

## ASX RELEASE

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### Investment Property Valuations

Asia Pacific Data Centre Group (APDC) today announced the revaluation of its investment properties.

Directors have revalued APDC's investment properties as at 30 June 2016 to \$187.0 million based on independent valuations prepared by CBRE Valuations Pty Limited. This is an increase of \$20.7 million for the year ended 30 June 2016.

The valuations are summarised below:

Property	New valuation	Increase to carrying value	% Increase in carrying value	Capitalisation rate %
<b>M1 Melbourne</b>	72,000,000	9,200,000	14.6%	6.75%
<b>S1 Sydney</b>	80,000,000	10,000,000	14.3%	6.75%
<b>P1 Perth</b>	35,000,000	1,500,000	4.5%	7.75%
	<b>\$187,000,000</b>	<b>\$20,700,000</b>	<b>12.4%</b>	

The increase in values has been driven by general firming of capitalisation rates. In the Victorian and NSW markets capitalisation rates in long leased industrial markets firmed by 75 to 100 basis points and in commercial/office markets by 50 to 75 basis points.

APDC's data centres are recently built and located in well-established commercial or industrial centres in Australian capital cities. They are leased to NEXTDC Limited (ASX: NXT) on triple net leases for initial terms of 15 years expiring in 2027 and 2028. The weighted average lease expiry for the portfolio is 11.9 years as at 30 June 2016. All the data centres are subject to annual CPI reviews and market reviews every five years.

The pro-forma Net Tangible Assets (unaudited) for the Group increased to \$1.43 per stapled security (up from \$1.25 as at 31 December 2015).

APDC will release its annual results during the week commencing 22 August 2016.

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.