Digital Realty Trust, Inc.

DLR · NYSE | Industry: Real Estate Investment Trusts

Based on its annual report (10-K) filed February 13, 2026 and quarterly report (10-Q) filed October 30, 2026, from SEC EDGAR.

How to read it: key finance terms are **highlighted** and explained under "Key terms" at the back, figures are in **bold**, and each [number] matches the source list. Every figure is worked out in code from the company's own SEC filings: it describes the business, not whether to buy, sell or hold its shares. Share price and latest news: www.candorweb.site/stock/DLR.

KEY TAKEAWAYS FROM THE FIGURES

- In the year to December 31, 2025, Digital Realty Trust sold **$6.1 billion** of goods and services, up **10%** on the year before. [1]
- It kept about **$21** of every **$100** of sales as profit. [1]

KEY FIGURES

Size and growth

Revenue	**$6.1 billion**
Revenue growth	**10%**

Profitability

Operating margin	**10.8%**
Net profit margin	**21.4%**
EBITDA	**$2.6 billion**

Cash flow

Operating cash flow	**$2.4 billion**

Returns to owners

Earnings per share (EPS)	**$3.58**

Latest financial year; balance-sheet figures on the latest report date. In US dollars.

WHAT THE FIGURES SHOW IN ITS FAVOUR

- Sales grew **10%** to **$6.1 billion** in the year ended December 31, 2025.
- Its **net profit margin** rose from **10.8%** to **21.4%**: **$21** of every **$100** of sales was kept as profit, against **$11** a year earlier.
- No change of **auditor** and no **restatement** of past accounts has been filed since November 11, 2023.

WHAT TO KEEP AN EYE ON

1 Growth and profit

Whether it sells more each year, and how much of each sale it keeps. From the income statement.

REVENUE BY FINANCIAL YEAR



- **Revenue** grew **10%** in the year ended December 31, 2025, to **$6.1 billion**. This means the company sold more than the year before. [1]
- **Net income**, the profit left after all costs and taxes, rose **117.2%** to **$1.3 billion** in the year ended December 31, 2025. [1]
- Out of every **$100** of sales, about **$21** was left as profit after all costs and taxes. This is called its **profit margin**. [1]
- **Earnings per share** (EPS) (diluted) rose **122.4%** to **$3.58** in the year ended December 31, 2025. [1]
- **Operating margin** fell from **15.7%** to **10.8%** (2021 to 2025): running costs or product costs now take a bigger share of sales.
- **Profit margin** fell from **38.6%** to **21.4%** (2021 to 2025): less of each dollar of sales ends up as final profit.

YEAR ENDED	OPERATING MARGIN	NET PROFIT MARGIN
December 31, 2021	15.7%	**38.6%**
December 31, 2022	12.6%	**8%**
December 31, 2023	9.6%	**17.3%**
December 31, 2024	8.5%	**10.8%**
December 31, 2025	10.8%	**21.4%**

2 Financial health

Whether it can pay its bills and how much it relies on borrowed money: its cushion for bad times. From the balance sheet.

3 Cash

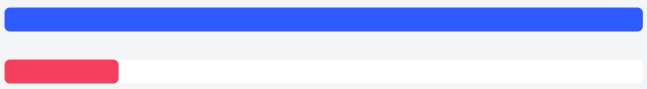
Profit follows accounting rules; cash is what actually lands in the bank. Free cash flow is what's left after investing in the business. From the cash flow statement.

- Its day-to-day business brought in **$2.4 billion** of cash in the year ended December 31, 2025. This is called **cash from operations** (**operating cash flow**). [1]

4 How it's run

How its leaders use the company's money, how much profit they make with shareholders' money, and official warning signs about its accounts.

WHAT IT SPENT ITS MONEY ON, YEAR ENDED DECEMBER 31, 2025



- In the year ended December 31, 2025, the company paid **$1.7 billion** in dividends to shareholders and spent **$309 million** buying other businesses. [1]

Accounts check

- No **auditor** changes or **restatement** notices were filed since November 11, 2023. These are the two official warning signs a company must announce.

5 How the numbers link

The sums that connect one figure to the next, worked out with the company's own figures, so you can see exactly where each number comes from.

Net income = revenue − all costs and expenses

Revenue $6.1 billion − All costs and expenses $4.8 billion = Net income $1.3 billion

Of the **$6.1 billion** customers paid it, **$4.8 billion** went on costs of every kind: making or buying what it sold, running the business, interest and tax. The **$1.3 billion** left over is its **net income**.

Figures for the year ended December 31, 2025.

Net profit margin = net income ÷ revenue

Net income $1.3 billion ÷ Revenue $6.1 billion = Net profit margin 21.4%

$1.3 billion of profit out of **$6.1 billion** of sales is **21.4%**: about **$21** of every **$100** customers paid ended up as profit.

Figures for the year ended December 31, 2025.

Net income and operating cash flow measure the same year in two ways

Net income $1.3 billion vs Operating cash flow $2.4 billion

Profit counts a sale when it's made and spreads the cost of equipment over many years; cash counts money only when it actually moves. This year the business brought in **$1.1 billion** more cash than its **net income**, for example because yearly wear-and-tear charges on equipment lower profit but aren't paid in cash.

Figures for the year ended December 31, 2025.

Net income adds to shareholders' equity; dividends and buybacks take from it

Net income $1.3 billion − Dividends $1.7 billion − Share buybacks = Taken from equity $419.9 million

Profit belongs to the owners, so it adds to **shareholders' equity**; cash paid out to them takes it away. This year: **$1.3 billion** of profit minus **$1.7 billion** paid out took about **$419.9 million** to equity, before smaller items such as shares given to staff and currency changes.

Figures for the year ended December 31, 2025.

Earnings per share = net income ÷ number of shares (diluted)

Net income $1.3 billion ÷ Number of shares about 366 million = Earnings per share $3.58

$1.3 billion of profit shared across about **366 million** shares (counting shares that could still be created from staff awards) is **$3.58** per share. The share count is worked out from those two reported figures.

Figures for the year ended December 31, 2025.

6 What changed in a year

Each figure next to the same figure a year earlier. Quarters are compared with the same quarter a year before, because many businesses are busier in some seasons.

FIGURE	LATEST	A YEAR EARLIER	CHANGE
Revenue (sales) Year ended December 31, 2025, vs the year before	$6.1 billion	$5.6 billion	**Up 10%**
Net income (profit) Year ended December 31, 2025, vs the year before	$1.3 billion	$602.5 million	**Up 117.2%**
Cash from operations Year ended December 31, 2025, vs the year before	$2.4 billion	$2.3 billion	**Up 6.7%**

7 Recent official announcements

Major events the company reported to the SEC in the last four months (form 8-K).

- October 30, 2026: Announced another event. [2]
- October 29, 2026: Shared financial results, Shared information with investors. [3]
- October 9, 2026: Signed a major agreement, Took on a major new debt or obligation. [4]
- October 6, 2026: Shared information with investors, Announced another event. [5]
- October 6, 2026: Signed a major agreement, Took on a major new debt or obligation, Shared information with investors. [6]
- October 6, 2026: Announced another event. [7]
- August 19, 2026: Announced another event. [8]
- July 23, 2026: Shared financial results, Shared information with investors. [9]

A Every figure, and how it's worked out

Worked out in code from the figures the company tagged in its SEC reports. candor only combines figures covering exactly the same period, and leaves a figure out rather than guess.

Size and growth

Revenue
$6.1 billion

Digital Realty Trust sold $6.1 billion of goods and services in the year to December 31, 2025. [1]
How it's worked out: Total sales for the financial year, as reported. Year to December 31, 2025.

Revenue growth
10%

Sales were up 10% on the year before. [1]
How it's worked out: (This year's sales − last year's sales) ÷ last year's sales. Year to December 31, 2025.

Profitability

Gross margin
Not reported

Not reported in its SEC filings.
How it's worked out: Gross profit ÷ sales, for the same year.

Operating margin
10.8%

After also paying to run the business, about $11 of every $100 of sales was left. [1]
How it's worked out: Operating income ÷ sales, for the same year. Year to December 31, 2025.

Net profit margin
21.4%

After every cost, including interest and tax, about $21 of every $100 of sales was left as profit. [1]
How it's worked out: Net income ÷ sales, for the same year. Year to December 31, 2025.

EBITDA
$2.6 billion

The main business earned $2.6 billion before interest, tax and wear-and-tear charges, in the year to December 31, 2025. [1]
How it's worked out: Operating income + depreciation and amortisation, for the same year. Year to December 31, 2025.

Cash flow

Operating cash flow
$2.4 billion

Its day-to-day business brought in $2.4 billion of cash. [1]
How it's worked out: Net cash from operating activities, as reported. Year to December 31, 2025.

Free cash flow
Not reported

Not reported in its SEC filings.
How it's worked out: Operating cash flow − capital expenditure, for the same year.

Debt and safety

Net debt
Not reported

Not in its latest reports: the last figure it filed is more than a year old.
How it's worked out: Long-term debt − cash and cash equivalents, on the same date.

Debt-to-equity ratio
Not reported

Not in its latest reports: the last figure it filed is more than a year old.
How it's worked out: Long-term debt ÷ shareholders' equity, on the same date.

Current ratio
Not reported

Not reported in its SEC filings.
How it's worked out: Current assets ÷ current liabilities, on the same date.

Returns to owners

Return on equity (ROE)
Not reported

Not in its latest reports: the last figure it filed is more than a year old.
How it's worked out: Net income ÷ average shareholders' equity at the start and end of the year.

Earnings per share (EPS) **$3.58**	Profit worked out to $3.58 for each share. [1] How it's worked out: Diluted earnings per share, as reported. Year to December 31, 2025.

B Key terms

Every highlighted term in this report, in plain English.

8-K (announcement): A filing companies make with the SEC within days of a major event, such as results, a new chief executive or a big acquisition.

Auditor: An independent accounting firm that checks a company's financial statements every year and says whether they are fairly presented.

Cash from operations: The cash that came in from customers minus the cash paid out to suppliers, staff, landlords, lenders (interest) and the tax office during the period. It differs from profit because of timing, such as customers paying later, and because some costs in profit, like wear and tear on equipment, aren't paid in cash.

Current ratio: Current assets (cash, money customers owe it, stock and anything else it expects to turn into cash within a year) divided by current liabilities (bills it must pay within a year). 1.5 means $1.50 coming in for every $1 due.

Debt-to-equity ratio: Long-term borrowing divided by shareholders' equity (what the accounts say belongs to the owners). 0.5 means $0.50 borrowed for every $1 of owners' money; higher means it relies more on borrowed money.

Dividend: Cash a company pays out to its shareholders, usually every quarter, from its profits.

Earnings per share (EPS): Net income divided by the average number of shares during the period. "Diluted" EPS also counts shares that could still be created, for example from staff stock awards, so it's usually slightly lower.

EBITDA: Earnings before interest, tax, depreciation and amortisation: profit from the main business before paying interest and tax, and before the yearly wear-and-tear charge on buildings and equipment.

Free cash flow: Operating cash flow minus capital expenditure: the cash left after the business pays for the buildings and equipment it needs. It's what the company can use to pay dividends, buy back shares, repay debt or save.

Gross margin: Gross profit (sales minus the direct cost of making or buying what was sold) as a share of sales. A 40% gross margin means $40 of every $100 of sales is left to pay for everything else.

Net debt: Long-term borrowing minus the cash the company holds. A negative figure means it holds more cash than it owes long-term (net cash).

Net income: The profit left over a period (such as a year or a quarter) after paying every cost, including wages, interest and taxes. Often called the bottom line.

Operating margin: Operating income as a share of sales: of each $100 of sales, what's left after paying for what was sold and for running the business, before interest and tax.

Profit margin: Net income as a share of sales: what's left after every cost, including interest and tax. A 10% net profit margin means $10 of final profit for every $100 of sales.

Restatement notice: A filing where a company says financial statements it published earlier contained errors and should no longer be relied on.

Return on equity (ROE): Net income for a year divided by the average shareholders' equity over that year. A 20% ROE means $20 of profit for every $100 of owners' money in the business.

Revenue: All the money a company takes in from selling its products and services, before paying any costs. Also called sales.

Revenue growth: How much sales rose or fell compared with the year before, as a percentage.

Shareholders' equity: Total assets minus total liabilities, as valued in the company's accounts (also called book value): what the accounts say belongs to the shareholders. It isn't the same as what the stock market says the company is worth.

C Sources

candor doesn't create financial data. Every figure and point comes from these documents, filed by the company with the US Securities and Exchange Commission (SEC EDGAR).

[1] 10-K filed February 13, 2026
https://www.sec.gov/Archives/edgar/data/1297996/000110465926015365/dlr-20251231x10k.htm

[2] 8-K filed October 30, 2026
https://www.sec.gov/Archives/edgar/data/1297996/000119312526441892/d170330d8k.htm

[3] 8-K filed October 29, 2026
https://www.sec.gov/Archives/edgar/data/1297996/000110465926120212/dlr-20261029x8k.htm

[4] 8-K filed October 9, 2026
https://www.sec.gov/Archives/edgar/data/1297996/000119312526419168/d368817d8k.htm

[5] 8-K filed October 6, 2026
https://www.sec.gov/Archives/edgar/data/1297996/000119312526415815/d106844d8k.htm

[6] 8-K filed October 6, 2026
https://www.sec.gov/Archives/edgar/data/1297996/000119312526415814/d191285d8k.htm

[7] 8-K filed October 6, 2026
https://www.sec.gov/Archives/edgar/data/1297996/000119312526414921/d178810d8k.htm

[8] 8-K filed August 19, 2026
https://www.sec.gov/Archives/edgar/data/1297996/000119312526357083/d145363d8k.htm

[9] 8-K filed July 23, 2026
https://www.sec.gov/Archives/edgar/data/1297996/000110465926086270/dlr-20260723x8k.htm

Company facts on page 1: Wikidata, a free public database (CC0) https://www.wikidata.org/entity/Q5275969.

The share price, market value and the latest news change every day and are shown on the live page: www.candorweb.site/stock/DLR.

IMPORTANT INFORMATION

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