

## ASX RELEASE

ASX Code: AJD

7 December 2017

### APDC Update Post Change Of Control to 360 Capital

The Boards of Asia Pacific Data Centre Holdings Limited (**APDC Holdings**) and Asia Pacific Data Centre Limited (**APDC Limited**), acting as responsible entity of Asia Pacific Data Centre Trust (**APDC Trust**), (together, **APDC**), provide the following update post the change of control to 360 Capital Group.

The new Board and management have commenced implementing the strategic initiatives outlined in the bidders statement as part of APDC's broader strategic review.

The Board has appointed valuers to undertake new valuations for the entire portfolio following market evidence of a continued firming of capitalisation rates and further acceptance of the data centre sector as a real estate asset class. The valuations will also be used for refinancing purposes.

We are proceeding with a new financing package for APDC for a total of \$100 million provided from Bankwest and National Australia Bank. This is a 3 year term facility. The new facility is currently being documented and is expected to be completed before 31 December 2017.

The Board has also undertaken a review of the financials of APDC, the costs recently spent and the forecasts from the current portfolio. Following this review, the Board would like to reinstate quarterly distributions as soon as possible. Based on current forecasts and subject to completing the refinancing, APDC is forecasting to make a distribution of 5.0 cents per security for the December 2017 quarter and 1.75 cents per security per quarter for the balance of FY18.

In line with APDC's mandate to invest in data centres across Asia Pacific, APDC has commenced reviewing various opportunities to grow APDC and create value for the benefit of APDC securityholders. The existing portfolio comprises three Tier 3 data centres on triple net leases. We will continue to target similar style data centres across Asia Pacific region.

APDC currently has approximately 380 securityholders and is planning to remain listed on the ASX while the Group continues to roll out its strategy.

For further information please contact:

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APDC is a special purpose real estate investment trust (A-REIT) which listed on the Australian Securities Exchange on 9 January 2013 to own data centre properties. APDC has the objective of providing investors with a stable income and the potential for capital growth.

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