

Digital Realty Trust (DLR)

\$153.63 (Stock Price as of 12/12/2025)

Price Target (6-12 Months): \$168.00

Long Term: 6-12 Months **Zacks Recommendation:** Neutral (Since: 08/08/18)

Prior Recommendation: Outperform

2-Buy Short Term: 1-3 Months Zacks Rank: (1-5) VGM: F

Value: D

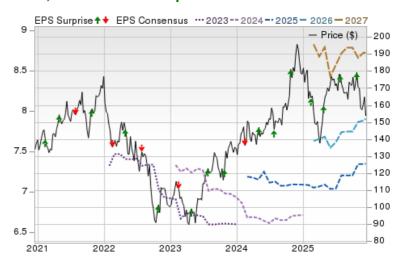
Zacks Style Scores:

Growth: D Momentum: C

Summary

Digital Realty is well-poised to gain from its unmatched global footprint of data centers with growing digital transformation, cloud computing and the proliferation of artificial intelligence. The growing demand for data centers is expected to accelerate its leasing activity, aiding its revenue growth. In the third quarter of 2025, rental rates on renewal leases rose 8% on a cash basis and 11.5% on a GAAP basis. A diverse tenant base assures stable revenues. Accretive buyouts and investments in land and infrastructure globally and a robust development pipeline bode well for long-term growth. A solid balance sheet with ample liquidity will aid future expansion. However, intense competition from other industry players leads to aggressive pricing pressure, weighing on its profitability. High debt burden adds to its woes.

Price, Consensus & Surprise⁽¹⁾



Data Overview

Zacks Industry Rank

52 Week High-Low	\$187.80 - \$129.95
20 Day Average Volume (sh)	1,873,925
Market Cap	\$52.8 B
YTD Price Change	-13.4%
Beta	1.11
Dividend / Div Yld	\$4.88 / 3.2%
Industry	REIT and Equity Trust - Other

Sales and EPS Growth Rates (Y/Y %)⁽¹⁾



Last EPS Surprise	6.2%
Last Sales Surprise	3.7%

Bottom 44% (136 out of 243)

EPS F1 Est- 4 week change	0.0%
Expected Report Date	02/12/2026
Earnings ESP	0.0%

P/E TTM	21.2
P/E F1	20.9
PEG F1	2.5
P/S TTM	8.9

Sales Estimates (millions of \$)⁽¹⁾

	Q1	Q2	Q3	Q4	Annual*
2026	1,590 E	1,626 E	1,677 E	1,713 E	6,601 E
2025	1,408 A	1,493 A	1,577 A	1,572 E	6,050 E
2024	1,331 A	1,357 A	1,431 A	1,436 A	5,555 A

EPS Estimates⁽¹⁾

	Q1	Q2	Q3	Q4	Annual*
2026	1.92 E	1.95 E	1.97 E	2.01 E	7.88 E
2025	1.77 A	1.87 A	1.89 A	1.82 E	7.35 E
2024	1.67 A	1.65 A	1.67 A	1.73 A	6.71 A

^{*}Quarterly figures may not add up to annual.

⁽¹⁾ The data in the charts and tables, including the Zacks Consensus EPS and sales estimates, is as of 12/12/2025.

⁽²⁾ The report's text and the price target are as of 12/01/2025.

Overview

Digital Realty Trust is engaged in the ownership, acquisition, repositioning and management of technology-related real estate. Specifically, the company offers data center, colocation and interconnection solutions for domestic and international tenants through its portfolio of data centers located throughout North America, Europe, South America, Asia, Australia and Africa.

Headquartered in Austin, TX, Digital Realty has a diversified portfolio with presence in major metropolitan areas where data center and technology customers are concentrated. As of Sept. 30, 2025, the company's portfolio consisted of 311 data centers, with 222 properties in the consolidated portfolio and 89 in the managed and non-managed unconsolidated portfolio. Particularly, the consolidated portfolio comprised 92 data centers in North America, 119 in Europe and 11 in the Asia Pacific. The total portfolio encompassed roughly 42.7 million net rentable square feet, excluding 10.2 million square feet of space under active development and 4.8 million square feet of space held for future development.

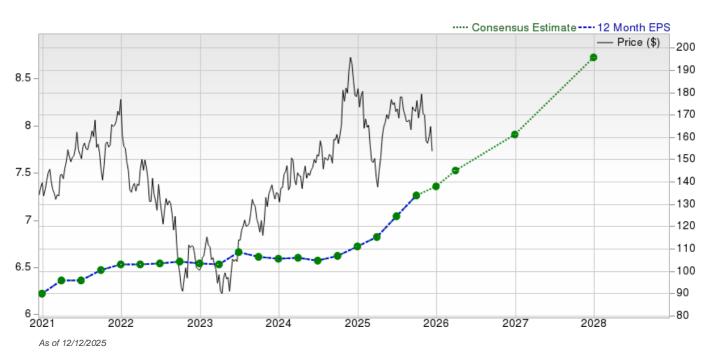
In March 2025, Digital Realty forayed into the Indonesian market through a 50-50 joint venture with Bersama Digital Infrastructure Asia (BDIA). The newly formed entity, Digital Realty Bersama, will develop and operate data centers across Indonesia, supporting its accelerating digital economy.

In January 2024, Digital Realty formed a JV with Blackstone Inc., to develop four hyperscale data center campuses across Frankfurt, Paris

and Northern Virginia for \$7 billion. The campuses are planned to support the construction of 10 data centers for around 500 megawatts (MW) of total IT load. The first phase of JV was closed for data center campuses in Paris and Northern Virginia. In the fourth quarter of 2024, the second phase of JV was closed for the data center campus in Frankfurt and Northern Virginia.

Note: All EPS numbers presented in this report represents funds from operations (FFO) per share. FFO, a widely used metric to gauge the performance of REITs, is obtained after adding depreciation and amortization and other non-cash expenses to net income.





Reasons To Buy:

- ▲ Digital Realty has a high-quality, diversified customer base comprising tenants from cloud, content, information technology, network, other enterprise, and financial industries. It has a global presence, with 311 data centers in more than 50 metros with decent occupancy. The company is poised for growth with more than 5,000 global customers and is growing. Its tenant roster includes names like IBM, Oracle, LinkedIn, Meta Platforms, Comcast and others. Majority of the tenants are investment grade and numerous customers use multiple locations across the portfolio. This assures stable revenue generation for the company.
- ▲ With the growth in cloud computing, the Internet of Things and Big Data, and an increasing number of companies opting for third-party IT infrastructure, data-center REITs are experiencing a booming market. Also, the estimated growth rates for the artificial intelligence (AI), autonomous vehicle and virtual/augmented reality markets will remain robust over the part five to six years. Demand is strong in togetier data center markets and despite and

Amid robust demand for data centers, Digital Realty is poised for growth with decent leasing activity, a diverse tenant roster, accretive buyouts, development efforts and solid balance-sheet strength.

- next five to six years. Demand is strong in top-tier data center markets and despite enjoying high occupancy, the top-tier markets are absorbing new construction at a faster pace. In the third quarter of 2025, the company signed \$162 million of new leases, of which \$76.1 million fell into the greater than 1-megawatt category, \$64.9 million of 0-1 megawatt leases and \$19.6 million of interconnection bookings. At 100% share, the company's backlog of signed but not commenced leases was \$852 million as of Sept. 30, 2025.
- ▲ Digital Realty is expected to ride on its growth curve, backed by strategic investments in land, infrastructure and acquisitions. During the July-September period, Digital Realty acquired a property comprising around five acres of land in the Los Angeles metro area for \$49 million, expected to support 32 megawatts of IT capacity. In addition, Digital Realty bought out two land parcels near its Franklin Park campus for \$18 million. Together with the previously acquired land parcels, this acquisition is expected to support more than 40 megawatts of incremental IT capacity in the Chicago metro area. During the first half of 2025, Digital Realty launched its first U.S. Hyperscale Data Center Fund, raising more than \$3 billion of equity commitments through Oct. 31, 2025. The initial portfolio includes five operating data centers and three land sites. During the third quarter, Digital Realty disposed of non-core data centers in the Atlanta, Boston and Miami metro areas for gross proceeds amounting to \$90 million. After the quarter end, Digital Realty disposed of a non-core data center in the Dallas metro area for a gross proceeds value of \$33 million. Such efforts are likely to ease the burden on its balance sheet and bolster the company's external growth in the upcoming period.
- ▲ Digital Realty is making efforts to enhance its portfolio by carrying out various development and redevelopment activities. The company has a robust development pipeline, which seems encouraging. As of Sept. 30, 2025, it had 10.2 million square feet of space under active development and 4.8 million square feet of space held for future development. In recent years, Digital Realty has expanded in the Americas by adding capacity in Chicago, Dallas, Northern Virginia and Toronto. For 2025, the company expects to incur capital expenditures for its development activities (net of partner contributions) in the range of \$3.0-\$3.5 billion.
- ▲ Digital Realty has a solid balance sheet with ample liquidity and diversified sources of capital. Its capital-recycling efforts aimed at bolstering balance sheet strength and driving long-term growth are encouraging. For 2025, it expects to carry out dispositions/joint venture capital in the range of \$0.7-\$1.0 billion. As a result of its proactive balance sheet management, Digital Realty exited the third quarter of 2025 with cash and cash equivalents of \$3.30 billion. Its debt maturity schedule is well-laddered, with a 2.75% weighted average coupon as of Sept. 30, 2025. Its net debt-to-adjusted EBITDA was 4.9X, while its fixed charge coverage was 4.6X as of the end of the third quarter of 2025. As of Sept. 30, 2025, the company had around \$3.20 billion of borrowings available under its global revolving credit facilities. With proceeds from the asset sales and growth in cash flows as the signed leases commence, the company is expected to experience an improvement in net debt-to-adjusted EBITDA. In addition, Digital Realty currently enjoys BBB (Stable Outlook), BBB+ (Stable Outlook) and Baa2 (Stable Outlook) credit ratings from Fitch, S&P and Moody's, respectively, which gives it favorable access to the debt market and lower borrowing costs.

Reasons To Sell:

- ▼ Digital Realty faces intense competition in its industry. The company competes with several data-center developers, owners, and operators, many of whom own similar assets in locations similar to Digital Realty's. Also, there are a number of local developers in the United States, and several regional operators in Europe, Asia and Australia. Given the solid growth potential of the data center real estate market, competition is expected to increase in the upcoming period from existing players, as well as the entry of new players. Amid this, there is likely to be aggressive pricing pressure in the data-center market.
- ▼ Although the company has been focusing on expanding its global footprint, some of its assets are concentrated in certain regions. As of Sept. 30, 2025, Northern Virginia, Chicago and Frankfurt accounted for 20.4%, 7.2% and 6%, respectively, of the company's total annualized rent. Therefore, the company's performance is susceptible to the economic conditions of these regions
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Competition from other industry players is likely to lead to aggressive pricing pressure and weigh on Digital Realty's prospects. A substantial debt burden and high interest rates add to its woes.

▼ Digital Realty has a substantial debt burden, with total debt outstanding, as of Sept. 30, 2025, of \$18.2 billion. With a high level of debt, interest expenses are likely to remain elevated. In the third quarter of 2025, interest expenses increased 26.4% year over year.

Last Earnings Report

Digital Realty's Q3 Core FFO & Revenues Top Estimates, '25 View Raised

Digital Realty reported a third-quarter 2025 core FFO per share of \$1.89, beating the Zacks Consensus Estimate of \$1.78. The metric increased 13.2% year over year.

Results reflected steady leasing momentum with better rental rates amid rising demand. The company raised its 2025 core FFO guidance range.

The company registered operating revenues of \$1.58 billion in the third quarter, surpassing the Zacks Consensus Estimate of \$1.52 billion. Moreover, operating revenues increased 10.2% year over year. Digital Realtyalso reported "Same-Capital" cash net operating income (NOI) growth of 8%.

FY Quarter Ending	12/31/2024
Earnings Reporting Date	Jul 24, 2025
Sales Surprise	3.65%
EPS Surprise	6.18%
Quarterly EPS	NA
Annual EPS (TTM)	5.52

Quarter in Detail

In the reported quarter, Digital Realty's signed total bookings were estimated to generate \$201 million of annualized GAAP rental revenues at its share, including a \$65 million contribution from the 0-1 megawatt category and a \$20 million contribution from interconnection. The weighted average lag between the new leases signed in the third quarter and the contractual commencement date was eight months.

Digital Realty signed renewal leases, marking \$192 million of annualized cash rental revenues during the July-September quarter. Rental rates on renewal leases signed during the quarter rose 8% on a cash basis and 11.5% on a GAAP basis.

Adjusted EBITDA of \$867.8 million in the quarter marked a 14.4% increase year over year.

Portfolio Activity

During July-September, Digital Realty acquired a property comprising around five acres of land in the Los Angeles metro area for \$49 million, expected to support 32 megawatts of IT capacity.

In addition, Digital Realty bought out two land parcels near its Franklin Park campus for \$18 million. Together with the previously acquired land parcels, this acquisition is expected to support more than 40 megawatts of incremental IT capacity in the Chicago metro area.

During the quarter, Digital Realty disposed of non-core data centers in the Atlanta, Boston and Miami metro areas for gross proceeds amounting to \$90 million.

After the quarter end, Digital Realty disposed of a non-core data center in the Dallas metro area for a gross proceeds value of \$33 million.

Balance Sheet Position

Digital Realty exited the third quarter of 2025 with cash and cash equivalents of \$3.30 billion, down from \$3.55 billion recorded as of June 30, 2025.

As of Sept. 30, 2025, this data center REIT had \$18.2 billion of total debt outstanding, of which \$17.4 billion was unsecured debt and \$0.8 billion was secured debt and other. As of the same date, its net debt-to-adjusted EBITDA was 4.9X, while the fixed charge coverage was 4.6X.

Its debt maturity schedule is well-laddered with modest near-term maturities, with a weighted average term to initial maturity of 4.4 years and a 2.75% weighted average coupon as of Sept. 30, 2025.

From the beginning of the third quarter of 2025 through Oct. 23, Digital Realty has cumulatively sold 2.9 million shares of common stock under its At-The-Market equity issuance program for net proceeds of around \$501 million.

2025 Guidance Revised

Digital Realty raised its 2025 core FFO per share guidance range to \$7.32-\$7.38 from the earlier guided range of \$7.15-\$7.25. The REIT also raised its guidance for 2025 constant currency core FFO per share. The company now expects it to be between \$7.25 and \$7.30, up from the earlier guided range of \$7.10-\$7.20.

Digital Realty projects total revenues in the band of \$6.025-\$6.075 billion. Adjusted EBITDA is expected to be in the range of \$3.300-\$3.350 billion.

Digital Realty projects rental rates on renewal leases to be within 5.75-6.25% on a cash basis and 7.75-8.25% on a GAAP basis.

Recent News

Digital Realty Dials Advanced Infrastructure to Support NVIDIA - Nov. 3, 2025

Digital Realty announced that it has further collaborated with NVIDIA to offer advanced infrastructure at its campus in Manassas, Northern Virginia. The site houses NVIDIA's Al Factory Research Center, including the NVIDIA Omniverse DSX blueprint for Al factories and a digital twin for gigascale Al facilities.

For efficient power management and energy efficiency, Digital Realty aims to offer advanced liquid cooling technologies and implement innovative systems. The company's expertise in providing indigenous designs to manage the unique challenges of AI workload deployment at scale makes it a suitable partner for NVIDIA.

Digital Realty, Dell and DXC Unite to Boost Adoption of Enterprise AI - Oct. 02, 2025

Digital Realty announced a collaboration with Dell Technologies and DXC, aimed at addressing enterprise Al challenges, enhancing deployment processes and speeding up outcomes.

This collaboration allows for the direct application of AI to customers' data, based on their terms, through a mix of validated use cases, private AI solutions and expert-led implementation, along with end-to-end management.

The collaboration allows enterprises to easily set up, deploy and expand repeatable architectures for AI infrastructure hosted in Digital Realty's colocation data centers using PlatformDIGITAL, powered by the Dell AI Factory and planned, implemented and operationalized by DXC.

This integrated approach provides a streamlined transition from AI concept to deployment, while reducing operational complexity and ensuring secure proximity to data, hybrid cloud, and enterprise environments.

Through the deployment of the Dell Al Factory, featuring Dell PowerEdge servers, the Dell Al Data Platform and Dell Networking alongside Digital Realty's global data center platform, PlatformDIGITAL, and by utilizing DXC's implementation and end-to-end operational management, enterprises are provided with a complete range of Al and transformation services. This enables them to streamline and accelerate private Al initiatives, resulting in the yield of quantifiable business value.

Digital Realty Backs Al and Hybrid Cloud Adoption With Innovation Lab - Sept. 10, 2025

Digital Realty announced the launch of a data center innovation lab, Digital Realty Innovation Lab ("DRIL"). This lab enables partners and customers to introduce their workloads or use pre-configured infrastructure to test AI and hybrid cloud connectivity before deploying at scale.

Located at a live colocation data center at Digital Realty's Northern Virginia campus, DRIL allows existing customers to configure their new workloads in a lab environment to validate performance and optimize it through scale-up. New customers can collaborate with Digital Realty and its partners to replicate a representative architecture.

The DRIL makes things easier for businesses by removing guesswork. It helps them test performance, optimize configurations, and quickly connect to cloud and network providers through its global interconnections and orchestration platform, ServiceFabric. Moreover, the company plans to roll out DRIL in London in early 2026.

Key Features of DRIL

DRIL offers advanced support for AI and high-performance computing by enabling high-density colocation of up to 150kW per cabinet while helping businesses optimize AI infrastructure needs for power, cooling and GPU resources. It provides direct cloud connectivity for hybrid cloud validation and easy onboarding via ServiceFabric, along with tools to orchestrate AI workloads across Digital Realty's Private AI Exchange (AIPx). Additionally, it enables enterprises to test latency across different locations and cloud destinations to ensure smooth and reliable performance.

Dividend Update

On Nov. 3, Digital Realty's board of directors announced a quarterly cash dividend of \$1.22 per share for the fourth quarter of 2025. The dividend will be paid out on Jan. 16, 2026 to its shareholders on record as of Dec. 15, 2025.

Valuation

Digital Realty shares have declined 16.7% over the trailing 12 months. While stocks in the Zacks sub-industry have decreased by 2.6%, those in the Zacks Finance sector have increased by 9.7% over the past year.

The S&P 500 Index is up 16.2% over the trailing 12 months.

The stock is currently trading at 20.43X forward 12-month FFO, which compares to 15.94X for the Zacks sub-industry, 17.23X for the Zacks sector and 23.57X for the S&P 500 Index.

Over the past five years, the stock has traded as high as 27.73X and as low as 12.35X, with a 5-year median of 20.91X. Our Neutral recommendation indicates that the stock will perform in line with the market. Our \$168.00 price target reflects 21.44X FFO.

The table below shows the summary valuation data for Digital Realty.

Valuation Multiples - DLR					
		Stock	Sub-Industry	Sector	S&P 500
	Current	20.43	15.94	17.23	23.57
P/E F12M	5-Year High	27.73	22.21	18.31	23.82
	5-Year Low	12.35	12.81	12.38	15.73
	5-Year Median	20.91	15.88	16.14	21.19
	Current	8.39	5.36	8.39	5.33
P/S F12M	5-Year High	11.24	9.06	10.06	5.50
	5-Year Low	4.48	5.18	6.68	3.83
	5-Year Median	8.34	6.51	8.37	5.04
	Current	2.42	1.83	4.21	8.52
P/B TTM	5-Year High	3.09	3.06	4.37	9.16
	5-Year Low	1.49	1.39	2.87	6.60
	5-Year Median	2.32	1.84	3.52	8.04

As of 11/28/2025

Source: Zacks Investment Research

Industry Analysis⁽¹⁾ Zacks Industry Rank: Bottom 44% (136 out of 243)

····· Industry Price Industry -200 110 – 2021

Top Peers (1)

Company (Ticker)	Rec	Rank
BXP, Inc. (BXP)	Neutral	3
Crown Castle Inc. (CCI)	Neutral	3
Host Hotels & Resort(HST)	Neutral	3
Lineage, Inc. (LINE)	Neutral	3
Public Storage (PSA)	Neutral	3
VICI Properties Inc. (VICI)	Neutral	3
Ventas, Inc. (VTR)	Neutral	2
Welltower Inc. (WELL)	Neutral	2

Industry Comparison ⁽¹⁾ Ind	Comparison ⁽¹⁾ Industry: Reit And Equity Trust - Other Industry Peers					
	DLR	X Industry	S&P 500	HST	LINE	PSA.
Zacks Recommendation (Long Term)	Neutral	-	-	Neutral	Neutral	Neutra
Zacks Rank (Short Term)	2	-	-	3	3	3
VGM Score	F	-	-	D	D	D
Market Cap	52.77 B	1.78 B	39.38 B	12.63 B	8.41 B	48.25 E
# of Analysts	9	3	22	8	5	3
Dividend Yield	3.18%	4.36%	1.41%	4.36%	5.73%	4.36%
Value Score	D	-	-	В	В	D
Cash/Price	0.06	0.04	0.04	0.04	0.01	0.0
EV/EBITDA	23.47	12.88	14.60	10.05	31.91	17.78
PEG Ratio	2.50	2.65	2.23	NA	NA	5.89
Price/Book (P/B)	2.32	1.09	3.35	1.89	0.90	9.54
Price/Cash Flow (P/CF)	21.04	11.01	15.20	8.74	36.34	15.06
P/E (F1)	20.90	11.17	19.78	8.97	11.23	16.26
Price/Sales (P/S)	8.92	3.69	3.06	2.13	1.57	10.08
Earnings Yield	4.78%	8.89%	4.99%	11.17%	8.91%	6.15%
Debt/Equity	0.80	0.88	0.57	0.76	0.76	1.99
Cash Flow (\$/share)	7.30	1.86	8.99	2.10	1.01	18.25
Growth Score	D	-	-	D	D	D
Hist. EPS Growth (3-5 yrs)	1.99%	3.99%	8.16%	34.26%	NA	10.15%
Proj. EPS Growth (F1/F0)	9.54%	1.28%	8.57%	4.06%	-0.30%	1.44%
Curr. Cash Flow Growth	-10.30%	2.82%	6.75%	1.59%	-66.28%	2.67%
Hist. Cash Flow Growth (3-5 yrs)	5.99%	3.14%	7.43%	-1.72%	NA	9.50%
Current Ratio	2.02	1.63	1.19	2.90	0.99	0.45
Debt/Capital	45.73%	47.82%	38.01%	43.96%	43.28%	51.63%
Net Margin	23.67%	5.10%	12.78%	12.43%	-3.30%	39.53%
Return on Equity	6.41%	2.71%	17.00%	11.11%	-1.85%	36.09%
Sales/Assets	0.13	0.13	0.53	0.46	0.28	0.24
Proj. Sales Growth (F1/F0)	8.90%	0.00%	5.77%	6.50%	0.60%	2.80%
Momentum Score	С	-	-	F	D	А
Daily Price Chg	-3.27%	0.21%	-1.07%	1.27%	-0.32%	0.46%
1 Week Price Chg	-6.74%	1.03%	-0.63%	6.37%	4.22%	1.07%
4 Week Price Chg	-2.88%	0.18%	1.39%	4.38%	10.21%	0.26%
12 Week Price Chg	-10.72%	-3.08%	2.45%	5.40%	-8.82%	-1.44%
52 Week Price Chg	-16.98%	-10.18%	12.83%	-1.18%	-40.63%	-13.43%
20 Day Average Volume	1,873,925	785,936	2,728,366	6,861,003	1,551,686	1,002,217
(F1) EPS Est 1 week change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(F1) EPS Est 4 week change	0.00%	0.00%	0.00%	-0.76%	0.00%	0.26%
(F1) EPS Est 12 week change	2.00%	0.36%	0.69%	2.83%	-1.26%	0.56%
(Q1) EPS Est Mthly Chg	0.00%	0.00%	0.00%	0.27%	0.00%	0.00%

Zacks Stock Rating System

We offer two rating systems that take into account investors' holding horizons: Zacks Rank and Zacks Recommendation. Each provides valuable insights into the future profitability of the stock and can be used separately or in combination with each other depending on your investment style.

Zacks Recommendation

The Zacks Recommendation aims to predict performance over the next 6 to 12 months. The foundation for the quantitatively determined Zacks Recommendation is trends in the company's estimate revisions and earnings outlook. The Zacks Recommendation is broken down into 3 Levels; Outperform, Neutral and Underperform. Unlike many Wall Street firms, we have an excellent balance between the number of Outperform and Neutral recommendations. Our team of 70 analysts are fully versed in the benefits of earnings estimate revisions and how that is harnessed through the Zacks quantitative rating system. But we have given our analysts the ability to override the Zacks Recommendation for the 1200 stocks that they follow. The reason for the analyst over-rides is that there are often factors such as valuation, industry conditions and management effectiveness that a trained investment professional can spot better than a quantitative model.

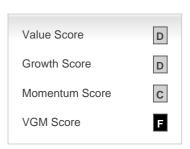
Zacks Rank

The Zacks Rank is our short-term rating system that is most effective over the one- to three-month holding horizon. The underlying driver for the quantitatively-determined Zacks Rank is the same as the Zacks Recommendation, and reflects trends in earnings estimate revisions.

Zacks Style Scores

The Zacks Style Score is as a complementary indicator to the Zacks rating system, giving investors a way to focus on the highest rated stocks that best fit their own stock picking preferences.

Academic research has proven that stocks with the best Value, Growth and Momentum characteristics outperform the market. The Zacks Style Scores rate stocks on each of these individual styles and assigns a rating of A, B, C, D and F. We also produce the VGM Score (V for Value, G for Growth and M for Momentum), which combines the weighted average of the individual Style Scores into one score. This is perfectly suited for those who want their stocks to have the best scores across the board.



As an investor, you want to buy stocks with the highest probability of success. That means buying stocks with a Zacks Recommendation of Outperform, which also has a Style Score of an A or a B.

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