

CoreSite Realty Corporation Fair Disclosure Policy

Adopted December __, 2010

As a publicly held company, CoreSite is committed to maintaining an open and active dialogue with its security holders and potential investors regarding the company's historical performance and future prospects. This Policy is intended to facilitate such a dialogue and to ensure that the company complies with the SEC's Fair Disclosure Regulation ("Regulation FD") in all of its communications outside the company. This Policy applies to every director, independent contractor and employee of CoreSite and its subsidiaries, and complements the company's Insider Trading Policy.

Regulation FD Basics

Regulation FD prohibits the selective disclosure of material non-public information to market professionals and security holders. The regulation is intended to eliminate the disclosure of important non-public information to securities analysts or selected institutional investors before that information is known to the general public. Regulation FD requires that, whenever a company (or a person acting on its behalf) intentionally discloses material non-public information to such a person, the company must simultaneously disseminate the information to the public. If a company learns that it has unintentionally disclosed material non-public information, it must publicly disseminate the information within 24 hours.

Market Professionals and Investors

Regulation FD applies to communications with the following categories of persons (known as "Market Professionals and Investors"):

- broker-dealers and persons associated with them, including investment analysts;
- investment advisers, certain institutional investment managers and their associated persons;
- investment companies, hedge funds, and affiliated persons; and
- any securityholder under circumstances in which it is reasonably foreseeable that the securityholder would purchase or sell securities on the basis of the information.

Material Non-Public Information

Information is generally regarded as "material" if it has market significance—that is, if its public dissemination is likely to affect the market price of securities, or if it otherwise is information that a reasonable investor would want to know before making an investment decision. Material information is not limited to historical facts but may also include projections and forecasts. With respect to a future event, such as a merger, acquisition or introduction of a new account, the point at which product development or negotiations are determined to be material is determined by balancing the likelihood that the event will occur against the effect the event would have on the company's operations or stock price if it does occur. (See CoreSite's Insider Trading Policy for a list of types of information likely to be considered material.)

"Non-public" information is any information that has not been disclosed by the company to the general public through a press release, a public filing with the SEC or other

regulatory agency, posting information on the company's website or otherwise making information widely available to the public. Once the information has been publicly disclosed and has been available for a period of time (usually two or three days) sufficient to allow the market to understand and react to the information, it is no longer "non-public information."

Authorized Spokespersons

The ***only*** persons who are authorized to speak to Market Professionals and Investors on behalf of CoreSite, its affiliates or its subsidiaries (known as "Authorized Spokespersons") are:

- Thomas M. Ray
- Deedee M. Beckman
- Robert M. Sistik
- Erick H. Bromfield
- David W. Dunn
- Other persons specifically authorized by any of the above, on a case-by-case basis

To the extent practicable, Authorized Spokespersons should contact an appropriate person in the Legal Department before having conversations with any Market Professional or Investor in order to review as much of the substance of the intended communication as possible, including slides and other prepared materials.

CoreSite employees who are not Authorized Spokespersons are prohibited from communicating potentially non-public information about the company and should refer all inquiries from the media, analysts, security holders and/or the financial community to the Chief Financial Officer or another Authorized Spokesperson. Under no circumstances should any attempt be made to handle these inquiries without prior authorization from an Authorized Spokesperson.

Public Disclosure of Material Information

Whenever questions arise about whether information that is proposed to be disclosed constitutes material non-public information, the Authorized Spokespersons will confer with the Chief Financial Officer. The Chief Financial Officer may, in turn, elect to confer with one or more members of the Disclosure Committee, to call a meeting of the entire Disclosure Committee or to seek the advice of CoreSite's legal counsel.

If it is determined that the information to be disclosed is material, the information must be disclosed via a means reasonably designed to provide broad, non-exclusionary distribution to the public (e.g., a press release or Form 8-K) before or at the same time that the information is disclosed to Market Professionals and Investors. The public disclosure may either disclose the material information or, if it is issued prior to disclosure to the Market Professional or Investor, may disclose that a conference call and/or webcast will be held to disclose the information. The public must be given adequate advance notice of any conference call and/or webcast and the means of accessing it.

If a director, independent contractor or employee of CoreSite learns of information that causes him or her to believe that a disclosure may have been misleading or inaccurate when made or may no longer be true, such person should report that information

immediately to the Chief Financial Officer, to a member of the Disclosure Committee or to CoreSite's legal counsel.

Earnings Announcements and Conference Calls

Following the end of each quarter, CoreSite will issue a press release to report our results of operations for that quarter and to provide quarter-to-quarter and period-to-period comparisons.

Shortly after we issue our quarterly earnings release, we will make a presentation about the results of operations for that quarter on a conference call and/or webcast. Adequate advance public notice shall be given of any such earnings conference calls and/or webcasts. Notice shall include a press release issued to all major news wires and a posting on CoreSite's website with information including the date, time, telephone number and webcast URL for the earnings call. All quarterly earnings conference calls and/or webcasts will be open to Market Professionals and Investors, media representatives and the general public. Any such conference call will be recorded and a tape of the call maintained by the company for at least twelve months. Web replay of such a call will be available for at least seven days after the conference call.

Guidance

To promote compliance with Regulation FD, it is CoreSite's policy not to provide formal or informal guidance, whether direct or indirect, to Market Professionals or Investors with respect to earnings or other material financial projections except as part of the company's regular, quarterly press releases and subsequent conference calls. Exceptions to this rule may be made on a case-by-case basis at the discretion of the Chief Executive Officer in consultation with the Chief Financial Officer and Board of Directors. No Authorized Spokesperson shall provide "comfort" with respect to an earnings estimate or otherwise "walk the Street" up or down (i.e., suggest adjustments to an analyst's estimates). If an analyst inquires as to the reliability of a previously publicly disseminated projection, the Authorized Spokesperson should follow the "no comment" policy irrespective of whether the projection is believed to be reliable at the time of the inquiry.

Quiet Periods

Absent unusual circumstances, CoreSite will not discuss with Market Professionals or Investors or otherwise comment on the company's financial or business performance or prospects during the period beginning one (1) week before the end of the quarter and ending after the quarterly conference call. If circumstances are such that CoreSite believes that it is desirable to comment on such matters during this period, CoreSite will do so only by way of a press release, as contemplated below.

Analyst Reports

Analyst reports and earnings models may only be reviewed to correct errors that can be corrected by referring to information that is publicly available, historical, and factual, or to correct any mathematical errors. No other analyst feedback or guidance on earnings models may be communicated to an analyst. No Company employee should distribute copies of, or refer to, selected analysts' reports to anyone outside CoreSite or its affiliates. This is consistent with CoreSite's intention not to adopt any particular analyst report.

Site Visits

CoreSite may permit Market Professionals or Investors to visit the company's offices and other facilities on a non-discriminatory, appointments-only basis. While CoreSite's officers may from time-to-time make "road show"-style presentations to Market Professionals or Investors, no material non-public information may be disclosed during these meetings. Officers may elect to include managers or other representatives in these meetings, provided that such managers are briefed on their responsibilities under this Policy prior to the meetings and an Authorized Spokesperson accompanies them during the meetings.

Conferences and Road Shows

Authorized Spokespersons will make presentations from time-to-time at investment bank sponsored conferences, road shows and other, similar investor conferences. All proposed disclosures of material non-public information about CoreSite and its affiliates by Authorized Spokespersons, whether through participation in interviews or conferences or the giving of speeches or presentations, must be reviewed and approved in advance by the Chief Financial Officer or a majority of the Disclosure Committee. CoreSite will provide reasonable prior public notice of its participation at these events and, when practical, will seek to post the Authorized Spokesperson's speech or presentation on the company website concurrent with its presentation at the conference, road show or similar event. Authorized Spokespersons should adhere to the approved presentation or speech and not disclose any material non-public information about the company during any "break out" or question-and-answer sessions. If any inadvertent disclosures of material, non-public information occurs at these conferences, appropriate public disclosure will be made promptly.

Trade Shows

It is CoreSite's policy not to disclose material non-public information at trade shows. To confirm that participants in such trade shows understand and abide by this Policy, CoreSite will take reasonable steps to ensure that the CoreSite representatives who participate in trade shows, or their supervisors, as appropriate, are familiar with this Policy. In addition, CoreSite will issue press releases to announce new business initiatives or other material developments prior to or concurrently with any disclosure at a trade show.

The Press

Although statements made to members of the press do not fall within the scope of Regulation FD, absent a determination by the Chief Financial Officer or a majority of the Disclosure Committee to the contrary based on the circumstances in question, CoreSite has a policy of not disclosing material non-public information to individual representatives of the press without first issuing a press release or otherwise making a broadly disseminated announcement. Contacts with the news media should be only by one or more of Authorized Spokespersons, when possible.

Inadvertent Disclosures

In the event that material non-public information is inadvertently disclosed by an Authorized Spokesperson or other employee, officer or director of CoreSite to a Market Professional or Investor, CoreSite will promptly disclose through a press release or through a filing on Form 8-K with the SEC any such material non-public information inadvertently disclosed. In the event that a CoreSite director, officer, independent contractor or employee

becomes aware of a potential inadvertent disclosure of non-public information that may be material, he or she should immediately inform the Chief Financial Officer or a member of the Disclosure Committee. The Chief Financial Officer or Disclosure Committee member, in turn, may, in his or her discretion, consult with other members of the Disclosure Committee and/or seek the advice of legal counsel. If a determination is made that the information is material, the Chief Executive Officer or the Disclosure Committee will determine the appropriate manner of disclosing the information and also may elect to confer with legal counsel in making this determination.

Rumors: No Comment Policy

CoreSite will not comment on market rumors in the normal course of business. When it is learned that rumors about CoreSite are circulating, Authorized Spokespersons should state only that it is company policy to not comment on rumors. If the source of the rumor is found to be internal, the Disclosure Committee should be consulted to determine the appropriate response.

Violation of this Policy

Violations of Regulation FD are subject to SEC enforcement action, which may include an administrative action seeking a cease-and-desist order, or a civil action against CoreSite or against an individual seeking an injunction and/or civil money penalties. Any violation of this policy by an officer, director, independent contractor or employee of CoreSite shall also be brought to the attention of the Board of Directors and may constitute grounds for termination of employment or service.

Amendments and Updates to Policy

CoreSite's Disclosure Committee will review this Policy at least annually and make recommendations to the Board of Directors as needed for modification or updating.