



ASX Release

25 February 2022

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Global Data Centre Group (ASX: GDC)

Focus on increasing operating MW capacity expected to fuel further growth

Global Data Centre Group (“the Group”; **ASX: GDC**) is pleased to present the HY22 financial results for the period ending 31 December 2021.

Over the past 6 months, in line with its refined strategy as a pure data centre investor, GDC has continued to deploy its capital into operating data centre interests and businesses, now comprising a total of 16 data centres globally.

The key highlights of GDC’s activities for the 6 months to 31 December 2021 include:

- Deployed a total of ~\$17.0 million into 2 new data centre acquisition
 - ETIX Everywhere's acquired its first data centre in the Asia Pacific region, being a 67% stake in a 2.4MW Bangkok data centre for \$15.2 million¹ (plus acquisition costs)
 - Acquired a third data centre in Nantes (“Nantes 3”) for ~\$7.3 million (plus acquisition costs) with ~80% gearing
- Commenced the Stage 2 expansion of the Guam data centre which will increase capacity to 1.8MW (1.0 MW increase) with construction due to complete in October 2022
- Increased overall operational data centre capacity to 4.2MW (up from 2.8MW at 30 June 2021)
- Increased leverage capacity on the Fujitsu Perth DC up to 55% in line with \$45 million property valuation (total leverage capacity now \$24.75 million)
- Successfully completed an institutional placement of \$19.0 million and an SPP of \$3.5 million at \$1.93 per security

In September 2021 360 Capital Group disposed of its co-investment stake in GDC. In December 2021 Mr. David Yuile has acquired 360 Capital Group’s remaining 50% ownership of GDC’s management rights, taking his ownership of GDC’s management rights to 100%. As a final step in 360 Capital Group’s divestment of its digital infrastructure investments, once consents under change of control provisions on certain GDC assets are received, 360 Capital Group intends to call a meeting of securityholders to retire as Responsible Entity of the GDC.

¹ Acquisition of Thai data centre was signed in December 2021, and completed shortly after in January 2022



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Key financial results highlights for the period ending 31 December 2021:

- Statutory revenue of \$6.3 million, up 174% on pcp;
- Statutory net profit attributable to securityholders of \$0.2 million, steady on pcp;
- Operating EBITDA of \$1.6 million up 129% on pcp;
- Statutory earnings per security (EPS) of 0.3 cps, down 25% on pcp;
- Operating EBITDA EPS of 2.2 cps, up 83% on pcp;
- Strong balance sheet with \$38.1 million in cash;
- NAV stable at 1.95 per security
- Total assets increased 17% to \$191.1 million.

Investment update

Etix Everywhere (Etix)

In December 2021 Etix signed (and subsequently closed soon after in January 2022) the acquisition of a 67% interest in a data centre in Bangkok, Thailand for ~\$15.2 million (plus acquisition costs). The data centre currently has 0.6MW operational capacity and is expandable to 2.4MW total IT capacity. Another 0.6MW of fit out is currently underway to support customer growth. This is Etix's first acquisition in the Asia Pacific market and is a major milestone in Etix's strategy to support their global customers wherever they need colocation services.

In December 2021 Etix has also closed on its acquisition of the Nantes 3 data centre for ~\$7.3 million (plus acquisition costs). Etix was able to source bank financing for approximately 80% of the acquisition value. The data centre currently has 0.6MW operational capacity and is expandable to 1.2MW total IT capacity. This data centre will be extremely complimentary to Etix's current two data centre interests in the Nantes cluster.

During the period additional 0.3MW capacity has been added to each of its two joint venture data centres in Nantes and Liege.

Etix's operating capacity is now 3.45MW², and with its 2 new acquisition in Thailand and Nantes now has room within its facilities for further expansion to a maximum 7.2MW².

Etix still has the ability to increase its gearing to help support its strong pipeline of acquisitions.

Gateway Network Connections (GNC or Guam Data Centre)

In October 2021 the Group announced the approval by GNC to expand the Guam data centre capacity from 0.8MW to 1.8MW. Construction of this Stage 2 expansion has now commenced, with a planned completion date of October 2022.

Performance impacted by higher one-time costs and softer short-term sales due to COVID.

² Total data centre facility capacity, not including adjustments for economic ownership %



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The initial investment of the Group provides a 8% p.a. preference return for the first 3 years (through to 30 June 2022).

AirTrunk

The Group has obtained its hyperscale investment exposure through an investment of \$31.4 million into the MIRA led consortium that acquired an 88% in AirTrunk. AirTrunk provides the Group with significant exposure to a pure hyperscale play with operations across Asia Pacific (Sydney (3), Melbourne, Hong Kong, Singapore, Tokyo with total potential capacity of over 1,000 MW). AirTrunk has an outstanding track record of growth in hyperscale data centres having expanded in key Asian cities.

We hope the Group will have further investment opportunities into AirTrunk as it expands its footprint throughout Asia.

Perth Data Centre

During the period the Group has refinanced its bank facility on the Perth data centre to 55% gearing against the \$45 million property valuation. The facility size is now \$24.75 million and will support future acquisitions of the Group.

Outlook and Earnings Guidance

The strength of our key drivers is expected to continue to increase the demand for data centre capacity. GDC continues to have good deal flow and follow-on opportunities in its target markets including several greenfield opportunities, which will enable GDC to continue to build scale.

GDC's reconfirms its FY22 operating EBITDA is forecast to be \$3.7 - \$4.0 million, up approximately 30-35% on FY21 as a result of benefiting from increased exposure to operating data centres. We will continue to distribute any taxable earnings in FY22, however any excess earnings will continue to be reinvested back into high growth data centre opportunities.

GDC has not providing distribution guidance for FY22 at this stage.

Authorised for release by the boards of 360 Capital FM Limited and Lanrik Partners Pty Ltd.



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More information on GDC can be found on the ASX's website at www.asx.com.au using the Group's ASX code "GDC", on the GDC's website www.globaldatacentres.com.au, by calling the investor enquiry line on 1300 082 130 or by emailing enquiries@boardroomlimited.com.au. Alternatively, GDC investors can contact:

David Yuile

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About Global Data Centre Group (ASX: GDC)

Global Data Centre Group aims to take advantage of the unique once in lifetime investment cycle by investing in technology infrastructure assets projects, targeting an internal rate of return of 10% per annum.
