

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name QTS REALTY TRUST, INC.		2 Issuer's employer identification number (EIN) 46-2809094	
3 Name of contact for additional information TINA TRIMBLE	4 Telephone No. of contact 913-312-5523	5 Email address of contact TINA.TRIMBLE@QTSDATACENTERS.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 12851 FOSTER STREET		7 City, town, or post office, state, and Zip code of contact OVERLAND PARK, KS 66213	
8 Date of action 10/09/2013 - SETTLEMENT DATE		9 Classification and description PREFERRED STOCK REDEMPTION	
10 CUSIP number 74736A 103	11 Serial number(s) N/A	12 Ticker symbol QTS	13 Account number(s) N/A

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ QTS REALTY TRUST, INC REDEEMED ALL OF THE OUTSTANDING SHARES OF PREFERRED STOCK AT A REDEMPTION PRICE OF \$1,000 PER SHARE ON OCTOBER 9, 2013.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ THE REDEMPTION WILL BE TREATED AS A SALE OR EXCHANGE WITHIN THE MEANING OF IRC SECTION 302(b) IF IT (a) IS "SUBSTANTIALLY DISPROPORTIONATE" WITH RESPECT TO THE HOLDER; (b) RESULTS IN A "COMPLETE TERMINATION" OF THE HOLDER'S SHARE INTEREST IN QTS REALTY TRUST, INC.; OR (c) IS "NOT ESSENTIALLY EQUIVALENT TO A DIVIDEND" WITH RESPECT TO A PARTICULAR HOLDER. IN DETERMINING WHETHER ANY OF THESE TESTS HAVE BEEN MET, SHARES CONSIDERED TO BE OWNED BY THE HOLDER BY REASON OF CERTAIN CONSTRUCTIVE OWNERSHIP RULES SET FORTH IN THE IRC, AS WELL AS SHARES ACTUALLY OWNED BY THE HOLDER MUST GENERALLY BE TAKEN INTO ACCOUNT. IF A PARTICULAR HOLDER OF SHARES OWNS NO SHARES OF OUR COMMON STOCK, OR AN INSUBSTANTIAL PERCENTAGE OF THE OUTSTANDING SHARES OF COMMON STOCK, A REDEMPTION OF SHARES OF THAT HOLDER IS LIKELY TO QUALIFY FOR SALES OR EXCHANGE TREATMENT BECAUSE THE REDEMPTION WOULD NOT BE "ESSENTIALLY EQUIVALENT TO A DIVIDEND." HOWEVER, BECAUSE THE DETERMINATION AS TO WHETHER ANY OF THE ALTERNATIVE TESTS OF SECTION 302(b) WILL BE SATISFIED WITH RESPECT TO ANY PARTICULAR HOLDER DEPENDS ON THE FACTS AND CIRCUMSTANCES AT THE TIME THAT THE DETERMINATION MUST BE MADE, SHAREHOLDERS ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS TO DETERMINE SUCH TAX TREATMENT.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ EACH SHAREHOLDER MUST DETERMINE THEIR ADJUSTED TAX BASIS IN THE REDEEMED SHARES IN ORDER TO CALCULATE THE GAIN OR LOSS TO RECOGNIZE. WE ENCOURAGE SHAREHOLDERS TO CONSULT WITH THEIR PERSONAL TAX ADVISORS AS TO THEIR ADJUSTED TAX BASIS IN THE REDEEMED SHARES AND THE SPECIFIC TAX TREATMENT.

Part II Organizational Action (continued)

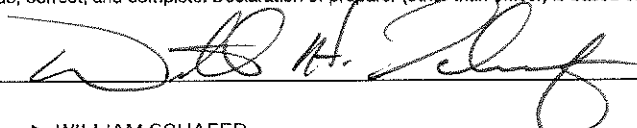
17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ►
INTERNAL REVENUE CODE SECTION 301, 302, AND 1001.

18 Can any resulting loss be recognized? ► YES, A TAX LOSS MAY BE RECOGNIZED BY A SHAREHOLDER IF ITS ADJUSTED TAX BASIS IN THE REDEEMED SHARES EXCEEDS THE NET PROCEEDS RECEIVED, PROVIDED THAT THE SHAREHOLDER IS ELIGIBLE FOR SALE OR EXCHANGE TREATMENT.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ►
REPORTABLE TAX YEAR IS 2013.

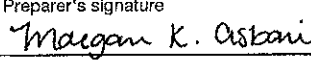
Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature ►  Date ► 9/11/14

Print your name ► WILLIAM SCHAFER

Title ► CFO

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	MAEGAN K. CISBANI		09/10/14		P01322396
	Firm's name ► ERNST & YOUNG US, LLP	Firm's EIN ► 34-6565596		Phone no. 312-879-2000	
	Firm's address ► 155 NORTH WACKER DRIVE CHICAGO, IL 60606				