

ASX Release

3 December 2024

Global Data Centre Group (ASX: GDC)

Unaudited NAV Post Suspension

Global Data Centre Group (“the Group”; ASX: GDC) is making the following announcement after its suspension from quotation by the ASX on 20 November 2024:

Unaudited Net Asset Value (NAV) Post Suspension*

GDC is providing an estimated forecast NAV based on assumptions around an example scenario of the finalisation of the fund after the last asset sale. These assumptions are uncertain, and the final NAV may be different to what is presented below depending on various factors such as final proceeds from the last asset sale and wind down costs of the fund.

| | \$'000 | \$ Per Unit ⁷ |
|---|----------------|--------------------------|
| Cash (net of debt) ¹ | 9,596 | 0.12 |
| GST and other assets ² | 2,041 | 0.03 |
| Indirect Investment in AirTrunk ³ | 123,000 | 1.59 |
| Tax liability ⁴ | (856) | (0.01) |
| Net Asset Value | 133,780 | 1.73 |
| Provision for wind down costs ⁵ | (2,000) | (0.03) |
| True up to final performance fee ⁶ | (11,717) | (0.15) |
| Forecast Adjusted Net Asset Value | 120,064 | 1.55 |

Notes:

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|---|--|
| 1 | Current cash less borrowings. Settlement of the \$2.00 per unit cash distribution and Lanrik Partner's initial cash incentive payment for \$26 million (plus GST) occurred 27 November 2024, after suspension date. |
| 2 | Mainly relates to the GST expected to be recovered on the Cash Incentive Scheme invoice issued by Lanrik Partners. |
| 3 | The AirTrunk value reflects gross proceeds attributable to GDC based on information known to GDC at the time of this announcement. The gross proceeds assume completion in Q4'2024 and is presented on a pre-tax basis, net of transaction costs. No change since the original announcement to the ASX on 9 September 2024. The final amount received by GDC may be higher or lower depending on the final conclusion of the underlying sale agreement. GDC is not aware of any potential hold backs which may be required as part of the underlying sale agreement and no assumption has been included on that basis. |
| 4 | Tax liability arising for FY24 on the establishment of the tax consolidation group for Global Data Centre Operations Fund. |
| 5 | In this scenario an estimate for wind down and operational costs of \$2 million has been used. This is purely an estimate for demonstration purposes and may vary based on final actual expenses incurred in the future. |
| 6 | Includes an estimate for a true up to the final performance fee paid through the Cash Incentive Scheme to Lanrik Partners based on \$3.56 per unit of value being returned to unitholders (including franking credits). At the date of suspension, \$2.01 per unit (including franking credits) has been announced as returned to unitholders. |
| 7 | Based on 77,272,800 stapled units on issue |

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.

** This announcement contains forward looking information. Indications of, and guidance on, future earnings, distributions and financial position and performance are forward looking statements. Forward looking statements are based on current intentions, plans, expectations, assumptions, and beliefs about future events and are subject to risks, uncertainties and other factors which could cause actual results to differ materially. You are strongly cautioned not to place undue reliance on forward looking statements. There can be no assurance that actual outcomes will not differ materially from these forward-looking statements. Lanrik Partners Pty Ltd, Evolution Trustees Limited and related bodies corporate and their respective directors, officers, employees, agents, and advisers do not give any assurance or guarantee that the occurrence of any forward-looking information, view or intention referred to in this presentation will actually occur as contemplated*

**Evolution Trustees Limited ABN 29 611 839 519 (AFSL 486217) as responsible entity of the Global Data Centre Investment Fund ARSN 635 566 531 and the Global Data Centre Operations Fund ARSN 638 320 420.