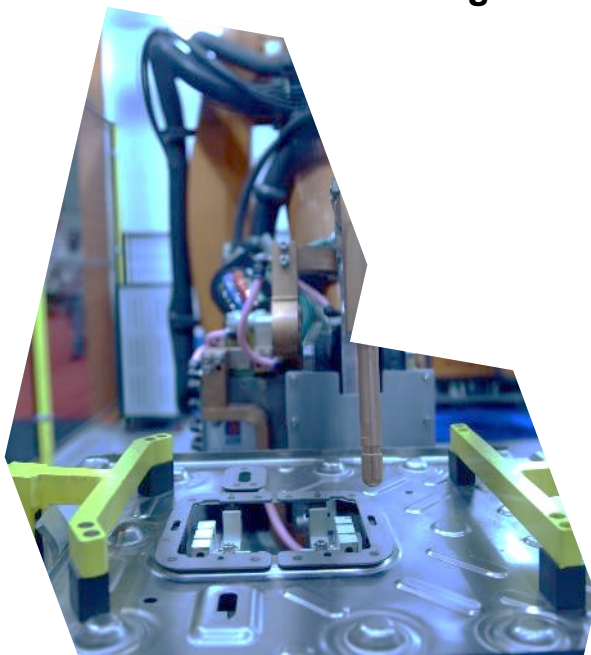


GREEN BOND ALLOCATION STATEMENT

Digital Intrepid Holding B.V. 0.625% Guaranteed Notes due 2031

January 12, 2024

Presented as of December 31, 2023



The meeting place for
companies, technologies
and data



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Environmental, Social and Governance at Digital Realty

Additional Information Provided by Management

Digital Realty is proud to play a leading role in helping to foster a more sustainable digital future. We incorporate sustainability into our business functions to ensure we are meeting our customers' needs, capturing savings and generating revenue from activities that reduce our impact on the environment.

In 2022, we made notable progress toward our climate impact reduction targets with a goal of bringing our carbon emissions in line with a 1.5-degree climate change scenario by 2030. We achieved 62% renewable electricity globally which contributed to further reductions in our carbon emissions intensity, which was 43% below our 2018 baseline, based on emissions intensity.



We reached a cumulative 1 gigawatt of contracted new renewable energy in 2022 and we continued our 100% renewable energy procurement for our European portfolio and North American colocation business. In 2022, 30% of our managed U.S. operating portfolio received Energy Star certification.

Digital Realty has more than 1 gigawatt of IT capacity certified under sustainable green building standards, leading the data center industry. Execution at this scale reflects our efforts to integrate sustainable objectives throughout our business. And for the seventh consecutive year, Digital Realty received the Nareit Data Center Sector Leader award for ESG practices in 2023.

Our sustainability expertise is enhanced by our long-standing track record of reliability and resiliency, having delivered “five nines” of uptime for 16 years 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.

Additional material about our ESG initiatives can be found online, including our GRI-aligned and 3rd-party assured ESG report: <https://www.digitalrealty.com/about/esg>

Digital Realty brings companies and data together, in bold new ways, to power the innovation determining our future.

Strong sustainability performance is a priority for our customers, investors, employees, and the communities where we operate. We strive to lead the global data center industry in sustainable environmental performance and are committed to minimizing our impact on the environment.

We are committed to attracting and retaining the best and brightest talent at Digital Realty and ensuring that our people feel safe, secure, and inspired. Our Diversity, Equity and Inclusion (DEI) initiatives are one way we strive to ensure that ESG is embedded across our organization.

Andrew P. Power
President and CEO

Additional material about our ESG initiatives can be found online, including our GRI-aligned and 3rd-party assured ESG report: <https://www.digitalrealty.com/about/sustainability>

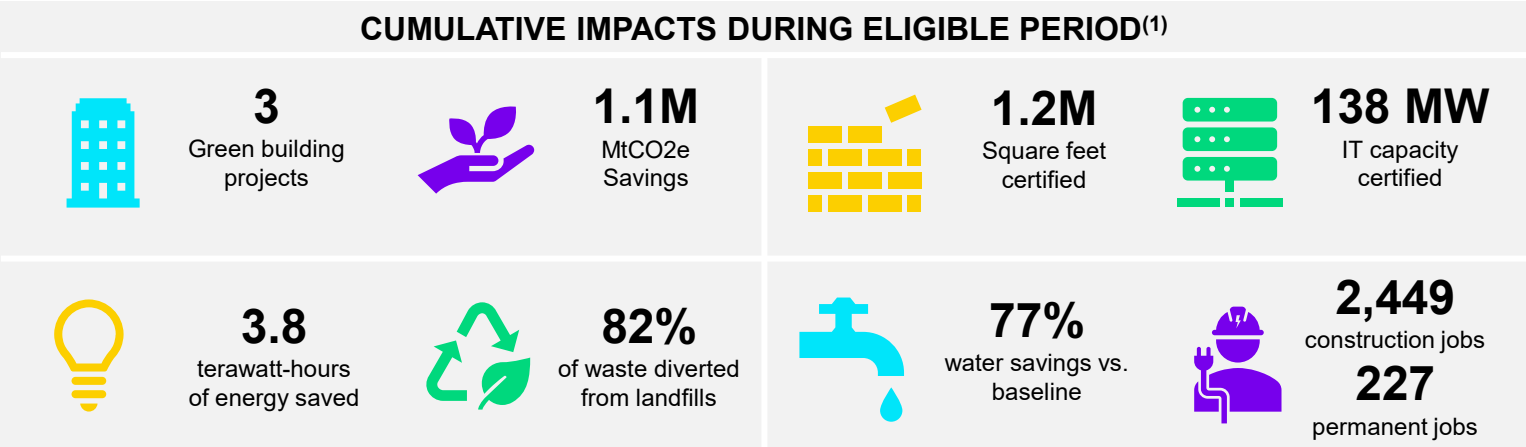
Green Bond Impacts

Additional Information Provided by Management

This report includes allocation of the net proceeds of the green bonds issued in January 2021 by Digital Intrepid Holding B.V., an indirect wholly-owned subsidiary of Digital Realty Trust, L.P. It provides insight into our sustainability program initiatives and project performance, and economic and social impacts. We believe our commitment to sustainability and our use of green bonds will encourage others in our industry to advance their own environmental commitments. In January 2021 we issued Euro-denominated green bonds, aligned with Digital Realty's Green Bond Framework, which received a second-party opinion from Sustainalytics.

In January 2022, we partially allocated the proceeds from this green bond. This current statement provides details on the further allocation of proceeds. Digital Realty's green bond demonstrates alignment with the U.N. Sustainable Development Goals and our own corporate materiality assessment. Our allocation of net proceeds addresses key aspects of the data center lifecycle – new construction, renewable energy, and energy conservation investments – with a focus on managing and reducing environmental impacts at each step.

The projects identified in this Allocation Statement deliver environmental benefits alongside local economic benefits by supporting jobs and by increasing the local tax base.



Digital Realty seeks 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 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

Independent Accountant's Report

CohnReznick LLP
cohnreznick.com



Independent Accountant's Report

To the Board of Directors of
Digital Realty Trust, Inc.:

We have examined management of Digital Realty Trust, Inc.'s assertion that that €290,471,793 of €995,150,000 in net proceeds from the January 12, 2021 issuance of 0.625% Guaranteed Notes Due 2031, from the Green Bond Listing Particulars dated January 11, 2021, and included in the Green Bond Allocation Statement presented as of December 31, 2023, were allocated to *Eligible Green Projects*, as set forth in *Appendix B*, in accordance with the criteria set forth in *Appendix A*. Digital Realty Trust, Inc.'s management is responsible for its assertion. Our responsibility is to express an opinion on management's assertion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about management's assertion. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

The information included on page 3, page 4, *Appendix C*, *Appendix D* and *Appendix E*, is presented by the management of Digital Realty Trust, Inc. and is not a part of Digital Realty Trust, Inc.'s assertion. The information included on page 3, page 4, *Appendix C*, *Appendix D* and *Appendix E* has not been subjected to the procedures applied in this examination engagement, and accordingly, we do not express an opinion or provide any assurance on it.

In our opinion, management's assertion that €290,471,793 of €995,150,000 in net proceeds from the January 12, 2021 issuance of 0.625% Guaranteed Notes Due 2031, from the Green Bond Listing Particulars dated January 11, 2021, and included in the Green Bond Allocation Statement presented as of December 31, 2023, were allocated to *Eligible Green Projects*, as set forth in *Appendix B*, in accordance with the criteria set forth in *Appendix A*, is fairly stated, in all material respects.

CohnReznick LLP

January 12, 2024
Chicago, Illinois

Management's Assertion Regarding Eligible Green Project Criteria

Appendix A

Digital Realty's management is responsible for the completeness, accuracy and validity of this Green Bond Allocation Statement.

Management asserts that €290,471,793 of the net proceeds of the offering of the notes included in the Green Bond Allocation Statement were used to fund, in whole or in part, recently completed or future Eligible Green Projects (as defined below), including the development and redevelopment of such projects.

"Eligible Green Projects" means projects as defined in the following categories:

Green Buildings

Construction, refurbishment, renovation of, or tenant improvements to green buildings certified under a verified third-party standard, at one of the following certification levels:

- i. LEED: Silver, Gold or Platinum;
- ii. BREEAM: Very Good, Excellent or Outstanding;
- iii. BCA Green Mark: Gold, GoldPlus or Platinum;
- iv. Green Globes: 3 Globes or 4 Globes;
- v. CEEDA: Silver or Gold;
- vi. CASBEE: B+, A or S; and
- vii. DGNB: Silver, Gold, or Platinum.

Energy and Resource Efficiency

Investment in energy and resource efficiency of buildings, building subsystems, or land, which:

- Improve energy efficiency by at least 15%, or
- Increase water use efficiency by at least 15%
- Support the use of non-potable or reclaimed water

Renewable Energy

Investment in renewable energy, including:

- On-site renewable energy systems, such as solar photovoltaic generation
- Expenditures on renewable energy power purchase agreements (PPAs)
- Energy storage systems

Eligible Green Projects are expected to be located in countries where we operate or plan to operate. These countries include, but are not limited to: The United States, Canada, the United Kingdom, Ireland, France, the Netherlands, Germany, Australia, Singapore, Hong Kong, and Japan.

Green Bond Allocation Statement as of January 12, 2024; presented as of December 31, 2023

Appendix B

NET PROCEEDS FROM ISSUANCE OF NOTES	
Digital Intrepid Holding B.V. 0.625% Guaranteed Notes due 2031	€ 995,150,000
Previous allocation of proceeds (January 12, 2022)	€ 450,599,235
Previous allocation of proceeds (January 12, 2023)	€ 254,078,972
Proceeds remaining to be allocated	€ 290,471,793

ALLOCATION OF NET PROCEEDS				
CATEGORY	CERTIFICATION	PROJECT NAME	LOCATION	ALLOCATION
Green Buildings	LEED Silver	908 Quality Way	Richardson, TX, U.S.	€ 63,023,754
	LEED Silver	44540 Round Table Plaza (Bldg M2)	Ashburn, Virginia, U.S.	€ 164,630,409
	LEED Silver	43704 Efficiency Drive (Bldg 7)	Sterling, Virginia, U.S.	€ 62,817,630
Net Proceeds Allocated				€ 290,471,793
Unallocated Proceeds				€ 0



908 Quality Way, Richardson, Texas

Appendix C: Green Building Projects

Additional Information Provided by Management

908 Quality Way, is a 111,520 square-foot redevelopment of an existing 1-story industrial building with a small surface parking lot. The site was redeveloped as a three-story LEED-Silver certified data center designed and constructed to be highly energy and water efficient.

The data center utilizes an entirely air-cooled design with the flexibility to accommodate closed-loop water-cooled equipment if required by customers. During construction, care was taken to not order excess quantity of materials and products and using take-back programs for excess product. Additionally, products and materials were protected while in storage in order to avoid damage to minimize the project's waste footprint.

Lighting utilizes high efficiency LEDs throughout the facility. The data center uses healthy materials that support good indoor environmental quality and the project team has developed and implemented a plan to improve the acoustical performance by reducing exterior noise entering the building. The project includes EV charging stations to support the adoption of electric vehicles by customers and Digital Realty employees that use this facility as a regional office.

65%

Total Water Use Reduction



LED Lighting

7%

Energy Savings vs. Baseline



EV Charging Stations

LEED Performance

For LEED Core and Shell (v4)

Certification awarded October 2023

Silver	50
Integrative process	1/1
Location and transportation	7/20
Sustainable sites	4/11
Water efficiency	9/11
Energy & atmosphere	10/33
Material & resources	5/14
Indoor environmental quality	6/10
Regional priority credits	3/4
Innovation	5/6





44540 Round Table Plaza, Ashburn, Virginia

Appendix C: Green Building Projects

Additional Information Provided by Management

44540 Round Table Plaza, referred to as Building M2, is a 264,000 square-foot, two-story LEED-Silver certified data center that was designed and constructed to be highly energy efficient and water-wise.

The project uses CRAC units and make-up air units that are air cooled DX systems, removing the need for cooling towers, uses low flow plumbing fixtures, drought-resistant turfgrass for a portion of its landscaped area and non-potable reclaimed water for irrigation. This has resulted in a total 95% total water savings.

LED lighting is used throughout the facility. The facility uses healthy materials that support good indoor environmental quality, and it has carbon dioxide sensors that monitor indoor CO2 concentrations and adjust ventilation rates to ensure a healthy workplace.

EV charging stations have been installed to support the adoption of zero emission vehicles by occupants and visitors. The project also sought to minimize land areas used for parking to preserve open space and views for occupants, reducing parking area by 65%.

95%

Total Water Use Reduction



83% construction waste diversion

16%

Energy Savings vs. Baseline



EV Charging Stations

LEED Performance

For LEED Core and Shell (v4)

Certification awarded December 2023

Silver	50
Integrative process	1/1
Location and transportation	2/20
Sustainable sites	5/11
Water efficiency	10/11
Energy & atmosphere	14/33
Material & resources	6/14
Indoor environmental quality	6/10
Regional priority credits	1/4
Innovation	5/6





43704 Efficiency Dr, Sterling, Virginia

Appendix C: Green Building Projects

Additional Information Provided by Management

43704 Efficiency Drive, referred to as Building 7, is a 783,570 square-foot, two-story LEED-Silver certified data center that was designed and constructed to be highly energy efficient and water-wise. The project implemented a whole-building life-cycle assessment to quantify the carbon footprint and lifecycle emissions linked to the project.

The facility uses low flow plumbing fixtures and more than half of the landscaped area is designed as native and locally-adapted turfgrass without the need for irrigation. This has resulted in a total 76% irrigation savings and 87% total water savings. The project includes highly reflective roofing and high albedo paving to reduce heat island effects at the site.

The facility has high-efficient LED lighting and uses healthy materials that support good indoor environmental quality. The project has EV charging stations and preferred parking spaces for carpool vehicles to promote reduction of commuting emissions. The project also sought to minimize land areas used for parking to preserve open space and views for occupants, reducing parking area by 64% compared to local guidelines.

87%

Total Water Use Reduction



81% construction waste diversion

408k MWh

Energy Savings vs. Baseline



EV Charging Stations



LEED Performance

For LEED Core and Shell (v4)

Certification awarded November 2023

Silver	51
Integrative process	1/1
Location and transportation	4/20
Sustainable sites	5/11
Water efficiency	10/11
Energy & atmosphere	12/33
Material & resources	7/14
Indoor environmental quality	5/10
Regional priority credits	2/4
Innovation	5/6

Eligible Period Definitions and Green Building Standards

Appendix D

Additional Information Provided by Management

ELIGIBLE PROJECTS & ELIGIBLE PERIOD DEFINITIONS

Category	Eligible Projects	Additional Notes
Green buildings	Selected projects receiving green building certification.	Total development costs. Cumulative Impacts (Appendix B) are calculated from the later of a) the date of certification or b) the bond issuance date, through the term of the bond, excluding previously allocated costs.

GREEN BUILDING STANDARDS



Leadership in Energy and Environmental Design ("LEED") is a voluntary, third party building certification process developed by the U.S. Green Building Council ("USGBC"), a non-profit organization. The USGBC developed the LEED certification process to (i) evaluate the environmental performance from a whole-building perspective over a building's life cycle, (ii) provide a definitive standard for what constitutes a "green building," (iii) enhance environmental awareness among architects and building contractors, and (iv) encourage the design and construction of energy-efficient, water-conserving buildings that use sustainable or green resources and materials.

Data Tables

Appendix E

Additional Information Provided by Management

ANNUALIZED IMPACTS

	Green Buildings
CO2 Savings (MTCO2e) ⁽²⁾	147,641
Energy Savings (MWh)	492,926
Water Savings (kGal)	15,086
Number of Projects	3
Employment Impacts (jobs)	2,440 Construction, 227 Permanent ⁽³⁾

1. See Appendix F for definition of eligible period.
2. Estimated based on market-specific grid emissions factors where available, or U.S. EPA Greenhouse gas equivalency factors and country grid emission factors outside the U.S.
3. Calculation is based on the total eligible investment allocated to the bond. Jobs data:
https://www.uschamber.com/sites/default/files/ctec_datacenterpt_lowres.pdf

CUMULATIVE IMPACTS DURING ELIGIBLE PERIOD⁽¹⁾

	Green Buildings
CO2 Savings (MTCO2e) ⁽²⁾	1,127,733
Energy Savings (MWh)	3,762,995
Water Savings (kGal)	115,113

Allocation of Net Proceeds

Projects were selected based on the eligibility criteria identified in Digital Realty's Green Bond Framework. Allocation of the net proceeds from the January 12, 2021 issuance of 0.625% Guaranteed Notes due 2031, from the Green Bond Listing Particulars dated January 11, 2021, included in the Green Bond Allocation Statement, through December 12, 2023, were allocated to Eligible Green Projects as set forth herein, in accordance with the criteria set forth in Appendix A.

Exchange Rates

The exchange rate was based on the rate at the time the bond was issued.