

# ASX RELEASE

ASX Code: AJD

5 August 2015

## Investment Property Valuations and Debt Facility Margin

Asia Pacific Data Centre Group (APDC) today announced the revaluation of its investment properties and the renegotiation of the loan facility margin on its core debt.

### Investment Property Valuations

Directors have revalued APDC's investment properties based on independent valuations, resulting in a \$15.6 million increment in the carrying values as at 30 June 2015.

The independent valuations were prepared by CBRE Valuations Pty Limited and are summarised below:

Property	New valuation	Increase to carrying value	% Increase in carrying value	Capitalisation rate %
M1 Melbourne	62,800,000	6,600,000	11.7%	7.75%
S1 Sydney	70,000,000	5,500,000	8.5%	7.75%
P1 Perth	33,500,000	3,500,000	11.7%	8.00%
	<b>\$166,300,000</b>	<b>\$15,600,000</b>	10.4%	

APDC's data centres are leased to NEXTDC Limited (ASX: NXT) on triple net leases for initial terms of 15 years expiring in 2027 and 2028 with annual CPI increases. All the data centres were subject to a 2.3% CPI rent review increase in December 2014. The data centres are newly built and located in well-established commercial or industrial centres in Australian capital cities.

### Variation to Debt Facility Margin

APDC has renegotiated the interest rate margin on its debt facility with Bankwest (a division of Commonwealth Bank), resulting in a reduction in the margin from 2.15% to 1.50% per annum.

APDC Trust has a five year facility with Bankwest to provide the Group with up to \$29 million of asset-secured debt funding. The debt facility is secured by a mortgage over the S1 Sydney data centre asset. At 30 June 2015, \$25 million of the facility was drawn.

The margin variation is credit approved and will be effective in August 2015. The lower margin will decrease APDC's current effective cost of debt (loan interest, margin and swap interest) from 5.22% to 4.56%.

APDC will release its annual results in the week commencing 25 August 2015.

For further information please contact:

**Company Secretary**

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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.