


**CoreSite Realty Corporation****COR NYSE****REIT - Residential / Commercial**

Market Capitalization USD:

\$284.85 mm**CONCERN LEVEL: AVERAGE**

- 1 The CEO's total remuneration is within the typical market range for the relevant industry and market cap.
- 2 The ratio between the CEO's pay and the median pay of the other named executive officers is 3X or less.
- 3 The CEO's annual cash incentives rose or fell in line with annual performance. 
- 4 The CEO received no more than one annual cash bonus this fiscal year.
- 5 The CEO's equity remuneration reflected the company's share price movement over the last five years.
- 6 The company only pays long-term incentives to the CEO for above median performance against a peer group.
- 7 The company's dilution from equity incentives is 10 percent or less.
- 8 Unvested equity lapses when the CEO's employment is terminated. 
- 9 The CEO's potential cash severance payment is capped at two times annual cash remuneration.
- 10 The accrued benefits of the CEO's post-retirement income are within the typical market range for the relevant market cap bracket.

CEO: Thomas M. Ray**Age: 49****CEO Since: 2010**

	2009	2010	2011
Base Salary		\$151,843	\$425,000
Discretionary Bonus		\$220,000	\$0
Annual Cash Incentive		\$0	\$689,250
Benefits and Perquisites		\$4,680	\$13,983
TOTAL ANNUAL COMPENSATION		\$376,523	\$1,128,233
Increase in Post-Retirement Benefits		\$0	\$0
Stock Option Awards		\$556,875	\$529,841
Stock Awards		\$479,400	\$719,998
TOTAL COMPENSATION		\$1,412,798	\$2,378,072
Median of Other Named Executive Officers Total Compensation		\$540,712	\$1,033,608
Value Realized on Exercise of Stock Option		\$0	\$0
Value Realized on Vesting of Stock		\$0	\$108,450
TOTAL REALIZED EQUITY COMPENSATION		\$0	\$108,450

Proxy Date: 5 Apr 2012

Annual Meeting Date: 16 May 2012

Equity Reserves: 11.88%

Stock Option Run Rate: 1.81%

CoreSite Realty Corporation

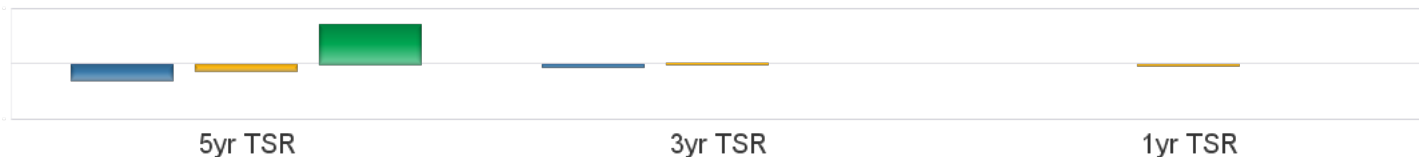
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Performance Comparison

■ S&P500 ■ Industry ■ COR



Peer Comparisons (TRBC) =REIT - Residential / Commercial

Total Summary CEO Compensation

Ticker	Company Name	2009	2010	2011	Market Cap
COR	CoreSite Realty Corporation		\$1,412,798	\$2,378,072	\$284,853,842
GRT	Glimcher Realty Trust	\$1,068,871	\$1,331,159	\$2,469,589	\$760,753,809
AKR	Acadia Realty Trust	\$1,226,103	\$2,570,667	\$4,929,883	\$754,218,759
SUI	Sun Communities, Inc.	\$1,906,705	\$797,382		\$747,324,118
IRET	Investors Real Estate Trust	\$367,167	\$481,627		\$726,649,502
AAT	American Assets Trust, Inc.				\$705,144,138
FR	First Industrial Realty Trust, Inc.	\$7,545,804	\$2,385,978	\$2,877,333	\$692,933,888

To insure consistency, peer comparisons are based on a combination of TRBC Industry and Sector classifications and company market caps.

Missing peer pay figures for 2011 are due to differences in company filing schedules.

Pay Peer Group

NA

Performance Peer Group

NA

COMPENSATION COMMITTEE MEMBERS

Director	Membership	Age	Gender	Tenure	Independence
Michael Koehler	Chairman	45	Male	2	Outside
David A. Wilson	Member	70	Male	2	Outside
J. David Thompson	Member	45	Male	2	Outside

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