

ASX Release

27 February 2023

Page 1 of 3

Global Data Centre Group (ASX: GDC)

6MW operating capacity after CIV France acquisition

Global Data Centre Group (“the Group”; **ASX:GDC**) is pleased to present the HY23 financial results for the period ending 31 December 2022.

Over the past 6 months, in line with its refined strategy as a pure data centre investor, GDC has acquired two new operating data centre assets through Etix Everywhere (“Etix”) plus deployed further capital to expand its existing operating data centre investment portfolio.

The key highlights of GDC’s activities for the 6 months to 31 December 2022 include:

- Etix acquired CIV France, comprising two data centres in Lille France, with total current operating capacity of 1.8MW.
- Etix completed its Stage 2 expansion of its Bangkok data centre in August 2022 expanding operating capacity by 0.6MW.
- Post period new capital partner Eurazeo investment of \$46.8m (€30.2m) into Etix

Key financial results highlights for the period ending 31 December 2022:

- Statutory revenue of \$9.2 million, up 47% on pcg;
- Statutory net loss attributable to securityholders of \$2.4 million, (\$0.2 profit pcg);
- Operating EBITDA of \$2.0 million up 29% on pcg;
- Statutory earnings per security (EPS) of (3.1) cps, (0.3 cps pcg);
- Operating EBITDA EPS of 2.6 cps, up 20% on pcg;
- Statutory NAV remained steady at \$1.93 per security in line with June 2022;
- Total assets increased 42% to \$270.5 million.

Investment update

Etix Everywhere

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 (€56.0m), of which the Group contributed \$40.6 million through a combination of equity and shareholder loans, and Etix arranged its own 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. Stage 2 is currently approximately 50% leased.

Also in August 2022 Etix injected \$0.8m into its Belgium JV to acquire a 10,600 sqm plot of vacant land adjacent to its existing data centre. The land could be used for solar arrays to support the energy usage of the existing data centre, or longer term developed into a second data centre site.

Etix's operating capacity has now increased to 6.0MW and has room within its existing facilities for further expansion to a maximum capacity of 11.7MW.

Post period GDC has announced that Etix has secured a new capital investment of \$46.8m from Eurazeo valuing Etix at \$116.6m on a pre money basis. The investment will be used to reduce leverage taken out as part of the previous CIV France acquisition in December 2022, invest in expansion opportunities in Europe, in particular France, and South-East Asia, as well as providing some additional working capital support to the Etix business.

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 31 December 2022 the Group's carrying value of its investment in AirTrunk is \$37.0 million. AirTrunk provides the Group with significant exposure to a pure hyperscale play with operations across Asia Pacific in Australia, Hong Kong, Singapore, Tokyo and Malaysia with combined total potential capacity of 1,350 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 31 December 2022 at \$45 million, down from prior year (\$46 million). Current leverage on the property is 55%.

FY23 Outlook

GDC reconfirms guidance remains unchanged, but has been adjusted pro forma to reflect ownership reduction from new Etix capital partner. Operating revenue is forecast to be in the range of \$23.3 - \$23.8 million¹, up approximately 44-47% on FY22. Operating EBITDA is forecast to be in the range of \$5.7 - \$5.9 million², up approximately 51-56% on FY22. This has been predominantly driven from the contribution of the CIV acquisition in the second half of FY23 and the indexation of Etix's customers for power prices from 1 January 2023. GDC expects to reinvest the majority of FY23 earnings into high growth data centre opportunities.

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

Authorised for release by Evolution Trustees Limited*

¹ Any EUR revenue based on weighted average exchange rate EUR 1 / AUD 1.533

² Any EUR EBITDA based on weighted average exchange rate EUR 1 / AUD 1.537

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:

David Yuile

Managing Director
Lanrik Partners Pty Ltd
david.yuile@lanrik.com

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.
