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# ASX Release

28 December 2017

## Asia Pacific Data Centre – First Right of Refusal Notice

NEXTDC Limited (ASX: NXT) (“**NEXTDC**” or “the **Company**”) refers to Asia Pacific Data Centre Group (ASX: AJD or “**APDC**”) ASX announcement, dated 28 December 2017 titled ‘*APDC Offers NEXTDC Sale of Portfolio at \$300 Million*’.

Contrary to the statement by APDC, NEXTDC has not received any first right of refusal notice in relation to the portfolio of APDC data centres. NEXTDC will consider its position in relation to exercise of its first right of refusal if and when it receives a valid first right of refusal notice.

Furthermore, NEXTDC notes:

- The \$300 million asking price assigned to the portfolio referred to in APDC’s announcement represents a premium of \$79.2 million (36%) to the independent valuation of the portfolio obtained by the previous independent Board of APDC in August 2017
- There has been no changes to the rental arrangements on any of the properties since the date of the last valuation in August 2017
- NEXTDC has long term lease arrangements over S1, M1 and P1, with the next market rental review not due until 2021 for M1 and 2022 for S1 and P1
- The \$300 million asking price assigned to the portfolio would equate to an implied capitalisation rate of 4.69% (before stamp duty and other transaction costs)
- To put this in context, Australia’s most expensive commercial property category (Sydney CBD Prime Office) yields are currently tracking at a record low of 4.94%<sup>1</sup>.

As previously announced, NEXTDC’s action to wind-up the APDC Trust is scheduled for 31 January 2018.

### ENDS

For more information:

**Alex Teo**  
Manager Investor Relations and Corporate Development  
T: +61 414 871 966  
E: [investorrelations@nextdc.com](mailto:investorrelations@nextdc.com)

**Melissa Patch (Media)**  
Cato Counsel  
T: +61 412 124 195  
E: [melissa@catoandclegg.com](mailto:melissa@catoandclegg.com)

NEXTDC Investor Centre: [www.nextdc.com/our-company/investor-centre](http://www.nextdc.com/our-company/investor-centre)

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<sup>1</sup> Jones Lang LaSalle, Sydney CBD Office Market Overview, Q3, 2017



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### **About NEXTDC**

NEXTDC is an ASX200-listed technology company enabling business transformation through innovative data centre outsourcing solutions, connectivity services and infrastructure management software.

As Australia's leading independent data centre operator with a nationwide network of Tier III and IV facilities, NEXTDC provides enterprise-class colocation services to local and international organisations. With a focus on sustainability and renewable energy NEXTDC is leading the industry with award-winning engineering solutions for energy efficiency and NABERS 4.5 star certification.

NEXTDC is extending its leadership in data centre services through the innovative DCIM-as-a-Service software platform, ONEDC®, which enables customers to centrally manage their on-premise and colocated infrastructure; and advanced connectivity services that deliver a range of secure, high-speed interconnections between racks, networks and cloud services.

NEXTDC's Cloud Centre is the online marketplace for the country's largest independent network of carriers, cloud and IT service providers, enabling customers to freely source best of breed suppliers within the NEXTDC Partner community.

NEXTDC is *where the cloud lives*®.

To learn more, visit [www.nextdc.com](http://www.nextdc.com)