

ASX RELEASE

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Investment Property Valuations

Asia Pacific Data Centre Group (**APDC**) today announced the revaluation of its portfolio of three properties following an independent valuation.

The valuations were prepared by Colliers International as at 30 June 2018. Colliers have valued the three assets together as a portfolio at \$265 million. However, if the properties were sold individually, Colliers have prescribed a lower total valuation of \$261 million. On an individual basis, S1 in Sydney is valued at \$117.5 million, M1 in Melbourne is valued at \$98.5 million, and P1 in Perth is valued at \$45 million.

APDC continues to hold the assets for sale as a portfolio, in line with its global expressions of interest campaign initiated in December 2017.

The carrying value as at 31 December 2017 was \$280 million as a portfolio value derived from the expression of interest campaign.

The pro-forma Net Tangible Assets (unaudited) based on the individual asset valuations for APDC is \$2.02 per stapled security as at 30 June 2018.

For further information, please contact:

David van Aanholt
Chairman
Asia Pacific Data Centre Holdings Limited

Frank Tearle
Executive Director
Asia Pacific Data Centre Limited as responsible entity of Asia Pacific Data Centre Trust

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.