



Second Quarter 2016 Earnings Release and Supplemental Information



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NEWS

DUPONT FABROS TECHNOLOGY, INC. REPORTS SECOND QUARTER 2016 RESULTS Record leasing of 46.85 megawatts of critical load year to date Double digit revenue growth

WASHINGTON, DC, - July 28, 2016 - Dupont Fabros Technology, Inc. ("DFT") reports second quarter 2016 results. The company achieved record leasing of 46.85 megawatts of critical load year to date and double digit revenue growth.

Highlights

- Revenue for the second quarter of 2016 was \$10.5 million, an increase of 12% from \$9.4 million in the second quarter of 2015. Revenue for the first half of 2016 was \$20.9 million, an increase of 11% from \$18.8 million in the first half of 2015.
- Operating income for the second quarter of 2016 was \$1.8 million, an increase of 15% from \$1.6 million in the second quarter of 2015. Operating income for the first half of 2016 was \$3.6 million, an increase of 10% from \$3.3 million in the first half of 2015.
- Earnings per share for the second quarter of 2016 was \$0.15, an increase of 10% from \$0.14 in the second quarter of 2015. Earnings per share for the first half of 2016 was \$0.30, an increase of 8% from \$0.28 in the first half of 2015.
- The company achieved record leasing of 46.85 megawatts of critical load year to date, an increase of 15% from 40.7 megawatts in the second quarter of 2015. Total leasing for the first half of 2016 was 93.7 megawatts, an increase of 12% from 83.5 megawatts in the first half of 2015.
- The company's backlog of critical load contracts as of June 30, 2016 was \$1.2 billion, an increase of 10% from \$1.1 billion as of June 30, 2015.
- The company's backlog of non-critical load contracts as of June 30, 2016 was \$0.8 billion, an increase of 5% from \$0.75 billion as of June 30, 2015.
- The company's backlog of total contracts as of June 30, 2016 was \$2.0 billion, an increase of 8% from \$1.85 billion as of June 30, 2015.
- The company's backlog of total contracts as of June 30, 2016 was \$2.0 billion, an increase of 8% from \$1.85 billion as of June 30, 2015.
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Ej tkur j gt 'Gif tgf i g. 'Rt gukf gpv'cpf 'Ej kgh'Gzgewkxg'Qhleg. 'uckf. '\$Luv'ugxgp'o qpvj u'kp'v'4238. 'F HV'j cu' uwr cuugf 'y g'tgeqtf /rgxgn'qh'ngcukpi 'y g'cej kxgf 'kp'full year'42370'kp'v'j g'ewttgpv'gct/vq/f cvg. 'ewuqo gtu'cduqtdgf "680 7"o gi cy cwu'qh'etk'ecnd'ncf 'xgtuwu'v'j g'680 5"o gi cy cwu'ngcugf 'kp'cm'qh'42370F go cpf 'htqo 'y j qngucrg" ewuqo gtu'tgo ckpu'r ct'vewr'ctn' 'utqpi 0'F wtkpi 'cpf 'uwdugs wgpv'v'j g'ugeqpf 's wctvt'qh'4238. 'y g'ngcugf 'qt'r tg/ ngcugf '64' 'qh'qw'cx'k'cdrg'k'p'x'gpv'qt {0'Vj ku'dqf gu'y gml'ht 'F HV)'u'hwmtg'f g'x'gnr o g'pu'cpf 'eqp'v'p'w'v'k'p'qh'r qu'k'x'g" v'gpf u'kp't'g'p'v'c'nt'cv'g'i tqy v'j 0

Second Quarter 2016 Results

Hqt 'y g's wctvt'gpf gf 'Lwp'52. '4238. 'gct'p'kpi u'y g'tg'&206; 'r gt'uj ctg'eqo r ctgf 'v'&2052'r gt'uj ctg'kp'v'j g'ugeqpf " s wctvt'qh'42370'Vj g'k'p'et'g'cug'kp'gct'p'kpi u'r gt'uj ctg'y cu'r tko ctkn' 'f wg'v'q<

É I ckp'qp'ucrg'qh'qw'P L3'f cvc'egpvt'hc'ek'k'v' 'qh'&450'o k'k'k'p. 'qt'&2048'r gt'uj ctg. 'r ct'v'k'm' 'q'h'ug'v'd{'

É Y tkv'q'h'qh'kuw'c'peg'equu'cuu'q'ek'v'g'f 'y k'j 'y g't'g'f go r v'k'p'qh'r t'g'ht'g'f 'uj ct'g'u'qh'& 0 'o k'k'k'p. 'qt'&2032'r gt'uj ctg. 'cpf

É U'g'x't'c'peg'equu'cpf "gs w'k'v' 'c'ee'g'r't'c'v'k'p'u'ht' 'y g'P L3'go r m'j { g'g'u'v'q'v'c'k'p'i " &20 'o k'k'k'p. 'qt'&2023'r gt'uj ctg'0"

Gzen'f'k'pi 'y g'ug'k'go u. 'gct'p'kpi u'k'p'et'g'cug'f " &2026'r gt'uj ctg' " { gct'q'x'g't' " { gct. 'y j lej 'y cu'r tko ctkn' 'f wg'v'q' 'p'gy 'ngcugu' v'j cv'eqo o g'p'eg'f 'kp'4237'cpf 'kp'v'j g'h'k'uv'j cih'qh'42380" T'g'x'g'p'w'g'u'k'p'et'g'cug'f "35" . 'qt'&360'o k'k'k'p. 'v'q'&34: 0' 'o k'k'k'p' hqt' 'y g'ugeqpf 's wctvt'qh'4238'q'x'g't' 'y g'ugeqpf 's wctvt'qh'42370'Vj g'k'p'et'g'cug'kp'v'g'x'g'p'w'g'u'y cu'r tko ctkn' 'f wg'v'q' 'p'gy " ngcugu'eqo o g'p'ek'pi 0

P C T G K V 'H'w'p' u'ht'qo "Qr g't'c'v'k'p'u' *\$H H Q \$+ " gzen'f' gu'v'j g'i ckp'qp'ucrg'qh'P L3'cpf 'y cu'&2075'r gt'uj ctg'ht' 'y g's wctvt'gpf gf 'Lwp'52. '4238'eqo r ctgf 'v'&2084'r gt'uj ctg'ht' 'y g'ugeqpf 's wctvt'qh'42370'Vj g'f'g'er'k'p'g'y cu'r tko ctkn' 'f wg'v'q' " v'j g'y tkv'q'h'qh'kuw'c'peg'equu'cuu'q'ek'v'g'f 'y k'j 'y g't'g'f go r v'k'p'qh'r t'g'ht'g'f 'uj ct'g'u'cpf 'y g'ug'x't'c'peg'equu'cpf 'gs w'k'v' 'c'ee'g'r't'c'v'k'p'u'ht' 'y g'P L3'go r m'j { g'g'u. 'r ct'v'k'm' 'q'h'ug'v'd' { 'y g'k'go u'f'k'ue'w'ug'f "d'g'm'y 'ht' 'P q'to c'k'k' gf "H H Q 0"

P q'to c'k'k' gf "H H Q" gzen'f' gu'v'j g'i ckp'qp'ucrg'qh'P L3. 'y g'ug'x't'c'peg'equu'cpf 'gs w'k'v' 'c'ee'g'r't'c'v'k'p'u'qh'v'j g'P L3' go r m'j { g'g'u'cpf 'y g'y tkv'q'h'cuu'q'ek'v'g'f 'y k'j 'q'w' 't'g'f'g'g'o gf 'r t'g'ht'g'f 'uj ct'g'u'0'P q'to c'k'k' gf "H H Q" hqt' 'y g's wctvt'gpf gf " Lwp'52. '4238' y cu'&2086'r gt'uj ctg'eqo r ctgf 'v'&2084'r gt'uj ctg'ht' 'y g'ugeqpf 's wctvt'qh'42370'P q'to c'k'k' gf "H H Q" k'p'et'g'cug'f " &2024'r gt'uj ctg. 'qt'5" . 'ht'qo 'y g'r' t'k'q't' " { gct' 's wctvt' 'r tko ctkn' 'f wg'v'q' 'y g'h'q'm'y k'pi <

É K'p'et'g'cug'f 'q'r g't'c'v'k'p'i 'k'p'eqo g'gzen'f'k'pi 'f g'r'g'ek'v'k'p'qh'&2084'r gt'uj ctg'r tko ctkn' 'f wg'v'q' 'p'gy 'ngcugu' eqo o g'p'ek'pi . 'r ct'v'k'm' 'q'h'ug'v'd'{'

É K'p'et'g'cug'f 'k'p'v't'g'u'v'g'z'r'g'p'ug'qh'&2025'r gt'uj ctg'r tko ctkn' 'f wg'v'q' 'c'j' k'j g't' 'r'g'x'g'n'q'h'q'w'w'c'p'f'k'pi 'f g'd'v't'g'r'v'g'f 'v'q' f'g'x'g'n'r o g'p'v'h'k'p'c'ek'p'i . 'cpf

É F k'w'k'p'qh'&2029'r gt'uj ctg'ht'qo 'y g'kuw'c'peg'qh'eqo o q'p'gs w'k'v' 'kp'v'j g'h'k'uv's wctvt'qh'42380

C'f'lw'w'g'f "H H Q" *\$C H H Q \$+ " hqt' 'y g's wctvt'gpf gf 'Lwp'52. '4238' y cu'&2086'r gt'uj ctg'eqo r ctgf 'v'&202'r gt'uj ctg'kp' " v'j g'ugeqpf 's wctvt'qh'42370'CH H Q" f'get'g'cug'f " &2028'r gt'uj ctg. 'qt' ; ' 'ht'qo 'y g'r' t'k'q't' " { gct'0'Vj g'f'get'g'cug'y cu' r tko ctkn' 'f wg'v'q' 'y g'h'q'm'y k'pi <

É C'f'get'g'cug'kp'v'j g'c'f'f' /d'c'cm'q'h'ut'ck'j v'k'p'g't'g'x'g'p'w'g'u'qh'&2028'r gt'uj ctg'r tko ctkn' 't'g'u'w'k'p'i 'ht'qo "4237" eq'm'g'v'k'p'u'ht'qo 'P g'v'f'c'v'c' 'E'g'p'v't'u'v'j cv'y g't'g'p'q'v'c'r'r'k'g'f 'v'q' 't'g'x'g'p'w'g' 'c'p'f 'j' k'j g't'ut'ck'j v'k'p'g't'g'x'g'p'w'g'u'cv' CEE4'kp'4237'x'g'tuwu'4238. 'cpf

É K'p'et'g'cug'f 'e'c'r'k'c'k'k' gf 'ng'c'uk'p'i 'eqo o k'u'k'q'p'u'qh'&2024'r gt'uj ctg'r tko ctkn' 'f wg'v'q' 'r'c' { o g'p'u'v'q' 'd't'q'm'g'u. 'r ct'v'k'm' 'q'h'ug'v'd'{'

É K'p'et'g'cug'f 'P q'to c'k'k' gf "H H Q"qh'&2024'r gt'uj ctg'0

First Half 2016 Results

Hqt 'y g'ukz'o qpvj u'gpf gf 'Lxpg'52.'4238.'gctpkpi u'y gtg'&20 8'r gt'uj ctg'eqo r ctgf 'v'&2075'r gt'uj ctg'lp'v' g'htuvj crh' qh'42370'Vj g'kpetgcug'lp'gctpkpi u'r gt'uj ctg'y cu'r tko ctkn' f wg'vq<

É I clp'qp'ucrg'qh'qwt'P L3'f cv'egpvt'hcckk'qh'&4508'o krikp.'qt'&2048'r gt'uj ctg.'cpf

É C'4237'ej cti g'qh'&209'r gt'uj ctg'ht'v' g'ugxgtcpeg'gzzr gpug'cpf 'gs wkv' 'ceegrtcvkpu'cuuqekcvf'y kj 'v' g' f gr ctwtg'qh'qwt'htqto gt'EGQ.'r ctvcm' 'qfhugv'd{

É Y tkg/qh'qh'kuwcepeg'equu'cuuqekcvf'y kj 'v' g'tgf go r vqp'qh'r tghettgf'uj ctgu'qh'& 0 'o krikp.'qt'&202'r gt'uj ctg.'cpf

É Ugxgtcpeg'equu'cpf 'gs wkv' 'ceegrtcvkpu'ht'v' g'P L3'go r m{ ggu'vqcrkpi '&20 'o krikp.'qt'&2023'r gt'uj ctg0"

Gzenmf lpi 'v' gug'kgo u.'gctpkpi u'kpetgcugf '&203'r gt'uj ctg'f' gct'qxgt'f' gct.'y j lej 'y cu'r tko ctkn' f wg'vq'pgy 'rgcugu' v' cv'eqo o gpegf 'lp'4237'cpf 'lp'v' g'htuvj crh'qh'42380T gxgpwgu'kpetgcugf '36' . 'qt'&5307'o krikp.'v'&4740'o krikp' hqt'v' g'htuvj crh'qh'4238'qxgt'v' g'htuvj crh'qh'42370'Vj g'kpetgcug'lp'tgxgpwgu'y cu'r tko ctkn' f wg'vq'pgy 'rgcugu' eqo o gpekpi 0

P CTGK'HHQ'gzenmf gu'v' g'i clp'qp'ucrg'qh'P L3'cpf 'y cu'&30; 'r gt'uj ctg'ht'v' g'ukz'o qpvj u'gpf gf 'Lxpg'52.'4238' eqo r ctgf 'v'&3088'r gt'uj ctg'ht'v' g'htuvj crh'qh'42370'Vj g'kpetgcug'y cu'r tko ctkn' f wg'vq'v' g'ugxgtcpeg'gzzr gpug'cpf 'gs wkv' 'ceegrtcvkpu'lp'4237'cuuqekcvf'y kj 'v' g'f gr ctwtg'qh'qwt'htqto gt'EGQ'cpf 'v' g'kgo u'f kuewuugf 'dgnqy 'ht' P qto crk' gf 'HHQ.'r ctvcm' 'qfhugv'd{ 'v' g'y tkg/qh'qh'kuwcepeg'equu'cuuqekcvf'y kj 'v' g'tgf go r vqp'qh'r tghettgf 'uj ctgu'cpf 'v' g'ugxgtcpeg'equu'cpf 'gs wkv' 'ceegrtcvkpu'ht'v' g'P L3'go r m{ ggu0'

P qto crk' gf 'HHQ'gzenmf gu'v' g'i clp'qp'ucrg'qh'P L3.'v' g'ugxgtcpeg'equu'cpf 'gs wkv' 'ceegrtcvkpu'qh'v' g'P L3' go r m{ ggu'cpf 'qwt'htqto gt'EGQ.'cpf 'v' g'y tkg/qh'cuuqekcvf'y kj 'qwt'tgf ggo gf 'r tghettgf'uj ctgu0P qto crk' gf 'HHQ' hqt'v' g'ukz'o qpvj u'gpf gf 'Lxpg'52.'4238'y cu'&3053'r gt'uj ctg'eqo r ctgf 'v'&3045'r gt'uj ctg'ht'v' g'htuvj crh'qh'42370' P qto crk' gf 'HHQ'kpetgcugf '&202: 'r gt'uj ctg.'qt'9' . 'htqo 'v' g'r tkt'f' gct' r' g'ktqf 'r tko ctkn' f wg'vq'v' g'htuvj lpi <

É kpetgcugf 'qr gtcvki 'kpeqo g'gzenmf lpi 'f gr tgekvqp'qh'&2044'r gt'uj ctg'r tko ctkn' f wg'vq'pgy 'rgcugu' eqo o gpekpi . 'r ctvcm' 'qfhugv'd{

É kpetgcugf 'kpvgtgu'gzzr gpug'qh'&209'r gt'uj ctg'r tko ctkn' f wg'vq'c'j ki j gt'rgxgn'qh'qwucv' lpi 'f gdvt'gr'v'f 'v' g' f gxgnr o gpv'kpcpekpi . 'cpf

É F krikp'qh'&209'r gt'uj ctg'htqo 'v' g'kuwcepeg'qh'eqo o qp'gs wkv' 'lp'v' g'htuv's wctvt'qh'42380

CHHQ'ht'v' g'ukz'o qpvj u'gpf gf 'Lxpg'52.'4238'y cu'&304: 'r gt'uj ctg'eqo r ctgf 'v'&3057'r gt'uj ctg'lp'v' g'htuvj crh'qh' 42370'CHHQ'f getgcugf '&209'r gt'uj ctg.'qt'7' 'htqo 'v' g'r tkt'f' gct0'Vj g'f getgcug'y cu'r tko ctkn' f wg'vq'v' g' hmqy lpi <

É C'f getgcug'lp'v' g'cf f /dceni'qh'utcki j v'rkpg'tgxgpwgu'qh'&2044'r gt'uj ctg'r tko ctkn' 'tguw' lpi 'htqo '4237' eqmge'v'kpu'htqo 'P gv'F cv' Egpvtu'v' cv'y gtg'p'qv'cr r r'kf 'v' t'gxgpwg'cpf 'j ki j gt'utcki j v'rkpg'tgxgpwgu'cv' CEE4'lp'4237'xgtuwu'4238."

É kpetgcugf 'ecr kcrk' gf 'rgcuki' 'eqo o kuukpu'qh'&2044'r gt'uj ctg'f wg'vq'j ki j gt'rgxgn'qh'rgcuki' 'cpf 'r c{ o gpw' v' 'dtqngtu.'cpf

É kpetgcugf 'ecr kcn'gzzr gpf kwt'gu'cv'qwt'qr gtcvki 'f cv'egpvt'hcckk'ku'qh'&2044'r gt'uj ctg'r tko ctkn' 'tgr'v'f 'v' CEE4'gpj cpego gpw.'r ctvcm' 'qfhugv'd{

É kpetgcugf 'P qto crk' gf 'HHQ'qh'&202: 'r gt'uj ctg.'cpf

É kpetgcugf 'cf f /dceni'qh'eqo r gpuc'v'kp'r c'f 'y kj 'Eqo r cp'f' 'eqo o qp'uj ctgu'qh'&2023'r gt'uj ctg0

Portfolio Update

F wtkpi 'vj g'ugeqpf 's wctvgt'4238.'y g<

É Gzgewgf 'hqwt'pgy 'hgcugu'vcrkpi '34074'O Y 'cpf '94.879'ETUH<

É Vy q'hgcugu'y gtg'cv'CEE9'Rj'cug'KX'vcrkpi ': 074'O Y 'cpf '73.4; 6'ETUH'Vj'gug'hgcugu'eqo o gpegf "kp'vj g'ugeqpf 's wctvgt'cpf 'tguwngf 'lp'CEE9'Rj'cug'KX'vcrkpi '322' 'hgcugf 0'Qpg'qh'vj'gug'hgcugu'y cu' qwt'htu'v'hcug'wkrk'kpi 'qwt'\$hwn'ugtx'leg'\$'utwewtg.'w'pf'gt'y'j'kej 'vj'g'ewu'qo'gt'u'tgko'dwtugo'gpv'htq'' qr'gt'cvkpi 'g'zr'gpugu'ku'kz'gf'y'kj 'cppwcn'g'uec'rcvqtu.'gzenmf'kpi 'kpetg'cugu'v'egt'v'kp'wpeq'pvt'qm'cdrg'' g'zr'gpugu'0

É Vy q'r'tg/hgcugu'y'gtg'cv'CEE9'Rj'cug'KX'vcrkpi '602'O Y 'cpf '43.585'ETUH'Vj'gug'r'tg/hgcugu'ctg'' g'zr'ge'v'f'v'q'eqo o gpe'g'w'qp'vj'g'qr'gp'kpi 'qh'CEE9'Rj'cug'KX'vcrkpi 'g'htw'v'y' 's wctvgt'qh'42380'CEE9'' Rj'cug'KX'ku'pqy '6; ' 'r'tg/hgcugf'dcugf'qp'etk'kecn'ncf'0

É Gz'v'p'f'g'f' 'vj'g'v'g'to u'q'h'htw'v'hcugu'v'crkpi '404'O Y 'cpf '43.748'ETUH'kpenmf'kpi 'vj'g'q'p'g'tgo'ck'kpi 'hgcug'' vj'cv'y'cu'uej'gf'w'gf'v'q'g'zr'k't'g'lp'4238<

- Cu'r'tgx'k'w'w'f' 't'gr'qt'v'f'.'y'g'z'v'p'f'g'f' 'vj'g'v'g'to 'qh'q'p'g'hgcug'ht'204: 'O Y 'cpf '3.5: 7'ETUH'cv'P'L3'' y'j'kej 'y'cu'uej'gf'w'gf'v'q'g'zr'k't'g'lp'42390
- Y'g'z'v'p'f'g'f' 'vj'g'v'g'to 'qh'q'p'g'hgcug'ht'203'O Y 'cpf '.,382'ETUH'cv'XC5'y'j'kej 'y'cu'uej'gf'w'gf'v'q'' g'zr'k't'g'lp'42390'Vj'g'hgcug'v'g'to 'y'cu'g'z'v'p'f'g'f' 'd'{'40''{gct'u'eqo o gpe'kpi 'O'c'tej '3.'4239.'cpf'' eqo'r'ct'gf'v'q'vj'g'ecuj 't'gpw'cn't'cv'g'k'p'gh'ge'v'y'j'gp'vj'g'z'v'p'k'q'p'y'cu'g'z'ge'w'gf'.'ecuj 'dcug't'gp'v'y'kni' kpetg'cug'40' 'w'qp'vj'g'z'r'k'c'v'k'p'qh'vj'g'q't'ki'k'p'cn'hgcug'v'g'to u'0I CCR'dcug't'gp'v'f'get'g'cug'f'30' '' ko o g'f'k'v'gn'0
- Y'g'z'v'p'f'g'f' 'vj'g'v'g'to 'qh'c'p'q'v'j'gt'hgcug'cv'XC5'ht'206; 'O Y 'cpf '7.7: 3'ETUH'y'j'kej 'y'cu'uej'gf'w'gf'' v'q'g'z'r'k't'g'lp'42390'Vj'g'hgcug'v'g'to 'y'cu'g'z'v'p'f'g'f' 'd'{'50''{gct'u'eqo o gpe'kpi 'O'c'{'3.'4239.'cpf'' eqo'r'ct'gf'v'q'vj'g'ecuj 't'gpw'cn't'cv'g'k'p'gh'ge'v'y'j'gp'vj'g'z'v'p'k'q'p'y'cu'g'z'ge'w'gf'.'ecuj 'dcug't'gp'v'y'kni' kpetg'cug'50' 'w'qp'vj'g'z'r'k'c'v'k'p'qh'vj'g'q't'ki'k'p'cn'hgcug'v'g'to 0I CCR'dcug't'gp'v'k'p'et'g'cug'f'; 0' '' ko o g'f'k'v'gn'0
- Y'g'z'v'p'f'g'f' 'vj'g'v'g'to 'qh'q'p'g'hgcug'cv'CEE7'ht'306'O Y 'cpf '7.622'ETUH'y'j'kej 'y'cu'uej'gf'w'gf'v'q'' g'z'r'k't'g'lp'42380'Vj'g'hgcug'v'g'to 'y'cu'g'z'v'p'f'g'f' 'd'{'40''{gct'u'eqo o gpe'kpi 'L'c'p'w'c't'{'3.'4239.'cpf'' eqo'r'ct'gf'v'q'vj'g'ecuj 't'gpw'cn't'cv'g'k'p'gh'ge'v'y'j'gp'vj'g'z'v'p'k'q'p'y'cu'g'z'ge'w'gf'.'ecuj 'dcug't'gp'v'y'kni' kpetg'cug'30' 'w'qp'vj'g'z'r'k'c'v'k'p'qh'vj'g'q't'ki'k'p'cn'hgcug'v'g'to 0I CCR'dcug't'gp'v'k'p'et'g'cug'f'40' '' ko o g'f'k'v'gn'0

Uwdugs'w'gp'v'q'vj'g'ugeqpf's wctvgt.'y g<

É Gzgewgf 'qpg'pgy 'hgcug'vcrkpi '3044'O Y 'cpf ': .; 66'ETUH

É Gz'v'p'f'g'f' 'vj'g'v'g'to u'q'h'y'q'hgcugu'cv'q'w't'c'uj'dw't'p'eco'r'w'u'v'crkpi '5063'O Y 'cpf '38.622'ETUH'd'{'40''{gct'u'eqo o gpe'kpi 'Vj'gug'hgcugu'y'gtg'uej'gf'w'gf'v'q'g'z'r'k't'g'lp'4239'cpf 'pqy'g'z'r'k't'g'lp'423; 0'E'qo'r'ct'gf'v'q'vj'g't'c'v'u'k'p'gh'ge'v'' y'j'gp'g'cej 'qh'vj'g'z'v'p'k'q'p'u'y'cu'g'z'ge'w'gf'.'ecuj 'dcug't'gp'u'y'kni'd'g'c'p'c'x'g't'c'i'g'q'h'50' '' j'k'j'gt'w'qp'vj'g'' g'z'r'k'c'v'k'p'qh'vj'g'q't'ki'k'p'cn'hgcug'v'g'to u'0I CCR'dcug't'gp'u'y'kni'd'g'c'p'c'x'g't'c'i'g'q'h'30' '' j'k'j'gt'ko o g'f'k'v'gn'0

[gct'v'q'f'cv'g.'y g<

É Gzgewgf '34'hgcugu'y'k'j'c'y'g'li'j'v'f'c'x'g't'c'i'g'hgcug'v'g'to 'qh'340''{gct'u'v'crkpi '6807'O Y 'cpf '464.4: 9'' ETUH'v'c'v't'g'z'r'ge'v'f'v'q'g'p'g't'c'v'g'r'r'tq'z'k'o'c'v'gn'{'&7; 0'b'k'k'q'p'qh'c'p'p'w'c'k'f'g'f'I CCR'dcug't'gp'v't'g'x'g'p'w'g'' y'j'kej 'ku'g's'w'x'c'g'p'v'q'c'I CCR't'c'v'g'qh'827'r'gt'n'y' 'r'gt'o'q'p'y'0''k'p'enmf'kpi 'g'u'ko'c'v'g'f'co'q'w'p'u'q'h'q'r'gt'cv'kpi'' g'z'r'gp'ug't'ge'q'x'g't'g'u'ht'vj'g'hgcugu'y'c'v'c't'g'ut'w'ew't'g'f'cu't'k'r'ng'p'g'v'hgcugu.'vj'gug'hgcugu'ct'g'g'z'r'ge'v'f'v'q'' i'g'p'g't'c'v'g'r'r'tq'z'k'o'c'v'gn'{'&960' 'o'k'k'q'p'qh'c'p'p'w'c'k'f'g'f't'g'x'g'p'w'g'd'g'h'q't'g't'ge'q'x'g't'{'q'h'o'g'v'g't'g'f'r'q'y'gt.'y'j'kej'' t'g'u'w'u'k'p'c't'c'v'g'qh'8355'r'gt'n'y' 'r'gt'o'q'p'y'0''

É Ego o gpegf '35'ngcugu'vqcrkpi '63044'O Y 'cpf '452.338'ETUH'

É Gzvpf gf 'y g'vgo 'qh'ugxgp'ngcugu'vqcrkpi '88: 'O Y 'cpf '62.665'ETUH'd{ 'c'y gli j vgf 'cxgtci g'qh'406' { gctu0' Ego r ctgf 'v'j g'tcvgu'kp'ghgevy j gp'gcej 'qh'v g'gzvpu'ku'cu'gzgewgf .'ecuj 'dcug'tgpw'y km'dg'cp' cxgtci g'qh'50' 'j ki j gt 'wr qp'v'j g'gzzr k'cvkp'qh'v g'qtki k'pcn'ngcug'vgo u0'I CCR'dcug'tgpw'y km'dg'cp' cxgtci g'qh'506' 'j ki j gt 'ko o gf k'cvn(0'Vj g'cxgtci g'I CCR'dcug'tgpv'tcvg'tgmvgf 'v'j g'guz'gzvpu'ku'cu' &345'r gt'mY 'r gt'o qpj 'cpf 'k'penf kpi 'qr g'c'v'kpi 'gzzr gpug'tgeq'xgt'gu.'y ku't'guwmu'kp'&36; 'r gt'mY 'r gt'o qpj 0

Development Update

Dmgjy 'ku'c'owo o ct { 'qh'qwt'hqwt'r tqlgeu'ewttgpw' { 'w'pf gt'f g'xg'nr o gpv<

Data Center Phase	Capacity (MW)	Anticipated Placed in Service Date	Percentage Pre-Leased CRSF / Critical Load
CEE9'Rj cug'KX	: 04	S 6'4238	63' 'T6; '
EJ 4'Rj cug'KX	304	S 6'4238	0
CEE; 'Rj cug'K	3606	S 4'4239	0
UE3'Rj cug'KX	380	S 5'4239	322' 'T322'
	<u>5; 0</u>		

Upeg'qwt'hktuv's wctvgt'gctpkpi u't'ngcug.'y g'j cxg'ceegmtcvgf 'v'j g'cp'v'ekr cvgf 'r' r'ceg'f 'kp'ugt'x'leg'f cvg'qh'CEE; 'Rj cug'K v'j'S 4'4239'htqo 'S 5'42390

Y g'j cxg'cf f gf 'c'Rj cug'KX'v'j'EJ 4'y j lej 'y km'j cxg'cf f k'k'q'pcn'let'k'ecn'iq'f 'ecr'cek'v' { 'qh'30' 'O Y 'y j lej 'k'pet'g'cugu'y'j g' v'q'v'icr'cek'v' { 'qh'EJ 4'htqo '478' 'O Y 'v'j'480 'O Y 0'Vj g'cp'v'ekr cvgf 'r' r'ceg'f 'kp'ugt'x'leg'f cvg'ku'v'j g'hqwt'v'j 's wctvgt'qh' 42380

Y g'eqo r'ngv'gf 'v'j g'ces w'k'k'k'kp'qh'680'cet'gu'qh'rc'pf 'kp'J k'm'd'q'tq.'Qt'gi qp'hqt'&3304'o k'k'k'kp'kp'Lwn' 42380

Y g'gpv'gt'gf 'kp'v'c'eq'p'v'cev'v'q'ces w'k'g'4208'cet'gu'qh'rc'pf 'kp'v'j g'I t'g'cv'gt'V'qt'qp'v'q'c't'g'c'hqt'&340 'o k'k'k'kp'ECF'&320' o k'k'k'kp'WUF'40'Y g'gzzr'gev'v'q'eqo r'ngv'gf 'v'j g'ces w'k'k'k'kp'kp'v'j g'hqwt'v'j 's wctvgt'qh'42380

Balance Sheet and Liquidity

Kp'O c' { '4238.'y g'eqo r'ngv'gf 'cp'qh'ht'kpi 'qh': .272.222'uj ct'gu'qh'8047' 'Ugt'kgu'E'ewo w'v'v'x'g't'gf g'go cd'ng'r gtr'g'w'cn' r't'gh'gt'gf 'u'q'nc'v'c'r w'd'k'e'q'h'ht'kpi 'r't'leg'qh'&47022'r gt'uj ct'g.'hqt'i t'q'u'r'q'eg'gf u'qh'&42305'o k'k'k'kp'0

Kp'O c' { 'cpf 'L'wp'g'4238.'y g't'gf g'go gf 'c'm'i&3: 70'o k'k'k'kp'qh'qwt'Ugt'kgu'C'r t'gh'gt'gf 'u'q'nc'v'c'f'&3805'o k'k'k'kp'qh'qwt' Ugt'kgu'D'r t'gh'gt'gf 'u'q'nc'v'c'

Kp'Lwn' 4238.'y g't'gf g'go gf 'v'j g't'go c'k'p'kpi 'k'k'k'k'kp'qh'qwt'Ugt'kgu'D'r t'gh'gt'gf 'u'q'nc'v'c'Vj g'k'u'w'c'peg'qh'qwt'p'gy " Ugt'kgu'E'r t'gh'gt'gf 'u'q'nc'v'c' d'k'p'gf 'y k'j 'v'j g't'gf go r'v'k'p'qh'qwt'Ugt'kgu'C'cpf 'D'r t'gh'gt'gf 'u'q'nc'v'c' k'm' { k'gr'f 'c'p'p'w'c'k' gf " u'c'x'k'p' u'qh'&350 'o k'k'k'kp'kp'r t'gh'gt'gf 'f'k'k'f'g'p'f' u0

Kp'Lwn' 4238.'y g'gpv'gt'gf 'kp'v'c'et'gf k'v'ci t'ggo gp'v'v'j c'v'k'p'nc'f'g'u'cp'w'p'ug'ew'gf 't'g'x'q'k'k'p' 'et'gf k'v'k'ec'k'k'v' { 'y k'j 'c'v'q'v'cn' eqo o ko gp'v'qh'&972'o k'k'k'kp'cpf 'cp'w'p'ug'ew'gf 'v'gto 'm'q'cp'k'ec'k'k'v' { 'y k'j 'c'v'q'v'cn'eqo o ko gp'v'cpf 'co q'w'p'v'q'w'w'c'p'f' k'p' " qh'&472'o k'k'k'kp'0'Vj k'u'et'gf k'v'ci t'ggo gp'v't'gr' r'ceg'f 'q'w'w'p'ug'ew'gf 'v'gto 'm'q'cp.'cpf 'j' cf 'v'j g'g'h'g'ev'q'h'g'z'v'p'f' k'p' 'v'j g'v'gto " qh'v' c'v'm'q'p'ht'qo 'Lwn' 423; 'v'j'L'cp'w'c' { '4244.'cpf 'c'nc'q't'gr' r'ceg'f 'q'w'w'p'ug'ew'gf 'et'gf k'v'k'ec'k'k'v'.'.cpf 'j' cf 'v'j g'g'h'g'ev'q'h' g'z'v'p'f' k'p' 'v'j g'v'gto 'qh'v' k'u'k'ec'k'k'v' { 'ht'qo 'O c' { '423: 'v'j'Lwn' 42420'W'p'f'gt'v'j g'p'gy 'et'gf k'v'ci t'ggo gp'v'v'j g'w'p'f'g't'n' k'p' " N'k'Q'Q'T/d'cu'gf 'k'p'v'gt'g'u'v'c'v'g'u'q'p'v'j g'g'k'p'w'w'o gp'v'v'gto c'k'p'v'j g'uc'o g'0'Cu'qh'Lwn' 4: .4238.'y g'j cxg'p'q'd'q't't'q'y k'p' u' w'p'f'gt'q'w't'g'x'q'k'k'p' 'et'gf k'v'k'ec'k'k'v' { .ng'c'x'k'p' &972'o k'k'k'kp'c'x'c'k'c'rd'ng'hqt'cf f'k'k'p'c'n'd'q't't'q'y k'p' u0

Dividend

Qwt'uge'q'p'f 's wctvgt'4238'f'k'k'f'g'p'f 'qh'&2069'r gt'uj ct'g'y cu'r'c'k'f 'qp'Lwn' 37.'4238'v'j'uj ct'g'j q'f'g'tu'qh't'ge'q't'f 'cu'qh'Lwn' " 3.'42380'Vj g'cp'v'ekr cvgf '4238'c'p'p'w'c'k'k'f'gf 'f'k'k'f'g'p'f 'qh'&30 : 'r gt'uj ct'g't'gr'g'g'p'w'c'p'g'unk'o cvgf 'C'HHQ'r c' { q'w't'c'v'k'q'qh'

89' 'cv'vj g'o kfr qkpv'qh'qwt'ewttgpv'4238'i wkf cpeg'cpf 'c'{'kgrf 'qh'cr r tqzko cvgn' '608' 'dcugf 'qp'qwt'ewttgpv'uvqeni r tleg0

Third Quarter and Full Year 2016 Guidance

Qw'gctpkpi u'r gt'uj ctg'i wkf cpeg'hqt'4238'ku"&3085"vq"&308; 'r gt'uj ctg'cpf 'hqt'vj g'vj ktf 's wctvgt'qh'4238'ku"&2058"vq" &205: 'r gt'uj ctg0"

Vj g'ctg'kpetgcuipi 'vj g'o kfr qkpv'qh'qwt'4238'P qto crk gf 'HHQ'i wkf cpeg'tcpi g'd{ "&2025'r gt'uj ctg0"Vj g'pgy 'tcpi g'ku" &4098"vq"&404'r gt'uj ctg'eqo r ctgf 'vq'vj g'r tkqt'tcpi g'qh'&4093"vq"&403'r gt'uj ctg0"Mgr{ 'cuuwo r vkpu'kpenmf gf 'kp'vj g" ewttgpv'i wkf cpeg'tcpi g'ctg<

É Vj g'nyy 'gpf 'qh'vj g'tcpi g'cuuwo gu'pq'pgy 'ngcukpi . 'cpf 'vj g'j ki j 'gpf 'qh'vj g'tcpi g'cuuwo gu"&2025'r gt'uj ctg" htqo 'pgy 'ngcugu0

É Qr gpkpi 'CEE9'Rj cug'KK'kp'vj g'hqwtvj 's wctvgt'qh'42380

Vj g'o kfr qkpv'qh'qwt'tgxlugf'4238'P qto crk gf 'HHQ'i wkf cpeg'tcpi g'ku"&40; 'r gt'uj ctg.'y j lej 'ku"&2025'j ki j gt'vj cp" vj g'r tkqt'i wkf cpeg'o kfr qkpv'qh'&408'r gt'uj ctg0"Vj g'kpetgcu'ku'f wg'vq<

É Kpetgcu'qr gtcvki 'kpego g'gzemf kpi 'f gr tgekvqp'f wg'vq'vj g'ngcugu'gzgewgf 'kp'vj g'ugeqpf 'cpf 'vj ktf " s wctvgtu'qh'4238'qh'&2027'r gt'uj ctg. 'cpf

É F getgcu'f r tghgtgf 'uvqem'f kxf gpf u'qh'&2025'r gt'uj ctg'htqo 'vj g'tgf go r vkqp'qh'vj g'&3: 7'o knkqp'qh'Ugtlgu"C" r tghgtgf 'uvqem'cpf 'vj g'&388'qh'o knkqp'Ugtlgu"D'r tghgtgf 'uvqem'r ctvcmf 'qthugv'd{

É Tgo qxcr'qh'P L3'htqo 'F HV'u'qr gtcvku'pu't guwvki 'kp'c'f genkpg'qh'&2027'r gt'uj ctg0

Qw'P qto crk gf 'HHQ'i wkf cpeg'tcpi g'ku"&204"vq"&206'r gt'uj ctg'hqt'vj g'vj ktf 's wctvgt'qh'42380"Vj g'o kfr qkpv'qh'vj ku" tcpi g'ku"&202; 'j ki j gt'vj cp'P qto crk gf 'HHQ'r gt'uj ctg'kp'vj g'ugeqpf 's wctvgt'qh'42380"Vj ku'ku'f wg'vq'vj g'hqnyy kpi " cuuwo r vkpu<

É Kpetgcu'qr gtcvki 'kpego g'gzemf kpi 'f gr tgekvqp'qh'&202: 'r gt'uj ctg'htqo 'pgy 'ngcugu'eqo o gpekpi . 'cpf

É F getgcu'f r tghgtgf 'uvqem'f kxf gpf u'qh'&2026'r gt'uj ctg'htqo 'vj g'eqo r ngvqp'qh'vj g'tgf go r vkpu'qh'vj g" Ugtlgu"C'cpf 'Ugtlgu"D'r tghgtgf 'uvqem'r ctvcmf 'qthugv'd{ "

É Kpetgcu'f kpvgtgu'g'zr gpug'qh'&2024'r gt'uj ctg'r tko ctknf 'f wg'vq'nyy gt'ecr kcrk gf 'kpvgtgu'htqo 'r mckpi 'CEE9" Rj cug'KK'kp'ugt'xleg'kp'Lvpg'cpf 'EJ 4'Rj cug'KK'kp'ugt'xleg'kp'Lwnf . 'cpf ""

É Tgo qxcr'qh'P L3'htqo 'F HV'u'qr gtcvku'pu't guwvki 'kp'c'f genkpg'qh'&2023'r gt'uj ctg0

Qw'tgxlugf'4238'CHHQ'i wkf cpeg'tcpi g'ku"&409"vq"&405'r gt'uj ctg'cu'eqo r ctgf 'vq'r tkqt'i wkf cpeg'qh'&407"vq"&407" r gt'uj ctg0"Vj g'o kfr qkpv'qh'qwt'tgxlugf'4238'CHHQ'i wkf cpeg'tcpi g'ku"&402'r gt'uj ctg.'y j lej 'ku'wpej cpi gf 'htqo 'qwt" r tkqt'i wkf cpeg'o kfr qkpv0"Vj ku'ku'f wg'vq<

É Kpetgcu'f P qto crk gf 'HHQ'qh'&2025'r gt'uj ctg. 'qthugv'd{

É F getgcu'f 'cf f /dcem'qh'utcki j v'rkpg'tgxp'wgu'qh'&2024'r gt'uj ctg'r tko ctknf 'f wg'vq'vj g'ucng'qh'P L3. 'cpf

É Cp'kpetgcu'f 'ecr kcrk gf 'ngcukpi 'eqo o ku'kpu'qh'&2023'r gt'uj ctg'f wg'vq'qwt'eqp'v'p'wgf 'ngcukpi 'uweegu0

Qw'CHHQ'i wkf cpeg'tcpi g'ku"&205"vq"&207'r gt'uj ctg'hqt'vj g'vj ktf 's wctvgt'qh'42380"Vj g'o kfr qkpv'qh'vj g'tcpi g'ku" &202'r gt'uj ctg'j ki j gt'vj cp'ugeqpf 's wctvgt'4238'CHHQ'r gt'uj ctg0"Vj ku'ku'f wg'vq<

É Kpetgcu'f P qto crk gf 'HHQ'qh'&202; 'r gt'uj ctg. 'cpf

É F getgcu'f 'ecr kcrk gf 'ngcukpi 'eqo o ku'kpu'qh'&2024'r gt'uj ctg. 'r ctvcmf 'qthugv'd{ "

É F getgcu'f 'cf f /dcem'qh'utcki j v'rkpg'tgxp'wgu'qh'&2023'r gt'uj ctg'r tko ctknf 'f wg'vq'vj g'ucng'qh'P L30

Vj g'cuwo r vkpu'wpf gtn lpi 'P qto crk gf 'HHQ'cpf 'CHQ'i wk cpeg'ecp'dg'hqwpf 'qp'vj g'rcu'r ci g'qh'vj ku'gctpkpi u' tgrcug0

Second Quarter 2016 Conference Call and Webcast Information

We will host a conference call to discuss these results today, Thursday, July 28, 2016 at 11:00 a.m. ET. To access the live call, please visit the Investor Relations section of our website at www.dft.com or dial 1-877-662-0063 (domestic) or 1-503-406-4459 (international) and entering the conference ID #42958596. A replay will be available for seven days by dialing 1-855-859-2056 (domestic) or 1-404-537-3406 (international). The webcast will be archived on our website for one year at www.dft.com on the Presentations & Webcasts page.

About DuPont Fabros Technology, Inc.

F wRqpVHcdtqu'Vej pqm { . 'kpe0*P [UG<F HV+'ku'c'rgcf lpi 'qy pgt.'f gxgnr gt.'qr gtcvt'cpf 'o cpci gt'qh'gpytr tkug/ encuu.'ectlgt'pgwtcn'o wnk/vgpcv'y j rqucrg'f cv'egpvtu0'Vj g'Ego r cp { ju'hckkkgu'ctg'f guki pgf 'vq'qh'gt'j ki j n' ur gekrkl gf . 'ghhlegpv'cpf 'uchg'eqo r wkpi 'gpxkqpo gpv'lp'c'ny /equ'qr gtcvpi 'o qf gr0'Vj g'Ego r cp { ju'ewuqo gtu' qwuqwtg'vj gk't'o kukqp'etkccn'c'r r nccv'kpu'cpf 'kpenf g'pvc'kpcn'cpf 'kpgt'pvc'kpcn'gpytr tkugu'cetqu'pwo gtqwu' kpf wutkgu.'uwej 'cu'vej pqm { . 'kpgt'pvg'eqv'pvr' tqxkf gtu.'o gf kc.'eqo o wplecvkpu.'emwf/dcugf . 'j gcnj ectg'cpf " hpcpekn'ugtx'legu0'Vj g'Ego r cp { ju'33'f cv'egpvtu'ctg'mecv'f 'lp'vj tgg'o clqt'WU0'o ctngwu.'y j lej 'vcrn'50' 'o krikp" i tqu'us wctg'hggv'cpf '49: 'o gi cy cwu'qh'cxckrdrg'etkccn'rqcf 'vq'r qy gt'vj g'ugt'xgtu'cpf 'eqo r wkpi 'gs wkr o gpv'qh'ku' ewuqo gtu0'F wRqpVHcdtqu'Vej pqm { . 'kpe0'c't'cni'gucv'g'kpxguo gpv't'wuv'*TGK'+ 'ku'j gcf s wctv'gt'f 'lp'Y cuj lpi vq'p." FE0'Hqt'o qtg'lp'ht'o cvkq'p.'r rncug'xkuk'y y y f h'eqo 0

Forward-Looking Statements

Egtv'k'p'ucvgo gpv'eqpv'k'p'f 'lp'vj ku'r tgu't'grcug'o c { 'dg'f ggo gf 'vq'dg'hqty ctf /mqn'kpi 'ucvgo gpv'y kj lp'vj g' o gcp'kpi 'qh'vj g'Rtk'cv'g'Ugwt'k'kgu'Nkki cvkq'p'Tghqto 'Cev'qh'3; ; 70'Vj g'o cvgtu'f guet'ldgf 'lp'vj gug'hqty ctf /mqn'kpi " ucvgo gpv'kpenf g'g'zr gev'k'p'u't'gi ctf lpi 'hwwt'g'gx'gpv.'t'guwu'cpf 't'gpf u'cpf 'ctg'wld'ge'v'q'npqy p'cpf 'w'npqy p' tkumu.'w'p'egt'v'k'p'v'g'p'f 'q'j gt'w'p'r t'g'f l'ev'cdrg'h'ce'v'q'u.'o cp { 'qh'y j lej 'ctg'dg { apf 'qwt'eqp'v'q'0'Y g'h'ceg'o cp { 'tkumu'vj cv' eqwf 'ecwug'qwt'cewcn'r gthqto cpeg'vq'f h'gt'o cvgt'kcm' 'It'qo 'vj g't'guwu'eqp'vgo r r'ev'f 'd { 'qwt'hqty ctf /mqn'kpi " ucvgo gpv.'kpenf lpi . 'y kj qw'w'ko kc'v'k'p.'vj g't'kumu'vj cv'y g'cuwo r vkpu'wpf gtn lpi 'qwt'hwm' { gct'cpf 'vj k'f 's wctv'gt " 4238'i wk cpeg'ctg'p'qv't'c'rk' gf . 'vj g't'kumu't'gr'v'f 'vq'j g'rg'cukpi 'qh'cxckrdrg'ur ceg'vq'vj k'f /r ctv' 'ewuqo gtu.'kpenf lpi " f gr { u'lp'g'z'gew'kpi 'p'gy 'rg'cugu.'h'ck'wt'g'vq'p'gi q'v'cv'g'rg'cugu'qp'v'gto u'vj cv'y kn'g'p'cdrg'wu'vq'cej k'x'g'qwt'g'zr gev'f " t'g'w't'p'u'cpf 'f'g'ek'p'p'lp't'g'p'v'nt'cv'g'u'cv'p'gy 'cpf 'g'z'k'k'p' 'h'ck'k'k'kgu.'tkumu't'gr'v'f 'vq'vj g'eq'ng'ev'k'p'qh'cee'q'w'p'u'cpf 'p'q'v'g'u' t'g'eg'k'cdrg.'vj g't'kumu'vj cv'y g'o c { 'dg'w'p'cdrg'vq'q'd'v'k'p'p'gy 'h'p'c'p'k'p' 'qp'h'cx'q't'cdrg'v'gto u'vq'h'ck'k'k'cv'g.'co qpi 'q'j gt' vj lpi u.'hwwt'g'f'gx'gnr o gpv'r' t'q'lg'evu.'vj g't'kumu'eqo o q'pn' 'cuu'q'ek'v'f 'y kj 'vj g'ces'w'k'k'k'p'qh'f'gx'gnr o gpv'uk'kgu." eqp'ut'w'ev'k'p'cpf 'f'gx'gnr o gpv'qh'p'gy 'h'ck'k'k'kgu'k'penf lpi 'f'gr { u'cpf l'q't'equ'v'k'p'et'g'cugu'cuu'q'ek'v'f 'y kj 'vj g' eqo r r'g'v'k'p'qh'p'gy 'f'gx'gnr o gpv'u.'tkumu't'gr'v'f 'vq'q'd'v'k'p'k'p' 't'gs w'k'gf 'r gto ku'cpf 'eqo r r'k'c'peg'y kj 'r gto k'v'k'p' . " | q'p'k'p' . 'r'p'f /w'ug'cpf 'g'p'x't'q'po g'p'v'nt'gs w'k'go g'p'u.'vj g't'kumu'vj cv'y g'y kn'p'q'v'f'g'ert'g'cpf 'r c { 'f'k'k'f'g'p'f' u'cu'c'p'v'k'k' cv'f " h'qt'hwwt'g'r'g't'k'f' u'cpf 'vj g't'kumu'vj cv'y g'o c { 'p'q'v'd'g'cdrg'vq'o c'k'p'v'k'p'qwt's'w'ck'h'ck'v'k'p'cu'c'TGK'v'ht'g'f'g't'c'n'v'z " r w'r'q'ug'0'Vj g'r'g't'k'f'k'f' t'gr'q't'u'vj cv'y g'h'k'p'y kj 'vj g'Ug'wt'k'kgu'cpf 'G'zej cpi g'Ego o kukq'p.'kpenf lpi 'vj g'c'p'p'w'cn' t'gr'q't'v'q'p'H'qto '32/M'ht'v'j g' { gct'g'p'f'gf 'F'g'ego dgt'53.'4237'cpf 'vj g's wctv'gt'n' 't'gr'q't'v'ht'v'j g's wctv'gt'g'p'f'gf 'O'c'tej '53." 4238'eqp'v'k'p'f'g'v'k'g'f'f'g'uet'k'v'k'p'u'qh'vj gug'cpf 'o cp { 'q'j gt'kumu'v'j y j lej 'y g'ctg'wld'ge'v'0'Vj gug't'gr'q't'u'ctg' " cxck'rdrg'qp'qwt'y g'duk'g'cv'y y y f h'eqo 0'D'ge'c'w'ug'qh'vj g't'kumu'f'g'uet'ldgf 'cd'q'x'g'cpf 'q'j gt'w'p'np'qy p't'kumu.'qwt'cewcn' t'guwu.'r'g't'ht'o cpeg'q't'cej k'x'g'o g'p'u'o c { 'f'h'gt'o cvgt'kcm' 'It'qo 'vj g't'guwu.'r'g't'ht'o cpeg'q't'cej k'x'g'o g'p'u' eqp'vgo r r'ev'f 'd { 'qwt'hqty ctf /mqn'kpi 'ucvgo gpv'0'Vj g'lp'ht'o cvkq'p'ug'v'ht'v'j 'lp'vj ku'p'gy u't'gr'cug'v'g't'gr' t'g'ug'p'u'qwt' " g'zr gev'k'p'u'cpf 'k'p'v'p'v'k'p'u'q'pn' 'cu'qh'vj g'f'cv'g'qh'vj ku'r t'gu'u't'gr'cug'0'Y g'cuwo g'p'q't'g'ur'q'p'k'k'k'k'k' { 'vq'ku'w'g'w'r'f'cv'g'u'vq' " vj g'eqp'v'p'u'qh'vj ku'r t'gu'u't'gr'cug'0

DUPONT FABROS TECHNOLOGY, INC.
CONSOLIDATED STATEMENTS OF OPERATIONS
(unaudited and in thousands except share and per share data)

	Three months ended June 30,		Six months ended June 30,	
	2016	2015	2016	2015
Tgxpwgu<				
Dcug'tgpv	& : 5.584	& 94.924	& 387.: ; 7	& 366.497
Tgeqxgtkgu'ltqo "vgpcpw	63.8; 7	56.6: 4	: 2.5; ;	89.9: 9
Qvj gt'tgxpwgu	5.6: 3	8.864	8.625	; .29:
Vqcnitgxpwgu	34: .75:	335.: 48	474.8: 9	443.362
Gzr gpugu<				
Rtqr gtvl "qr gtcvpi "equu	59.: ; 55	4; .882	95.: : :	83.375
Tgcn'gucvg"czgu'cpf "kpuwtcpeg	7.: 62	9.285	33.378	33.25;
Fgr tgekcvkp"cpf "co qt kl cvkqp	48.545	48.3: 7	74.388	73.434
I gpgtcl'cpf "cf o kpuwtcvkg	7.496	6.68:	32.: 6;	: .: 33
Qvj gt'gzr gpugu	5.3; 5	7.774	7.764	34.: 27
Vqcn'gzr gpugu	9: .785	94.; 4:	375.823	367.242
Qr gtcvpi "lpeqo g	6; .: 97	62.: ; :	; ; .2: 8	98.342
Kpvtguv<				
Gzr gpug'lpewtgf	*33.785+	*, .285+	*45.354+	*39.532+
Co qt kl cvkqp"qhf ghgttgf "kpcpelpi "equu	*, 3; +	*8; 6+	*3.986+	*3.558+
*****I clp"qp'ucrg"qhtgcn'gucvg	45.286	0	45.286	0
P gv'lpeqo g	82.779	53.363	; 9.476	79.696
P gv'lpeqo g'cwtldwcdrg"vq'tgf ggo cdrng"pqpeqptqnlpi kpvgtguu'o"qr gtcvpi 'r ctvpgtuj kr	*9.689+	*6.884+	*34.; 67+	*. : 5: 3+
P gv'lpeqo g'cwtldwcdrg"vq'eqpvtqnlpi "kpvgtguu	75.2; 2	48.69;	: 6.52;	6; .2; 5
Rtghgttgf "uvqenlf kklf gpf u	*8.; 86+	*8.: 33+	*35.997+	*35.844+
Kuwcpeg'equu'cuuqekcvf 'y kj "tgf ggo gf 'r tghgttgf "uvqem	*. : 49+	0	*. : 49+	0
P gv'lpeqo g'cwtldwcdrg"vq'eqo o qp'uj ctgu	& 59.4; ;	& 3; .88:	& 83.929	& 57.693
Earnings per share – basic:				
P gv'lpeqo g'cwtldwcdrg"vq'eqo o qp'uj ctgu	& 2072	& 2052	& 20 9	& 2076
Y gli j vgf "cxgtci g'eqo o qp'uj ctgu"qwuvcpf lpi	96.592.799	87.252.354	92.883.628	87.488.988
Earnings per share – diluted:				
P gv'lpeqo g'cwtldwcdrg"vq'eqo o qp'uj ctgu	& 206;	& 2052	& 20 8	& 2075
Y gli j vgf "cxgtci g'eqo o qp'uj ctgu"qwuvcpf lpi	97.453.856	87.965.: 96	93.73: .6; 7	88.2; .: .97;
F kklf gpf u'f gerctgf 'r gt'eqo o qp'uj ctg	& 2069	& 2064	& 20 6	& 20 6

DUPONT FABROS TECHNOLOGY, INC.
CONSOLIDATED BALANCE SHEETS
(in thousands except share data)

	<u>June 30, 2016</u>	<u>December 31, 2015</u>
	<u>(unaudited)</u>	
ASSETS		
Kpeqo g'r tqf welpi 'r tqr gt v{ <		
Ncpf	& ; 8.826	& ; 6.425
Dwxf lpi u'cpf 'lo r tqxgo gpw	4.: 3: .489	4.958.; 58
	<u>4.: 36.: 93</u>	<u>4.: 53.35;</u>
Nguu'ceewo wrcvgf 'f gr tgekvqp	*82.; 344+	*782.: 59+
P gv'kpeqo g'r tqf welpi 'r tqr gt v{	4.527.96;	4.492.524
Eqpwt wvqp 'lp 'r tqi tguu'cpf 'rcpf 'j grf 'hqt 'f gxrqr o gpv	47.; 4; 4	522.; 5;
P gv'tgcn'gucvg	4.787.263	4.793.463
Ecuj 'cpf 'ecuj 'gs wxcrgpw	499.258	53.452
T gpw'cpf 'qj gt 'tgegkxcdrgu.'pgv	; .679	; .7: .;
F ghgttgf 'tgpv.'pgv	346.228	34.: ; 63
Ngcug'eqptcevu'cdqyg'o ctngv'xcnwg.'pgv	7.7: 5	8.24;
F ghgttgf 'equu.'pgv	46.2; 6	45.996
Rtgr clk 'gzt gpugu'cpf 'qj gt 'cuugv	59.988	66.8: ;
Total assets	<u>& 5.264.: ; 5</u>	<u>& 4.: 37.6; 4</u>
LIABILITIES AND STOCKHOLDERS' EQUITY		
Ncdkrlkgu<		
Nkpg'qh'etgf kv	& ô	& ô
O qtv ci g'pqvu'r c{ cdrg.'pgv'qh'f ghgttgf 'hpcpeki 'equu	335.239	336.297
Wpugewgf 'vto 'hpcp.'pgv'qh'f ghgttgf 'hpcpeki 'equu	46.; 4; 2	46.; 394
Wpugewgf 'pqvu'r c{ cdrg.'pgv'qh'f kucqwpv'cpf 'f ghgttgf 'hpcpeki 'equu	: 58.364	: 56.; 85
Ceeqpwu'r c{ cdrg'cpf 'ceetwgf 'hcdkrlkgu	55.278	54.523
Eqpwt wvqp 'equu'r c{ cdrg	48.; 36	44.265
Ceetwgf 'kpvgt guv'r c{ cdrg	34.232	33.: 43
F kklf gpf 'cpf 'f kwtkdwqp'r c{ cdrg	67.45:	65.; 28
Ngcug'eqptcevu'dgnqy 'o ctngv'xcnwg.'pgv	5.686	6.354
Rtgr clk 'tgpw'cpf 'qj gt 'hcdkrlkgu	79.942	89.699
Total liabilities	<u>3.598.: 73</u>	<u>3.59; .: ; 2</u>
T gf ggo cdrg'pqpeqptqnrki 'kpvgt guu'ô'qr gtcvki 'r ctvgtuj kr	878.828	69.; 3: .;
Ego o ko gpw'cpf 'eqpvki gpeku	ô	ô
Uqenj qrf gtu'gs wkv{ <		
Rtghgttgf 'uqem'8223'r ct'xcnwg.'72.222.222'uj ctgu'cwj qtk gf <		
Ugtlgu'C'ewo wrcvg'f ggo cdrg'r gtr gwnr' tghgttgf 'uqem'pq'uj ctgu'kuwgf 'cpf qwuucpf lpi 'cv'lxpg'52.'4238'cpf '9.622.222'uj ctgu'kuwgf 'cpf 'qwuucpf lpi 'cv'F gego dgt 53.'4237	ô	3: 7.222
Ugtlgu'D'ewo wrcvg'f ggo cdrg'r gtr gwnr' tghgttgf 'uqem'6.222.222'uj ctgu'kuwgf 'cpf qwuucpf lpi 'cv'lxpg'52.'4238'cpf '8.872.222'uj ctgu'kuwgf 'cpf 'qwuucpf lpi 'cv'F gego dgt 53.'4237	322.222	388.472
Ugtlgu'E'ewo wrcvg'f ggo cdrg'r gtr gwnr' tghgttgf 'uqem': .272.222'uj ctgu'kuwgf 'cpf qwuucpf lpi 'cv'lxpg'52.'4238'cpf 'pq'uj ctgu'kuwgf 'cpf 'qwuucpf lpi 'cv'F gego dgt '53.4237	423.472	ô
Ego o qp'uqem'8223'r ct'xcnwg.'472.222.222'uj ctgu'cwj qtk gf .97.76: .395'uj ctgu'kuwgf cpf 'qwuucpf lpi 'cv'lxpg'52.'4238'cpf '88.327.872'uj ctgu'kuwgf 'cpf 'qwuucpf lpi 'cv'F gego dgt 53.'4237	98	88
Cf f kklpcnr' clk 'lp'ecr kcn	948.65:	8: 7.264
Ceewo wrcvgf 'f ghkv	*3: .45: +	*9; .; 67+
Total stockholders' equity	<u>3.22; .748</u>	<u>; 78.635</u>
Total liabilities and stockholders' equity	<u>& 5.264.: ; 5</u>	<u>& 4.: 37.6; 4</u>

DUPONT FABROS TECHNOLOGY, INC.
CONSOLIDATED STATEMENTS OF CASH FLOWS
(unaudited and in thousands)

	Six months ended June 30,	
	2016	2015
Cash flow from operating activities		
P gv'peqo g	& ; 9.476	& 79.696
Cf l'wwo g'p'u'q' t'geapekg'pgv'peqo g'v'q'pgv'ecuj 'r tqxkf gf 'd { 'qr gtcv'pi 'cev'kk'kgu		
F gr tge'cv'q'p'cpf 'co qt'v'k' cv'kq	74.388	73.434
I cl'p'q'p'uc'ng'qh't'gcn'guc'v'g	*45.286+	0
U'c'k'j'v'rk'p'g't'gx'gp'w'g'u'p'g'v'q'h't'gug't'x'g	*3.263+	; .372
C'o'q't'v'k'c'v'k'q'p'q'h'f'gh't't'g'f'h'k'p'c'p'k'p'i'e'q'u'u	3.986	3.558
C'o'q't'v'k'c'v'k'q'p'c'p'f'y't'k'g'q'h'i'q'h'i'g'c'ug'e'q'p't'c'e'u'c'd'q'x'g'c'p'f'd'g'r'u'y'o'c't'ng'v'x'c'w'g	*444+	*39. +
E'q'o'r'g'p'u'c'v'k'q'p'r'c'k'f'y'k'j'E'q'o'r'c'p'f'e'q'o'o'q'p'uj'c't'g'u	5.4; 2	8.79:
E'j'c'p'i'g'u'k'p'q'r'g't'c'v'p'i'c'u'g'u'c'p'f'i'c'd'k'k'k'g'u		
T'g'p'u'c'p'f'q'y'g't'e'g'g'k'c'd'r'g'u	3; 4	*669+
F'g'h't't'g'f'e'q'u'u	*5.687+	*4.253+
R't'g'r'c'k'g'z'r'g'p'u'g'u'c'p'f'q'y'g't'c'u'g'u	3.972	63:
C'e'e'q'w'p'u'r'c'f'c'd'r'g'c'p'f'c'e'e't'w'g'f'i'c'd'k'k'k'g'u	49	7.235
C'e'e't'w'g'f'k'p'v'g't'g'u'v'r'c'f'c'd'r'g	3; ;	8; 5
R't'g'r'c'k'f'g'p'u'c'p'f'q'y'g't'i'c'd'k'k'k'g'u	*6.5; ; +	*3.955+
P'g'v'ecuj 'r tqxkf gf 'd { 'qr gtcv'pi 'cev'kk'kgu	<u>346.663</u>	<u>349.6: 7</u>
Cash flow from investing activities		
P'g'v'r't'q'egg'f'u'h't'q'o'uc'ng'qh't'gcn'guc'v'g	345.767	0
K'p'x'g'u'o'g'p'u'k'p't'g'cn'g'uc'v'g'o'f'g'x'g'r'u'r'o'g'p'v	*323.: 89+	*328.569+
N'c'p'f'c'es'w'k'k'k'q'p'e'q'u'u'o't'g'r'c'v'g'f'r'c't'v'f	*42.38: +	0
K'p'v'g't'g'u'v'e'c'r'k'c'k'k'g'f'h'q't't'g'cn'g'uc'v'g'w'p'f'g't'f'g'x'g'r'u'r'o'g'p'v	*8.33: +	*7.: 79+
K'o'r't'q'x'g'o'g'p'u'v'q't'g'cn'g'uc'v'g	*5.2; ; +	*3.46: +
C'f'f'k'k'q'p'u'v'q'p'q'p't'g'cn'g'uc'v'g'r't'q'r'g't'v'f	*648+	*78: +
P'g'v'ecuj 'w'ug'f'k'p'k'p'x'g'u'k'p'i'ce'v'k'k'k'g'u	<u>*. 354+</u>	<u>*336.242+</u>
Cash flow from financing activities		
N'k'p'g'q'h'i'e't'g'f'k'k'<		
R't'q'egg'f'u	82.222	342.222
T'g'r'c'f'o'g'p'u	*82.222+	*3: 2.222+
O'q't'v'c'i'g'p'q'v'g'u'r'c'f'c'd'r'g'<		
T'g'r'c'f'o'g'p'u	*3.472+	0
W'p'u'g'e'w't'g'f'p'q'v'g'u'r'c'f'c'd'r'g'<		
R't'q'egg'f'u	0	46: .234
R'c'f'o'g'p'u'q'h'i'h'k'p'c'p'k'p'i'e'q'u'u	*, 8+	*5.; 6: +
K'u'w'c'p'eg'q'h'i'e'q'o'o'q'p'v'q'em'p'g'v'q'h'q'h't'k'p'i'e'q'u'u	497.942	0
K'u'w'c'p'eg'q'h'i'r't'g'h't't'g'f'v'q'em'p'g'v'q'h'q'h't'k'p'i'e'q'u'u	3; 6.724	0
T'g'f'g'o'r'v'k'q'p'q'h'i'r't'g'h't't'g'f'v'q'em	*473.472+	0
G's'w'k'f'e'q'o'r'g'p'u'c'v'k'q'p'r't'q'egg'f'u'h't'c'f'o'g'p'u+	: .4: 7	*9.766+
E'q'o'o'q'p'v'q'em'i't'g'r'w'e'j'c'ug'u	0	*53.; 34+
F'k'k'f'g'p'f'u'c'p'f'f'k'u't'k'd'w'k'q'p'u'<		
E'q'o'o'q'p'uj'c't'g'u	*88.26: +	*77.424+
R't'g'h't't'g'f'uj'c't'g'u	*38.4: ; +	*35.844+
T'g'f'g'g'o'c'd'r'g'p'q'p'eq'p'v'q'k'p'i'k'p'v'g't'g'u'u'o'q'r'g't'c'v'p'i'r'c't'v'p'g't'uj'k'r	*36.29: +	*34.; 82+
P'g'v'ecuj 'r tqxkf gf 'd { 'h'k'p'c'p'k'p'i'ce'v'k'k'k'g'u	<u>34; .6: 9</u>	<u>84.: 46</u>
P'g'v'l'p'et'g'c'ug'k'p'ec'uj'c'p'f'ec'uj'g's'w'k'c'ng'p'u	467.: 28	98.4: ;
Ec'uj'c'p'f'ec'uj'g's'w'k'c'ng'p'u.'d'g'i'k'p'p'k'p'i	53.452	4; .7: ;
Ec'uj'c'p'f'ec'uj'g's'w'k'c'ng'p'u.'g'p'f'k'p'i	<u>& 499.258</u>	<u>& 327.: : 9</u>
U'w'r'r'g'o'g'p'v'c'k'k'p'h'q'o'c'v'k'q'p'<		
Ec'uj'r'c'k'f'h'q't'k'p'v'g't'g'u'v	<u>& 4; .43;</u>	<u>& 44.749</u>
F'g'h't't'g'f'h'k'p'c'p'k'p'i'e'q'u'u'e'c'r'k'c'k'k'g'f'h'q't't'g'cn'g'uc'v'g'w'p'f'g't'f'g'x'g'r'u'r'o'g'p'v	<u>& 586</u>	<u>& 669</u>
E'q'p'u't'w'e'k'q'p'e'q'u'u'r'c'f'c'd'r'g'e'c'r'k'c'k'k'g'f'h'q't't'g'cn'g'uc'v'g'w'p'f'g't'f'g'x'g'r'u'r'o'g'p'v	<u>& 48.; 36</u>	<u>& 46.628</u>
T'g'f'g'o'r'v'k'q'p'q'h'i'q'r'g't'c'v'p'i'r'c't'v'p'g't'uj'k'r'v'p'k'u	<u>& 6; .68;</u>	<u>& 7: ;</u>
C'f'l'w'wo'g'p'u'v'q't'g'f'g'g'o'c'd'r'g'p'q'p'eq'p'v'q'k'p'i'k'p'v'g't'g'u'u'o'q'r'g't'c'v'p'i'r'c't'v'p'g't'uj'k'r	<u>& 449.647</u>	<u>& *75.: 8: +</u>

DUPONT FABROS TECHNOLOGY, INC.

**Operating Properties
As of July 1, 2016**

Property	Property Location	Year Built/ Renovated	Gross Building Area (2)	Computer Room Square Feet ("CRSF") (2)	CRSF % Leased (3)	CRSF % Commenced (4)	Critical Load MW (5)	Critical Load % Leased (3)	Critical Load % Commenced (4)
Stabilized (1)									
CEE4	Cuj dwp."XC	4223/4227	: 9.222	75.222	322'	322'	3206	322'	322'
CEE5	Cuj dwp."XC	4223/4228	369.222	: 2.222	322'	322'	350	322'	322'
CEE6	Cuj dwp."XC	4229	569.222	394.222	322'	322'	5806	: 9'	: 9'
CEE7	Cuj dwp."XC	422; /4232	582.222	398.222	::'	::'	5806	322'	322'
CEE8	Cuj dwp."XC	4233/4235	484.222	352.222	322'	322'	480	322'	322'
CEE9'Rj cugu'KKK	Cuj dwp."XC	4236/4237	446.222	33: .222	322'	322'	430	322'	322'
CEE9'Rj cug'KKK	Cuj dwp."XC	4238	348.222	8: .222	322'	322'	3307	322'	322'
EJ 3	Gmif tqxg'Xlnci g."KN	422; /4234	6: 7.222	453.222	322'	322'	5806	322'	322'
EJ 4'Rj cug'K	Gmif tqxg'Xlnci g."KN	4237	: 6.222	67.222	322'	322'	: 0	322'	322'
EJ 4'Rj cug'KK*8+	Gmif tqxg'Xlnci g."KN	4238	373.222	93.222	: 9'	: 9'	3305	::'	::'
UE3'Rj cugu'KKK	Ucpw'Emtc."EC	4233/4237	582.222	395.222	322'	322'	5808	322'	322'
XC5	Tguyq."XC	4225	478.222	369.222	: 6'	: 6'	350	: 7'	: 7'
XC6	Dtkuyq ."XC	4227	452.222	: 2.222	322'	322'	: 8	322'	322'
Uwdvqcnio'uvcdklk gf			5.34; .222	3.776.222	::'	::'	49306	::'	::'
Completed, not Stabilized									
EJ 4'Rj cug'KK	Gmif tqxg'Xlnci g."KN	4238	96.222	57.222	98'	98'	805	99'	99'
Uwdvqcnio'pqv'uvcdklk gf			96.222	57.222	98'	98'	805	99'	99'
Vqcn'Qr gtcvpi 'Rtqr gt vgu			5.425.222	3.7: ;.222	::'	::'	4990	::'	::'

"

*3+ Ucdklk gf 'qr gtcvpi 'r tqr gt vgu'ctg'gkij gt': 7' "qt'o qtg'hcugf "cpf'eqo o gpegf "qt'j cxg'dggp'lp'ugt xleg'ht'46'o qpj u'qt" i tgcvt0'

*4+ I tquu'dwrf lpi 'ctgc'ku'yj g'gpvtg'dwrf lpi 'ctgc.'lpenf lpi 'ETUH*yj g'r qt vqp'qh'i tquu'dwrf lpi 'ctgc'y j gtg'qwt'ewuqo gtu)' eqo r wgt'ugt xgtu'ctg'hcvgf +.eqo o qp'ctgcu.'ctgcu'eqvtqngf "d{'wu'uwej "cu'yj g'o gej cplecn'vgrgeqo o wplecvkpu'cpf " wklk' 'tqgo u+'cpf. 'lp'uo g'hccklkgu.'lp'kxf wcn'qh'leg'cpf 'uvtci g'ur ceg'hcugf "qp'cp'cu'cxckrdng'dcuku'v'qwt'ewuqo gtu0'

*5+ Rgtegpvc g'hcugf 'ku'gzr tguugf 'cu'c'r gtegpvc g'qh'ETUH'qt'etkklcn'hcuf. 'cu'cr r rlecdrng. 'y cv'ku'uwldge'v'q'cp'gzgewgf 'hcug0' Ngcugu'gzgewgf 'cu'qh'Lwn' "3.'4238'tgr tguugv'8582'o krlqp'qh'dcug'tgpv'q'c'I CCR'dcuku'cpf '8588'o krlqp'qh'dcug'tgpv'q'p' c'ecuj 'dcuku'qxgt 'y j'pgz'vy grxg'o qpj u0Dqj 'co qwpw'lpemf g'83: 'o krlqp'qh'tgxgpw'ltqo 'o cpci go gpv'hggu'qxgt 'y j' pgz'vy grxg'o qpj u0

*6+ Rgtegpvc g'eqo o gpegf 'ku'gzr tguugf 'cu'c'r gtegpvc g'qh'ETUH'qt'etkklcn'hcuf. 'cu'cr r rlecdrng. 'y j gtg'yj g'hcug'j cu' eqo o gpegf 'wpf gt'I CCR0

*7+ Etklcn'hcuf '*cnuq'tghgtgf 'v'cu'K'hcuf 'qt'hcuf 'wugf 'd{'ewuqo gtu)'ugt xgtu'qt'tgrv'gs wkr o gpv'ku'yj g'r qy gt'cxckrdng' hqt'gzenukxg'wug'd{'ewuqo gtu)'gzr tguugf 'lp'vgo u'qh'o gi cy cw.'qt'O Y. 'qt'nkuy cw.'qt'nY '*Qpg'O Y 'ku'gs wcn'v'3.222" nY +0

*8+""Cu'qh'Lwn' "4: .4238.'EJ 4'Rj cug'KKy cu'322' 'hcugf 'cpf'eqo o gpegf "qp'dqj 'c'ETUH'cpf'etkklcn'hcuf "dcuku0

DUPONT FABROS TECHNOLOGY, INC.

**Lease Expirations
As of July 1, 2016**

Vj g'hqmny kpi "vcdrg'ugw'hqtj "c'owo o ct { "uej gf wrq'qh'rgcug'gzzr ktcvqpu'cv'qwt"qr gtcvki "r tqr gt vkgu'hqt "gcej "qh'vj g'v'gp" ecrpft ct "gctu'dgi kppkpi "y kj "42380"Vj g'kphqto cvkqp'ugv'hqtj "k'vj g'vcdrg'dgny "cuwo gu'vj cv'ewuqo gtu'gz gtekug'pq'tgpgy cri qr vqpu'cpf "vngul'kvq'ceeqwpv'ewuqo gtu'dgctn' "vgo kpcvqpu'qr vqpu'k'f gvgo kpkpi "vj g'rhg'qh'vj gk'rgcugu'w'pf gt "I CCR0

Year of Lease Expiration	Number of Leases Expiring (1)	CRSF of Expiring Commenced Leases (in thousands) (2)	% of Leased CRSF	Total kW of Expiring Commenced Leases (2)	% of Leased kW	% of Annualized Base Rent (3)
4238	0	0	0'	0	0'	0'
4239	6	55	40'	7.368	30'	30'
423:	42	399	330'	55.66:	340'	340'
423;	47	538	420'	78.326	420'	440'
4242	37	3: 4	330'	53.976	330'	330'
4243	38	4: 6	3: 0'	72.2; 4	3: 0'	390'
4244	32	362	; 0'	46.72;	; 0'	; 0'
4245	:	; 4	70'	35.527	60'	60'
4246	:	334	90'	3; .49;	90'	90'
4247	6	69	50'	9.972	40'	50'
Change 4247	32	399	330'	53.; 7:	330'	; 0'
Vqen	342	3.782	322'	495.567	322'	322'

*3+ Tgr t gupw'54'ewuqo gtu'y kj "342'rgcug'gzzr ktcvqpu'f cvgu0'

*4+ ETUHku'vj cv'r qt vqpu'qh'i tquu'dvkrf kpi "ctg'y j gtg'ewuqo gtu'rqecv'vj gk'eqo r wgt'ugt xgtu0Qpg'O Y "ku'gs wcn'vq"3.222" mY 0'

*5+ Cppwcn'k' gf "dcug'tgpv'tgr t gupw'vj g'o qpj n' "eqpvtcewcn'dcug'tgpv'f ghkpgf "cu'ecuj "dcug'tgpv'dghqtg'cdcvgo gpw+" o wkr n'gf "d{ "34'hqt'eqo o gpegf "rgcugu'cu'qh'Lwn' "3."42380

DUPONT FABROS TECHNOLOGY, INC.

Leasing Statistics - New Leases

Period	Number of Leases	Total CRSF Leased (1)	Total MW Leased (1)
S 4'4238	6	94.879	34074
S 3'4238	9	382.8: 8	55083
S 6'4237	34	3; 5.595	54059
S 5'4237	0	0	0
Vtcklpi "Vy gixg'O qpj u	45	648.938	9: 02
S 4'4237	7	89.783	34048

Leasing Statistics - Renewals

Period	Number of Renewals	Total CRSF Renewed (1)	Total MW Renewed (1)	GAAP Rent change (2)	Cash Rent Change (2)
S 4'4238	6	43.748	404	50'	40'
S 3'4238	3	4.739	206	360'	50'
S 6'4237	3	: .683	306;	*40+'	*320+'
S 5'4237	3	4.922	209	460'	50'
Vtcklpi "Vy gixg'O qpj u	9	57.426	704		
S 4'4237	5	69.342	90 3	308'	3308'

Booked Not Billed
(\$ in thousands)

Vj g'hqmjy kpi 'cdng'qwrkpgu'j g'kpetgo gpvnc'cpf "cppwcrk gf 'tgxgpwg'gzemf kpi 'f kgev'gngvle'ltqo 'hgcu'j cv'j cxg' dggp'gzgewgf "dw'j cxg'pq'vdkmgf "cu'qh'Lxpg'52."42380

	2016	2017	Total
Kpetgo gpvnc'Tgxgpwg	& .: 87	&34.42:	
..... Cppwcrk gf 'Tgxgpwg	&46.25;	&46.638	&6: .677

*3- ETUHLu'j cvr qt vqp'qh' tqu'dwrf kpi "ctgc'y j gtg'ewuxo gtu'iqecv'j gk'eqo r wgt'ugt xgtu0"Qpg'O Y 'ku'gs wcn'vq"3.222" mY 0

*4- I CCR'tgpvej cpi g'eqo r ctgu'j g'ej cpi g'lp "cppwcrk gf "dcug'tgpv'dghqtg'cpf "chgt'j g'tgpgy cr0"Ecuj 'tgpvej cpi g'eqo r ctgu' ecuj "dcug'tgpv'cv'tgpgy cr'gzgewkq'vq'ecuj "dcug'tgpv'cv'j g'lwctv'qh'j g'tgpgy cnr g'kqf 0"

DUPONT FABROS TECHNOLOGY, INC.

**Top 15 Customers
As of July 1, 2016**

Vj g'hqmqy kpi 'vcdrg'r tggupw'qwt'qr '37'ewuqo gtu'dcugf 'qp'cppwck gf 'o qpj n' 'eqpvtcewcn'dcug'tgpv'cv'qwt'qr gtcv'kpi " r tqr gtv'gu'cu'qh'Lwn' "3."4238<

Customer	Number of Buildings	Number of Markets	Remaining Term	% of Annualized Base Rent (1)
3 O letquqhv	;	5	80	460'
4 Hcegdqqm	6	3	60	420'
5 Hqtwp'g'47'kpxguo gpv'I tcf g'Tcv'gf 'Eqo r cp{	5	5	60	330'
6 Tcemr ceg	5	4	; 0	; 0'
7 Hqtwp'g'722'hgcf kpi 'Uqhy ctg'cu'c'Ugtxleg'UccU'Rtqxf gt.'P qv'Tcv'gf	6	4	80	90'
8 [cj qq#*4+	3	3	30	80'
9 Ugtxgt'Egptcn	3	3	70	40'
: Hqtwp'g'72'kpxguo gpv'I tcf g'Tcv'gf 'Eqo r cp{	4	3	60	40'
; Ftqr dqz	3	3	40	30'
32 KCE	3	3	40	30'
33 U{o cpvge	4	3	50	30'
34 WDU	3	3	; 0	30'
35 Cpgzlk	5	3	90	30'
36 Ucpqhk'Xgpnku	4	3	70	20'
37 I qF cff {	3	3	320	20'
Vqcn				<u>u</u> <u>;</u> 406'

*3+ Cppwck gf 'dcug'tgpvtgr tggupw'o qpj n' 'eqpvtcewcn'dcug'tgpv'ht'eqo o gpegf 'hcgug'f ghpgf 'cu'ecuj 'dcug'tgpv'dghgtg" cdcvgo gpw'o wmr n'gf 'd{ '34'ht'eqo o gpegf 'hcgug'cu'qh'Lwn' "3."42380

*4+ Eqo r tkugf "qh'c'hcgug'cv'CEE6'vj cvj cu'dggp'hw' 'uwdrcugf 'q'cpqj gt'F HV'ewuqo gt0

DUPONT FABROS TECHNOLOGY, INC.

Same Store Analysis
(\$ in thousands)

<u>Same Store Properties</u>	Three Months Ended					Six Months Ended		
	30-Jun-16	30-Jun-15	% Change	31-Mar-16	% Change	30-Jun-16	30-Jun-15	% Change
Revenue:								
Base rent	\$ 76,929	\$ 70,141	9.7 %	\$ 76,848	0.1 %	\$ 153,777	\$ 139,076	10.6 %
Recoveries from tenants	39,215	32,452	20.8 %	35,707	9.8 %	74,922	63,044	18.8 %
Other revenues	435	377	15.4 %	419	3.8 %	854	740	15.4 %
Total revenues	116,579	102,970	13.2 %	112,974	3.2 %	229,553	202,860	13.2 %
Expenses:								
Property operating costs	35,022	27,568	27.0 %	32,784	6.8 %	67,806	55,949	21.2 %
Real estate taxes and insurance	4,677	6,162	(24.1)%	4,086	14.5 %	8,763	9,239	(5.2)%
Other expenses	(50)	27	N/M	107	N/M	57	40	42.5 %
Total expenses	39,649	33,757	17.5 %	36,977	7.2 %	76,626	65,228	17.5 %
Net operating income (1)	76,930	69,213	11.1 %	75,997	1.2 %	152,927	137,632	11.1 %
Straight-line revenues, net of reserve	1,338	2,702	N/M	(1,793)	N/M	(455)	5,791	N/M
Amortization of lease contracts above and below market value	(106)	414	N/M	(116)	(8.6)%	(222)	(178)	24.7 %
Cash net operating income (1)	\$ 78,162	\$ 72,329	8.1 %	\$ 74,088	5.5 %	\$ 152,250	\$ 143,245	6.3 %

Note: Same Store Properties represent those properties placed into service on or before January 1, 2015 and excludes CH2. NJ1 is also excluded since it was sold in June 2016.

<u>Same Store, Same Capital Properties</u>	Three Months Ended					Six Months Ended		
	30-Jun-16	30-Jun-15	% Change	31-Mar-16	% Change	30-Jun-16	30-Jun-15	% Change
Revenue:								
Base rent	\$ 59,518	\$ 58,475	1.8 %	\$ 60,247	(1.2)%	\$ 119,765	\$ 118,571	1.0 %
Recoveries from tenants	27,163	24,308	11.7 %	25,253	7.6 %	52,416	49,257	6.4 %
Other revenues	360	338	6.5 %	352	2.3 %	712	664	7.2 %
Total revenues	87,041	83,121	4.7 %	85,852	1.4 %	172,893	168,492	2.6 %
Expenses:								
Property operating costs	24,303	21,211	14.6 %	23,373	4.0 %	47,676	43,683	9.1 %
Real estate taxes and insurance	2,995	2,468	21.4 %	2,439	22.8 %	5,434	4,480	21.3 %
Other expenses	(68)	10	N/M	103	N/M	35	20	75.0 %
Total expenses	27,230	23,689	14.9 %	25,915	5.1 %	53,145	48,183	10.3 %
Net operating income (1)	59,811	59,432	0.6 %	59,937	(0.2)%	119,748	120,309	(0.5)%
Straight-line revenues, net of reserve	3,538	4,632	(23.6)%	1,332	N/M	4,870	8,474	(42.5)%
Amortization of lease contracts above and below market value	(106)	414	N/M	(116)	(8.6)%	(222)	(178)	24.7 %
Cash net operating income (1)	\$ 63,243	\$ 64,478	(1.9)%	\$ 61,153	3.4 %	\$ 124,396	\$ 128,605	(3.3)%

Note: Same Store, Same Capital properties represent those properties placed into service on or before January 1, 2015 and have less than 10% of additional critical load developed after January 1, 2015. Excludes CH2, SC1 and ACC7. NJ1 is also excluded since it was sold in June 2016.

(1) See next page for a reconciliation of Net Operating Income and Cash Net Operating Income to GAAP measures.

DUPONT FABROS TECHNOLOGY, INC.
Same Store Analysis - Reconciliations of Operating Income
to Net Operating Income and Cash Net Operating Income ⁽¹⁾
(\$ in thousands)

Reconciliation of Operating Income to Same Store Net Operating Income and Cash Net Operating Income

	Three Months Ended					Six Months Ended		
	30-Jun-16	30-Jun-15	% Change	31-Mar-16	% Change	30-Jun-16	30-Jun-15	% Change
Operating income	\$ 49,975	\$ 40,898	22.2 %	\$ 49,111	1.8 %	\$ 99,086	\$ 76,120	30.2 %
Add-back: non-same store operating loss	2,315	4,135	(44.0)%	2,625	(11.8)%	4,940	14,275	(65.4)%
Same Store:								
Operating income	52,290	45,033	16.1 %	51,736	1.1 %	104,026	90,395	15.1 %
Depreciation and amortization	24,640	24,180	1.9 %	24,261	1.6 %	48,901	47,237	3.5 %
Net operating income	76,930	69,213	11.1 %	75,997	1.2 %	152,927	137,632	11.1 %
Straight-line revenues, net of reserve	1,338	2,702	N/M	(1,793)	N/M	(455)	5,791	N/M
Amortization of lease contracts above and below market value	(106)	414	N/M	(116)	(8.6)%	(222)	(178)	24.7 %
Cash net operating income	\$ 78,162	\$ 72,329	8.1 %	\$ 74,088	5.5 %	\$ 152,250	\$ 143,245	6.3 %

Reconciliation of Operating Income to Same Store, Same Capital Net Operating Income and Cash Net Operating Income

	Three Months Ended					Six Months Ended		
	30-Jun-16	30-Jun-15	% Change	31-Mar-16	% Change	30-Jun-16	30-Jun-15	% Change
Operating income	\$ 49,975	\$ 40,898	22.2 %	\$ 49,111	1.8 %	\$ 99,086	\$ 76,120	30.2 %
Less: non-same store operating (income) loss	(9,153)	(1,317)	N/M	(8,100)	13.0 %	(17,253)	4,935	N/M
Same Store:								
Operating income	40,822	39,581	3.1 %	41,011	(0.5)%	81,833	81,055	1.0 %
Depreciation and amortization	18,989	19,851	(4.3)%	18,926	0.3 %	37,915	39,254	(3.4)%
Net operating income	59,811	59,432	0.6 %	59,937	(0.2)%	119,748	120,309	(0.5)%
Straight-line revenues, net of reserve	3,538	4,632	(23.6)%	1,332	N/M	4,870	8,474	(42.5)%
Amortization of lease contracts above and below market value	(106)	414	N/M	(116)	(8.6)%	(222)	(178)	24.7 %
Cash net operating income	\$ 63,243	\$ 64,478	(1.9)%	\$ 61,153	3.4 %	\$ 124,396	\$ 128,605	(3.3)%

(1) Net Operating Income ("NOI") represents total revenues less property operating costs, real estate taxes and insurance, and other expenses (each as reflected in the consolidated statements of operations) for the properties included in the analysis. Cash Net Operating Income ("Cash NOI") is NOI less straight-line revenues, net of reserve and amortization of lease contracts above and below market value for the properties included in the analysis.

We use NOI and Cash NOI as supplemental performance measures because, in excluding depreciation and amortization, impairment charges on depreciable real estate assets and gains and losses from property dispositions, each provides a performance measure that, when compared period over period, captures trends in occupancy rates, rental rates and operating expenses. However, because NOI and Cash NOI exclude depreciation and amortization, impairment charges on depreciable real estate assets and gains and losses from property dispositions, and capture neither the changes in the value of our properties that result from use or market conditions nor the level of capital expenditures and leasing commissions necessary to maintain the operating performance of our properties, all of which have real economic effects and could materially impact our results from operations, the utility of NOI and Cash NOI as a measure of our performance is limited.

Other REITs may not calculate NOI and Cash NOI in the same manner we do and, accordingly, our NOI and Cash NOI may not be comparable to the NOI and Cash NOI of other REITs. NOI and Cash NOI should not be considered as an alternative to operating income (as computed in accordance with GAAP).

DUPONT FABROS TECHNOLOGY, INC.

**Development Projects
As of June 30, 2016
(\$ in thousands)**

Property	Property Location	Gross Building Area (1)	CRSF (2)	Critical Load MW (3)	Estimated Total Cost (4)	Construction in Progress & Land Held for Development (5)	CRSF % Pre-leased	Critical Load % Pre-leased
Current Development Projects								
ACC7 Phase IV	Ashburn, VA	96,000	52,000	8.2	\$73,000 - \$78,000	61,336	41%	49%
ACC9 Phase I	Ashburn, VA	163,000	90,000	14.4	135,000 - 141,000	10,411	—%	—%
CH2 Phase III (6)	Elk Grove Village, IL	151,000	71,000	11.3	130,000 - 131,000	130,354	87%	89%
CH2 Phase IV	Elk Grove Village, IL	9,000	9,000	1.2	7,400 - 8,400	319	—%	—%
SC1 Phase III	Santa Clara, CA	111,000	64,000	16.0	160,000 - 165,000	20,331	100%	100%
		<u>530,000</u>	<u>286,000</u>	<u>51.1</u>	<u>505,400 - 523,400</u>	<u>222,751</u>		
Future Development Projects/Phases								
ACC9 Phase II	Ashburn, VA	163,000	90,000	14.4	53,000 - 57,000	10,071		
		<u>163,000</u>	<u>90,000</u>	<u>14.4</u>	<u>53,000 - 57,000</u>	<u>10,071</u>		
Land Held for Development (7)								
ACC8	Ashburn, VA	100,000	50,000	10.4		4,244		
ACC10	Ashburn, VA	270,000	130,000	24.0		7,940		
ACC11	Ashburn, VA	150,000	80,000	16.0		4,774		
CH3	Elk Grove Village, IL	305,000	160,000	25.6		9,512		
		<u>825,000</u>	<u>420,000</u>	<u>76.0</u>		<u>26,470</u>		
Total		<u><u>1,518,000</u></u>	<u><u>796,000</u></u>	<u><u>141.5</u></u>		<u><u>\$ 259,292</u></u>		

- (1) Gross building area is the entire building area, including CRSF (the portion of gross building area where our customers' computer servers are located), common areas, areas controlled by us (such as the mechanical, telecommunications and utility rooms) and, in some facilities, individual office and storage space leased on an available basis to our customers. The respective amounts listed for each of the "Land Held for Development" sites are estimates.
- (2) CRSF is that portion of gross building area where customers locate their computer servers. The respective amounts listed for each of the "Land Held for Development" sites are estimates.
- (3) Critical load (also referred to as IT load or load used by customers' servers or related equipment) is the power available for exclusive use by customers expressed in terms of MW or kW (One MW is equal to 1,000 kW). The respective amounts listed for each of the "Land Held for Development" sites are estimates.
- (4) Current development projects include land, capitalization for construction and development and capitalized interest and operating carrying costs, as applicable, upon completion. Future development projects/phases include land, shell and underground work through the opening of the phase(s) that are either under current development or in service.
- (5) Amount capitalized as of June 30, 2016. Future development projects/phases include land, shell and underground work through the opening of the phase(s) that are either under current development or in service.
- (6) CH2 Phase III was placed into service on July 1, 2016 and was 100% leased and commenced on both a CRSF and critical load basis as July 28, 2016.
- (7) Amounts listed for gross building area, CRSF and critical load are current estimates.

DUPONT FABROS TECHNOLOGY, INC.

Debt Summary as of June 30, 2016
(\$ in thousands)

	June 30, 2016			
	Amounts (1)	% of Total	Rates	Maturities (years)
Secured	\$ 113,750	9%	2.1%	1.7
Unsecured	1,100,000	91%	5.0%	5.1
Total	\$ 1,213,750	100%	4.7%	4.8
Fixed Rate Debt:				
Unsecured Notes due 2021	\$ 600,000	49%	5.9%	5.2
Unsecured Notes due 2023 (2)	250,000	21%	5.6%	7.0
Fixed Rate Debt	850,000	70%	5.8%	5.7
Floating Rate Debt:				
Unsecured Credit Facility	—	—%	—%	1.9
Unsecured Term Loan	250,000	21%	2.1%	3.1
ACC3 Term Loan	113,750	9%	2.1%	1.7
Floating Rate Debt	363,750	30%	2.1%	2.6
Total	\$ 1,213,750	100%	4.7%	4.8

Note: We capitalized interest and deferred financing cost amortization of \$3.1 million and \$6.5 million during the three and six months ended June 30, 2016, respectively.

(1) Principal amounts exclude deferred financing costs.

(2) Principal amount excludes original issue discount of \$1.8 million as of June 30, 2016.

Debt Principal Repayments as of June 30, 2016
(\$ in thousands)

Year	Fixed Rate (1)	Floating Rate (1)	Total (1)	% of Total	Rates
2016	\$ —	\$ 2,500 (4)	\$ 2,500	0.2%	2.1%
2017	—	8,750 (4)	8,750	0.7%	2.1%
2018	—	102,500 (4)	102,500	8.5%	2.1%
2019	—	250,000 (5)	250,000	20.6%	2.1%
2020	—	—	—	—%	—%
2021	600,000 (2)	—	600,000	49.4%	5.9%
2022	—	—	—	—%	—%
2023	250,000 (3)	—	250,000	20.6%	5.6%
Total	\$ 850,000	\$ 363,750	\$ 1,213,750	100.0%	4.7%

(1) Principal amounts exclude deferred financing costs.

(2) The 5.875% Unsecured Notes due 2021 mature on September 15, 2021.

(3) The 5.625% Unsecured Notes due 2023 mature on June 15, 2023. Principal amount excludes original issue discount of \$1.8 million as of June 30, 2016.

(4) The ACC3 Term Loan matures on March 27, 2018 with no extension option. Quarterly principal payments of \$1.25 million began on April 1, 2016, increase to \$2.5 million on April 1, 2017 and continue through maturity.

(5) The Unsecured Term Loan matures on July 21, 2019 with no extension option. In July 2016, we entered into a new credit agreement that had the effect of extending the maturity of this term loan to January 21, 2022.

DUPONT FABROS TECHNOLOGY, INC.

Selected Unsecured Debt Metrics⁽¹⁾

	6/30/16	12/31/15
Interest Coverage Ratio (not less than 2.0)	5.0	4.8
Total Debt to Gross Asset Value (not to exceed 60%)	33.2%	35.9%
Secured Debt to Total Assets (not to exceed 40%)	3.1%	3.4%
Total Unsecured Assets to Unsecured Debt (not less than 150%)	236%	245%

(1) These selected metrics relate to DuPont Fabros Technology, LP's outstanding unsecured notes. DuPont Fabros Technology, Inc. is the general partner of DuPont Fabros Technology, LP.

Capital Structure as of June 30, 2016
(in thousands except per share data)

Line of Credit			\$	—	
Mortgage Notes Payable				113,750	
Unsecured Term Loan				250,000	
Unsecured Notes				850,000	
Total Debt				1,213,750	21.1%
Common Shares	85%	75,548			
Operating Partnership (“OP”) Units	15%	13,812			
Total Shares and Units	100%	89,360			
Common Share Price at June 30, 2016		\$ 47.54			
Common Share and OP Unit Capitalization			\$	4,248,174	
Preferred Stock (\$25 per share liquidation preference)				301,250	
Total Equity				4,549,424	78.9%
Total Market Capitalization				\$ 5,763,174	100.0%

DUPONT FABROS TECHNOLOGY, INC.

**Common Share and OP Unit
Weighted Average Amounts Outstanding**

	<u>Q2 2016</u>	<u>Q2 2015</u>	<u>YTD 2Q 2016</u>	<u>YTD 2Q 2015</u>
Weighted Average Amounts Outstanding for EPS Purposes:				
Common Shares - basic	74,370,577	65,030,132	70,661,406	65,266,766
Effect of dilutive securities	861,057	713,742	857,089	831,993
Common Shares - diluted	<u>75,231,634</u>	<u>65,743,874</u>	<u>71,518,495</u>	<u>66,098,759</u>
 Weighted Average Amounts Outstanding for FFO, Normalized FFO and AFFO Purposes:				
Common Shares - basic	74,370,577	65,030,132	70,661,406	65,266,766
OP Units - basic	14,607,330	15,419,237	14,822,570	15,419,734
Total Common Shares and OP Units	<u>88,977,907</u>	<u>80,449,369</u>	<u>85,483,976</u>	<u>80,686,500</u>
 Effect of dilutive securities	1,008,006	795,457	1,036,917	926,238
Common Shares and Units - diluted	<u>89,985,913</u>	<u>81,244,826</u>	<u>86,520,893</u>	<u>81,612,738</u>
 Period Ending Amounts Outstanding:				
Common Shares	75,548,173			
OP Units	13,811,663			
Total Common Shares and Units	<u>89,359,836</u>			

DUPONT FABROS TECHNOLOGY, INC.

2016 Guidance

The earnings guidance/projections provided below are based on current expectations and are forward-looking.

	<u>Expected Q3 2016 per share</u>	<u>Expected 2016 per share</u>
Net income per common share and common unit - diluted	\$0.36 to \$0.38	\$1.63 to \$1.69
Depreciation and amortization, net	0.31	1.23
Gain on sale of real estate	—	(0.26)
NAREIT FFO per common share and common unit - diluted (1)	<u>\$0.67 to \$0.69</u>	<u>\$2.60 to \$2.66</u>
Severance and equity acceleration	—	0.01
Loss on early extinguishment of debt	0.01	0.01
Issuance costs associated with redeemed preferred shares	0.04	0.14
Normalized FFO per common share and common unit - diluted (1)	<u>\$0.72 to \$0.74</u>	<u>\$2.76 to \$2.82</u>
Straight-line revenues, net of reserve	—	0.01
Amortization of lease contracts above and below market value	—	(0.01)
Compensation paid with Company common shares	0.02	0.08
Non real estate depreciation and amortization	—	0.01
Amortization of deferred financing costs	0.01	0.05
Improvements to real estate	(0.02)	(0.08)
Capitalized leasing commissions	—	(0.05)
AFFO per common share and common unit - diluted (1)	<u><u>\$0.73 to \$0.75</u></u>	<u><u>\$2.77 to \$2.83</u></u>

2016 Debt Assumptions

Weighted average debt outstanding	\$1,222.0 million
Weighted average interest rate (one month LIBOR avg. 0.46%)	4.81%
Total interest costs	\$58.8 million
Amortization of deferred financing costs	4.3 million
Interest expense capitalized	(9.3) million
Deferred financing costs amortization capitalized	(0.6) million
Total interest expense after capitalization	<u>\$53.2 million</u>

2016 Other Guidance Assumptions

Total revenues	\$510 to \$520 million
Base rent (included in total revenues)	\$345 to \$350 million
General and administrative expense	\$22 to \$23 million
Investments in real estate - development (2)	\$290 to \$310 million
Improvements to real estate excluding development	\$6 million
Preferred stock dividends, excluding write-off of issuance costs of redeemed preferred shares	\$21 million
Annualized common stock dividend	\$1.88 per share
Weighted average common shares and OP units - diluted	89 million
Acquisitions of income producing properties	No amounts budgeted

- (1) For information regarding FFO and Normalized FFO, see “Reconciliations of Net Income to FFO, Normalized FFO and AFFO” in this earnings release.
- (2) Represents cash spend expected in 2016 for CH2 Phase II, which was placed into service on April 1, 2016; CH2 Phase III, which was placed into service on July 1, 2016; ACC7 Phase III, which was placed into service on June 1, 2016; ACC7 Phase IV, ACC9 Phase I, CH2 Phase IV and SC1 Phase III, which are currently in development; and TOR1 Phase I (Toronto), OR1 Phase I (Hillsboro, OR) and CH3 Phase I, which are planned future developments that require Board approval.