



ASX Release

29 August 2022

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Global Data Centre Group (ASX: GDC)

4.1MW operating capacity and \$43M cash for expansion

Global Data Centre Group (“the Group”; **ASX:GDC**) is pleased to present the FY22 financial results for the period ending 30 June 2022.

Over the past 12 months, in line with its refined strategy as a pure data centre investor, GDC has acquired two new operating data centre interests through Etix Everywhere plus deployed further capital to expand its existing operating data centre investment portfolio.

The key highlights of GDC’s activities for the 12 months to 30 June 2022 include:

- Acquired Etix Everywhere's first Asian data centre in Bangkok for ~\$15 million and expansion of Bangkok Stage 2 completed in August 2022
- Increase ETIX Everywhere’s edge data centre operating capacity from 1.65MW to 4.1MW
- Revaluation of AirTrunk and Perth Data Centre by \$2.8 million equating to 3.8 cps
- Simplified the investment portfolio through disposal of its investment in Asia Connectivity Elements Inc (ACE) which held a 51% interest in a Guam data centre for \$18.5 million (before costs and hold back adjustments)
- Successfully completed an institutional placement and SPP in October 2021 of \$22.5 million at \$1.93 per security

Key financial results highlights for the year ending 30 June 2022:

- Statutory revenue of \$12.8 million, up 62% on pcpc;
- Statutory net profit attributable to securityholders of \$0.6 million, down 93% on pcpc;
- Operating EBITDA of \$3.8 million up 46% on pcpc;
- Statutory earnings per security (EPS) of 0.8 cps, down 94% on pcpc;
- Operating EBITDA EPS of 5.1 cps, up 24% on pcpc;
- Strong balance sheet with \$43.1 million in cash;
- Statutory NAV remained steady at \$1.93 per security in line with last capital raise
- Total assets increased 23% to \$200.6 million.

Final audited fair value NAV revision

On 20 July 2022, GDC announced its unaudited fair value net asset value (NAV) of \$2.37 per security for 30 June 2022. Subsequent to the issue of the unaudited NAV, the independent valuers of AirTrunk in their final valuation have applied a 20% minority discount to the initial valuation received in July 2022 which leads to a reduction in the audited fair value NAV to \$2.27 per security.

Investment update

Etix Everywhere

Completed its first Asian acquisition in January 2022 through the acquisition of a ~67% interest in its Bangkok data centre for ~\$15 million. Bangkok Stage 2 expansion was completed post period in August 2022 and is already 40% leased.

Acquired a new wholly owned data centre site in Nantes (Nantes 3) in December 2021 to compliment and grow the Etix Nantes cluster of edge data centres.

Etix Everywhere expanded its operating capacity from 1.65MW to 4.1MW and has room within its existing facilities for further expansion to a maximum capacity of 9.0MW.

Gateway Network Connections (GNC or Guam Data Centre)

With a view to simplifying the investment portfolio and focus on recycling assets to help grow the Etix Everywhere platform, the Group disposed of its investment in ACE in June 2022 for \$18.5 million (before costs and hold back adjustments).

AirTrunk

The Group has obtained its hyperscale investment exposure through an investment of \$32 million into the MIRA led consortium that acquired an 88% in AirTrunk. At 30 June 2022 the Group's carrying value of its investment in AirTrunk is \$35.2 million. AirTrunk provides the Group with significant exposure to a pure hyperscale play with operations across Asia Pacific in Australia, Hong Kong, Singapore, and Tokyo with combined total potential capacity of 1,200 MW. AirTrunk has an outstanding track record of growth in Hyperscale data centres having expanded in key Asian cities.

Perth Data Centre

The Group's Perth data centre investment continues to perform consistently, per the lease. The property was revalued as at 30 June 2022 at \$46 million, up from prior year (\$45 million). Current leverage on the property is just under 55%.

FY23 Outlook

GDC is not providing FY23 earnings guidance at this stage as it continues to work through energy pricing environment for Etix Everywhere in Europe and future indexing of recharging these costs to its customers.

GDC's key growth drivers remain strong, with ongoing focus on edge data centres in France and Belgium and emerging market opportunities in South East Asia. It is continuing to see a strong deal pipeline through European M&A and green field opportunities in South East Asia.

GDC is not providing distribution guidance for FY23 at this stage.

Authorised for release by Evolution Trustees Limited*

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 737 760 or by emailing enquiries@boardroomlimited.com.au. Alternatively, GDC investors can contact:

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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 digital infrastructure assets and businesses, targeting an internal rate of return of 10% per annum. The Group is managed by Lanrik Partners Pty Ltd.

About Lanrik Partners Pty Ltd

Lanrik Partners Pty Ltd are a specialist digital infrastructure investment manager with deep industry knowledge and networks which provides unique access to investments in the data centre and optical fibre sectors.
