b>CASH</b> 26.1% GAAP	<b>5.0%</b> <b>CASH</b> 6.3% GAAP
<b>81%</b> of total renewals	<b>17%</b> of total renewals	<b>2%</b> of total renewals	Signed renewals representing <b>\$193 million</b> of annualized rental revenue

Note: Totals may not add up due to rounding. Rental rate change represents the beginning rental rate on agreements renewed, relative to the ending rental rate at expiration, weighted by net rentable square feet. Signed renewals amounts represent cash annualized rental revenue.

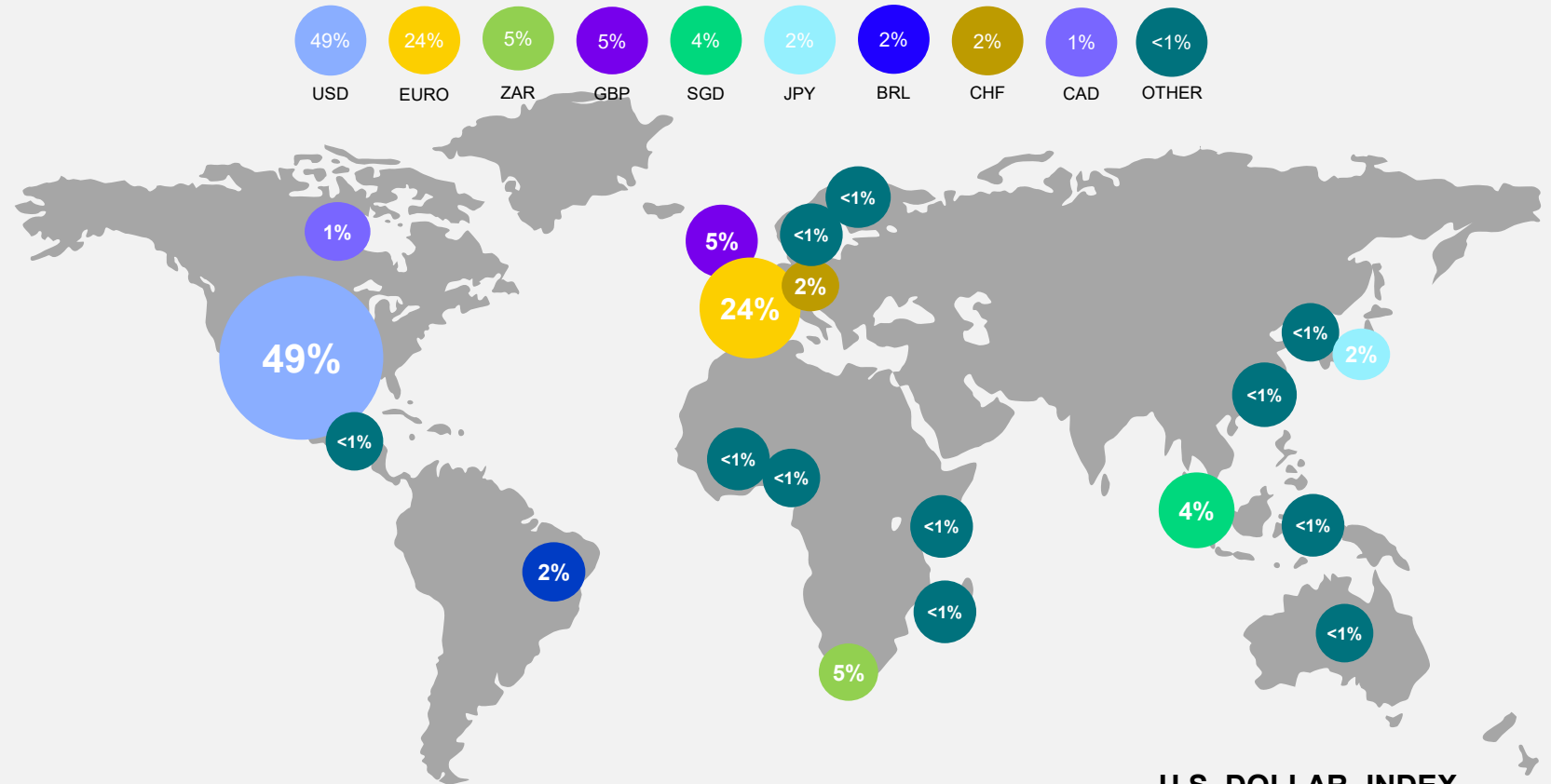
1) Other includes Powered Base Building® shell capacity as well as storage and office space within fully improved data center facilities.

# Revenue Exposure by Currency

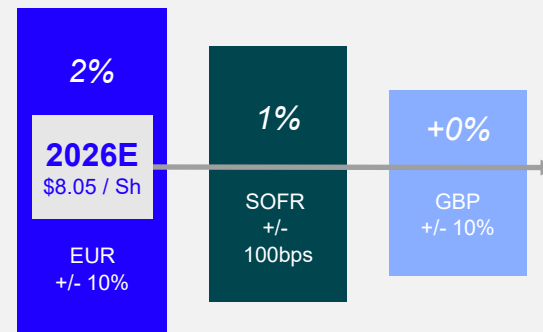
## Currency Tailwinds

- *Local Operations Funded in Local Currencies Act as a Natural Hedge*
- *FX Benefit in 1Q*

### EXPOSURE BY REVENUE (1)



### CORE FFO/SHARE EXPOSURE (2)



### U.S. DOLLAR INDEX



Note: Totals may not add up due to rounding.

1) As of March 31, 2026. Includes Digital Realty's share of revenue from unconsolidated entities.

2) Core FFO is a non-GAAP financial measure. For a definition of Core FFO and reconciliation to its nearest GAAP equivalent, see the Appendix.

# Matching the Duration of Assets and Liabilities

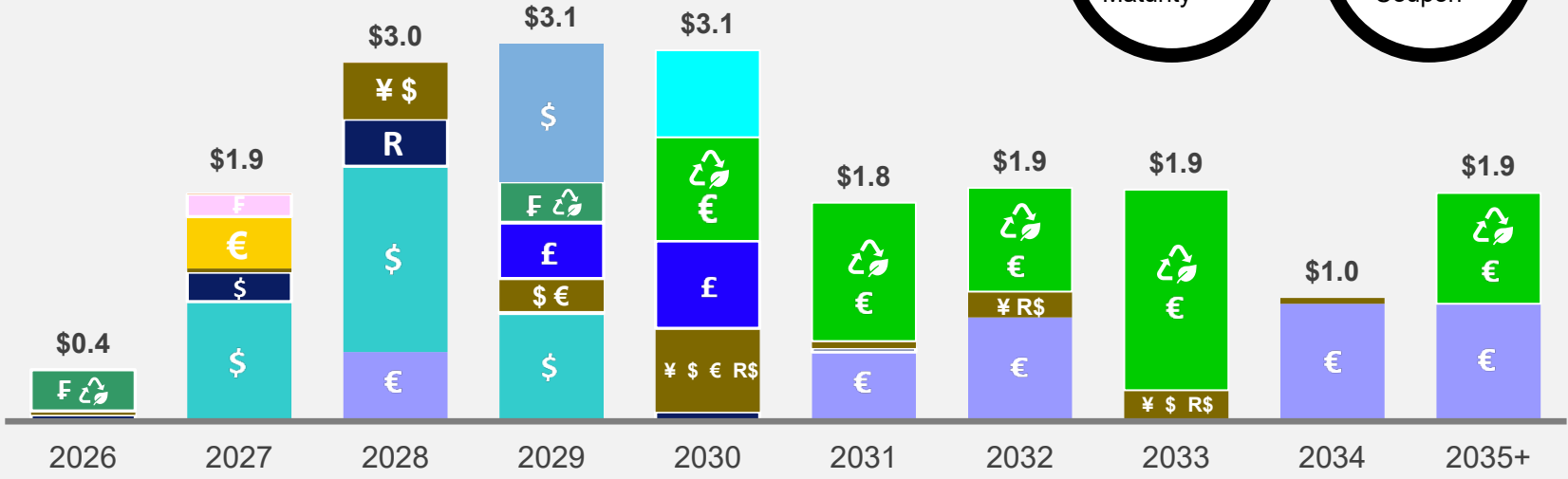
## Modest Near-Term Maturities, Well-Laddered Debt Schedule

### DEBT MATURITY SCHEDULE AS OF MARCH 31, 2026 <sup>(1)(2)</sup>

(U.S. \$ in billions)

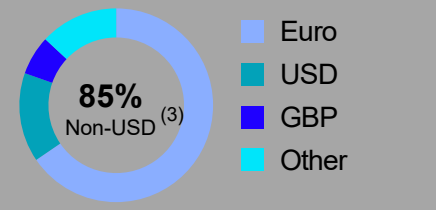
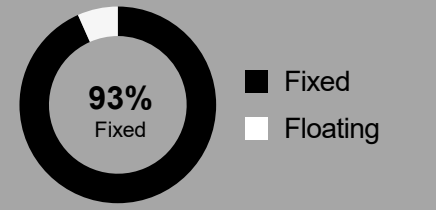
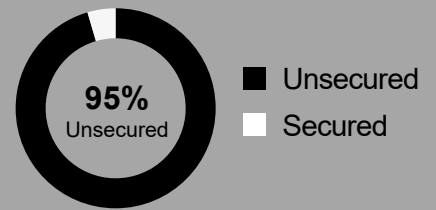
**4.7** YEARS  
Weighted Avg.  
Maturity <sup>(1)(2)</sup>

**2.8%**  
Weighted Avg.  
Coupon <sup>(1)</sup>



- Unsecured Credit Facilities
- Unsecured Green Senior Notes - CHF
- Euro Term Loan
- Secured Mortgage Debt
- Unsecured Convertible Notes
- Other Unsecured Debt
- Unsecured Senior Notes - GBP
- Unsecured Senior Notes - USD
- Unsecured Green Senior Notes - EUR
- Unsecured Senior Notes - CHF
- Pro Rata Share of JV Debt
- Unsecured Senior Notes - EUR

### DEBT PROFILE



Note: As of March 31, 2026.  
 1) Includes Digital Realty's pro rata share of unconsolidated entities' loans and debt securities.  
 2) Assumes exercise of extension options.  
 3) Includes impact of cross-currency swaps.

# 2026 Financial Guidance Update

## Improving Core Growth

	As of February 5, 2026	As of April 23, 2026	Better/Worse
<b>Total Revenue</b>	\$6,600 – \$6,700	\$6,650 - \$6,750	▲
<b>Adjusted EBITDA<sup>(1)</sup></b>	\$3,600 – \$3,700	\$3,650 - \$3,750	▲
<b>Rental Rates on Renewals Leases (Cash)</b>	6.0% – 8.0%	6.5% - 8.5%	▲
<b>Year-End Portfolio Occupancy<sup>(2)</sup></b>	+50 – 100 bps	+50 – 100 bps	◀▶
<b>Same-Capital Cash NOI Growth<sup>(1) (3)</sup></b>	4.0% – 5.0%	4.0% – 5.0%	◀▶
<b>Core FFO per Share<sup>(1)</sup></b>	\$7.90 – \$8.00	\$8.00 – 8.10	▲
<b>Constant Currency Core FFO per Share<sup>(1)</sup></b>	\$7.90 – \$8.00	\$7.95 – 8.05	▲

Note: Dollars in millions except Core FFO per Share. The Company does not provide a reconciliation for non-GAAP estimates on a forward-looking basis, as it is unable to provide a meaningful or accurate calculation or estimation of reconciling items and the information is not available without unreasonable effort. This is due to the inherent difficulty of forecasting the timing and/or amount of various items that would impact net income attributable to common stockholders per diluted share, which is the most directly comparable forward-looking GAAP financial measure. This includes, for example, external growth factors, such as dispositions, and balance sheet items, such as debt issuances, that have not yet occurred, are out of the Company's control and/or cannot be reasonably predicted. For the same reasons, the Company is unable to address the probable significance of the unavailable information. Forward-looking non-GAAP financial measures provided without the most directly comparable GAAP financial measures may vary materially from the corresponding GAAP financial measures.

- 1) Adjusted EBITDA, Same-Capital Cash NOI Growth, Core FFO Per Share, and Constant-Currency Core FFO per Share are non-GAAP financial measures. For definitions and reconciliations of these measures to their nearest GAAP equivalents, see the Appendix.
- 2) Year-end portfolio occupancy guidance based on IT load (kW).
- 3) Presented on a constant currency basis.

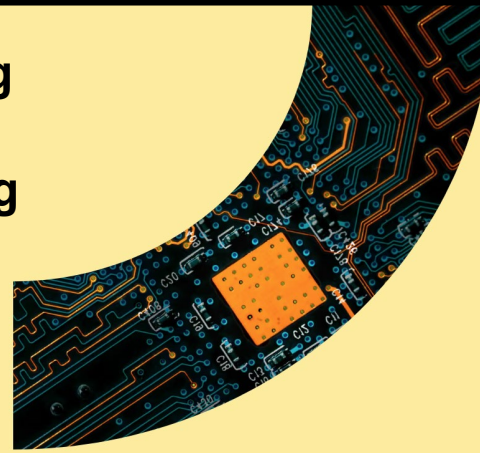
# Consistent Execution on Strategic Vision

## Delivering Strong Results, Seeding Future Growth

### Strengthening Customer Value Proposition



### Innovating and Integrating



### Diversifying and Bolstering Capital Sources



## First Quarter of 2026 Accomplishments

- \$707M Bookings, at 100% share
- Record Bookings from 0-1MW+IX
- 116 New Logos
- Record \$1.8B Backlog, at 100% share
- ServiceFabric® Expansion to 733 Data Centers and 39 Metros Globally
- Expanded our footprint in Bulgaria, Italy, and Malaysia
- Acquiring Adjacent Land Parcels for Hyperscale Development
- Record Core FFO per Share and Double Digit Revenue Growth
- Net Debt to Adjusted EBITDA at 4.7x
- Growing Private Capital Platform

# Appendix



# Appendix

## Management Statements on Non-GAAP Measures

The information included in this presentation contains certain non-GAAP financial measures that management believes are helpful in understanding our business, as further described below. Our definition and calculation of non-GAAP financial measures may differ from those of other REITs, and, therefore, may not be comparable. The non-GAAP financial measures should not be considered alternatives to net income or any other GAAP measurement of performance and should not be considered an alternative to cash flows from operating, investing or financing activities as a measure of liquidity.

### Funds From Operations (FFO):

We calculate funds from operations, or FFO, in accordance with the standards established by the National Association of Real Estate Investment Trusts (Nareit) in the Nareit Funds From Operations White Paper - 2018 Restatement. FFO represents net income (loss) available to common stockholders (computed in accordance with GAAP), excluding gain (loss) from the disposition of real estate assets, provision for impairment, real estate related depreciation and amortization (excluding amortization of deferred financing costs), our share of unconsolidated JV real estate related depreciation & amortization, net income attributable to noncontrolling interests in operating partnership and reconciling items related to noncontrolling interests. Management uses FFO as a supplemental performance measure because, in excluding real estate related depreciation and amortization and gains and losses from property dispositions and after adjustments for unconsolidated partnerships and joint ventures, it provides a performance measure that, when compared year over year, captures trends in occupancy rates, rental rates and operating costs. We also believe that, as a widely recognized measure of the performance of REITs, FFO will be used by investors as a basis to compare our operating performance with that of other REITs. However, because FFO excludes depreciation and amortization and captures neither the changes in the value of our data centers that result from use or market conditions, nor the level of capital expenditures and capitalized leasing commissions necessary to maintain the operating performance of our data centers, all of which have real economic effect and could materially impact our financial condition and results from operations, the utility of FFO as a measure of our performance is limited. Other REITs may not calculate FFO in accordance with the Nareit definition and, accordingly, our FFO may not be comparable to other REITs' FFO. FFO should be considered only as a supplement to net income computed in accordance with GAAP as a measure of our performance.

### Core Funds from Operations (Core FFO):

We present core funds from operations, or Core FFO, as a supplemental operating measure because, in excluding certain items that do not reflect core revenue or expense streams, it provides a performance measure that, when compared year over year, captures trends in our core business operating performance. We calculate Core FFO by adding to or subtracting from FFO (i) other non-core revenue adjustments, (ii) transaction and integration expenses, (iii) gain (loss) on debt extinguishment and modifications, (iv) gain on / issuance costs associated with redeemed preferred stock, (v) severance, equity acceleration and legal expenses, (vi) gain/loss on FX and derivatives revaluation, and (vii) other non-core expense adjustments. Because certain of these adjustments have a real economic impact on our financial condition and results from operations, the utility of Core FFO as a measure of our performance is limited. Other REITs may calculate Core FFO differently than we do and accordingly, our Core FFO may not be comparable to other REITs' Core FFO. Core FFO should be considered only as a supplement to net income computed in accordance with GAAP as a measure of our performance.

### EBITDA and Adjusted EBITDA:

We believe that earnings before interest expense, gain (loss) on debt extinguishment and modifications, income tax expense (benefit), and depreciation and amortization, or EBITDA, and Adjusted EBITDA (as defined below), are useful supplemental performance measures because they allow investors to view our performance without the impact of non-cash depreciation and amortization or the cost of debt and, with respect to Adjusted EBITDA, (i) unconsolidated entities real estate related depreciation & amortization, (ii) unconsolidated entities interest expense and tax expense, (iii) severance, equity acceleration and legal expenses, (iv) transaction and integration expenses, (v) gain (loss) on sale / deconsolidation, (vi) provision for impairment, (vii) other non-core adjustments, net, (viii) noncontrolling interests, (ix) preferred stock dividends, and (x) gain on / issuance costs associated with redeemed preferred stock. In addition, we believe EBITDA and Adjusted EBITDA are frequently used by securities analysts, investors, and other interested parties in the evaluation of REITs. Because EBITDA and Adjusted EBITDA are calculated before recurring cash charges including interest expense and income taxes, exclude capitalized costs, such as leasing commissions, and are not adjusted for capital expenditures or other recurring cash requirements of our business, their utility as a measure of our performance is limited. Other REITs may calculate EBITDA and Adjusted EBITDA differently than we do and, accordingly, our EBITDA and Adjusted EBITDA may not be comparable to other REITs' EBITDA and Adjusted EBITDA. Accordingly, EBITDA and Adjusted EBITDA should be considered only as supplements to net income computed in accordance with GAAP as a measure of our financial performance.

### Net Operating Income (NOI) and Cash NOI:

Net operating income, or NOI, represents rental revenue, tenant reimbursement revenue and interconnection revenue less utilities expense, rental property operating expenses, property taxes and insurance expenses (as reflected in the statement of operations). NOI is commonly used by stockholders, company management and industry analysts as a measurement of operating performance of the company's rental portfolio. Cash NOI is NOI less straight-line rents and above- and below-market rent amortization. Cash NOI is commonly used by stockholders, company management and industry analysts as a measure of property operating performance on a cash basis. However, because NOI and cash NOI exclude depreciation and amortization and capture neither the changes in the value of our data centers that result from use or market conditions, nor the level of capital expenditures and capitalized leasing commissions necessary to maintain the operating performance of our data centers, all of which have real economic effect and could materially impact our results from operations, the utility of NOI and cash NOI as measures of our performance is limited. Other REITs may calculate NOI and cash NOI differently than we do and, accordingly, our NOI and cash NOI may not be comparable to other REITs' NOI and cash NOI. NOI and cash NOI should be considered only as supplements to net income computed in accordance with GAAP as measures of our performance.

### Same-Capital Cash NOI:

Same-Capital Cash NOI represents data centers owned as of December 31, 2024 with less than 5% of total rentable square feet under development and excludes data centers that were undergoing, or were expected to undergo, development activities in 2025-2026, data centers classified as held for sale and contribution, and data centers sold or contributed to joint ventures for all periods presented (prior period numbers adjusted to reflect current same-capital pool).

# Appendix

## Forward-Looking Statements

This information in this presentation contains forward-looking statements within the meaning of the federal securities laws, which are based on current expectations, forecasts and assumptions that involve risks and uncertainties that could cause actual outcomes and results to differ materially. Such forward-looking statements include statements relating to: our economic outlook; our expected investment and expansion activity; our joint ventures; the expected benefits and timing of PlatformDIGITAL®; the Data Gravity Index™; Data Gravity Index DGx™; public cloud services spending; the potential impact of artificial intelligence and data regulations; our sustainability initiatives; the expected effect of foreign currency translation adjustments on our financials; anticipated continued demand for our products and services; our liquidity; demand drivers and economic growth outlook; business drivers; our expected development plans and completions, including timing, total square footage, IT capacity and raised floor space upon completion; expected availability for leasing efforts and colocation initiatives; organizational initiatives; our product offerings; our connected data communities; joint venture opportunities; occupancy and total investment; our expected investment in our properties; our estimated time to stabilization and targeted returns at stabilization of our properties; our expected future acquisitions; acquisitions strategy; available inventory and development strategy; the signing and commencement of leases, and related rental revenue; lag between signing and commencement of leases; our backlog; future rents; our expected same store portfolio growth; our expected growth and stabilization of development completions and acquisitions; lease rollovers and expected rental rate changes; our re-leasing spreads; our expected yields on investments; our expectations with respect to capital investments at lease expiration on existing data center or colocation space; debt maturities; lease maturities; our other expected future financial and other results including guidance, and the assumptions underlying such results; our customers' capital investments; our plans and intentions; future data center utilization, utilization rates, growth rates, trends, supply and demand; data center expansion plans; estimated kW/MW requirements; capital expenditures; the effect new leases and increases in rental rates will have on our rental revenues and results of operations; estimates of the value of our development portfolio; our ability to meet our liquidity needs, including the ability to raise additional capital; access to power; market forecasts; projected financial information and covenant metrics; Core FFO run rate and NOI growth; other forward looking financial data; leasing expectations; our exposure to tenants in certain industries; our expectations and underlying assumptions regarding our sensitivity to fluctuations in foreign exchange rates; and the sufficiency of our capital to fund future requirements. You can identify forward-looking statements by the use of forward-looking terminology such as "believes," "expects," "may," "will," "should," "seeks," "approximately," "intends," "plans," "pro forma," "estimates" or "anticipates" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and discussions which do not relate solely to historical matters. Such statements are based on management's beliefs and assumptions made based on information currently available to management. Such statements are subject to risks, uncertainties and assumptions and are not guarantees of future performance and may be affected by known and unknown risks, trends, uncertainties and factors that are beyond our control. Should one or more of these risks or uncertainties materialize, or should underlying assumptions prove incorrect, actual results may vary materially from those anticipated, estimated or projected. Some of the risks and uncertainties that may cause our actual results, performance or achievements to differ materially from those expressed or implied by forward-looking statements include, among others, the following: reduced demand for data centers or decreases in information technology spending; decreased rental rates, increased operating costs or increased vacancy rates; increased competition or available supply of data center capacity; the suitability of our data centers and data center infrastructure, delays or disruptions in connectivity or availability of power, or failures or breaches of our physical and information security infrastructure or services; breaches of our obligations or restrictions under our contracts with our customers; our inability to successfully develop and lease new properties and development capacity, and delays or unexpected costs in development of properties; the impact of current global and local economic, credit and market conditions; increased tariffs, global supply chain or procurement disruptions, or increased supply chain costs; the impact from periods of heightened inflation on our costs, such as operating and general and administrative expenses, interest expense and real estate acquisition and construction costs; the impact on our customers' and our suppliers' operations during an epidemic, pandemic, or other global events; our dependence upon significant customers, bankruptcy or insolvency of a major customer or a significant number of smaller customers, or defaults on or non-renewal of leases by customers; changes in political conditions, geopolitical turmoil, political instability, civil disturbances, restrictive governmental actions or nationalization in the countries in which we operate; our inability to retain data center capacity that we lease or sublease from third parties; information security and data privacy breaches; difficulties managing an international business and acquiring or operating properties in foreign jurisdictions and unfamiliar metropolitan areas; our failure to realize the intended benefits from, or disruptions to our plans and operations or unknown or contingent liabilities related to, our recent and future acquisitions; our failure to successfully integrate and operate acquired or developed properties or businesses; difficulties in identifying properties to acquire and completing acquisitions; risks related to joint venture investments, including as a result of our lack of control of such investments; risks associated with using debt to fund our business activities, including re-financing and interest rate risks, our failure to repay debt when due, adverse changes in our credit ratings or our breach of covenants or other terms contained in our loan facilities and agreements; our failure to obtain necessary debt and equity financing, and our dependence on external sources of capital; financial market fluctuations and changes in foreign currency exchange rates; adverse economic or real estate developments in our industry or the industry sectors that we sell to, including risks relating to decreasing real estate valuations and impairment charges and goodwill and other intangible asset impairment charges; our inability to manage our growth effectively; losses in excess of our insurance coverage; our inability to attract and retain talent; environmental liabilities, risks related to natural disasters and our inability to achieve our sustainability goals; the expected operating performance of anticipated near-term acquisitions and descriptions relating to these expectations; our inability to comply with rules and regulations applicable to our company; Digital Realty Trust, Inc.'s failure to maintain its status as a REIT for U.S. federal income tax purposes; Digital Realty Trust, L.P.'s failure to qualify as a partnership for U.S. federal income tax purposes; restrictions on our ability to engage in certain business activities; and changes in local, state, federal and international laws and regulations, including related to taxation, real estate and zoning laws and increases in real property tax rates; the impact of any financial, accounting, legal or regulatory issues or litigation that may affect us.

The risks included here are not exhaustive, and additional factors could adversely affect our business and financial performance. We discussed a number of additional material risks in our annual report on Form 10-K for the year ended December 31, 2024, and other filings with the Securities and Exchange Commission. Those risks continue to be relevant to our performance and financial condition. Moreover, we operate in a very competitive and rapidly changing environment. New risk factors emerge from time to time and it is not possible for management to predict all such risk factors, nor can it assess the impact of all such risk factors on the business or the extent to which any factor, or combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements. We expressly disclaim any responsibility to update forward-looking statements, whether as a result of new information, future events or otherwise. Digital Realty, Digital Realty Trust, the Digital Realty logo, Interxion, Turn-Key Flex, Powered Base Building, PlatformDIGITAL, Data Gravity Index, Data Gravity Index DGx, ServiceFabric, AnyScale Colo, and Pervasive Data Center Architecture (PDx), among others, are registered trademarks and service marks of Digital Realty Trust, Inc. in the United States and/or other countries. All other names, trademarks and service marks are the property of their respective owners.



# Reconciliation of Non-GAAP Items To Their Closest GAAP Equivalent

**Digital Realty Trust, Inc. and Subsidiaries**  
Reconciliation of Funds From Operations (FFO) to Core Funds From Operations (CFFO)  
(in thousands, except per share and unit data)  
(unaudited)

	Three Months Ended	
	March 31, 2026	March 31, 2025
FFO available to common stockholders and unitholders -- diluted	\$ 700,397	\$ 570,715
Other non-core revenue adjustments	(29)	(1,925)
Transaction and integration expenses	15,685	39,902
Gain (loss) on debt extinguishment and modifications	4,119	-
Severance, equity acceleration and legal expenses	2,835	2,428
(Gain) / Loss on FX and derivatives revaluation	(4,398)	(2,064)
Other non-core expense adjustments	(2,538)	(702)
CFFO available to common stockholders and unitholders -- diluted	<b>\$ 716,071</b>	<b>\$ 608,354</b>
CFFO impact of holding '25 Exchange Rates Constant	(26,418)	-
Constant Currency CFFO available to common stockholders and unitholders -- diluted	\$ 689,653	\$ 608,354
Diluted CFFO per share and unit	\$ 2.04	\$ 1.77
Diluted Constant Currency CFFO per share and unit	\$ 1.96	\$ 1.77

# Reconciliation of Non-GAAP Items To Their Closest GAAP Equivalent

## Digital Realty Trust, Inc. and Subsidiaries

Reconciliation of Net Income Available to Common Stockholders to Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA) and Adjusted EBITDA  
(in thousands)  
(unaudited)

	Three Months Ended	
	March 31, 2026	March 31, 2025
Net income available to common stockholders	\$ 169,093	\$ 99,793
Interest expense	116,384	98,464
(Gain) loss on debt extinguishment and modifications	4,119	-
Income tax expense (benefit)	16,008	17,135
Depreciation and amortization	499,511	443,009
<b>EBITDA</b>	<b>805,115</b>	<b>658,400</b>
Unconsolidated JV real estate related depreciation & amortization	60,291	55,861
Unconsolidated JV interest expense and tax expense	35,814	33,390
Severance, equity acceleration and legal expenses	2,835	2,428
Transaction and integration expenses	15,685	39,902
(Gain) loss on disposition of properties, net	(873)	(1,111)
Provision for impairment	-	-
Other non-core adjustments, net	(4,270)	(4,316)
Noncontrolling interests	(4,470)	(3,579)
Preferred stock dividends	10,181	10,181
<b>Adjusted EBITDA</b>	<b>\$ 920,307</b>	<b>\$ 791,156</b>



# Reconciliation of Non-GAAP Items To Their Closest GAAP Equivalent

<b>Total Debt/Total Enterprise Value</b>		
Market value of common equity <sup>(i)</sup>	\$	64,013,656
Liquidation value of preferred equity <sup>(ii)</sup>		755,000
Total debt at balance sheet carrying value		17,996,633
Total Enterprise Value	\$	82,765,289
Total debt / total enterprise value		<b>21.7%</b>
Debt-plus-preferred-to-total-enterprise-value		<b>22.7%</b>
<b>(i) Market Value of Common Equity</b>		
Common shares outstanding		348,924
Common units outstanding		6,293
Total Shares and Partnership Units		355,217
Stock price as of March 31, 2026	\$	180.21
Market value of common equity	\$	64,013,656
<b>(ii) Liquidation value of preferred equity (\$25.00 per share)</b>		
	Shares O/S	Liquidation Value
Series J Preferred	8,000	200,000
Series K Preferred	8,400	210,000
Series L Preferred	13,800	345,000
		755,000 <sup>(iv)</sup>

<b>Net Debt/LQA Adjusted EBITDA</b>		
		<b>QE 3/31/26</b>
Total debt at balance sheet carrying value	\$	17,996,633
Add: DLR share of unconsolidated joint venture debt		2,038,470
Add: Finance lease obligations, net		330,916
Less: Unrestricted cash		(2,968,387)
Net Debt as of March 31, 2026	\$	17,397,631
Net Debt / LQA Adjusted EBITDA <sup>(iii)</sup>		<b>4.7x</b>
<b>(iii) Adjusted EBITDA</b>		
Net income (Loss) Available to Common Stockholders	\$	169,093
Interest expense		116,384
(Gain) loss on debt extinguishment and modifications		4,119
Income tax expense (benefit)		16,008
Depreciation and amortization		499,511
EBITDA		805,114
Unconsolidated JV real estate related depreciation & amortization		60,291
Unconsolidated JV interest expense and tax expense		35,814
Severance accrual and equity acceleration and legal expenses		2,835
Transaction and integration expenses		15,685
(Gain) / loss on sale of investments		(873)
Provision for impairment		-
Other non-core adjustments, net		(4,270)
Noncontrolling interests		(4,470)
Preferred stock dividends		10,181
Adjusted EBITDA	\$	920,307
LQA Adjusted EBITDA (Adjusted EBITDA x 4)	\$	3,681,228

<b>Debt Service Ratio (LQA Adjusted EBITDA/GAAP interest expense plus capitalized interest and less bridge facility fees)</b>		<b>QE 3/31/26</b>
Total GAAP interest expense (including unconsolidated JV interest expense)		142,540
Add: Capitalized interest		35,637
GAAP interest expense plus capitalized interest		178,177
Debt Service Ratio		<b>5.2x</b>

<b>Fixed Charged Ratio (LQA Adjusted EBITDA/total fixed charges)</b>		<b>QE 3/31/26</b>
GAAP interest expense plus capitalized interest		178,177
Preferred dividends		10,181
Total fixed charges		188,358
Fixed charge ratio		<b>4.9x</b>

<b>Unsecured Debt/Total Debt</b>		<b>QE 3/31/26</b>
Global unsecured revolving credit facility		707,961
Unsecured term loans		432,450
Unsecured senior notes, net of discount		16,013,977
Secured debt, including premiums		842,245
Finance lease obligations, net		330,916
Total debt at balance sheet carrying value		18,327,549
Unsecured Debt / Total Debt		<b>95.4%</b>

<b>Net Debt Plus Preferred/LQA Adjusted EBITDA</b>		<b>QE 3/31/26</b>
Total debt at balance sheet carrying value		17,996,633
Less: Unrestricted cash		(2,968,387)
Finance lease obligations, net		330,916
DLR share of unconsolidated joint venture debt		2,038,470
Net Debt as of December 31, 2025		17,397,631
Preferred Liquidation Value <sup>(iv)</sup>		755,000
Net Debt plus preferred		18,152,631
Net Debt Plus Preferred/LQA Adjusted EBITDA <sup>(iii)</sup>		<b>4.9x</b>



Thank you

