

ASX RELEASE

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Annual Results for the year ended 30 June 2014

Asia Pacific Data Centre Group (APDC, Group) today announces its results for the year ended 30 June 2014.

Performance highlights

Statutory profit for the year	\$21.76 million
Distributable earnings ¹	\$9.95 million
Distributions paid or payable	\$10.35 million
Data centre portfolio value	\$150.70 million (up 22.2% from 30 June 2013)
Gearing ²	16.4%
Net tangible assets	\$1.11 (up from \$1.01 as at 30 June 2013)

Operational highlights

Investment property revaluations	Independent valuations of M1 Melbourne and S1 Sydney as at 30 June 2014 resulted in increases in the value of these data centres of 8.1% and 11.2% respectively.
Rent reviews	Rentals for all three of APDC's data centres were the subject of a CPI review and a 2.2% increase in rentals was effective from 21 December 2013.
P1 data centre, Malaga, W.A.	Acquired the base building for the P1 Perth data centre upon its practical completion by NEXTDC Limited in November 2013.
Bankwest debt facility	Entered into a five year facility with Bankwest (a division of Commonwealth Bank of Australia) in November 2013 to provide up to \$29.0m of debt funding secured against the S1 Sydney data centre

¹ The Group reports statutory profit attributable to members in accordance with Australian Accounting Standards (AAS). Distributable earnings are a non-AAS measure that represents the Directors' view of underlying earnings from ongoing operating activities for the of the amount available for distribution to securityholders from ongoing activities for the year, being statutory profit/loss after tax adjusted for unrealised fair value gains and rent received on unimproved land.

² Gearing is interest bearing liabilities divided by total non-current assets

APDC CEO Ms Francina Turner reflected on a successful year for APDC, 'The Group paid distributions of 9.0 cents per stapled security, acquired its third data centre and secured its first debt facility all in line with the prospectus and product disclosure statement dated 3 December 2012.'

Earnings

The Group recorded a statutory profit of \$21.76 million which included unrealised asset revaluations of \$11.99 million. Distributable earnings were \$9.95 million, in line with the PDS Forecast³.

During the year, APDC earned \$11.6 million in rental income pursuant to the leases, reflecting a full year of rent for M1 Melbourne and S1 Sydney data centres, and a part year for P1 Perth data centre. Rentals benefited from a CPI review which resulted in a 2.2% increase in rentals from 21 December 2013.

These leases are on a triple-net basis, therefore there are no operating or outgoing expenses for the properties are payable by the Group.

The Group also earned rent on the unimproved land at P1 Perth data centre (up to practical completion) of \$0.19 million.

Operating and compliance expenses totalled \$1.1 million.

Distributions

APDC will pay a final distribution of 2.25 cents per stapled security in respect of the June quarter. The record date for the June quarter distribution was 30 June 2014 and it is scheduled to be paid on 29 August 2014.

Total distributions for the year ended 30 June 2014 were 9.0 cents per stapled security. Distributions were 28% tax deferred for the year.

Distributions of \$10.35 million were funded by distributable earnings of \$9.95 million and return of capital of \$0.40 million. The return of capital was funded from pre-IPO capital.

Investment property valuations

All of the Group's investment properties were independently valued during the year.

The P1 Perth data centre located in Malaga, W.A. was valued as at 15 January 2014 at \$30.0 million, an increase of 4.2% in the acquisition price. The capitalisation rate applied to this valuation was 8.75%.

The M1 Melbourne data centre located in Port Melbourne, VIC was valued as at 30 June 2014 at \$56.2 million, an increase of 8.1% in the acquisition price. The capitalisation rate applied to this valuation was 8.50%.

The S1 Sydney data centre located in Macquarie Park, NSW was valued as at 30 June 2014 at \$64.5 million, an increase of 11.2% in the acquisition price. The capitalisation rate applied to this valuation was 8.25%.

The carrying value of the investment property portfolio as at 30 June 2014 was \$150.7 million.

Capital management

Gearing was 16.4% as at 30 June 2014 compared with the maximum of 30% set out in the PDS.

50% of the drawn loan principal is hedged with a fixed rate interest rate swap as at 30 June 2014.

As at 30 June 2014, the Group had undrawn debt facility capacity of \$4.0 million.

³ PDS Forecast is the Directors' forecasts and forecast distributions in the prospectus and product disclosure statement dated 3 December 2012.

Outlook and distribution guidance

APDC's investment strategy is to own data centre assets in the Australia and Asia Pacific region with the intention of providing investors with a stable income and potential for capital growth.

APDC has an alliance with NEXTDC Limited (ASX: NXT) which provides the parties with rights and obligations in relation to the acquisition, development and operation of further data centres in the Australia and Asia Pacific region. The alliance expires in December 2015.

APDC has successfully completed its PDS Forecast period and met all key milestones including:

- Establishment of the Group by way of an Initial Public Offering and listing on the ASX
- Completion of the final instalment on partly paid securities of \$44.85 million to complete the capitalisation of the Group
- Acquisition of the S1 Sydney and P1 Perth data centre base buildings under development agreements with NEXTDC Limited, which increased the gross assets of the Group by \$69.3 million
- Securing a \$29.0 million loan facility to fund the P1 Perth data centre development fee and to provide working capital headroom
- Management of operating expenses within the initial working capital constraints of the Group
- Paying distributions to securityholders of 12.2 cents per stapled security for the period from establishment to 30 June 2014

Based on its current portfolio and operating conditions, the Board expects that the Group will maintain its current distribution of 2.25 cents per stapled security for the September and December 2014 quarters.

Pursuant to the leases, the rentals for all of the Group's data centre assets will be subject to CPI rent reviews in December 2014.

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 properties that are leased or are being developed as data centres. APDC has the objective of providing investors with a stable income and the potential for capital growth.