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ASX Release

27 February 2023

Page 1 of 2 Global Data Centre Group (ASX: GDC)

Appendix 4D – For the half year ended 31 December 2022

Global Data Centre Group ("**the Group**"; **ASX**: **GDC**) comprises the stapling of Global Data Centre Investment Fund (**GDCIF**) (ARSN 635 566 531) and Global Data Centre Operations Fund (**GDCOF**) (ARSN 638 320 420).

This Interim Financial Report is given to the ASX in accordance with Listing Rule 4.2.A. This report should be read in conjunction with the Annual Financial Report for the year ended 30 June 2022. It is also recommended that the Interim Financial Report be considered together with any public announcements made by the Group. The Interim Financial Report for the half year ended 31 December 2022 is also attached and forms part of this Appendix 4D.

Details of reporting period

Current reporting period:	1 July 2022 – 31 December 2022
Prior corresponding period:	1 July 2021 – 31 December 2021

Results announcement to the market

	31 Dec 2022	31 Dec 2021	Movement	Movement
	\$'000	\$'000	\$'000	%
Revenue and other income from ordinary activities	11,135	7,116	4,019	56.5
Profit/(loss) attributable to stapled securityholders for the period	(2,370)	193	(2,563)	(1,328.0)
Operating EBITDA ¹	2,033	1,577	456	28.9

¹Operating EBITDA is a financial measure which is not prescribed by Australian Accounting Standards (AAS) and represents the EBITDA under AAS adjusted for specific non-operating items. The Responsible Entity considers Operating EBITDA to reflect the core earnings of the Group. Operating EBITDA is used by the Board and Investment Manager to make strategic decisions. The Operating EBITDA has not been subject to any specific audit procedures by the Group's auditor. A reconciliation of the Group's statutory profit to Operating EBITDA is provided in Note 1 of the Interim Financial Report.



ge 2 of 2		31 Dec 2022 Cents per security	31 Dec 2021 Cents per security	Movement Cents per security	Movement %
	Earnings per security – Basic and diluted	(3.1)	0.3	(3.4)	(1,133.3)
	Operating EBITDA per security	2.6	2.2	0.4	18.2

Distributions

Page

There were no distributions paid or payable to securityholders by the Group for the period ended 31 December 2022 and the period 31 December 2021, or up to the date of this report.

Net tangible asset per security

	31 Dec 2022	31 Dec 2021
	\$	\$
NTA per security	0.47	1.67

The reduction in NTA primarily reflects the intangible assets recognised on the acquisition of CIV France during the current period and the acquisition of Etix ITEL Bangkok Co., Ltd business during the second half of the prior year. Refer to Notes 6 Intangible Assets of the Interim Financial Report. Net asset value (NAV) attributable to securityholders remains stable at \$1.93 per security.

Control Gained or Lost over Entities during the year

Refer to Note 11 Business Combinations and Asset Acquisitions of the Interim Financial Report.

Details of Associates and Joint Venture Entities

Refer to Note 7 Investments Equity Accounted of the Interim Financial Report.



GLOBAL DATA CENTRE GROUP

GLOBAL DATA CENTRE GROUP

Interim Financial Report For the half year ended 31 December 2022

Global Data Centre Group is a stapled entity comprising Global Data Centre Investment Fund (ARSN 635 566 531) and its controlled entities and Global Data Centre Operations Fund (ARSN 638 320 420) and its controlled entities.

Contents	Page
Responsible Entity report	2
Auditor's independence declaration	6
Consolidated interim statement of profit or loss	7
Consolidated interim statement of comprehensive income	9
Consolidated interim statement of financial position	10
Consolidated interim statement of changes in equity	12
Consolidated interim statement of cash flows	14
Condensed notes to the interim financial report	15
Directors' declaration	33
Independent auditor's review report	34

Global Data Centre Group Responsible Entity report For the half year ended 31 December 2022

The Directors of Evolution Trustees Limited (Evolution) (ABN 29 611 839 519) (AFSL No 486217), the Responsible Entity, present their report together with the financial report of Global Data Centre Group (ASX: GDC) (the Group or Fund or consolidated entity), and Global Data Centre Operations Fund for the half year ended 31 December 2022.

Global Data Centre Group is a stapled entity comprising Global Data Centre Investment Fund (GDCIF) (Parent Entity) and its controlled entities, and Global Data Centre Operations Fund (GDCOF) and its controlled entities.

Directors

The following persons were Directors of Evolution Trustees Limited during the half year and up to the date of this report, unless otherwise stated:

Rupert Clive Smoker David Roko Grbin Alexander James Calder Ben Michael Norman (Alternate)

Principal activities

The GDCIF was established and commenced operations on 2 July 2019 and was registered as a managed investment scheme on 28 August 2019. It commenced trading on the Australian Securities Exchange (ASX) on 31 October 2019.

The GDCOF was established on 6 January 2020. It was registered as a managed investment scheme on 10 January 2020. It was stapled to the GDCIF on 17 March 2020 and the Group commenced trading as a stapled security on 18 March 2020.

The Group listed on the ASX as a unique, opportunistic fund investing in a pool of digital infrastructure assets not usually available to retail investors. The Group's objective is to deliver an internal rate of return of 10.0% plus per annum through disciplined investment in a broad range of digital infrastructure opportunities.

Operating and financial review

Statutory net loss $(2.4)m$	Statutory net loss attributable to securityholders has been impacted by one off deal origination costs with Etix Everywhere acquisition of CIV France.
Operating EBITDA	Operating EBITDA ¹ of \$2.0 million (equating to 2.6 cps) excludes \$1.8 million transaction costs and \$1.4 million of depreciation and amortisation.
Key operational achieveme	nts for the half year ended 31 December 2022
New Investments	Acquisition through Etix Everywhere of CIV France comprising two wholly owned data centres in Lille, France.
Capital Deployed	Driven through funding the acquisition CIV France by Etix Everywhere which closed in December 2022.
MW Operating Capacity	Representing a 44% increase on MW operating capacity from June 2022 driven by Etix Everywhere acquisition of CIV France.

Key financial highlights for the half year ended 31 December 2022

1 Operating EBITDA is a financial measure which is not prescribed by Australian Accounting Standards (AAS) and represents the EBITDA under AAS adjusted for non-operating items. The Responsible Entity considers Operating EBITDA to reflect the core earnings of the Group. Operating EBITDA is used by the Board and investment manager to make strategic decisions. The Operating EBITDA has not been subject to any specific audit procedures by the Group's auditor but has been extracted from Note 1: Segment reporting.

Financial overview

The Group's statutory net loss attributable to securityholders for the half year ended 31 December 2022 was \$2.4 million (31 December 2021: profit \$0.2 million). The Group's balance sheet as at 31 December 2022 had total assets of \$270.5 million (30 June 2022: \$200.6 million).

The Group's operating EBITDA (EBITDA before non-operating items) for the period ended 31 December 2022 was \$2.0 million (31 December 2021: \$1.6 million).

GDCOF's statutory net loss attributable to securityholders for the half year ended 31 December 2022 was \$3.1 million (31 December 2021: \$0.7 million). GDCOF's balance sheet as at 31 December 2022 had total assets of \$187.0 million (30 June 2022: \$95.0 million).

GDCOF's operating EBITDA (EBITDA before non-operating items) for the half year ended 31 December 2022 was \$1.6 million (31 December 2021: \$1.0 million).

Group overview

The Group has been very active in deploying capital into investment opportunities during the period.

Etix Everywhere ("Etix")

In December 2022 Etix closed on the acquisition of CIV France, comprising 2 data centres in Lille France with current operating capacity of 1.8MW. The purchase price was \$87.4 million, of which the Group contributed \$40.6 million and Etix arranged external debt financing for the remaining \$46.8 million.

In August 2022 Etix successfully launched its Stage 2 expansion of its Bangkok data centre, increasing its operating capacity by 0.6MW.

<u>Airtrunk</u>

AirTrunk provides the Group with significant exposure to a pure hyperscale play with operations across Asia Pacific. AirTrunk has an outstanding track record of growth in hyperscale data centres having expanded in key Asian cities. During the period AirTrunk commenced construction on its second data centre in Tokyo and has announced expansion plans for a first data centre in Malaysia.

Investment Strategy

The Group aims to provide unitholders with income and capital returns from investing in a diverse portfolio of data centre assets. The Investment Manager believes that the digital revolution is creating a once in a lifetime investment cycle in technology infrastructure assets to support the rapid growth of cloud, Internet and a hyper connected world.

Capital Management

During the half year the Group has not initiated any capital management initiatives but continues to monitor the capital markets so it can respond to capital management requirements if and when required.

Distributions

There were no distributions paid or payable to securityholders by the Group for the period ended 31 December 2022 (31 December 2021: nil). GDCOF did not declare any dividends during the half year or up to the date of this report.

Buy back arrangements

As detailed in the Group's constitution, the Responsible Entity is not under any obligation to buy back, purchase or redeem units from securityholders. There were no buy backs during the half year ended 31 December 2022 (31 December 2021: nil).

Number of interests on issue

As at 31 December 2022, the number of units on issue in the Group was 77,272,800 (30 June 2022: 77,272,800).

Significant changes in state of affairs

In the opinion of the Directors, there were no significant changes in the state of affairs of the Group that occurred during the half year under review other than those listed above or elsewhere in the Responsible Entity's report.

Likely developments and expected results of operations

The Group will continue to invest in digital infrastructure assets and seek to actively manage a diversified portfolio of investments, primarily focused on data centre investments, and as outlined in the Product Disclosure Statement (PDS) dated 1 October 2019 and 21 February 2020.

Events subsequent to balance date

On 23 February 2023 a new external capital partner has inject €30.2 million (A\$46.8 million equivalent) into Etix Everywhere Holding France. The capital investment will provide them with an undiluted ownership interest in Etix of 29.8%. The proceeds of the capital injection will be used to reduce leverage taken out as part of the previous CIV France acquisition in December 2022, invest in expansion opportunities in France and Thailand, as well as providing some additional working capital support to the Etix business. The use of proceeds to reduce the leverage from the repayment of the bridging debt taken out to acquire CIV France (amounting to \$11.8 million) will lead to a cure of the \$7.0 million current net liability of the Group subsequent to the reporting period.

As at 31 December 2022 the Group is in compliance with its bank covenants. In relation to its banking facility on the Malaga data centre, based on the quarterly interest rate reset on 13 February 2023, the Group expects the ICR ratio to be below the covenant level of 1.85 (which could change further in the future subject to BBSY changes). The lender has the ability to review the ICR covenant from time to time at its discretion. The Group is in constructive discussions with the lender to resolve the ICR covenant issue. The Group continues to meet all of its interest and principal obligations and due to expected cash reserves after the repayment of shareholder loans by Etix to GDCOF from the new Etix capital injection which exceed the amount required to cure the covenant, remains a going concern.

No other circumstances have arisen since the end of the period which have significantly affected or may significantly affect the operations of the Group, the results of those operations, or the state of affairs of the Group in future financial years.

Auditor's independence declaration

The auditor's independence declaration required under Section 307C of the Corporations Act 2001 is set out on page 6 and forms part of the Responsible Entity's report for the half year ended 31 December 2022.

Rounding of amounts

The Group and GDCOF are entities of the kind referred to in Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the interim financial report and Responsible Entity report have been rounded to the nearest thousand dollars, unless otherwise stated.

This report is made in accordance with a resolution of the Directors.

Rupert Smoker Director

Sydney 27 February 2023



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Auditor's Independence Declaration to the directors of Evolution Trustees Limited as Responsible Entity for Global Data Centre Group and Global Data Centre Operations Fund

As lead auditor for the review of the half-year financial report of Global Data Centre Group and Global Data Centre Operations Fund for the half-year ended 31 December 2022, I declare to the best of my knowledge and belief, there have been:

- a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review;
- b. No contraventions of any applicable code of professional conduct in relation to the review; and
- c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the review.

This declaration is in respect of Global Data Centre Group and the entities it controlled during the financial period and Global Data Centre Operations Fund and the entities it controlled during the financial period.

Ernt Jours

Ernst & Young

Douglas Bain Partner 27 February 2023

Global Data Centre Group Consolidated interim statement of profit or loss For the half year ended 31 December 2022

		Grou	р	GDCOF	
		31-Dec	31-Dec	31-Dec	31-Dec
		2022	2021	2022	2021
	Note	\$'000	\$'000	\$'000	\$'000
Revenue from continuing operations					
Rental from investment properties		1,387	1,316	-	-
Data centre services revenue		7,426	4,914	7,426	4,914
Finance revenue		382	31	194	16
Total revenue from continuing operations		9,195	6,261	7,620	4,930
Other income		-			
Net gain on fair value of financial assets	4	1,707	-	-	-
Net gain on disposal of subsidiary		125	-	125	-
Foreign exchange gains		99	593	99	-
Other income		9	262	9	262
Total other income		1,940	855	233	262
Total revenue from continuing operations and other income		11,135	7,116	7,853	5,192
		-			
Investment property expenses		136	87	-	-
Data centre facility costs		3,635	2,580	3,635	2,580
Administration expenses		1,315	933	1,077	783
Management fees	14	1,042	863	471	334
Employee benefits expense		1,912	1,179	1,912	1,179
Finance expenses		1,131	220	563	-
Foreign exchange losses		-	-	-	23
Transaction costs		1,774	137	1,745	69
Depreciation and amortisation		1,366	472	1,366	472
Share of equity accounted losses	7	373	769	373	769
Net loss on fair value of investment properties		1,000	-	-	-
Other expenses		12	7	12	7
Profit/(loss) from continuing operations before tax		(2,561)	(131)	(3,301)	(1,024)
Income tax expense/(benefit)	3	(98)	(246)	(98)	(246)
Profit/(loss) for the period		(2,463)	115	(3,203)	(778)

Global Data Centre Group Consolidated interim statement of profit or loss For the half year ended 31 December 2022

		Grou	р	GDCOF	
		31-Dec	31-Dec	31-Dec	31-Dec
		2022	2021	2022	2021
	Note	\$'000	\$'000	\$'000	\$'000
Total profit/(loss) attributable to:					
Securityholders of Global Data Centre Investment Fund		740	893	-	-
Securityholders of Global Data Centre Operations Fund		(3,110)	(700)	(3,110)	(700)
Profit/(loss) attributable to stapled securityholders		(2,370)	193	(3,110)	(700)
External non-controlling interest		(93)	(78)	(93)	(78)
Profit/(loss) for the period		(2,463)	115	(3,203)	(778)
Earnings per unit for profit after tax attributable					
to the securityholders of Global Data Centre Group		cents	cents	cents	cents
Basic and diluted earnings per security	13	(3.1)	0.3	(4.0)	(1.0)

The above consolidated interim statement of profit or loss should be read with the accompanying condensed notes.

Global Data Centre Group Consolidated interim statement of comprehensive income For the half year ended 31 December 2022

		Grou	р	GDC	OF
		31-Dec	31-Dec	31-Dec	31-Dec
		2022	2021	2022	2021
	Note	\$'000	\$'000	\$'000	\$'000
Profit/(loss) for the period		(2,463)	115	(3,203)	(778)
		(_,,		(-,)	(
Other comprehensive income					
Other comprehensive income which may be reclassified to profit or loss in subsequent periods:					
Exchange differences on translation of foreign operations		1,735	760	1,735	760
Net other comprehensive loss		1,735	760	1,735	760
Total comprehensive income/(loss) for the period		(728)	875	(1,468)	(18)
Total comprehensive income/(loss) attributable to:					
Securityholders of Global Data Centre Investment Fund		740	893	-	-
Securityholders of Global Data Centre Operations Fund		(1,375)	(338)	(1,375)	(338)
Total comprehensive income/(loss) attributable to stapled securityholders		(635)	555	(1,375)	(338)
External non-controlling interest		(93)	320	(93)	320
Total comprehensive income/(loss) for the period		(728)	875	(1,468)	(18)

The above consolidated interim statement of comprehensive income should be read with the accompanying condensed notes.

Global Data Centre Group Consolidated interim statement of financial position As at 31 December 2022

		Grou	р	GDCOF	
		31-Dec	30-Jun	31-Dec	30-Jun
		2022	2022	2022	2022
	Note	\$'000	\$'000	\$'000	\$'000
Current assets		-			
Cash and cash equivalents		8,230	43,112	6,765	18,774
Receivables		12,046	7,036	12,021	7,026
Loan receivable		2,839	2,700	2,839	2,700
Other assets		110	-	110	-
Total current assets		23,225	52,848	21,735	28,500
Non-current assets					
Financial assets at fair value through profit or loss	4	36,955	35,248	-	-
Property, plant and equipment	5	42,445	28,598	42,445	28,598
Intangible assets	6	114,964	30,939	114,964	30,939
Investment properties		45,000	46,000	-	-
Investments equity accounted	7	7,202	6,571	7,202	6,571
Other assets		273	-	273	-
Deferred tax asset		408	384	408	384
Total non-current assets		247,247	147,740	165,292	66,492
Total assets		270,472	200,588	187,027	94,992
Current liabilities					
Trade and other payables		14,209	8,091	69,247	40,214
Borrowings	8	16,053	1,107	16,053	1,107
Total current liabilities		30,262	9,198	85,300	41,321
Non-current liabilities					
Borrowings	8	87,145	38,114	62,432	13,425
Deferred tax liability		2,284	2,294	2,284	2,294
Provisions		-	28	-	28
Total non-current liabilities		89,429	40,436	64,716	15,747
Total liabilities		119,691	49,634	150,016	57,068
Net assets		150,781	150,954	37,011	37,924

The above consolidated interim statement of financial position should be read with the accompanying condensed notes.

		Grou	ıp	GDCOF	
		31-Dec	30-Jun	GDCO 31-Dec 2022 \$'000 - 44,997 555 (2,092) (8,210) 35,250 1,761	30-Jun
		2022	2022		2022
	Note	\$'000	\$'000	\$'000	\$'000
Equity					
Issued capital - GDCIF units	9	100,976	100,976	-	-
Issued capital - GDCOF units	9	44,997	44,997	44,997	44,997
Security based payment reserve		555	-	555	-
Foreign currency translation reserve		(2,092)	(3,827)	(2,092)	(3,827)
Retained profits/(Accumulated losses)		4,584	6,954	(8,210)	(5,100)
Total equity attributable to securityholders		149,020	149,100	35,250	36,070
External non-controlling interests		1,761	1,854	1,761	1,854
Total equity		150,781	150,954	37,011	37,924

The above consolidated interim statement of financial position should be read with the accompanying condensed notes.

Global Data Centre Group Consolidated interim statement of changes in equity For the half year ended 31 December 2022

Group							
			Retained profits /		Total equity	External Non	
		Security based	(Accumulated	• •	attributable to	Controlling	
	Issued capital	payment reserve		translation reserve	Securityholders	Interest	Total equity
	Note \$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 July 2022	145,973	-	6,954	(3,827)	149,100	1,854	150,954
Profit/(loss) for the period	-	-	(2,370)	-	(2,370)	(93)	(2,463)
Other comprehensive income	-	-	-	1,735	1,735	-	1,735
Total comprehensive income/(loss) for the year	-	-	(2,370)	1,735	(635)	(93)	(728)
Transactions with Securityholders in their capacity as							
Securityholders							
Security based payment transactions	-	555	-	-	555	-	555
	-	555	-	-	555	-	555
Balance at 31 December 2022	145,973	555	4,584	(2,092)	149,020	1,761	150,781
Balance at 1 July 2021	124,377	-	6,365	(2,405)	128,337	9,221	137,558
Profit/(loss) for the period	-	_	193	-	193	(78)	115
Other comprehensive income	-	_			362	398	760
Total comprehensive income/(loss) for the year	-	-	193		555	320	875
Transactions with Securityholders in their capacity as							
Securityholders							
Issued securities	22,494	-	-	-	22,494	-	22,494
Equity raising transaction costs	(858)	-	-	-	(858)	-	(858)
<u> </u>	21,636	-	-	-	21,636	-	21,636
Balance at 31 December 2021	146,013	-	6,558	(2,043)	150,528	9,541	160,069

The above consolidated interim statement of changes in equity should be read with the accompanying condensed notes.

Global Data Centre Group Consolidated interim statement of changes in equity For the half year ended 31 December 2022

GDCOF

GDCOF						_		
				Retained profits /		Total equity	External Non	
			Security based	(Accumulated	Foreign currency	attributable to	Controlling	
		Issued capital	payment reserve	•	translation reserve	Securityholders	Interest	Total equity
	Note	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 July 2022		44,997	-	(5,100)	(3,827)	36,070	1,854	37,924
Profit/(loss) for the period		-	-	(3,110)	-	(3,110)	(93)	(3,203)
Other comprehensive income		-	-	-	1,735	1,735	-	1,735
Total comprehensive income/(loss) for the year		-	-	(3,110)	1,735	(1,375)	(93)	(1,468)
Transactions with Securityholders in their capacity as								
Securityholders								
Security based payment transactions		-	555	-	-	555	-	555
		-	555	-	-	555	-	555
Balance at 31 December 2022		44,997	555	(8,210)	(2,092)	35,250	1,761	37,011
Balance at 1 July 2021		38,950	-	(666)	(2,405)	35,879	9,221	45,100
Profit/(loss) for the period		-	-	(700)	-	(700)	(78)	(778)
Other comprehensive income		-	-	-	362	362	398	760
Total comprehensive income/(loss) for the year		-	-	(700)	362	(338)	320	(18)
Transactions with Securityholders in their capacity as								
Securityholders								
Issued securities		6,298	-	-	-	6,298	-	6,298
Equity raising transaction costs		(240)	-	-	-	(240)	-	(240)
		6,058	-	-	-	6,058	-	6,058
Balance at 31 December 2021		45,008	-	(1,366)	(2,043)	41,599	9,541	51,140

The above consolidated interim statement of changes in equity should be read with the accompanying condensed notes.

Global Data Centre Group Consolidated interim statement of cash flows For the half year ended 31 December 2022

	Grou	p	GDC	DF
	31-Dec	31-Dec	31-Dec	31-Dec
	2022	2021	2022	2021
Note	\$'000	\$'000	\$'000	\$'000
Cash flows from operating activities				
Cash receipts from customers (inclusive GST)	9,228	7,628	7,702	6,182
Cash payments to suppliers (inclusive of GST)	(8,825)	(8,254)	(7,786)	(7,338)
Finance revenue	382	31	194	20
Net cash inflows/(outflows) from operating activities	785	(595)	110	(1,136)
Cash flows from investing activities				
Payments for property, plant and equipment	(2,962)	(7,919)	(2,962)	(7,919)
Payment for interest in joint ventures	(783)	(716)	(783)	(716)
Payment for loans receivable	(50)	(379)	(50)	(379)
Payments for subsidiaries – net of cash acquired	(82,841)	-	(82,841)	-
Payment of transaction costs to acquire subsidiaries	(1,445)	(42)	(1,445)	(42)
Net cash outflows from investing activities	(88,081)	(9,056)	(88,081)	(9,056)
Cash flows from financing activities				
Finance expense	(795)	(194)	(298)	_
Proceeds from borrowings	52,770	5,900	(200)	5,900
Repayment of borrowings	(142)	-	(142)	-
Payment for borrowing costs	(1,222)	(30)	(1,222)	-
Proceeds from related party borrowings	_	-	23,051	1,823
Proceeds from issue of capital	-	22,494	-	6,298
Payment of transaction costs to issue capital	-	(858)	-	(240)
Distributions paid to stapled securityholders	-	(787)	-	-
Net cash inflows from financing activities	50,611	26,525	74,159	13,781
Net increase/(decrease) in cash and cash equivalents	(36,685)	16,874	(13,812)	3,589
Net foreign exchange difference	1,803	4	1,803	4
Cash and cash equivalents at the beginning of the period	43,112	21,286	18,774	5,364
Cash and cash equivalents at the end of the period	8,230	38,164	6,765	8,957

The above consolidated interim statement of cash flows should be read with the accompanying condensed notes.

<u>Conter</u>	ıts	Page
Financi	al Information	
1.	Segment reporting	16
2.	Distributions	16
3.	Income tax expense	17
4.	Financial assets at fair value through profit or loss	17
5.	Property, plant and equipment	18
6.	Intangible assets	20
7.	Investments equity accounted	21
8.	Borrowings	23
9.	Equity	24
Risk		
10.	Other financial assets and liabilities	25
Fund St	ructure	
11.	Business combinations and asset acquisitions	26
Unreco	gnised Items	
12.	Events subsequent to balance date	28
Other Ir	formation	
13.	Earnings per security	29
14.	Related party transactions	29
15.	Basis of preparation	31
16.	Significant accounting policies	32

Financial Information

This section provides additional information about those individual line items in the financial statements that the directors consider most relevant in the context of the operations of the Group and GDCOF.

Note 1: Segment reporting

The Group invests solely in the digital infrastructure sector with a global mandate.

The Chief Operating Decision Maker being, Lanrik Partners Pty Ltd, the Investment Manager of the Group, monitors the performance and results of the Group at a total fund level, as a result the Group has only one segment. Operating EBITDA is a financial measure which is not prescribed by AAS and represents the EBITDA, including proportionate share of joint venture EBITDA, under AAS adjusted for non-operating items which management consider to reflect the core earnings of the Group and is used to make strategic decisions.

The following table summarises key reconciling items between statutory profit/(loss) attributable to the securityholders of the Group and operating EBITDA.

	Group		GDCOF	
	31-Dec	31-Dec	31-Dec	31-Dec
	2022	2021	2022	2021
	\$'000	\$'000	\$'000	\$'000
Statutory profit/(loss) attributable to securityholders of the Group	(2,370)	193	(3,110)	(700)
Non-operating items				
Gain on disposal of subsidiary	(125)	-	(125)	-
Net loss on fair value of investment properties	1,000	-	-	-
Net gain on unrealised fair value of financial assets	(1,707)	-	-	-
JV share of profit adjusted to operating EBITDA	685	1,406	685	1,406
Transaction costs	1,774	137	1,744	69
Security based payment expense	555	-	555	-
Depreciation and amortisation	1,366	472	1,366	472
Unrealised foreign currency (gains)/losses	(98)	(593)	(97)	23
Finance revenue	(382)	(31)	(194)	(16)
Finance expense	1,131	220	563	-
Tax expense / (credit)	(98)	(246)	(98)	(246)
Other items	302	19	302	19
Operating EBITDA (EBITDA before non-operating items)	2,033	1,577	1,591	1,027
Weighted average number of securities ('000)	77,273	72,056	77,273	72,056
Operating EBITDA per security (before non-operating items) (EPS) cents	2.6	2.2	2.1	1.4

Note 2: Distributions

Neither the Group nor GDCOF declared any distributions during the half year or up to the date of this report.

Note 3: Income tax expense

	Grou	Group		GDCOF	
	31-Dec	31-Dec	31-Dec	31-Dec	
	2022	2021	2022	2021	
	\$'000	\$'000	\$'000	\$'000	
Profit/(loss) before tax attributable to stapled securityholders	(2,370)	193	(3,110)	(700)	
Income tax expense/(benefit) at the effective corporate rate of 25%	(711)	48	(933)	(175)	
Increase/(decrease) in income tax expense due to:					
Trust income exempt from income tax	(222)	(223)	-	-	
Profit on sale of subsidiary	(38)	-	(38)	-	
Equity raising costs	-	54	-	54	
Equity accounted profits	112	192	112	192	
Adjustments in relation to foreign businesses	506	-	506	-	
Security based payment expense	166	-	166	-	
Other tax adjustments	89	(317)	89	(317)	
Income tax benefit recognised in the statement of profit or loss	(98)	(246)	(98)	(246)	

Note 4: Financial assets at fair value through profit or loss

	Group		GDCOF	
	31-Dec 2022	30-Jun	31-Dec	30-Jun
		2022	2022	2022
	\$'000	\$'000	\$'000	\$'000
Non-current				
Investment in unlisted securities	36,955	35,248	-	-
Total	36,955	35,248	-	-

Movements in the carrying value during the year are as follows:

	Group		GDCOF	
	31-Dec	30-Jun	31-Dec	30-Jun 2022
	2022	2022	2022	
	\$'000 \$'000	\$'000	\$'000	
Balance at start of period	35,248	30,975	-	-
Financial assets acquired/funded	-	896	-	-
Unrealised fair value adjustments on financial assets	1,707	3,377	-	-
Total	36,955	35,248	-	-

Note 5: Property, plant and equipment

	Group		GDCOF	
	31-Dec	30-Jun	31-Dec	30-Jun
	2022	2022	2022	2022
	\$'000	\$'000	\$'000	\$'000
Non-current				
Right of use assets	18,825	10,372	18,825	10,372
Land and buildings	2,667	2,112	2,667	2,112
Equipment	20,953	16,114	20,953	16,114
Total	42,445	28,598	42,445	28,598

The Group, through GDCOF, holds property, plant and equipment related to the Etix Everywhere operating data centre business.

Movements in the carrying value during the period are as follows:

Right of use assets		Group		GDCOF	
		31-Dec	30-Jun	31-Dec	30-Jun
		2022	2022	2022	2022
	Note	\$'000	\$'000	\$'000	\$'000
Cost					
Balance at start of year		10,616	2,221	10,616	2,221
Acquired through business combination	11	8,291	8,744	8,291	8,744
Exchange differences on translation of foreign operation		410	(349)	410	(349)
Total		19,317	10,616	19,317	10,616
Accumulated Depreciation					
Balance at start of year		(244)	(36)	(244)	(36)
Depreciation		(231)	(210)	(231)	(210)
Exchange differences on translation of foreign operation		(17)	2	(17)	2
Total		(492)	(244)	(492)	(244)
Net book value		18,825	10.372	18,825	10,372

Note 5: Property, plant and equipment (continued)

Land and buildings		Grou	р	GDCOF	
		31-Dec	30-Jun	31-Dec	30-Jun
		2022	2022	2022	2022
	Note	\$'000	\$'000	\$'000	\$'000
Cost					
Balance at start of year		2,268	-	2,268	-
Acquired through business combination	11	724	94	724	94
Acquisitions		-	2,119	-	2,119
Exchange differences on translation of foreign operation		79	55	79	55
Total		3,071	2,268	3,071	2,268
Accumulated Depreciation					
Balance at start of year		(156)	-	(156)	-
Depreciation		(233)	(156)	(233)	(156)
Exchange differences on translation of foreign operation		(15)	-	(15)	-
Total		(404)	(156)	(404)	(156)
Net book value		2,667	2,112	2,667	2,112

Equipment		Group		GDCOF	
		31-Dec	30-Jun	31-Dec	30-Jun
		2022	2022	2022	2022
	Note	\$'000	\$'000	\$'000	\$'000
Cost					
Balance at start of year		17,228	1,568	17,228	1,568
Acquisitions		2,962	8,632	2,962	8,632
Acquired through business combination	11	1,895	7,536	1,895	7,536
Exchange differences on translation of foreign operation		689	(508)	689	(508)
Total		22,774	17,228	22,774	17,228
Accumulated Depreciation					
Balance at start of year		(1,114)	(226)	(1,114)	(226)
Depreciation		(646)	(903)	(646)	(903)
Exchange differences on translation of foreign operation		(61)	15	(61)	15
Total		(1,821)	(1,114)	(1,821)	(1,114)
Net book value		20,953	16,114	20,953	16,114

Note 6: Intangible assets

	Group		GDCOF	
	31-Dec 2022	30-Jun	31-Dec	30-Jun
		2022	2022	2022
	\$'000	\$'000	\$'000	\$'000
Non-current				
Customer contracts	7,942	7,941	7,942	7,941
Goodwill	107,022	22,998	107,022	22,998
Total	114,964	30,939	114,964	30,939

The Group, through GDCOF, holds intangible assets related to the Etix Everywhere operating data centre business.

Movements in the carrying value during the period are as follows:

Customer Contracts

	G	Group		OF
	31-Dec	30-Jun	31-Dec	30-Jun
	2022	2022	2022	2022
No	ote \$'000	\$'000	\$'000	\$'000
Cost				
Balance at start of year	8,598	6,212	8,598	6,212
Acquired through business combination	-	2,696	-	2,696
Exchange differences on translation of foreign operation	287	(310)	287	(310)
Total	8,885	8,598	8,885	8,598
Accumulated Amortisation				
Balance at start of year	(657)	(208)	(657)	(208)
Amortisation	(256)	(465)	(256)	(465)
Exchange differences on translation of foreign operation	(30)	16	(30)	16
Total	(943)	(657)	(943)	(657)
Net book value	7,942	7,941	7,942	7,941

There have been no indicators of impairment during the half year ended 31 December 2022.

Goodwill		Group		GDCOF	
		31-Dec	30-Jun	31-Dec	30-Jun
		2022	2022	2022	2022
	Note	\$'000	\$'000	\$'000	\$'000
Cost					
Balance at start of year		22,998	16,718	22,998	16,718
Goodwill on acquisition	11	82,623	7,106	82,623	7,106
Exchange differences on translation of foreign operation		1,401	(826)	1,401	(826)
Total		107,022	22,998	107,022	22,998

Note 6: Intangible assets (continued)

Goodwill acquired through business combinations where acquisition accounting has been finalised is allocated to the applicable cash generating unit (CGU) for impairment testing and is tested for impairment annually.

During the current year goodwill amounting to \$82.6 million has provisionally been recognised as part of the fair value assessment of assets acquired through the CIV France acquisition (refer to Note 11) and remains unallocated.

The goodwill which was subject to provisional acquisition accounting at 30 June 2022 in relation Etix ITEL Bangkok Co Ltd has now been finalised during the period with no changes and allocated to Etix Thailand CGU.

Impairment of intangible assets

Carrying amounts of goodwill to each of the CGUs are as follows:

	Group		GDCC	DF
	31-Dec	30-Jun	31-Dec	30-Jun
	2022	2022	2022	2022
Note	\$'000	\$'000	\$'000	\$'000
Goodwill				
Etix West CGU	16,628	16,109	16,628	16,109
Etix Thailand CGU	7,111	-	7,111	-
Unallocated	83,283	6,889	83,283	6,889
Total	107,022	22,998	107,022	22,998

There have been no indicators of impairment in relation to goodwill. No impairment has been recognised during the half year end 31 December 2022 or the prior year.

Note 7: Investments equity accounted

		Group and GDCOF										
	31-Dec	30-Jun	31-Dec	30-Jun								
	2022 2022 2022	2022 2022 2022	2022 2022 2022	2022 2022 2022	2022 2022 2	2022 2022 2022	2022 2022 2022	2022 2022 2022	2022 2022 2022	2022 2022 2022	2022 2022 2022	2022
	%	%	\$'000	\$'000								
Non-current												
ETIX Everywhere Nantes 2 S.A.S	50%	50%	1,881	1,838								
ETIX Everywhere Nord S.A.S	50%	50%	845	932								
BelgiumDC SA	50%	50%	3,601	2,673								
ETIX Everywhere Compunet Inversiones S.A.S	50%	50%	853	1,083								
ETIX Compunet S.A.S	50%	50%	22	45								
Total			7,202	6,571								

The Group, through GDCOF, holds 50% joint venture stakes in various entities through the acquisition of the ETIX Everywhere business owning and operating edge data centres in France, Belgium and Colombia.

Note 7: Investments equity accounted (continued)

Reconciliation of movements in equity accounted investments for the half year are as follows:

	Group)	GDCO	F
	31-Dec	30-Jun	31-Dec	30-Jun 2022
	2022	2022	2022	
	\$'000	\$'000	\$'000	\$'000
ETIX Everywhere Nantes 2 S.A.S				
Balance at start of year	1,838	2,128	1,838	2,128
Share of equity accounted profits/(losses)	(14)	(208)	(14)	(208)
Foreign currency translation	57	(82)	57	(82)
Closing balance	1,881	1,838	1,881	1,838
ETIX Everywhere Nord 2 S.A.S				
Balance at start of year	932	1,047	932	1,047
Share of equity accounted profits/(losses)	(112)	(79)	(112)	(79)
Foreign currency translation	25	(36)	25	(36)
Closing balance	845	932	845	932
BelgiumDC SA				
Balance at start of year	2,673	2,796	2,673	2,796
Share of equity accounted profits/(losses)	32	(18)	32	(18)
Capital contribution	783	-	783	-
Foreign currency translation	113	(105)	113	(105)
Closing balance	3,601	2,673	3,601	2,673
ETIX Everywhere Compunet Inversiones S.A.S				
Balance at start of year	1,083	1,560	1,083	1,560
Share of equity accounted profits/(losses)	(255)	(422)	(255)	(422)
Foreign currency translation	25	(55)	25	(55)
Closing balance	853	1,083	853	1,083
ETIX Compunet S.A.S				
Balance at start of year	45	128	45	128
Share of equity accounted profits/(losses)	(24)	(84)	(24)	(84)
Foreign currency translation	1	1	1	1
Closing balance	22	45	22	45

Note 8: Borrowings

	Group		GDCOF	
	31-Dec	30-Jun	31-Dec	30-Jun
	2022	2022	2022	2021
	\$'000	\$'000	\$'000	\$'000
Current				
Loan	13,720	649	13,720	649
Lease liabilities	2,333	458	2,333	458
Total current borrowings	16,053	1,107	16,053	1,107
Non-current				
Loan	72,314	29,904	47,601	5,215
Lease liabilities	14,831	8,210	14,831	8,210
Total non-current borrowings	87,145	38,114	62,432	13,425

During the period the following new facilities were entered into by the Group and GDCOF:

Loan to acquire CIV France

To close the acquisition of CIV France by Etix Everywhere Holding France in December 2022, Etix has entered into a long term loan. The loan matures in December 2027 and is for €22.5 million (A\$35.4 million equivalent). The interest rate on the loan is 6 month Euribor plus 4% p.a. paid margin and 4% p.a. PIK margin. The loan is secured over the shares and assets of Etix Everywhere Holding France.

In addition to the long term loan, the debt package from the lender also included a bridging facility of €7.5 million (A\$11.8 million equivalent) classified as current loans. The bridging loan can be repaid by the borrower at any time and it is due to be repaid by no later than June 2023. The effective rate of interest through to June 2023 is approximately 20% p.a. and is payable when the bridging facility is repaid.

Related party loan

A new loan \$3.0 million loan facility was entered into with a related party of the investment manager. At balance sheet date \$2.5 million has been drawn. Refer to Note 14 for full details.

Note 9: Equity

(a) Issued capital

	Grou	Group)F
	31-Dec 2022			
	000's	000's	000's	000's
Global Data Centre Investment Fund - Ordinary units issued	77,273	77,273	-	-
Global Data Centre Operations Fund - Ordinary units issued	77,273	77,273	77,273	77,273
	\$'000	\$'000	\$'000	\$'000
Global Data Centre Investment Fund - Ordinary units issued	100,976	100,976	-	-
Global Data Centre Operations Fund - Ordinary units issued	44,997	44,997	44,997	44,997
Total	145,973	145,973	44,997	44,997

All units in the Group and GDCOF are of the same class and carry equal rights to capital and income distributions. Every holder of stapled units present at a meeting or by proxy is entitled to one vote and upon a poll, each holder is entitled to one vote per unit that they hold.

(b) Movements in issued capital

Movement during the period in the number of issued units of the Group and GDCOF was as follows:

	Grou	Group		DF			
	31-Dec 30-Jun 31-Dec 2022 2022 2022						30-Jun 2022
	000's	000's 000's		000's			
Opening balance at period start	77,273	65,618	77,273	65,618			
Units issued 17 September 2021	-	9,843	-	9,843			
Units issued 15 October 2021	-	1,812	-	1,812			
Total	77,273	77,273	77,273	77,273			

Movement during the period in the value of issued units of the Group and GDCOF was as follows:

	Gro	Group		DF			
	31-Dec 30-Jun 31-Dec 3 2022 2022 2022						30-Jun 2022
	\$'000 \$'000		\$'000	\$'000			
Opening balance at period start	145,973	124,377	44,997	38,950			
Units issued 17 September 2021 ¹	-	18,996	-	5,319			
Units issued 15 October 2021 ²	-	3,498	-	979			
Transaction costs incurred in issuing capital	-	(898)	-	(251)			
Total	145,973	145,973	44,997	44,997			

¹ The Group issued 9,842,672 stapled securities at \$1.93 per security via a placement to institutional investors raising \$19.0 million. The allotment of new stapled securities was completed on 17 September 2021. The proceeds after capital raising costs were allocated to fund future investment activities.

² The Group issued 1,812,312 stapled securities at \$1.93 per security via a security purchase plan to retail investors raising \$3.5 million. The allotment of new stapled securities was completed on 15 October 2021. The proceeds after capital raising costs were allocated to fund future investment activities.

Risk

This section of the notes discusses the Group and GDCOF's exposure to various risks and shows how these could affect the consolidated entity's financial position and performance.

Note 10: Other financial assets and liabilities

Fair values

The fair value of the Group's financial assets and liabilities are approximately equal to that of their carrying values as at 31 December 2022.

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, described as follows and based on the lowest level input that is significant to the fair value measurements as a whole:

Level 1 - Quoted market prices in an active market (that are unadjusted) for identical assets or liabilities

Level 2 – Valuation techniques (for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable)

Level 3 – Valuation techniques (for which the lowest level input that is significant to the fair value measurement is unobservable)

For financial instruments that are recognised at fair value on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

At balance date, the Group held the following classes of financial instruments measured at fair value:

	Total	Level 1	Level 2	Level 3
	\$'000	\$'000	\$'000	\$'000
GROUP				
31 December 2022				
Financial assets at fair value through profit or loss	36,955	-	-	36,955
30 June 2022				
Financial assets at fair value through profit or loss	35,248	-	-	35,248

GDCOF did not hold any financial instruments measured at fair value at the reporting dates.

There were no transfers between levels during the year. Fair value hierarchy levels are reviewed on an annual basis unless there is a significant change in circumstances indicating that the classification may have changed.

Valuation techniques

Fair value through profit or loss financial assets

The fair value of the non-current unlisted securities are estimated using a valuation methodology consistent with the latest capital raise conducted within the reporting period.

Fund Structure

This section of the notes provides information which will help users understand how the fund structure affects the financial position and performance of the Group and GDCOF.

Note 11: Business combinations and asset acquisitions

In the current period the following business combinations occurred:

(a) <u>CIV France ("CIV")</u>

CIV owns and operates two data centres in Lille, France.

The acquisition was implemented through a share purchase agreement under which the Group and GDCOF, through Etix Everywhere Holding France, acquired shares of CIV. The acquisition reached completion on 20 December 2022.

Details of the purchase consideration to acquire CIV on 20 December 2022 are as follows:

	\$'000
Cash	87,358
Total purchase consideration	87,358

The provisional assessment of fair value of assets and liabilities recognised as a result of the acquisition are as follows:

	\$'000
Assets	
Cash and cash equivalents	4,516
Receivables	3,118
Property, plant and equipment	10,909
Other assets	380
Liabilities	
Trade and other payables	(4,115)
Borrowings	(10,073)
Net identifiable assets acquired	4,735
Plus: Goodwill	82,623
Total purchase consideration	87,358

Due to the proximity of the acquisition to the end of the reporting period, the assessment of fair value of assets and liabilities acquire remains provisional and is based on the best estimate of the identifiable net assets based on available information at the date of this report, with the remainder being unallocated goodwill. The final assessment of net identifiable assets will be concluded within the time permitted under Australian Accounting Standards and reflected in future financial reports.

Revenue and profit contribution

Contingent consideration

There is no contingent consideration as part of this transaction.

Note 11: Business combinations and asset acquisitions (continued)

Purchase consideration - cash outflow on acquisition

	\$'000
Cash consideration paid	(87,358)
Cash and cash equivalents acquired	4,516
Outflow of cash to acquire subsidiary	(82,842)
Less: Business combination transaction costs expensed through profit or loss	(1,445)
Total cash outflow on acquisition of controlled entity	(84,287)

Acquisition related costs

Acquisition related costs of \$1.4 million incurred have been expensed in the consolidated statement of profit or loss and, to the extent settled, have been included as part of net cash flows from investing activities in the consolidated statement of cash flows. Transaction costs include tax, financial, legal and other advisory fees.

There were no new business combinations during the prior period ended 31 December 2021.

Unrecognised Items

This section of the notes provides information about items that are not recognised in the financial statements as they do not (yet) satisfy the recognition criteria.

Note 12: Events subsequent to balance date

On 23 February 2023 a new external capital partner has injected €30.2 million (A\$46.8 million equivalent) into Etix Everywhere Holding France. The capital investment will provide them with an undiluted ownership interest in Etix of 29.8%. The proceeds of the capital injection will be used to reduce leverage taken out as part of the previous CIV France acquisition in December 2022, invest in expansion opportunities in France and Thailand, as well as providing some additional working capital support to the Etix business. The use of proceeds to reduce the leverage from the repayment of the bridging debt taken out to acquire CIV France (amounting to \$11.8 million) will lead to a cure of the \$7.0 million current net liability of the Group subsequent to the reporting period.

As at 31 December 2022 the Group is in compliance with its bank covenants. In relation to its banking facility on the Malaga data centre, based on the quarterly interest rate reset on 13 February 2023, the Group expects the ICR ratio to be below the covenant level of 1.85 (which could change further in the future subject to BBSY changes). The lender has the ability to review the ICR covenant from time to time at its discretion. The Group is in constructive discussions with the lender to resolve the ICR covenant issue. The Group continues to meet all of its interest and principal obligations and due to expected cash reserves after the repayment of shareholder loans by Etix to GDCOF from the new Etix capital injection which exceed the amount required to cure the covenant, remains a going concern.

No other circumstances have arisen since the end of the period which have significantly affected or may significantly affect the operations of the Group, the results of those operations, or the state of affairs of the Group in future financial years.

Other Information

This section of the notes includes information that must be disclosed to comply with prescribed accounting standards and other pronouncements.

Note 13: Earnings per security

	Group		GDCOF	
	31-Dec	31-Dec	31-Dec	31-Dec
	2022	2021 ¢	2022 ¢	2021 ¢
	¢			
Basic and diluted earnings per security	(3.1)	0.3	(4.0)	(1.0)
	\$'000	\$'000	\$'000	\$'000
Basic and diluted earnings				
Profit/(loss) attributable to securityholders of Global Data				
Centre Group used in calculating earnings per security	(2,370)	193	(3,110)	(700)
	000's	000's	000's	000's
Weighted average number of securities used as a denominator				
Weighted average number of securities – basic and diluted	77,273	72,056	77,273	72,056

Note 14: Related party transactions

Responsible entity

Evolution Trustees Limited

The Responsible Entity of the Group is Evolution Trustees Limited (ABN 29 611 839 519) (AFSL No 486217). The immediate parent entity of Evolution Trustees Limited is Evolution MIS Services Pty Limited as trustee for Evolution Services Trust, and its ultimate parent entity is Kumquat Capital Pty Limited as trustee of Kumquat Capital Trust.

360 Capital FM Limited

In the prior period up until its retirement on 14 April 2022, the Responsible Entity of the Group was 360 Capital FM Limited (ABN 15 090 664 396) (AFSL No 221474). The immediate parent entity of 360 Capital FM Limited is 360 Capital Property Limited (ABN 46 146 484 433), and its ultimate parent entity is 360 Capital Group Limited (ABN 18 113 569 136).

Investment manager

The Investment Manager of the Group is Lanrik Partners Pty Ltd (ABN 58 632 422 916), a wholly owned entity of Mr David Yuile.

Responsible Entity and Investment Manager's fees and other transactions

The Responsible Entity and Investment Manager are entitled to receive management fees under the terms of the constitution, investment manager agreement and in accordance with the product disclosure statement.

Note 14: Related party transactions (continued)

	Group		GDCOF	
	31-Dec 2022 \$	31-Dec 2021 \$	31-Dec 2022 \$	31-Dec 2021 \$
Fees for the year paid/payable by the Group:				
Responsible entity management fees (360 Capital FM Limited)	-	41,114	-	15,876
Responsible entity management fees (Evolution Trustees Limited)	45,641	-	20,434	-
Trustee and company secretarial fees (Evolution Trustees Limited)	24,999	-	9,999	-
Investment manager fees	965,424	822,283	437,444	317,738
Group recoveries charged through administration expenses	134,773	36,343	100,769	23,391
	1,170,837	899,740	568,646	357,005

Responsible Entity Management Fee

The Responsible Entity is entitled to a Management Fee of 0.05% p.a. of the gross value of the assets of the Group during the relevant period for its role in managing and administering the Group.

Trustee and Company Secretarial Fees

From 14 April 2022 the Responsible Entity is entitled to various fees in relation to wholly owned entities of the Group including \$10,000 p.a. for each of the four sub-trusts it is a trustee for and \$3,333 p.a. for each of the three sub-companies of the Group it acts as company secretary for.

Investment Management Fee

The Investment Manager is entitled to a Management Fee of 1.0% p.a. of the gross value of the assets of the Group during the relevant period for its role in managing and administering the Group.

Performance Fee

The Investment Manager is entitled to a Performance Fee calculated and paid every 3 years and in certain other circumstances. The performance fee is equal to:

- To the extent that the Group IRR is more than 10% but no more than 12%, the amount which if included in the Group outflow on the calculation date would reduce the Group IRR to 10%;
- Where the Group achieves an IRR of greater than 12%
 - an amount which if included in the Group outflow on the calculation date represents the difference between 10% Group IRR and 12% Group IRR; plus
 - 20% of the amount which if included as a Group outflow on the calculation date would reduce the Group IRR to 12%.

Securityholdings

No securities in the Group are held by the Responsible Entity and other funds managed by and related to the Responsible Entity.

In the prior period on 7 September 2021 whilst 360 Capital FM Limited was the Responsible Entity of the Group before its retirement as Responsible Entity on 14 April 2022, 360 Capital DIP Trust disposed of all its securities in the Group amounting 21,761,811 securities for total consideration of \$42.0 million.

Note 14: Related party transactions (continued)

Borrowings

GDCOF has received a loan from GDCIF which relates to the charging of shared costs between the two stapled entities and funding of investment opportunities within the Group. The balance of the loan at 31 December 2022 is \$55,668,183 (30 June 2022: \$32,617,324). This loan is non-interest bearing and callable on demand.

On 9 December 2022 GDCOF has received a loan from The Fourys Trust, a related party of Lanrik Partners Pty Ltd. The loan has been provided to support short term cash flow needs to close the CIV France acquisition pending the recovery of withholding tax in relation to the disposal of the Group's interest in the Guam data centre in the prior year. The loan facility is for \$3,000,000 and at 31 December 2022 has been drawn down for \$2,500,000. The loan is for a period of 15 months. There was no up front establishment fee charged. The interest rate on the loan is 12% p.a. and at the end of the period, interest of \$18,904 has been accrued.

Note 15: Basis of preparation

a) Reporting entity

The interim financial report is has been prepared in accordance with AASB 134: *Interim Financial Reporting* and the *Corporations Act 2001*. The interim financial report of Global Data Centre Group (the Group) comprises the consolidated financial statements of Global Data Centre Investment Fund (GDCIF) and its controlled entities. The interim report of Global Data Centre Operations Fund (GDCOF) comprises the consolidated financial statements of Global Data Centre Operations Fund and its controlled entities.

The Responsible Entity of the Group and GDCOF is Evolution Trustees Limited. The registered office and the principal place of business is Suite 703B, Level 7, 1 York Street, Sydney NSW 2000 Australia. The nature of operations and principal activities of the Group are disclosed in the Responsible Entity's report.

The interim financial report was authorised for issue by the Board on 27 February 2023.

The interim financial report does not include all of the notes and information required for a full annual financial report and should be read in conjunction with any public announcements made by Global Data Centre Group during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

b) Basis of preparation

Basis of preparation

Global Data Centre Group and its controlled entities and Global Data Centre Operations Fund and its controlled entities are forprofit entities for the purpose of preparing the interim financial report.

The interim financial report has been prepared on an accruals basis and on the historical cost basis except for investment properties, financial assets and financial liabilities, which are stated at their fair value.

The interim financial report is presented in Australian dollars.

The Group and GDCOF are entities of the kind referred to in Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the interim financial report and Responsible Entity report have been rounded to the nearest thousand dollars, unless otherwise stated.

Note 15: Basis of preparation (continued)

Going concern

The financial statements have been prepared on the going concern basis, which contemplates continuity of normal business activities and the realisation of assets and discharge of liabilities in the normal course of business and at amounts stated in the financial report.

As disclosed in Note 8, at 31 December 2022 the Group and GDCOF through its subsidiary Etix Everywhere Holding France has borrowed \$47.2 million to close the acquisition of CIV France which included a short term bridging facility of \$11.8 million leading to a current net liability position for the Group of \$7.0 million.

As disclosed in Note 12, on 23 February 2023 Etix Everywhere Holding France received a new capital injection of \$46.8 million from a new capital partner, Eurazeo, which will be used to repay the bridging component of the debt classified as current liabilities (\$11.8 million). In addition, the capital injection will also allow Etix to repay shareholder loans to GDCOF and provide the Group with additional net cash of approximately \$6.7m for future investment or working capital needs. This surplus cash also provides the ability to cure the impact of the current ICR covenant issue on the Malaga debt.

The financial statements do not include any adjustments relating to the recoverability and classification of recorded asset amounts and to the amount and classification of liabilities that might be necessary should the Group not continue as a going concern.

Note 16: Significant accounting policies

These financial statements for the interim half-year reporting period ended 31 December 2022 have been prepared in accordance with Australian Accounting Standards AASB 134 'Interim Financial Reporting' and the Corporations Act 2001, as appropriate for for-profit oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standards IAS 34 'Interim Financial Reporting'.

These financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual report for the year ended 30 June 2022 and any public announcements made by the Group during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

The principal accounting policies adopted are consistent with those of the previous financial year and corresponding interim report period with the following additional accounting policies now relevant for the period:

a) Accounting standards issued but not yet effective

The Group and GDCOF have adopted all Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are mandatory for the current reporting period. The new accounting standards, interpretations and amendments which became effective for the reporting period commencing on 1 July 2022 are set out below:

- AASB 2020-3 Amendments to Australian Accounting Standards Annual Improvements 2018-2020 and Other Amendments to AASB 1, AASB 3, AASB 9, AASB 116, AASB 137 and AASB 141; and
- AASB 2021-7 Amendments to Australian Accounting Standards Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections

These amendments had no material impact on the consolidated financial statements of the Group and GDCOF. Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

In the opinion of the Directors of Evolution Trustees Limited:

1) The interim consolidated financial statements and notes of Global Data Centre Group and its controlled entities and the consolidated financial statements and notes of Global Data Centre Operations Fund and its controlled entities that are set out on pages 7 to 32 are in accordance with the *Corporations Act 2001*, including:

(i) giving a true and fair view of the consolidated entities' financial position as at 31 December 2022 and of their performance for the period ended on that date; and

(ii) complying with Australian Accounting Standard AASB 134 *Interim Financial Reporting and Corporations Regulations* 2001 and other mandatory professional reporting requirements; and

2) There are reasonable grounds to believe that the Global Data Centre Group and Global Data Centre Operations Fund will be able to pay their debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Directors.

Rupert Smoker Director

Sydney 27 February 2023



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Independent auditor's review report to the unitholders of Global Data Centre Group

Conclusion

We have reviewed the accompanying half-year financial report of Global Data Centre Group (the Group), which comprises Global Data Centre Investment Fund and its controlled entities, and Global Data Centre Operations Fund (GDCOF) and its controlled entities, which comprises:

- ▶ The Group's consolidated statement of financial position as at 31 December 2022;
- ▶ GDCOF's consolidated statement of financial position as at 31 December 2022;
- The Group's consolidated statement of profit or loss, consolidated statement of other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended;
- GDCOF's consolidated statement of profit or loss, consolidated statement of other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended;
- ▶ Notes to the financial statements, including a summary of significant accounting policies; and
- ► The directors' declaration.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of the Group does not comply with the *Corporations Act 2001*, including:

- Giving a true and fair view of the consolidated financial positions of the Group and GDCOF as at 31 December 2022 and of their consolidated financial performance for the half-year ended on that date; and
- b. Complying with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations 2001.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the half-year financial report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence *Standards*) (the Code) that are relevant to our audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.



Directors' responsibilities for the half-year financial report

The directors of the Responsible Entity are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the review of the half-year financial report

Our responsibility is to express a conclusion on the half-year financial report based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Group's financial position as at 31 December 2022 and its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations 2001.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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Ernst & Young

Douglas Bain Partner Sydney 27 February 2023