

ASX RELEASE

ASX Code: AJD

21 August 2013

Asia Pacific Data Centre Group achieves prospectus forecast

Asia Pacific Data Centre Group (APDC, Group) today announces earnings results for the period ended 30 June 2013 as follows:

- Rent from leases (\$3.14 million) and unimproved land (\$0.69 million) – \$3.8 million
- Distributions paid or payable – 3.18 cents per security
- Distribution yield on \$1.00 issue price – 9.0% (annualised)

The results in the annual report lodged today reflect the Group's investment activities which commenced on 21 December 2012.

APDC CEO Ms Francina Turner reflected on a successful first period for APDC, 'The Group raised funds from the issue of 115 million stapled securities in 2 instalments, acquired 2 operational data centres and land for a third and will pay a distribution of 3.18 cents per stapled security, all in line with the prospectus and product disclosure statement dated 3 December 2012.'

Distributions

APDC will pay a final distribution of 1.81 cents per stapled security in respect of the June quarter. The record date for the June quarter distribution was 28 June 2013 and it is scheduled to be paid on 30 August 2013.

The Group paid an interim distribution in respect of the March quarter of 1.37 cents per partly paid stapled security.

Total distributions for the period ended 30 June 2013 of 3.18 cents per stapled security represent a distribution yield of 9% (annualised) on \$1.00 issue price.

Distributions were 28.58% tax deferred for the period ended 30 June 2013.

Acquisition of Initial portfolio

The Group acquired operational data centres in Melbourne (M1) on 21 December 2012 and in Sydney (S1) on practical completion on 15 May 2013 and land in Perth (P1) on which a data centre is being built.

Rental income

APDC entered into leases with NEXTDC Limited (NXT) on the operational data centres at M1 and S1. The annualised rental income from these leases is \$9.94 million per annum. During the period, APDC earned \$3.14 million in rental income pursuant to the leases. These leases are on a triple-net basis, therefore there are no operating or outgoing expenses for the properties payable by the Group.

The Group also earned rent on the unimproved land at S1 (up to practical completion) and P1 of \$0.69 million.

P1 development

NXT is developing the P1 data centre, located at Malaga, Perth. At 30 June 2013 the base building was 35% complete and practical completion is expected in November 2013. The development fee for this acquisition is \$23.8 million.

Ms Turner said, 'The upcoming completion of the P1 base building will further contribute to earnings and build greater geographic diversity in the portfolio, creating a West Coast presence for the Group.'

Capital management

The Group raised equity funding in two instalments at a total issue price of \$1.00.

Ms Turner said, 'Following the success of the initial partly paid raising in December 2012, we were particularly pleased that all final instalments due on 15 May 2013 were received and no default or forfeiture processes were required. The Board and management thank security holders for their support.'

APDC settled the December 2012 acquisitions from NXT with a combination of the initial public offering funding (\$98.87 million) and an equity-settled security-based payment (\$16.13 million).

At the time of APDC's initial public offering and as stated in the PDS, NXT granted APDC the right to issue convertible notes to NXT in satisfaction of the whole of the P1 development fee. The key commercial terms of the convertible notes are set out in the PDS. The Board is currently exploring financing options in relation to the funding of the P1 development fee.

Outlook

The Group expects to settle the P1 base building acquisition in November 2013. The rental income from the lease of P1 to NXT is \$2.59 million per annum.

APDC has entered into an alliance with NXT which provides the parties with rights and obligations in relation to the acquisition, development and operation of further data centres in Australia and the Asia Pacific region. The Chairman of the Group, Mr Fraser said, 'While the current focus is on the practical completion of the P1 data centre, APDC will consider future acquisitions in collaboration with NXT.'

For further information please contact:

Company Secretary

Asia Pacific Data Centre Group
+61 2 8072 4916
info@asiapacificdc.com