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**From:** Richard Kahn <[REDACTED]>  
**Sent:** Thursday, August 13, 2015 2:49 PM  
**To:** jeffrey E.  
**Subject:** Fwd: New Issue \$25 Par: Digital Realty Trust Inc. Cumulative Redeemable Preferred Stock: 6.50% Area  
**Attachments:** 51645ACL.PDF; Untitled attachment 00178.htm

Please advise if you have any interest and if so what amount Stock at current price of 65.96 currently pays a dividend of 5.20% vs preferred offering of 6.50% Thank you

Digital Realty Trust Inc. (DLR)

65.96 0.37(0.56%) 10:46AM =DT - Nasdaq Real Time Price Add to =portfolio  
Prev Close: 65.59  
Open: 65.58  
Bid: 65.53 x 400  
Ask: 65.56 x 100  
1y Target Est: 70.67  
Beta: -0.61  
Earnings Date: Oct 26 - Oct 30 =Est.)  
Day's=Range: 65.20 - 65.97  
52wk Range: 61.33 - 75.39  
Volume: 239,156  
Avg Vol (3m): 1,346,060  
Market Cap: 8.96B  
P/E (ttm): 32.40  
EPS (ttm): 2.02  
Div & Yield: 3.40 (5.20%) =/td>

#### Business Summary

Digital Realty Trust, Inc., a real estate investment trust (REIT), through its controlling interest in Digital Realty Trust, L.P., engages in the ownership, acquisition, development, redevelopment, and management of technology-related real estate. It focuses on strategically located properties containing applications and operations critical to the day-to-day operations of technology industry tenants and corporate enterprise datacenter users, including the information technology departments of Fortune 1000 companies, and financial services companies. The company's property portfolio consists of Internet gateway properties, corporate datacenter properties, technology manufacturing properties, and regional or national offices of technology companies. As of December 31, 2008, Digital Realty's portfolio consisted of 75 properties, including 62 located in North America and 13 located in Europe. Digital Realty Trust has elected to be treated as a REIT for federal income tax purposes and would not be subject to income tax, if it distributes at least 90% of its REIT taxable income to its stockholders. The company was founded in 2004 and is headquartered in San Francisco, California with additional offices in Boston, Chicago, Dallas, Los Angeles, New York, Northern Virginia, and Phoenix, as well as in Dublin, London, and Paris.

Richard Kahn  
HBRK Associates Inc.

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Begin forwarded message:

From: =/b>"Atlas, Andrew S" <[REDACTED]>

Subject: =/b>New Issue \$25 =ar: Digital Realty Trust Inc. Cumulative Redeemable Preferred Stock: =.50% Area

Date: =/b>August 13, 2015 at 10:29:40 AM =DT

To: =/b>"Richard Kahn ([REDACTED])" <[REDACTED]>

Good Morning Rich,

Here is a new issue =referred coming today.

Thanks again-Andrew

\$25 Par New Issue Syndicate Offering:

Digital Realty Trust Inc. =DLR)

Issuer: Digital Realty Trust Inc. (Ticker: =E2 DLR")

Securities =ffered: Series I =umulative Redeemable Preferred =tock &nb=p;

Expected =atings: =Baa3 / BB+ / =B+ =

Expected =ize: \$150mm (6mm \$25 Par Shares)

Maturity: =nbsp; =erpetual =

Price =alk:       =.50% Area

Offer =rice:     \$25 per =hare

Distributions:   Quarterly =n arrears on or about the last day of March, June, September and =ecember of each year beginning on December 31, =015.       &nb=p;

Redemption:    At the =ssuer's option, callable at par at any time on or after August =xx], 2020 or before upon the occurrence of a Change of Control, see red =or details.

Conversion =ights:    Upon the =ccurrence of a Change of Control, see red for =etails.       =nbsp;

Use of =roceeds:     = To fund a portion of the aggregate purchase price for the Telx =cquisition       &nb=p;

DRD/QDI:       &=bsp; Not =ligible

Subject to U.S. Tax =ithholding for NRA Clients Yes\*

Expected =isting:     =nbsp; NYSE

Andrew S. Atlas

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