

Asia Pacific Data Centre Group

**Annual Report
2017**

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Asia Pacific Data Centre Group

Annual Financial Report of

Asia Pacific Data Centre Holdings Limited (ACN 159 621 735) and its controlled entities:
Asia Pacific Data Centre Limited (ACN 159 624 585)
Asia Pacific Data Centre Trust (ARSN 161 049 556)

and

Asia Pacific Data Centre Trust (ARSN 161 049 556)

for the year ended 30 June 2017

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Directors' Report

The directors of Asia Pacific Data Centre Holdings Limited (APDC Holdings) and the directors of Asia Pacific Data Centre Limited (APDC Limited) as responsible entity for Asia Pacific Data Centre Trust (APDC Trust) (collectively 'the Directors') present their report for APDC Holdings and APDC Trust together with the consolidated financial statements of Asia Pacific Data Centre Group (APDC Group or Group) and the financial statements of APDC Trust for the year ended 30 June 2017.

APDC Group comprises APDC Holdings and its controlled entities APDC Limited and APDC Trust.

APDC Holdings and APDC Limited are both companies limited by shares, incorporated and domiciled in Australia. The registered office for both companies is Level 32, 19 Martin Place, Sydney NSW and principal place of business for both companies is Level 13, 135 King Street, Sydney NSW.

The shares of APDC Holdings and units of APDC Trust are stapled and can only be traded as stapled securities. Although there is no ownership interest between APDC Holdings and APDC Trust, APDC Holdings is deemed to be the parent entity of the Group under Australian Accounting Standards (AASB).

1. Directors

The following persons have held office as Directors during the year:

Ian Fraser	Chairman, Non-Executive Director
Chris Breach	Non-Executive Director
Francina Turner	CEO, Executive Director
John Wright	Non-Executive Director

2. Principal activities

The Group's principal activity is to invest in data centre investment property in Australia.

APDC Trust owns the following data centre investment properties:

M1	Port Melbourne, Melbourne, VIC
S1	Macquarie Park, Sydney, NSW
P1	Malaga, Perth, WA

There were no significant changes in the nature of the activities of the Group during the year.

2.1 Objectives

The Group's objective is to provide investors with stable income sourced from rental income earned from its data centres and the potential for capital growth.

In order to achieve this objective, the Group owns a geographically diverse portfolio of data centres in three Australian capital cities. The Group's data centre investment properties comprise the land and buildings. This includes essential building service improvements but excludes the tenant's fit out such as the plant and equipment and specialised data hall or data centre technical improvements. The land and buildings in the current portfolio are leased on long-term triple-net terms pursuant to which all maintenance, taxes, insurance and outgoings are paid by the tenant, NEXTDC Limited (NEXTDC). The leases provide for upwards only annual CPI rental increases and market reviews in every fifth year, not exceeding 110% of the preceding year's rent.

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3. Operating and financial review

3.1 Results of operations

The Group earned a profit for the year of \$36,902,000 representing earnings per stapled security of 32.09 cents.

The Group's distributable earnings for the year was \$11,102,000, representing earnings per stapled security of 9.65 cents.

APDC Group reports statutory profit for the year in accordance with AASB. Distributable earnings is the primary basis upon which distributions are determined by the Directors. Distributable earnings is a non-AASB measure that represents the Directors' view of the amount available for distribution to securityholders from ongoing activities for the year.

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Profit for the year	36,902	31,664	36,902	31,664
Net gain from fair value adjustment on investment properties ⁽¹⁾	(25,800)	(20,700)	(25,800)	(20,700)
Distributable earnings	11,102	10,964	11,102	10,964
Undistributed income brought forward	156	94	156	94
Amount available for distribution	11,258	11,058	11,258	11,058
Undistributed income carried forward	(80)	(156)	(80)	(156)
Total distribution for the year	11,178	10,902	11,178	10,902
Basic earnings per security (cents)	-	-	32.09	27.53
Distributable earnings per security (cents)	-	-	9.65	9.53
Distributions paid and payable	-	-	11,178	10,902
Distributions per security (cents)	-	-	9.72	9.48

⁽¹⁾ Unrealised fair value gains and losses on revaluation of investment properties. Refer to Notes 3(h) and 12 to the financial statements.

The total distribution for the year is 9.72 cents per stapled security. Interim distributions totalling 7.29 cents per stapled security were paid on 28 October 2016, 24 February 2017 and 27 April 2017. A final distribution for the year of 2.43 cents per stapled security will be paid on 28 August 2017.

Distributions to securityholders were 24.69% tax deferred.

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The Group's revenue, direct trust expenses and responsible entity operating expenses for the year were:

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Rent on land and buildings:				
M1, Melbourne	5,007	4,938	5,007	4,938
S1, Sydney	5,616	5,539	5,616	5,539
P1, Perth	2,770	2,732	2,770	2,732
Total rental income	13,393	13,209	13,393	13,209
Interest income	86	111	64	85
Net gain from fair value adjustment on investment properties	25,800	20,700	25,800	20,700
Total revenue	39,279	34,020	39,257	33,994
Administration expenses	156	146	154	129
Audit and taxation fees	98	96	56	56
Compliance expenses	101	102	40	36
Directors' fees	215	215	-	-
Employee expenses	385	407	-	-
Interest expense	1,178	1,235	1,178	1,235
Other expenses	215	128	898	847
Valuation fees	29	27	29	27
Total expenses	2,377	2,356	2,355	2,330
Profit for the year	36,902	31,664	36,902	31,664

There were no movements in the total number of securities on issue for the Group and APDC Trust during the year.

3.2 Direct property investments

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
M1, Melbourne	80,000	72,000	80,000	72,000
S1, Sydney ⁽¹⁾	95,300	80,000	95,300	80,000
P1, Perth	37,500	35,000	37,500	35,000
Total investment properties at fair value	212,800	187,000	212,800	187,000
Net assets	189,879	163,881	188,729	162,731
Net tangible asset backing per security (\$)	1.65	1.43	1.64	1.42

⁽¹⁾ The Bankwest Debt Facility is secured by a mortgage over S1 Sydney data centre asset. Refer to Note 14 to the financial statements.

The fair value of the assets is derived using the basis set out in Note 3(h). to the financial statements. The fair value of the investment properties is determined by the Directors by reference to the most recent independent valuation for that property updated to take into account any changes in valuation factors. All the investment properties were independently valued as at 30 June 2017.

Fair value of assets has increased by \$62,100,000 in the last three years. Fair value may increase or decrease in future. Refer Note 12(b) and Note 12(c) to the financial statements.

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3.3 Rental income

All of the Group's data centres are wholly-owned by APDC Trust. All of the data centres are leased to NEXTDC on a triple net basis for initial terms of 15 years expiring 2027 and 2028, with options for up to another 25 years.

Pursuant to the leases, a CPI increase of 1.3% was applied to the M1, S1 and P1 rentals effective 21 December 2016. The rental income per annum from 21 December 2016 is \$5,037,000 for M1, \$5,650,000 for S1 and \$2,787,000 for P1.

The terms of the lease for M1 provided for a market rent review on 21 December 2016. The independent valuation report for M1 as at 30 June 2016 contained a rental assessment which concluded that the rent is at market. A CPI review was applied to the rental income of M1.

The terms of the lease for P1 provide for a market rent review effective on 21 December 2017. The independent valuation report for P1 as at 30 June 2017 contained a rental assessment which concluded that the rent is at market. A CPI review will apply to the rental income of P1 at 21 December 2017.

The terms of the lease for S1 provide for a market rent review effective on 21 December 2017. Subsequent to year end, the determining valuer assessed the market rent for S1 at \$6,095,000 per annum, representing an increase of \$445,000 (7.87%) from the previous annual rental.

3.4 Bankwest Debt Facility

APDC Trust has a five year facility with Bankwest (a division of Commonwealth Bank of Australia) (Bankwest) to provide the Group with up to \$29 million of asset-secured debt funding (Debt Facility). The Debt Facility matures on 28 November 2018. The Debt Facility is provided at market interest rates for a five year term, and is secured by a mortgage over the S1 Sydney data centre asset.

At 30 June 2017, \$25 million of the facility was drawn (Core Debt).

APDC Trust has a swap agreement to fix the floating interest rate component over \$12.5 million of the drawn amount for five years. The effective cost of the Core Debt (loan interest, margin and swap interest) is 4.41% per annum as at 30 June 2017.

3.5 Real estate funds management

APDC Limited, a wholly owned subsidiary of APDC Holdings, provides responsible entity services to APDC Trust. During the year, APDC Limited charged APDC Trust a management fee equal to the cost to APDC Limited to provide these services. Refer to Note 6 to the financial statements.

3.6 Events subsequent to reporting date

(a) 360 Capital Group securityholder meeting

On 2 May 2017, 360 Capital Group (360 Capital) announced it had acquired a 19.8% interest in the stapled securities of APDC Group (APDC Securities) for approximately \$35.8 million. On 28 June 2017, 360 Capital called a meeting of the members of APDC Trust, to consider resolutions to remove APDC Limited and appoint 360 Capital FM Limited as responsible entity of APDC Trust. On 26 July 2017, 360 Capital announced the cancellation of the meeting and the withdrawal of the proposed resolutions.

APDC Group incurred \$15,000 of costs in relation to the meeting in the year ended 30 June 2017 and a further \$607,000 subsequent to year end.

(b) NEXTDC Limited

APDC Trust has lease agreements with NEXTDC for all of its investment properties.

On 18 July 2017, NEXTDC announced that it had acquired a 14.1% interest in APDC Securities for \$1.78 per stapled security. Between 19 July 2017 and 27 July 2017 NEXTDC acquired a further 5.89% interest, bringing its total interest to 19.99% at prices of between \$1.78 and \$1.85 per APDC Security.

As at 24 August 2017, NEXTDC has a 20.77% interest in APDC Securities.

Refer to Note 21 to the financial statements for significant party disclosures.

(c) Corporate activity

APDC Group announced on 7 July 2017 that it was progressing confidential discussions with third parties who had expressed an interest in acquiring APDC Securities or its assets and that APDC Group had commenced a broader process to determine whether any other parties had an interest to acquire APDC Securities or its assets (Third Party Engagement Process).

During the Third Party Engagement Process, APDC Group granted due diligence to a number of third parties, including 360 Capital, however no binding proposal capable of consideration was received, other than the NEXTDC Offer discussed below.

On 25 July 2017, 360 Capital provided APDC Group with the terms of a conditional proposal to acquire all of the APDC Securities it does not already own at \$1.80 cash per APDC Security (360 Capital Proposal). No offer capable of acceptance by APDC Securityholders has been made by 360 Capital and 360 Capital has not announced any improved proposal or offer.

On 26 July 2017, NEXTDC announced a conditional proposal to acquire all of the APDC Securities it does not already own by way of a takeover bid at \$1.85 cash per APDC Security.

On 31 July 2017, NEXTDC announced an unconditional offer to acquire all of the APDC Securities it does not already own for \$1.87 cash per APDC Security (NEXTDC Offer) and released the original Bidder's Statement (which has since been superseded by the Replacement Bidder's Statement dated 8 August 2017).

APDC Group has incurred \$539,000 of costs in relation to the 360 Capital Proposal and the NEXTDC Offer subsequent to year end.

APDC Group will issue a Target's Statement and make a recommendation in relation to the NEXTDC Offer. At this date, a fee of \$250,000 will become due and payable to our financial adviser and if a change of control of APDC Group occurs, a further \$1,700,000 will be payable.

APDC Group will incur additional expenses relating to the corporate activity, with the quantum of these expenses dependent upon a variety of factors, including whether a change of control of APDC Group occurs.

(d) S1 market rent review

The terms of the lease for S1 provide for a market rent review effective on 21 December 2017.

Subsequent to year end, the determining valuer assessed the market rental for S1 at \$6,095,000 per annum (\$305 per m² per annum), representing an increase of \$445,000 per annum (7.87%) from the previous annual rental. Refer to Note 12(c) to the financial statements.

The determined market rental is greater than the passing rental applied in the independent valuation announced on 26 June 2017 of \$90,000,000 and resulted in an independent valuation as at 30 June 2017 of \$95,300,000. Refer to Note 12(c) to the financial statements.

Since the end of the year, the Directors of APDC Holdings and APDC Limited are not aware of any other matter or circumstance not otherwise dealt with in the financial reports or the Directors' Report that has significantly affected or may significantly affect the operations of the Group or APDC Trust, the results of those operations or the state of affairs of the Group or APDC Trust in financial years subsequent to the year ended 30 June 2017.

3.7 Likely developments

In the last four months the Group has been involved in corporate activity and has incurred significant expenses that would not otherwise arise under normal operating conditions. These expenses include fees and expenses associated with considering and responding to the 360 Capital securityholder meeting and the proposals received by the Group before and during the course of the Third Party Engagement Process, preparing and arranging the distribution of APDC's Target's Statement and engaging an Independent Expert.

APDC Group will incur additional expenses of this nature, with the quantum of these expenses dependent upon a variety of factors, including whether a change of control of APDC Group occurs.

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The ongoing operations and strategic direction of APDC Group will be largely dependent on the outcome of the corporate activity involving the Group. If NEXTDC is in a position to cast the majority of votes at a general meeting of APDC securityholders, NEXTDC can control the composition of the boards of APDC Holdings and APDC Limited, replace the responsible entity of APDC Trust and significantly influence the strategic direction of APDC Group generally including distribution policy, capital management and operations. If NEXTDC acquires at least 90% of APDC Securities it intends to arrange for APDC Group to be removed from the official list of the ASX and acquire all the APDC Securities it does not already own through the implementation of compulsory acquisition procedures. A change of control or delisting will constitute a default under the Bankwest Debt Facility if Bankwest has not provided its prior consent.

Subject to the above, APDC Group will continue in the normal course of business to own investment properties and earn rental income. It will also review its strategy subject to the outcome of the current corporate activity.

Prior to making a decision on payment of the September 2017 distribution the Board will carefully consider APDC Group's circumstances at that time. Given the significant expenses incurred and to be incurred in relation to the corporate activity, it is possible that no September 2017 distribution will be made or that the September 2017 distribution will be less than the June 2017 distribution. Similar considerations will apply to distributions in subsequent quarters.

4. Information on Directors

The Board of APDC Holdings and the Board of APDC Limited have the same members and identical Board Charters. The term Board hereafter should be read as a reference to both of these Boards.

Mr Ian Fraser

**INDEPENDENT NON-EXECUTIVE CHAIRMAN
AUDIT, RISK AND COMPLIANCE COMMITTEE MEMBER**

Mr Ian Fraser is a chartered accountant and non-executive company director with 45 years experience as a business and accounting professional, including 10 years as a company director of listed and unlisted public companies and 27 years as a partner with KPMG. He retired as a senior audit and corporate advisory partner in 2004.

Mr Fraser is a Councillor of the QIMR Berghofer Medical Research Institute. He retired from the Boards of Wilson HTM Investment Group Ltd in 2013 after 7 years as a director and RP Data Ltd in 2011 after 3 years as chairman and 5 years as a director.

Mr Fraser holds a Bachelor of Commerce from the University of Queensland, is a Fellow of Chartered Accountants Australia and New Zealand and a Fellow of the Australian Institute of Company Directors.

Mr Chris Breach

**INDEPENDENT NON-EXECUTIVE DIRECTOR
AUDIT, RISK AND COMPLIANCE COMMITTEE MEMBER**

Mr Christopher Breach has over 40 years experience as a property professional and an extensive career covering many types and aspects of the real estate market in Australia, New Zealand, UK and USA. Until 2010, Mr Breach was Managing Director and Licensee of Macquarie Asset Services Limited (part of Macquarie Group Limited) and an executive director of Macquarie Group Limited. Mr Breach was an early initiator of a due diligence product that became the cornerstone of real estate investment over the last 20 years.

Prior to joining Macquarie, Mr Breach was the Director of Valuations and Corporate Real Estate at Jones Lang Wootton.

Mr Breach holds a Diploma in Estate Management from Kingston upon Thames Polytechnic and a Diploma in Financial Markets from the Securities Institute of Australia. He is a Fellow of the Royal Institution of Chartered Surveyors and a Fellow of the Australian Institute of Company Directors. Mr Breach was the Chairman of Charities Aid Foundation from 1999 to 2009, and was also previously a director of Sydney Community Foundation.

Mr Breach is also a non-executive director of the Indigenous Real Estate Investment Trust which is an initiative of Indigenous Business Australia, to provide wholesale Indigenous investors the opportunity to invest in partnership with other Indigenous groups in an actively managed property fund.

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Ms Francina Turner

EXECUTIVE DIRECTOR, CEO & COMPANY SECRETARY

Ms Francina Turner is a senior executive with over 20 of years experience in funds management, real estate, specialised assets and risk management. Over her career, Ms Turner has held leadership roles in listed and unlisted real estate funds with up to \$1bn of funds under management.

Ms Turner started her career at Macquarie Group Limited where she worked for 13 years in various real estate divisions and funds, including as General Manager of Macquarie Leisure Trust (now Ardent Leisure Group). Following this, Ms Turner held management roles in group-level risk functions at Lend Lease Corporation and Stockland Group before joining the Group.

Ms Turner holds a Bachelor of Commerce (Marketing & Hospitality Management) from University of New South Wales and a Graduate Diploma in Applied Finance from Securities Institute of Australia. Ms Turner is a Fellow of the Royal Institution of Chartered Surveyors. Ms Turner was previously a director of Youth Hostels of Australia (NSW) Limited and Omni Leisure Operations Limited, and Responsible Officer of Macquarie Leisure Management Limited. She has held the role of CEO since November 2012.

Mr John Wright

INDEPENDENT NON-EXECUTIVE DIRECTOR
 CHAIRMAN OF AUDIT, RISK AND COMPLIANCE COMMITTEE

Mr John Wright has over 40 years experience in accounting and real estate funds management. He started his career at Price Waterhouse as a chartered accountant and has a Bachelor of Economics from the University of Sydney. Following this he worked for a number of funds management and property groups and spent 16 years working for Macquarie Group Limited.

Mr Wright has extensive experience in real estate investment trusts (REITs) having spent 14 years at Macquarie Real Estate where he was responsible for the administration aspects for 7 listed REITs (including 3 IPOs), as well as involvement in the establishment of 11 unlisted REITs. His last position was as Head of Corporate Affairs for Charter Hall Group where he was responsible for the integration of the Macquarie real estate platform with Charter Hall.

He was an executive director of Macquarie Group Limited for 6 years and director of Macquarie Leisure Group (now Ardent Leisure Group) for 2 years as well as alternate director for 3 other listed REITs during 2002-2009.

4.1 Meetings of Directors

The number of Directors' meetings (including meetings of committees of directors) and number of meetings attended by each of the directors of APDC Holdings and APDC Limited during the year are:

Director	APDC Holdings Board meetings		APDC Limited Board meetings	
	Total number of meetings eligible to attend	Attended	Total number of meetings eligible to attend	Attended
Ian Fraser (Chairman)	9	9	14	14
Chris Breach	9	9	14	14
Francina Turner	9	8	14	13
John Wright	9	9	14	14

Director	Audit, Risk and Compliance Committee meetings	
	Total number of meetings eligible to attend	Attended
John Wright (Chairman)	4	4
Chris Breach	4	4
Ian Fraser	4	4

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5. Company Secretary

Ms Francina Turner is the company secretary. She was appointed to this position by the Board on 3 December 2012.

6. Remuneration Report – audited

6.1 Remuneration objectives and approach

The Remuneration Report of APDC Group reflects the following circumstances:

- APDC Trust currently owns three investment properties, all of which are leased to the same tenant, NEXTDC; and
- APDC Group has two employees.

The objective of APDC Group’s executive remuneration framework is to attract and retain high quality executives by ensuring that executive remuneration:

- is competitive with prevailing employment market conditions; and
- is aligned to APDC Group’s strategic goals and objectives and the creation of value for securityholders.

For the year ended 30 June 2017, the remuneration framework provided for fixed pay and performance based pay. Performance based pay is designed to ensure there is an appropriate relationship between remuneration, contribution and APDC Group’s performance, including its earnings and securityholder wealth.

The Board has adopted policies relating to remuneration as part of its Board Charter.

6.2 Executive remuneration

(a) Fixed annual remuneration (FAR)

What is FAR?	FAR is the guaranteed salary of the executive and includes superannuation and any salary sacrificed components such as motor vehicles, computers and superannuation.
How is FAR set?	FAR is set by reference to external market data for comparable roles and responsibilities for an executive manager for a four day week of similar listed entities within Australia.
When is FAR reviewed?	FAR is reviewed each year with any changes being effective from 1 January.

(b) Summary of key contract terms

Executive	Position	Contract Length	Fixed Annual Remuneration	Notice by APDC	Notice by executive
Francina Turner	CEO, Executive Director and Company Secretary	Ongoing	\$242,500*	3 months	3 months

* For the period 1 January 2017 to 31 December 2017, inclusive of superannuation entitlements.

Ms Turner commenced in her position on 12 November 2012. Her current employment agreement commenced on 13 November 2015 with no fixed term subject to the notice provisions in the table above.

If employment is terminated in the circumstances of redundancy or without cause then Ms Turner will be entitled to three months fixed remuneration. Ms Turner’s notice period is three months which may be paid out in the case of redundancy or termination without cause. If APDC Group wishes to exercise its employment restraint rights it may do so for up to nine months of restraint for an additional payment of six months of fixed remuneration.

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6. Remuneration Report – audited (cont.)

6.2 Executive remuneration (cont.)

(c) Remuneration details for year ended 30 June 2017

Details of the remuneration of the Key Management Personnel for the year ended 30 June 2017 are set out in the following table:

Executive	Short term		Post employment benefits	Other long term benefits	Equity based payments	Total
	Salary	Performance incentive	Total	Superannuation benefits		
	\$	\$	\$	\$	\$	\$
Francina Turner						
Year ended 30 June 2017	219,178	54,795	273,973	26,027	-	300,000
Year ended 30 June 2016	213,470	54,795	268,265	25,485	-	293,750

The value of fixed remuneration as a proportion of total remuneration was 80% (30 June 2016: 80%). The value of performance based remuneration as a proportion of total remuneration was 20% (30 June 2016: 20%).

Short term incentives are based on performance relative to individual key performance indicators (KPIs). Both financial measures such as distributable income, and non-financial measures such as operational and strategic responsibilities are considered. For the year ended 31 December 2016 the Board assessed the performance of the CEO against the CEO's KPIs and noted these had been met and that APDC Group had achieved solid overall performance for securityholders. Consequently Directors resolved to recognise the CEO's performance in the period and paid her a performance incentive of \$60,000, inclusive of superannuation entitlements.

APDC Group does not have a long term incentive plan or equity based plan.

6.3 APDC Group performance since establishment

The table below sets out summary information about APDC Group's earnings and movements in securityholder wealth since APDC Group's establishment:

		2017 Actual	2016 Actual	2015 Actual	2014 Actual	2013 ⁽¹⁾ Actual
Distributable earnings	\$'000	11,102	10,964	10,559	9,953	3,314
Distribution paid or payable	cents per security	9.72	9.48	9.10	9.00	3.18
Management operating expenses	\$'000	1,199	1,121	1,087	1,116	552
Security price ⁽²⁾		\$1.76	\$1.47	\$1.26	\$1.06	\$1.07
Accumulated securityholder return	Annual	27.2% ⁽³⁾	24.7% ⁽³⁾	28.1% ⁽³⁾	7.7% ⁽³⁾	15.5% ⁽⁴⁾

⁽¹⁾ For the period from 24 July 2012 to 30 June 2013.

⁽²⁾ Security price is the closing price for AJD securities on the last trading day of the period.

⁽³⁾ Annualised return for the year to 30 June.

⁽⁴⁾ Nominal return for the period from listing, 9 January 2013 to 30 June 2013.

The total securityholder return for the year ended 30 June 2017 is 27.2%. This compares to the S&P 300 ASX-AREIT index accumulated return of (5.6%) and S&P/ASX 200 index accumulated return of 14.1% for the same period.

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6. Remuneration Report – audited (cont.)

6.4 Non-executive director remuneration

The remuneration of non-executive directors (NEDs) is determined by the Board. Securityholders have approved an aggregate amount of \$400,000.

NEDs receive a cash fee for service and they have no entitlement to any performance based remuneration, nor can they participate in any security incentive scheme. NEDs do not receive any equity based payments, retirement benefits or other incentive payments.

NED fees for the year ended 30 June 2017 are as follows:

Non-executive director	Board Fees					
	2017			2016		
	Fees	Superannuation benefits	Total	Fees	Superannuation benefits	Total
	\$	\$	\$	\$	\$	\$
Ian Fraser ⁽¹⁾	68,493	6,507	75,000	68,493	6,507	75,000
Chris Breach	54,795	5,205	60,000	54,795	5,205	60,000
John Wright	54,795	5,205	60,000	54,795	5,205	60,000
	178,083	16,917	195,000	178,083	16,917	195,000

Non-executive director	Audit, Risk and Compliance Committee Fees					
	2017			2016		
	Fees	Superannuation benefits	Total	Fees	Superannuation benefits	Total
	\$	\$	\$	\$	\$	\$
Ian Fraser	4,566	434	5,000	4,566	434	5,000
Chris Breach	4,566	434	5,000	4,566	434	5,000
John Wright ⁽²⁾	9,132	868	10,000	9,132	868	10,000
	18,264	1,736	20,000	18,264	1,736	20,000

⁽¹⁾ Ian Fraser is the Chairman of the Board.

⁽²⁾ John Wright is the Chairman of the Audit, Risk and Compliance Committee.

The Board reviews its fees to ensure that NEDs are remunerated fairly for their services, recognising the level of skill, expertise and experience required to conduct the role. The Board ensures it is remunerating directors at a level that enables APDC Group to attract and retain appropriate NEDs. The Board may obtain the advice of independent remuneration consultants to ensure that NED fees and payments are appropriate and in line with the market.

6.5 Directors' interests in stapled securities

	Number held at 1 July 2016	Net movement	Number held at 30 June 2017	Number held at 24 August 2017
Ian Fraser	50,000	-	50,000	50,000
Chris Breach	16,605	-	16,605	16,605
Francina Turner	-	-	-	-
John Wright	50,000	-	50,000	50,000

7. Auditor's independence declaration

The auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on page 19.

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8. Indemnification and insurance of officers and auditors

APDC Holdings provides a Deed of Indemnity and Access (Deed) in favour of each of the directors and officers of APDC Holdings and its subsidiary companies. The Deed indemnifies these persons on a full indemnity basis to the extent permitted by law for losses, liabilities, costs and charges incurred as a director or officer of APDC Holdings, its subsidiaries or such other entities.

The auditor is not indemnified out of the assets of the Group.

During the year, APDC Holdings has paid insurance premiums to insure the directors and officers of APDC Holdings and its subsidiary companies. The liabilities insured are legal costs that may be incurred in defending civil or criminal proceedings that may be brought against the officers in their capacity as directors or officers of APDC Holdings and its subsidiary companies, and any other payment arising from liabilities incurred by directors or officers in connection with such proceedings. This does not include such liabilities that arise from conduct involving wilful breach of duty by the directors or officers or the improper use by the directors or officers of their position or of information to gain advantage for themselves or someone else or to cause detriment to APDC Holdings and its subsidiary companies.

The terms of the policy prohibit disclosure of details of the amount of the insurance cover and the premium paid.

9. Environmental regulation

The operations of the Group and APDC Trust are not subject to any particular and significant environmental regulation under a law of the Commonwealth, State or Territory. There have been no known breaches of any environmental regulations applicable to the Group or APDC Trust.

10. Non-audit services

During the year KPMG, the auditor of the Group and APDC Trust, has performed certain other services in addition to the audit and review of the financial statements.

The Board has considered the non-audit services provided during the year by the auditor and in accordance with a recommendation from the Audit, Risk and Compliance Committee, is satisfied that the provision of those non-audit services during the year by the auditor is compatible with and did not compromise the auditor independence requirements of the Corporations Act 2001 for the following reasons:

- all non-audit services were subject to the corporate governance procedures adopted by the Board and have been reviewed by the Audit, Risk and Compliance Committee to ensure they do not impact the impartiality and objectivity of the auditor.
- none of the services undermine the general principles relating to auditor independence as set out in APES 110 Code of Ethics for Professional Accountants.

During the year, the following fees were paid or payable for non-audit services provided by the auditor of the Group and APDC Trust and its network firms:

	Consolidated APDC Group 2017 \$	Consolidated APDC Group 2016 \$	APDC Trust 2017 \$	APDC Trust 2016 \$
Tax compliance services	21,548	24,190	15,255	16,390
Total remuneration of KPMG Australia non-audit services	21,548	24,190	15,255	16,390

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11. Rounding of amounts to the nearest thousand dollars

The Group and APDC Trust are of a kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities & Investments Commission relating to the "rounding off" of amounts in the directors' report and financial report. Amounts in the Directors' Report and financial report have been rounded to the nearest thousand dollars in accordance with that Class Order, unless otherwise stated.

This report is made in accordance with resolutions of the Directors of Asia Pacific Data Centre Holdings Limited and Asia Pacific Data Centre Limited as responsible entity for Asia Pacific Data Centre Trust.



Ian Fraser
Chairman

Brisbane
25 August 2017



Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of Asia Pacific Data Centre Limited

I declare that, to the best of my knowledge and belief, in relation to the audit of Asia Pacific Data Centre Limited for the financial year ended 30 June 2017 there have been:

- i. no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- ii. no contraventions of any applicable code of professional conduct in relation to the audit.

A handwritten signature of 'KPMG' in black ink, written in a cursive style.

KPMG

A handwritten signature of 'Jillian Richards' in black ink, written in a cursive style.

Jillian Richards
Partner

Brisbane
25 August 2017

Asia Pacific Data Centre Group
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Statements of Profit or Loss and Other Comprehensive Income

	Note	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Revenue					
Rental income		13,393	13,209	13,393	13,209
Interest income		86	111	64	85
Net gain from fair value adjustment on investment properties	12(c)	25,800	20,700	25,800	20,700
Total revenue		39,279	34,020	39,257	33,994
Expenses					
Operating expenses		1,199	1,121	1,177	1,095
Interest expense and finance costs		1,178	1,235	1,178	1,235
Total expenses		2,377	2,356	2,355	2,330
Profit before income tax expense		36,902	31,664	36,902	31,664
Income tax expense	8	-	-	-	-
Profit for the year		36,902	31,664	36,902	31,664
Profit for the year attributable to:					
Owners of APDC Holdings		-	-	-	-
Owners of APDC Trust		-	-	36,902	31,664
Non-controlling interest - members of APDC Trust		36,902	31,664	-	-
Total profit for the year		36,902	31,664	36,902	31,664
Other comprehensive income					
Items that may be reclassified to profit or loss:					
Effective portion of changes in fair value of cash flow hedge	15(b)	274	(13)	274	(13)
Other comprehensive income, net of tax		274	(13)	274	(13)
Total comprehensive income for the year		37,176	31,651	37,176	31,651
Total comprehensive income for the year attributable to:					
Owners of APDC Holdings		-	-	-	-
Owners of APDC Trust		-	-	37,176	31,651
Non-controlling interest - members of APDC Trust		37,176	31,651	-	-
Total comprehensive income for the year		37,176	31,651	37,176	31,651
Basic and diluted earnings per security (cents)	9	-	-	32.09	27.53

The accompanying notes are an integral part of these financial statements.

Asia Pacific Data Centre Group
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as at 30 June 2017

Statements of Financial Position as at 30 June 2017

	Note	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Current assets					
Cash and cash equivalents		7,098	5,814	5,533	4,230
Trade and other receivables	11	1	2	500	500
Security deposit		8	8	-	-
Prepayments		25	24	-	-
Total current assets		7,132	5,848	6,033	4,730
Non-current assets					
Investment properties	12	212,800	187,000	212,800	187,000
Property, plant and equipment		-	1	-	-
Deferred tax asset		15	15	-	-
Total non-current assets		212,815	187,016	212,800	187,000
Total assets		219,947	192,864	218,833	191,730
Current liabilities					
Trade and other payables	13	1,992	700	2,042	730
Distribution payable	10	2,794	2,794	2,794	2,794
Provision for employee benefits		14	14	-	-
Total current liabilities		4,800	3,508	4,836	3,524
Non-current liabilities					
Interest bearing liabilities	14	24,905	24,838	24,905	24,838
Derivatives	15(d)	363	637	363	637
Total non-current liabilities		25,268	25,475	25,268	25,475
Total liabilities		30,068	28,983	30,104	28,999
Net assets		189,879	163,881	188,729	162,731
Equity					
Contributed equity	16	1,150	1,150	115,110	115,110
Asset revaluation reserve	17(a)	-	-	73,902	48,102
Cashflow hedge reserve	17(a)	-	-	(363)	(637)
Undistributed income		-	-	80	156
Total equity attributable to owners of APDC					
Holdings/ APDC Trust		1,150	1,150	188,729	162,731
Non-controlling interest attributable to APDC Trust		188,729	162,731	-	-
Total equity		189,879	163,881	188,729	162,731

The accompanying notes are an integral part of these financial statements.

Asia Pacific Data Centre Group
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for the year ended 30 June 2017

Consolidated Statement of Changes in Equity – the Group

Note	Contributed equity \$'000	Total equity attributable to owners of APDC Holdings \$'000	Non- controlling interest attributable to APDC Trust \$'000	Total equity \$'000
Total equity at 1 July 2015	1,150	1,150	141,982	143,132
Total comprehensive income for the year				
Profit for the year	-	-	31,664	31,664
Other comprehensive income for the year	-	-	(13)	(13)
Total comprehensive income for the year	-	-	31,651	31,651
Transactions with owners of the Group:				
Contributions by and distributions to owners of the Group				
Distributions paid or provided for	-	-	(10,902)	(10,902)
Total contribution by and distributions to owners of the Group	-	-	(10,902)	(10,902)
Total equity at 30 June 2016	1,150	1,150	162,731	163,881
Total comprehensive income for the year				
Profit for the year	-	-	36,902	36,902
Other comprehensive income for the year	-	-	274	274
Total comprehensive income for the year	-	-	37,176	37,176
Transactions with owners of the Group:				
Contributions by and distributions to owners of the Group				
Distributions paid or provided for	-	-	(11,178)	(11,178)
Total contribution by and distributions to owners of the Group	-	-	(11,178)	(11,178)
Total equity at 30 June 2017	1,150	1,150	188,729	189,879

The accompanying notes are an integral part of these consolidated financial statements.

Asia Pacific Data Centre Group
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Statement of Changes in Equity – APDC Trust

	Contributed equity \$'000	Undistributed Income \$'000	Asset revaluation reserve \$'000	Cashflow hedge reserve \$'000	Total equity \$'000
Total equity at 1 July 2015	115,110	94	27,402	(624)	141,982
Total comprehensive income for the year					
Profit for the year	-	31,664	-	-	31,664
Other comprehensive income for the year	-	-	-	(13)	(13)
Total comprehensive income for the year	-	31,664	-	(13)	31,651
Transactions with owners of the Trust:					
Contributions by and distributions to owners of the Trust					
Transfer to asset revaluation reserve	-	(20,700)	20,700	-	-
Distributions paid or provided for	-	(10,902)	-	-	(10,902)
Total contribution by and distributions to owners of the Trust	-	(31,602)	20,700	-	(10,902)
Total equity at 30 June 2016	115,110	156	48,102	(637)	162,731
Total comprehensive income for the year					
Profit for the year	-	36,902	-	-	36,902
Other comprehensive income for the year	-	-	-	274	274
Total comprehensive income for the year	-	36,902	-	274	37,176
Transactions with owners of the Trust:					
Contributions by and distributions to owners of the Trust					
Transfer to asset revaluation reserve	-	(25,800)	25,800	-	-
Distributions paid or provided for	-	(11,178)	-	-	(11,178)
Total contribution by and distributions to owners of the Trust	-	(36,978)	25,800	-	(11,178)
Total equity at 30 June 2017	115,110	80	73,902	(363)	188,729

The accompanying notes are an integral part of these financial statements

Asia Pacific Data Centre Group
Annual Financial Report
for the year ended 30 June 2017

Statements of Cash Flows

		Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
	Note				
Cashflows from operating activities					
Receipts from lessee		16,064	14,601	16,064	14,601
Payments to suppliers and employees		(1,175)	(1,124)	(1,111)	(1,089)
Net GST payment to ATO		(1,388)	(1,335)	(1,410)	(1,355)
Interest received		87	110	64	85
Net cash inflows from operating activities	19	13,588	12,252	13,607	12,242
Cashflows from investing activities					
		-	-	-	-
Cashflows from financing activities					
Payment of interest and finance costs		(1,126)	(1,192)	(1,126)	(1,192)
Payment of distributions		(11,178)	(10,753)	(11,178)	(10,753)
Net cash outflows from financing activities		(12,304)	(11,945)	(12,304)	(11,945)
Net increase in cash and cash equivalents		1,284	307	1,303	297
Cash and cash equivalents at the beginning of the year		5,814	5,507	4,230	3,933
Cash and cash equivalents at the end of the year		7,098	5,814	5,533	4,230

The accompanying notes are an integral part of these financial statements.

Notes to the financial statements

1. Reporting entities

The reporting entities are:

- (a) Asia Pacific Data Centre Group (APDC Group or Group) comprising Asia Pacific Data Centre Holdings Limited (APDC Holdings) and its controlled entities Asia Pacific Data Centre Limited (APDC Limited), a wholly owned subsidiary, and Asia Pacific Data Centre Trust (APDC Trust) (collectively 'Group entities') and
- (b) APDC Trust.

The consolidated financial statements of APDC Holdings incorporate the assets and liabilities of APDC Holdings and its controlled entities, APDC Limited and APDC Trust. The shares of APDC Holdings are stapled to units in APDC Trust.

The stapled securities cannot be traded or dealt with separately. The Constitutions of APDC Holdings and APDC Trust ensure that, for so long as the two entities remain jointly quoted, the number of shares of APDC Holdings and the number of units in APDC Trust are equal and shareholders and unitholders are identical.

APDC Holdings was registered as a company on 24 July 2012, APDC Limited registered as a company on 25 July 2012, and APDC Trust was established on 1 November 2012. All of the entities are domiciled in Australia. APDC Group was established on 3 December 2012 and was quoted on the Australian Securities Exchange (ASX Code: AJD) from 9 January 2013.

As permitted by ASIC Corporations (Stapled Group Reports) Instrument 2015/838 issued by the Australian Securities & Investments Commission, this report presents the consolidated financial statements of the Group and the financial statements of APDC Trust, and their accompanying notes.

The Group entities are for-profit for the purpose of preparing the financial statements.

2. Basis of preparation

(a) Statement of compliance

These financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (AASBs) adopted by the Australian Accounting Standards Board (AASB) and the Corporations Act 2001. The financial statements comply with International Financial Reporting Standards (IFRS) adopted by the International Accounting Standards Board.

The financial statements were authorised for issue by the Board of Directors on the date the Directors' Report is signed. The Directors have the power to amend and reissue the financial statements.

The Group and APDC Trust are of a kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities & Investments Commission relating to the "rounding off" of amounts in the directors' report and financial report. Amounts in the Directors' Report and financial report have been rounded to the nearest thousand dollars in accordance with that Class Order, unless otherwise stated.

(b) Basis of measurement

The financial statements have been prepared under the historical cost convention except for investment properties and derivative financial instruments which have been measured at fair value.

(c) Significant judgements and estimates

The preparation of these financial statements in accordance with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses.

In applying accounting policies, management continually evaluates estimates, assumptions and historical judgments based on experience and other factors, including expectations about future events that may have an impact on the Group entities. All judgements, estimates and assumptions made are believed to be reasonable based on the most current set of circumstances available to management. Actual results may differ from the judgements, estimates and assumptions.

Notes to the financial statements

2. Basis of preparation (cont.)

(c) Significant judgements and estimates (cont.)

Significant judgements, estimates and assumptions made by management in the preparation of these financial statements are outlined below.

- Investment properties – operating leases

APDC Trust has commercial property leases and earned rent on the Melbourne (M1), Sydney (S1) and Perth (P1) properties during the year.

As APDC Trust retains all the significant risks and rewards of ownership of these properties the leases have been classified as operating leases (refer Note 3(g)).

- Investment properties – valuation

At each reporting date, the fair values of the investment properties are assessed according to the accounting policy on valuing assets and applying generally accepted valuation criteria, methodology and assumptions (refer Note 3(h)).

- Subsequent events – recognition and disclosure

Events occurring after 30 June 2017 and prior to the date the financial statements were authorised for issue have been considered, recognised and/or disclosed in the financial statements and notes.

(d) Functional and presentation currency

These financial statements are presented in Australian dollars, which is the functional currency of each of the Group entities.

3. Summary of significant accounting policies

The significant policies which have been adopted in the preparation of these financial statements for the year ended 30 June 2017 are set out below. These policies have been consistently applied, unless otherwise stated.

The Group entities have not early adopted any accounting standards.

(a) Changes in accounting policies

There was no material impact on the financial report as a result of adoption of the new and amended accounting standard and interpretations effective for annual reporting periods beginning on or after 1 July 2016.

(b) Principles of consolidation

Stapling

The shares of APDC Holdings are stapled to units of APDC Trust. These stapled shares and units are also referred to as stapled securities and/or securities.

Stapling transactions are considered business combinations and are accounted for under AASB 3 Business Combinations using the acquisition method at the acquisition date.

AASB 3 requires one of the combining entities in a stapling transaction to be identified as the acquirer for accounting purposes. The acquirer is also the parent entity of the Group. The parent entity is required to prepare consolidated financial statements in accordance with the principles of AASB 10 Consolidated Financial Statements.

Notes to the financial statements

3. Summary of significant accounting policies (cont.)

(b) Principles of consolidation (cont.)

Where a business combination occurs through contract alone, the acquirer attributes the acquiree's net assets recognised in accordance with AASB 3 to the owners. Any equity interest held by the parties other than the acquirer is a non-controlling interest.

APDC Holdings has been identified as the acquirer and the parent for the purposes of preparing the consolidated financial statements of the Group. Therefore APDC Limited and APDC Trust are included in the consolidated financial statements of APDC Holdings.

APDC Holdings does not own any units in the APDC Trust and there was no consideration paid.

Non-controlling interests in the financial statements of the Group represent the equity attributable to unitholders of APDC Trust. Non-controlling interest is defined as that portion of the profit or loss and net assets of APDC Trust and its subsidiaries which are not owned by APDC Holdings (parent) directly or indirectly through subsidiaries. On the basis that APDC Holdings has no ownership interest in APDC Trust, the net assets of the APDC Trust are identified as non-controlling interests and presented in the Group's Statement of Financial Position within equity separately from the APDC Holding's shareholders equity.

The \$1.00 issue price per stapled security is allocated as \$0.99 to each APDC Trust unit and \$0.01 to each APDC Holdings share. The profit or loss of APDC Trust is separately disclosed as non-controlling interest in the profit or loss of the Group.

Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to or has rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

When the Group loses control over a subsidiary, it derecognises the assets and liabilities of the subsidiary and any related non-controlling interest and other components of equity. Any resulting gain or loss is recognised in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost.

Intra-group balances and transactions and any unrealised income and expenses arising from intra-group transactions are eliminated. Unrealised gains arising from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred.

(c) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable.

The Group and APDC Trust recognise revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity and specific criteria have been met for each of the activities as described below.

Revenue is recognised for each of the business activities as follows:

Rental income

Rental income is recognised on a straight-line basis over the lease term.

Interest income

Interest income is recognised using the effective interest method.

Notes to the financial statements

3. Summary of significant accounting policies (cont.)

(d) Expenses

All expenses are accounted for on an accruals basis.

Expenses which are incidental to the acquisition of an investment property are included within the cost of that property.

(e) Taxation

APDC Holdings and APDC Limited

APDC Holdings and its subsidiary APDC Limited, have formed an income tax consolidated group under the tax consolidation regime effective on 1 January 2013. APDC Holdings and the subsidiaries in the tax consolidated group continue to account for their own current and deferred tax amounts. The tax consolidated group has applied the group allocation approach in determining the appropriate amount of taxes to allocate to members of the tax consolidated group.

Income tax on the profit or loss for the year comprises current and deferred tax. Income tax is recognised in profit or loss except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance date, and any adjustment to tax payable in respect of previous financial years.

Deferred tax is provided on all temporary differences at balance date on the difference between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available, against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;
- temporary differences related to investments in subsidiaries and jointly controlled entities to the extent that it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply when the asset is realised through the continued use or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantially enacted at the balance date.

APDC Trust

Under current Australian tax legislation, the APDC Trust is not liable for income tax, provided that the taxable income (including any assessable component of any capital gains from the sale of investment assets) is fully distributed to unitholders each year.

Distributions in excess of the taxable income of the APDC Trust are treated as tax deferred distributions.

The tax deferred component reduces a securityholder's capital gains tax base applicable to the units held in APDC Trust.

(f) Goods and Services Tax

The Group entities are part of a Goods and Services Tax (GST) consolidated group.

Revenues, expenses and assets are recognised net of the amount of GST except where the GST is incurred on a purchase of goods and services and is not recoverable from the taxation authority. In these circumstances the GST is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Notes to the financial statements

3. Summary of significant accounting policies (cont.)

(f) Goods and Services Tax (cont.)

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from or payable to the taxation authority is included as part of receivables or payables in the statement of financial position.

Cash flows are included in the Statement of Cash Flows on a gross basis. The GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority, is classified as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

(g) Operating leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Properties leased under operating leases are classified as investment properties. The Directors have determined that APDC Trust retains all the significant risks and rewards of ownership of its investment properties and has thus classified the leases as operating leases.

(h) Investment properties

Investment properties comprising freehold land and buildings (including certain plant and equipment) are held for long term rental yields and capital appreciation and are not occupied by the Group or APDC Trust.

The acquisition of land and buildings is accounted for as an asset acquisition. Investment properties are initially recognised at cost including any acquisition costs.

Fair value

Investment properties are carried at fair value at each reporting date with any gain or loss arising from a change in fair value recognised as profit or loss in the year. Land and buildings (including certain plant and equipment) that comprise investment property are not depreciated.

The fair value of investment properties is assessed by the Directors, in accordance with AASB 13 *Fair Value Measurement*, using a valuation technique to estimate the price at which an orderly transaction to sell the asset would take place between market participants under current market conditions.

At each reporting date, the fair value of the investment properties is assessed by the Directors by reference to independent valuation reports or through other appropriate valuation techniques.

The potential effect of capital gains tax (CGT) on disposal has not been taken into account in the determination of the revalued carrying amount as it is expected that all realised gains on the sale of assets will be distributed to securityholders.

Subsequent costs

APDC Trust recognises in the carrying amount of an investment property the cost of replacing part of that investment property when that cost is incurred if it is probable that the future economic benefits embodied within the item will flow to the consolidated entity and the cost can be measured reliably. All other costs are recognised in the profit or loss as an expense as incurred.

(i) Acquisition of assets

The purchase method of accounting is used for all acquisitions of assets regardless of whether equity instruments or other assets are acquired.

Cost is measured at the fair value of the assets given up.

Securities issued or liabilities assumed at the date of acquisition plus incidental costs are directly attributable to the acquisition. Transaction costs arising on the issue of equity instruments are recognised directly in equity.

Notes to the financial statements

3. Summary of significant accounting policies (cont.)

(j) Cash and cash equivalents

For the purpose of presentation in the Statements of Cash Flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts, if applicable, are shown within borrowings in current liabilities in the Statements of Financial Position.

(k) Trade and other receivables

Trade receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. They are presented as current assets unless collection is not expected for more than 12 months after the reporting date.

The effective interest rate is a method of calculating the amortised cost of a financial asset or a financial liability and of collating the interest income or interest expense over the relevant period. The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, shorter period to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, cash flow estimates consider all contractual terms of the financial instruments.

Short term receivables are not discounted where the effect is not material.

Impairment

An assessment is made at the end of each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset (a 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

(l) Non-derivative financial liabilities

Non-derivative financial liabilities comprise interest bearing loans and trade and other payables. The Group entities classify non-derivative financial liabilities into the other liabilities category.

Such liabilities are recognised initially at fair value less any directly attributable transaction costs. Subsequent to initial recognition, these financial liabilities are measured at amortised cost using the effective interest rate method.

Short term non-derivative financial liabilities are not discounted where the effect is not material.

(m) Derivative financial instruments and hedge accounting

The Group holds derivative financial instruments to hedge its interest rate risk exposure.

Derivatives (including interest rate swaps) are recognised initially at fair value. Any directly attributable transaction costs are recognised in profit or loss as they are incurred. Subsequent to initial recognition, derivatives are remeasured to their fair value at each reporting date.

The Group documents at the inception of the hedging transaction the relationship between the hedging instrument and hedged item, as well as its risk management objective and strategy for undertaking the hedge transaction. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions have been and will continue to be highly effective in offsetting changes in fair values or cash flows of hedged items.

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in other comprehensive income and accumulated in the cash flow hedge reserve. Any ineffective portion of changes in the fair value of the derivative is recognised immediately in profit or loss.

Notes to the financial statements

3. Summary of significant accounting policies (cont.)

(m) Derivative financial instruments and hedge accounting (cont.)

The amount accumulated in equity is retained in other comprehensive income and reclassified to profit or loss in the same period or periods during which the hedge item affects profit or loss.

If the hedging instrument no longer meets the criteria for hedge accounting, expires or is sold, terminated or exercised, or the designation is revoked, then hedge accounting is discontinued prospectively.

If the hedging instrument is held to maturity, no profit or loss would result on expiry.

(n) Provisions

Provisions are recognised when the Group entities have a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the balance date.

(o) Employee benefits

Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits and annual leave are expensed as the related service is provided. The liability for annual leave is recognised for the amounts expected to be paid in provisions.

Other long term employee benefit obligations

The liability for long service leave which is not expected to be settled within 12 months after the end of the reporting period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to the expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on corporate bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

Retirement benefit obligations

Except for the statutory superannuation guarantee charge, the Group does not have any other retirement benefit obligations.

(p) Contributed equity

APDC Holdings

Ordinary shares are classified as equity.

APDC Trust

Under its Constitution, APDC Trust has been established as an indefinite life trust and the distributions are at the discretion of the Directors of the responsible entity. Accordingly, the units issued are classified as equity.

Costs of issue of new stapled securities

Costs directly attributable to the issue of new stapled securities are shown in equity as a deduction, net of tax, from the proceeds. Incremental costs directly attributable to the issue of new stapled securities or options for the acquisition of a new business are not included in the cost of acquisition as part of the purchase consideration.

(q) Dividends/distributions

APDC Holdings

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

Notes to the financial statements

3. Summary of significant accounting policies (cont.)

(q) Dividends/distributions (cont.)

APDC Trust

Each reporting period the Directors of the responsible entity are required to determine the distribution entitlement of the unitholders of the Trust in respect of the period. Any amounts so determined but not paid by the end of the period, are recorded as a liability.

(r) Earnings per security

Basic earnings per security

Basic earnings per security is determined by dividing profit attributable to securityholders by the weighted average number of ordinary securities on issue during the period.

Diluted earnings per security

Diluted earnings per security is determined by dividing profit attributable to securityholders by the weighted average number of ordinary securities and dilutive potential ordinary securities on issue during the period.

Profit attributable to APDC Trust

The issued units of APDC Trust are presented as a non-controlling interest, and therefore the profit attributable to APDC Trust is excluded from the calculation of basic and diluted earnings per security presented in the consolidated statement of profit or loss and other comprehensive income.

4. Segment information

The Group entities present operating segments based on the internal information that is available to the Chief Executive Officer (CEO), who is the Group's chief operating decision maker. The Group entities operate wholly within Australia and derive rental income from investments in commercial property and 100% of this income is derived from one tenant and as such this is considered to be the only segment in which the Group and APDC Trust are engaged.

The operating results are regularly reviewed by the CEO to make decisions about resources to be allocated and to assess performance. There are no reconciling items that exist between the discrete financial information reviewed by the CEO and the financial statements relating to revenue, profit or loss, assets and liabilities or other material items.

5. New accounting standards and interpretations

A number of new standards, amendments to standards and interpretations are effective for future annual reporting periods, and have not been applied in preparing these consolidated financial statements. Those which may be relevant to the Group entities are set out below. The Group entities do not plan to adopt these standards early.

AASB 9 Financial Instruments (includes financial assets and financial liability requirements) (effective 1 January 2018).

AASB 9 Financial Instruments provides revised guidance on the classification and measurement of financial assets, including a new expected credit loss model for calculating impairment, and supplements the new general hedge accounting requirements previously published.

The Group entities do not expect the new standard to have a significant effect on existing financial assets and financial liabilities.

AASB 15 Revenue from Contracts with Customers (effective 1 January 2018)

AASB 15 Revenue from Contracts with Customers establishes principles for reporting useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from an entity's contracts with customers. The standard is not applicable until 1 January 2018 but is available for early adoption.

This new standard is not expected to have a significant impact on the financial statements of the Group entities on application.

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5. New accounting standards and interpretations (cont.)

AASB 16 Leases (effective 1 January 2019)

AASB 16 Leases removes the classification of leases as either operating or finance leases for the lessee, effectively treating all leases as finance leases. Short term leases and leases of low-value are exempt from the lease accounting requirements. Lessor accounting remains similar to current practice.

The Group does not expect the new standard to have a significant effect on its current leases.

Amendments to AASB 7 Disclosure Initiative (effective 1 January 2017)

The amendments require disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both cash and non-cash changes.

To satisfy the new disclosure requirements, the Group intends to present a reconciliation between the opening and closing balances for liabilities with changes arising from financing activities in the financial statements for the year ending 30 June 2018.

6. Responsible entity management fees

APDC Limited, the responsible entity of APDC Trust, is entitled to a management fee calculated as up to 2% per annum of the gross asset value of APDC Trust. It is payable from the income (or other assets) of APDC Trust, as and when incurred.

As long as APDC Trust does not have its own management structure and APDC Limited provides responsible entity services to APDC Trust and APDC Trust is stapled to APDC Holdings, APDC Limited will charge APDC Trust on a cost recovery basis for the direct APDC Trust expenses and for the operating expenses of APDC Holdings and APDC Limited.

Management fees of \$809,000 were expensed by APDC Trust during the year (2016: \$837,000). At 30 June 2017, management fees of \$81,000 were payable to APDC Limited (2016: \$89,000).

7. Remuneration of auditor

During the year, the auditor of the Group entities earned the following remuneration:

	Consolidated APDC Group 2017 \$	Consolidated APDC Group 2016 \$	APDC Trust 2017 \$	APDC Trust 2016 \$
Audit and review of financial statements	61,710	57,870	31,985	31,350
Other regulatory audits	14,300	14,045	8,800	8,645
Taxation services	21,548	24,190	15,255	16,390
Total auditor remuneration	97,558	96,105	56,040	56,385

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8. Income tax

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Profit for the year	36,902	31,664	36,902	31,664
Tax expense at the Australian tax rate of 30%	11,071	9,499	11,071	9,499
Tax effect of amounts which are not deductible/(taxable) in calculating taxable income:				
APDC Trust income	(11,071)	(9,499)	(11,071)	(9,499)
Income tax expense	-	-	-	-

APDC Trust

Under current Australian tax legislation, APDC Trust is not liable for income tax, provided that the taxable income (including any assessable component of any capital gains from the sale of investment assets) is fully distributed to unitholders each year.

Distributions in excess of the taxable income of APDC Trust are treated as tax deferred distributions.

The tax deferred component reduces a securityholder's capital gains tax base applicable to the units held in APDC Trust.

9. Earnings per security

	Consolidated APDC Group 2017	Consolidated APDC Group 2016	APDC Trust 2017	APDC Trust 2016
Earnings used in the calculation of earnings per security (\$'000)	-	-	36,902	31,664
Basic earnings per security (cents)	-	-	32.09	27.53
Diluted earnings per security (cents)	-	-	32.09	27.53
Weighted average number of securities on issue used in the calculation of basic and diluted earnings per security	115,000,100	115,000,100	115,000,100	115,000,100
Distributable earnings (\$'000) ⁽¹⁾	-	-	11,102	10,964
Distributable earnings per security (cents)	-	-	9.65	9.53
Weighted average number of securities on issue used in the calculation of distributable earnings per security	-	-	115,000,100	115,000,100

⁽¹⁾ Refer to Note 10.

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10. Distributions paid and payable

The following distributions were paid and payable by APDC Trust:

	Distribution cents per stapled security	Total amount \$'000	Tax deferred %	Taxable %
For the year ended 30 June 2017:				
Distributions for the quarter ended:				
30 September 2016	2.43	2,795		
31 December 2016	2.43	2,794		
31 March 2017	2.43	2,795		
30 June 2017 (payable 28 August 2017)	2.43	2,794		
	9.72	11,178	24.69	75.31
For the year ended 30 June 2016:				
Distributions for the quarter ended:				
30 September 2015	2.30	2,645		
31 December 2015	2.35	2,703		
31 March 2016	2.40	2,760		
30 June 2016 (paid 26 August 2016)	2.43	2,794		
	9.48	10,902	24.77	75.23

The 24.69% tax deferred component of the distribution includes building allowance, building depreciation and timing differences.

Distributable earnings for the year was \$11,102,000 or 9.65 cents per stapled security as per the table below:

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Profit for the year	36,902	31,664	36,902	31,664
Net gain from fair value adjustment on investment properties ⁽¹⁾	(25,800)	(20,700)	(25,800)	(20,700)
Distributable earnings	11,102	10,964	11,102	10,964
Undistributed income brought forward	156	94	156	94
Amount available for distribution	11,258	11,058	11,258	11,058
Distributions paid and payable	(11,178)	(10,902)	(11,178)	(10,902)
Undistributed income carried forward	80	156	80	156

⁽¹⁾ Unrealised gains or losses, including unrealised fair value gains and losses on revaluation of investment properties. Refer to Notes 3(h) and 12.

11. Trade and other receivables

At 30 June 2017, APDC Trust has an intercompany receivable of \$500,000 (2016: \$500,000) representing an advance for working capital to APDC Limited. The loan is repayable on demand and interest free.

Notes to the financial statements

12. Investment properties

APDC Trust has three investment properties, Melbourne (M1), Sydney (S1) and Perth (P1).

All of the data centres are leased to NEXTDC Limited (NEXTDC) for initial terms of 15 years expiring in 2027 and 2028 with options for up to another 25 years. The leases are on triple net terms pursuant to which all maintenance, taxes, insurance and outgoings are paid by the tenant, NEXTDC. The leases provide for upwards only annual CPI rental increases and market reviews in every fifth year, not exceeding 110% of the preceding year's rent. If a market rent review is not undertaken, then a CPI review will apply. The terms of the leases for S1 and P1 provide for a market review on 21 December 2017.

NEXTDC has made rental payments for M1, S1 and P1 in accordance with the lease agreements.

In the event that the Group wishes to sell M1, S1 and P1, NEXTDC has the first right to acquire these properties.

(a) Basis of valuation

The carrying amount of investment property is the fair value of the property as assessed by the Directors (refer Note 3(h)).

The Directors assess fair value based on the most recent independent valuation updated to take into account any changes in estimated rental income, property capitalisation rates or estimated yields with reference to market evidence of transaction prices for similar properties.

Independent valuations when obtained, are performed by an independent valuer with a recognised professional qualification and recent experience in the location and category of the property being valued. The independent valuations utilise the following methodologies: active market prices, capitalisation of net income and discounted cash flow:

- i. The active market prices method assesses a property's value based on the sale price of comparable properties that have recently traded in commercial, arms length transactions.
- ii. The capitalisation of net income method capitalises the current rent received, at a rate analysed from the most recent transactions of comparable property investments, adjusted to take into consideration a number of factors including:
 - lease term remaining;
 - the relationship of current rent to the market rent;
 - the location;
 - prevailing investment market conditions; and
 - other property specific conditions.
- iii. The discounted cash flow method calculates a property's value by using projections of future cash flows and terminal value derived from the term of any existing leases, and from external evidence such as current market rents for similar properties in the same area and condition, and using discount rates that reflect the current market assessments of the uncertainty in the amount and timing of cash flows specific to the asset.

Independent valuations for each investment property will take place once every three years or earlier should the Directors consider it appropriate.

In accordance with the Compliance Plan for APDC Trust and to maintain independence, new valuers were appointed to perform valuation reports for all of the data centres as at 30 June 2017.

Notes to the financial statements

12. Investment properties (cont.)

(b) Measurement of fair value

[Fair value hierarchy](#)

AASB 13 *Fair Value Measurement* (AASB 13) requires the disclosure of fair values for each of the following measurement categories:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: unobservable inputs for the asset or liability.

The fair value measurement of investment properties of \$212,800,000 has been categorised as Level 3.

During the year, there were no transfers between Level 1, Level 2 and Level 3 fair value categories.

[Significant unobservable inputs](#)

Refer to the table in Note 12(c) for significant unobservable inputs and the valuation method used for each investment property.

The table includes the following descriptions and definitions relating to valuation techniques and significant unobservable inputs made in determining the fair values:

Annual Net Property Income per m ²	The annual rent per square metre at which space could be let in the market conditions prevailing at the date of valuation.
Capitalisation Rate	The rate at which net property income is capitalised to determine the value of a property. The rate is determined with regard to market evidence.
Discount Rate	The rate used to discount the net cash flows generated from rental and investment activities during the period of analysis (estimated for up to 10 years).
Lease Term	The remaining term of the lease (excluding option).

The relationship between fair value and the significant unobservable inputs is as follows:

- There is a higher likelihood of a positive effect on fair value when any of these changes in unobservable inputs occur:
 - increase in Annual Net Property Income
 - decrease in Capitalisation Rate
 - decrease in Discount Rate
 - increase in Lease Term.
- Alternatively there is a higher likelihood of a negative effect on fair value when any of these changes in unobservable inputs occur:
 - decrease in Annual Net Property Income
 - increase in Capitalisation Rate
 - increase in Discount Rate
 - decrease in Lease Term.

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12. Investment properties (cont.)

(c) Fair value of investment properties

Property	Acquisition date	Cost \$'000	Previous fair value adjustments \$'000	Fair value 2016 \$'000	Fair value adjustments 2017 \$'000	Fair value 2017 \$'000
M1, Melbourne	21/12/2012	52,005	19,995	72,000	8,000	80,000
S1, Sydney	21/12/2012	57,548	22,452	80,000	15,300	95,300
P1, Perth	21/12/2012	28,470	6,530	35,000	2,500	37,500
Total		138,023	48,977	187,000	25,800	212,800

The investment properties are carried at fair value of the property as assessed by the Directors by reference to the most recent independent valuation for that property updated to take into account any changes in valuation factors (refer Note 12(a) Basis of valuation). Fair value of assets has increased by \$62,100,000 in the last three years. Fair value may increase or decrease in future. Refer Note 12(b).

	Date of last independent valuation	Independent valuation	Annual net property income per m ²	Adopted capitalisation rate	Adopted discount rate	Lease expiry
M1, Melbourne	30/06/2017	80,000 ⁽²⁾	\$ 287	6.25%	7.00%	20/12/2027
S1, Sydney ⁽¹⁾	30/06/2017	95,300 ⁽³⁾	\$ 305 ⁽⁵⁾	6.25%	7.25%	14/05/2028
P1, Perth	30/06/2017	37,500 ⁽⁴⁾	\$ 292	7.50%	8.00%	29/11/2028

All independent valuations used the capitalisation and discounted cash flow valuation methods.

⁽¹⁾ The Bankwest Debt Facility is secured by a mortgage over S1 Sydney data centre asset. Refer Note 14.

⁽²⁾ Valued by Martin Reynolds, AAPI MRICS, Jones Lang LaSalle Advisory Services Pty Ltd.

⁽³⁾ Valued by Tim Barwick, CPV AAPI, Jones Lang LaSalle Advisory Services Pty Ltd.

⁽⁴⁾ Valued by Stuart Parry, AAPI, Jones Lang LaSalle Advisory Services Pty Ltd.

⁽⁵⁾ Refer Note 25(d).

A reconciliation of the carrying amount of investment properties is set out below:

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Carrying amount at the beginning of the year	187,000	166,300	187,000	166,300
Fair value adjustments	25,800	20,700	25,800	20,700
Carrying amount at the end of the year	212,800	187,000	212,800	187,000

(d) Investment property related amounts recognised in the Statement of Comprehensive Income

Property	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Rental income	13,393	13,209	13,393	13,209
Net gain from fair value adjustment for investment properties	25,800	20,700	25,800	20,700
Direct operating expenses of properties that generated rental income	-	-	-	-

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12. Investment properties (cont.)

(e) Leases as a Lessor

The minimum future lease payments receivable under non-cancellable operating leases of investment properties are as follows:

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Within one year	13,708	13,301	13,708	13,301
Later than one year but not later than five years	55,677	53,206	55,677	53,206
Later than five years	81,359	91,033	81,359	91,033
	150,744	157,540	150,744	157,540

13. Trade and other payables

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Other payables - APDC Limited	-	-	130	106
Accrued interest - Bankwest	261	276	261	276
GST payable	329	223	333	226
Rent in advance	1,123	-	1,123	-
Other payables	279	201	195	122
Total trade and other payables	1,992	700	2,042	730

14. Interest bearing liabilities

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Commercial loan - Bankwest	25,000	25,000	25,000	25,000
Unamortised finance costs	(95)	(162)	(95)	(162)
Total interest bearing loans	24,905	24,838	24,905	24,838

APDC Trust has a five year facility with Bankwest (a division of Commonwealth Bank of Australia) (Bankwest) to provide the Group with up to \$29 million of asset-secured debt funding (Debt Facility). The Debt Facility matures on 28 November 2018 and is secured by a mortgage over the S1 Sydney data centre asset. The Debt Facility comprises a cash advance facility with a maximum limit of \$25 million and a multi option facility with a maximum limit of \$4 million.

At 30 June 2017, \$25 million of the facility was drawn (Core Debt) and there were no drawdowns against the multi option facility.

The Debt Facility is a variable rate loan with interest charged at 1.50% above the Bank Bill Swap Rate.

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15. Financial instruments

(a) Financial risk management

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, interest risk and price risk), credit risk and liquidity risk. The Group's overall risk management program focusses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Group. In this note, references to the Group include APDC Trust.

[Risk management framework](#)

The Directors have overall responsibility for the establishment and oversight of the Group's risk management framework. The Board has established the Audit, Risk and Compliance Committee (the Committee), which is responsible for developing and monitoring the Group's risk management policies. The Committee reports regularly to the Board on its activities.

The Group's risk management framework is designed to ensure that it has explicitly identified the risks it faces and has measures in place to keep those risks to an acceptable minimum.

Risks are managed through the effective implementation of various measures and controls which include:

- Board approved compliance arrangements and the risk management framework;
- documented policies, procedures, compliance registers and checklists;
- ongoing monitoring of regulatory obligations;
- ongoing supervision of management personnel and service providers; and
- internal and external reporting.

As at 30 June 2017, the following financial instruments are held:

		Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Valuation Basis					
Financial assets					
Cash and cash equivalents	Amortised cost	7,098	5,814	5,533	4,230
Trade and other receivables	Amortised cost	1	2	500	500
Security deposit held	Amortised cost	8	8	-	-
Total financial assets		7,107	5,824	6,033	4,730
Financial liabilities					
Trade and other payables	Amortised cost	1,992	700	2,042	730
Interest bearing loans	Amortised cost	24,905	24,838	24,905	24,838
Derivatives	Fair value	363	637	363	637
Total financial liabilities		27,260	26,175	27,310	26,205

[Market risk](#)

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: foreign exchange risk, price risk and interest rate risk.

[Foreign exchange risk](#)

The Group currently only operates in Australia and its transactions are in Australian dollars. Consequently, the Group has no exposure to foreign exchange risk.

[Price risk](#)

The Group is not exposed to equity securities price risk.

Notes to the financial statements

15. Financial instruments (cont.)

(a) Financial risk management (cont.)

Interest rate risk

The Group is exposed to interest rate risk predominantly through interest bearing loans. Loans issued at variable rates expose the Group to cash flow interest rate risk. Borrowings issued at fixed rates expose the Group to fair value interest rate risk.

As detailed in Note 14, the Bankwest Debt Facility is a variable rate loan, with interest charged at 1.50% above the Bank Bill Swap Rate. Therefore, the Group is mainly exposed to cash flow interest rate risk.

The Group uses derivative financial instruments such as interest rate swaps to manage its interest rate risk. Refer to Note 15(b).

The weighted average interest rate on all cash assets at 30 June 2017 was 1.2% per annum (2016: 1.9% per annum).

The effective cost of Core Debt (loan interest, margin and swap interest) at 30 June 2017 is 4.41% per annum (2016: 4.63%).

At 30 June 2017, if interest rates increased by 100 or decreased by 100 basis points from the year end rates with all other variables held constant, profit for the year would have been \$60,000 higher/\$60,000 lower, mainly as a result of higher/lower interest income from deposits and interest expense on borrowings.

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation.

Credit risk arises from cash and cash equivalents, outstanding receivables and committed transactions. The Group's exposure to credit risk is influenced mainly by the individual characteristics of its tenant. The Group has one tenant (NEXTDC) and therefore there is significant concentration of credit risk. The Group does not have the benefit of a bank guarantee from NEXTDC. Therefore, the credit worthiness of the tenant is monitored and assessed by the Board, taking into account its financial position and operating results.

During the year, all cash assets were placed with Commonwealth Bank of Australia and Bankwest in interest bearing bank accounts.

Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's approach to managing liquidity is to maintain sufficient cash balances and adequate committed credit facilities.

The Group manages its liquidity risk by using detailed forward cash flow planning and by maintaining relationships with banks and investors in the capital markets.

APDC Trust's Debt Facility includes a multi option facility with a maximum limit of \$4 million that can be used for working capital purposes.

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Notes to the financial statements

15. Financial instruments (cont.)

(a) Financial risk management (cont.)

Liquidity risk (cont.)

The following table provides the contractual maturity of the Group's financial liabilities.

	Carrying amount \$'000	Contractual cash flows					Total \$'000
		Less than 1 year \$'000	1 to 2 years \$'000	2 to 3 years \$'000	3 to 5 years \$'000	Over 5 years \$'000	
APDC Group:							
30 June 2017:							
Trade and other payables	1,992	(1,992)	-	-	-	-	(1,992)
Interest bearing loans and projected interest cost ⁽¹⁾	24,905	(641)	(25,447)	-	-	-	(26,088)
Derivatives and projected interest cost ⁽¹⁾	363	(201)	(170)	-	-	-	(371)
Total financial liabilities	27,260	(2,834)	(25,617)	-	-	-	(28,451)
30 June 2016:							
Trade and other payables	700	(700)	-	-	-	-	(700)
Interest bearing loans and projected interest cost ⁽²⁾	24,838	(735)	(958)	(25,461)	-	-	(27,154)
Derivatives and projected interest cost ⁽²⁾	637	(154)	(201)	(130)	-	-	(485)
Total financial liabilities	26,175	(1,589)	(1,159)	(25,591)	-	-	(28,339)

The following table provides the contractual maturity of APDC Trust's financial liabilities.

	Carrying amount \$'000	Contractual cash flows					Total \$'000
		Less than 1 year \$'000	1 to 2 years \$'000	2 to 3 years \$'000	3 to 5 years \$'000	Over 5 years \$'000	
APDC Trust:							
30 June 2017:							
Trade and other payables	2,042	(2,042)	-	-	-	-	(2,042)
Interest bearing loans and projected interest cost ⁽¹⁾	24,905	(641)	(25,447)	-	-	-	(26,088)
Derivatives and projected interest cost ⁽¹⁾	363	(201)	(170)	-	-	-	(371)
Total financial liabilities	27,310	(2,884)	(25,617)	-	-	-	(28,501)
30 June 2016:							
Trade and other payables	730	(730)	-	-	-	-	(730)
Interest bearing loans and projected interest cost ⁽²⁾	24,838	(735)	(958)	(25,461)	-	-	(27,154)
Derivatives and projected interest cost ⁽²⁾	637	(154)	(201)	(130)	-	-	(485)
Total financial liabilities	26,205	(1,619)	(1,159)	(25,591)	-	-	(28,369)

⁽¹⁾ Projected interest is based on the likely outcome of the loan or derivative contract given the interest rates as at 30 June 2017.

⁽²⁾ Projected interest is based on the likely outcome of the loan or derivative contract given the interest rates as at 30 June 2016.

Refer to Note 14 for further details on the interest bearing loans.

Notes to the financial statements

15. Financial instruments (cont.)

(a) Financial risk management (cont.)

Capital management

The Group's capital management policy seeks to maximise securityholder value through optimising the level and use of capital resources and the mix of debt and equity funding.

The Group's capital management objectives are to:

- ensure compliance with capital and distribution requirements of the Constitutions and/or trust deeds;
- ensure sufficient capital resources to support the Group's operational requirements;
- continue to support the Group's creditworthiness;
- comply with capital requirements of relevant regulatory authorities; and
- safeguard the Group's ability to continue as a going concern.

The Group monitors the adequacy of its capital requirements, cost of capital and gearing as part of its overall strategic plan.

The Debt Facility requires that APDC Trust must comply with the following financial covenants:

- Loan to valuation ratio (LVR) - maintain an LVR not exceeding 50% at all times. LVR is calculated as the Debt Facility outstanding amount divided by the value of the security property (being the S1 data centre). The LVR at 30 June 2017 is 26%.
- Interest coverage ratio (ICR) – maintain an ICR of 2.0 times in respect of each period (financial year) at the end of which ICR is measured. ICR is calculated as S1 net rental income divided by interest expense. The ICR at 30 June 2017 is 4.8 times.

The Group's capital structure is continuously reviewed to ensure:

- sufficient funds and financing facilities are available, on a cost effective basis, to implement the Group's strategies; and
- distributions to securityholders are made within the stated policy.

The Group is able to alter its capital mix by:

- issuing new stapled securities;
- activating the distribution reinvestment plan;
- adjusting the amount of distributions paid to securityholders;
- selling assets to reduce borrowings; or
- increasing debt facilities.

Investment properties are insured by the tenant (NEXTDC) with APDC Trust noted as beneficiary.

There are specific capital requirements for APDC Limited, as the responsible entity for APDC Trust and the holder of an Australian Financial Services Licence (AFSL). Management monitors APDC Limited's net tangible assets on an ongoing basis to ensure it continues to meet its licence requirements.

Asia Pacific Data Centre Group
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Notes to the financial statements

15. Financial instruments (cont.)

(b) Derivative financial instruments

The Group uses derivative financial instruments such as interest rate swaps to manage its financial risk as permitted under the Group's risk management policy. Such instruments are used exclusively for hedging purposes and not for trading or speculative purposes.

APDC Trust has an interest rate swap agreement to fix the floating interest rate component for \$12.5 million of its Debt Facility (50% of the drawn Core Debt amount) for five years.

The interest rate swap agreement entitles APDC Trust to receive interest at quarterly intervals at a floating rate on a notional principal amount and obliges it to pay interest at a fixed rate. The interest rate swap agreement allows APDC Trust to raise long term borrowings at a floating rate and effectively swap them into a fixed rate.

The interest rate swap is designated as a cash flow hedging instrument. Accordingly, the effective portion of changes in the fair value of the interest rate swap is recognised in other comprehensive income and accumulated in the cash flow hedge reserve. Any ineffective portion of changes in the fair value of the derivative is recognised immediately in profit or loss. Refer to Note 3(m).

The fair value of the interest rate swap liability at 30 June 2017 was \$363,000 (30 June 2016: \$637,000).

(c) Carrying amounts versus fair values

At 30 June 2017, the carrying amounts of the Group's financial assets and liabilities approximate their fair values.

(d) Fair value hierarchy

The table below analyses recurring fair value measurements for financial assets and financial liabilities. These fair value measurements are categorised into different levels in the fair value hierarchy based on the inputs to valuation techniques used. The different levels are defined in Note 12(b).

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
Derivative liabilities				
30 June 2017:				
Interest rate swap used for hedging	-	363	-	363
Total financial liabilities carried at fair value	-	363	-	363
30 June 2016:				
Interest rate swap used for hedging	-	637	-	637
Total financial liabilities carried at fair value	-	637	-	637

The interest rate swap is measured at fair value based on the mark to market value quoted for forward interest rate swaps. These quotes are tested for reasonableness by discounting expected future cash flows using market interest rates for a similar instrument at the measurement date.

The fixed rate on the interest rate swap is 3.94% per annum.

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Notes to the financial statements

16. Contributed equity

Details	No. securities ⁽¹⁾	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000
Equity			
Ordinary securities - fully paid	115,000,100	116,260	116,260
Movements in equity			
Opening balance	115,000,100	116,260	116,260
Closing balance	115,000,100	116,260	116,260
Represented by:			
APDC Holdings		1,150	1,150
APDC Trust		115,110	115,110
		116,260	116,260

⁽¹⁾ Includes shares of APDC Holdings and units in APDC Trust, which are stapled. Refer to Note 3(b) for details of the accounting for this stapling arrangement.

Stapled securities

Each stapled security comprises one share in APDC Holdings and one unit in APDC Trust. They cannot be traded or dealt with separately. Stapled securities entitle the holder to participate in distributions and the proceeds on winding up of the Group entities in proportion to the number of securities held. On a show of hands every holder of stapled securities present at a meeting in person or by proxy, is entitled to one vote. On a poll, each ordinary shareholder is entitled to one vote for each fully paid share and each unit holder is entitled to one vote for each fully paid unit.

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Notes to the financial statements

17. Reserves

(a) Movement in reserves

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Asset Revaluation Reserve				
Opening balance	-	-	48,102	27,402
Transfer from undistributed income	-	-	25,800	20,700
Closing balance	-	-	73,902	48,102
Cashflow hedge reserve				
Opening balance	-	-	(637)	(624)
Movement in effective cashflow hedges	-	-	274	(13)
Closing balance	-	-	(363)	(637)
Total reserves	-	-	73,539	47,465

(b) Nature and purposes of reserves

[Asset revaluation reserve](#)

Investment properties are carried at fair value at each reporting date with any gain or loss arising from a change in fair value recognised in profit or loss in the year. At the end of each reporting period, any unrealised gain or loss arising from a change in the fair value of investment properties is transferred from undistributed income to the asset revaluation reserve. The asset revaluation reserve comprises the unrealised gains or losses arising from changes in the fair value of investment properties (excluding rent on unimproved land for properties under construction).

[Cash flow hedge reserve](#)

The cash flow hedge reserve is used to record the effective portion of changes in the fair value derivatives that are designated as cash flow hedges. Refer to Note 3(m).

18. Net tangible assets

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Total assets	219,947	192,864	218,833	191,730
Total liabilities	(30,068)	(28,983)	(30,104)	(28,999)
Net tangible assets	189,879	163,881	188,729	162,731
Total number of securities on issue	115,000,100	115,000,100	115,000,100	115,000,100
Net tangible asset backing per security	\$1.65	\$1.43	\$1.64	\$1.42

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Notes to the financial statements

19. Cash flows from operating activities

Reconciliation of profit for the year to net cash flows from operating activities

	Consolidated APDC Group 2017 \$'000	Consolidated APDC Group 2016 \$'000	APDC Trust 2017 \$'000	APDC Trust 2016 \$'000
Profit for the year	36,902	31,664	36,902	31,664
Non-cash items:				
Net gain from fair value adjustment on investment properties	(25,800)	(20,700)	(25,800)	(20,700)
Classified as financing activities:				
Interest expense and finance costs	1,178	1,235	1,178	1,235
Changes in assets and liabilities:				
(Increase)/decrease in assets	-	1	-	-
Increase/(decrease) in liabilities	1,308	52	1,327	43
Net cash flows from operating activities	13,588	12,252	13,607	12,242

20. Related party disclosures

(a) Parent entity

The immediate and ultimate parent entity of the Group is APDC Holdings Limited. Refer to Note 22.

(b) Controlled entities

These financial statements incorporate the assets, liabilities and results of the following subsidiaries in accordance with the accounting policy disclosures as described in Note 3:

Ownership interest	
APDC Limited	100%
APDC Trust	-

(c) Key management personnel compensation

The key management personnel compensation for the year comprises:

	Consolidated APDC Group 2017 \$	Consolidated APDC Group 2016 \$	APDC Trust 2017 \$	APDC Trust 2016 \$
Short-term employee benefits	470,320	464,612	-	-
Post-employment benefits	44,680	44,138	-	-
Termination benefits	-	-	-	-
Other long term benefits	-	-	-	-
Equity-based payments	-	-	-	-
	515,000	508,750	-	-

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Notes to the financial statements

20. Related party disclosures (cont.)

(d) Individual directors and executives compensation disclosures

Information regarding individual directors and executives compensation and some equity instruments disclosures as required by Corporations Regulation 2M.3.03 is provided in the remuneration report section of the Directors' Report.

Apart from the details disclosed in this note, no director has entered into a material contract with the Group or APDC Trust during the year ended 30 June 2017 and there were no material contracts involving directors' interests at 30 June 2017.

21. Significant party disclosures – NEXTDC Limited

(a) Lease agreements

APDC Trust has three data centre investment properties M1, S1 and P1. All of the data centres are leased to NEXTDC for initial terms of 15 years expiring in 2027 and 2028 with options for up to another 25 years. The leases provide for upwards only annual CPI rental increases and market reviews in every fifth year, not exceeding 110% of the preceding year's rent. The rental income for M1, S1 and P1 totalled \$13,393,000 for the year (2016: \$13,209,000).

The terms of the lease for M1 provided for a market rent review on 21 December 2016. The independent valuation report for M1 as at 30 June 2016 contained a rental assessment which concluded that the rent is at market. A CPI review was applied to the rental income of M1.

The terms of the lease for P1 provide for a market rent review effective on 21 December 2017. The independent valuation report for P1 as at 30 June 2017 contained a rental assessment which concluded that the rent is at market. A CPI review will apply to the rental income of P1 at 21 December 2017.

The terms of the lease for S1 provide for a market rent review effective on 21 December 2017. Subsequent to year end, the determining valuer assessed the market rent for S1 at \$6,095,000 per annum, representing an increase of \$445,000 (7.87%) from the previous annual rental.

In the event that the Group wishes to sell M1, S1 and P1, NEXTDC has the first right to acquire these properties.

(b) NEXTDC transactions and balances recognised in the consolidated financial statements

Consolidated Statement of Profit or Loss and Other Comprehensive Income	Consolidated	Consolidated	APDC	APDC
	APDC Group 2017 \$'000	APDC Group 2016 \$'000	Trust 2017 \$'000	Trust 2016 \$'000
Rental income	13,393	13,209	13,393	13,209

Consolidated Statement of Financial Position	Consolidated	Consolidated	APDC	APDC
	APDC Group 2017 \$'000	APDC Group 2016 \$'000	Trust 2017 \$'000	Trust 2016 \$'000
Trade and other payables				
Rent in advance - NEXTDC	1,123	-	1,123	-

(c) NEXTDC becoming a substantial securityholder

On 18 July 2017, NEXTDC announced that it had acquired a 14.1% interest in the stapled securities of APDC Group (APDC Security) for \$1.78 per stapled security. Between 19 July 2017 and 27 July 2017 NEXTDC acquired a further 5.89% interest, bringing its total interest to 19.99% at prices of between \$1.78 and \$1.85 per APDC Security.

As at 24 August 2017, NEXTDC has a 20.77% interest in APDC Securities.

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Notes to the financial statements

22. Parent entity financial information

As at, and throughout the financial year ended 30 June 2017, the parent entity of the Group was APDC Holdings Limited.

(a) Summary financial information

	APDC Holdings 2017 \$'000	APDC Holdings 2016 \$'000
Results of parent entity		
Profit for the year	-	-
Other comprehensive income	-	-
Total comprehensive income for the year	-	-

	2017 \$'000	2016 \$'000
Financial position of the parent entity at year end		
Current assets	182	278
Total assets	1,345	1,340
Current liabilities	195	190
Total liabilities	195	190
Contributed equity	1,150	1,150
Reserves	-	-
Retained earnings	-	-

(b) Guarantees

No guarantees have been entered into by the parent entity.

(c) Contingencies

The parent entity did not have any contingent liabilities at 30 June 2017 (30 June 2016: \$nil).

(d) Capital commitments

The parent entity did not have any capital commitments at 30 June 2017 (30 June 2016: \$nil).

23. Capital expenditure commitments

Capital expenditure contracted for at 30 June 2017 but not recognised as liabilities was \$nil (30 June 2016: \$nil).

24. Contingent liabilities

There are no contingent liabilities for Group or APDC Trust at 30 June 2017.

Notes to the financial statements

25. Subsequent events

(a) 360 Capital Group securityholder meeting

On 2 May 2017, 360 Capital Group (360 Capital) announced it had acquired a 19.8% interest in the stapled securities of APDC Group (APDC Securities) for approximately \$35.8 million. On 28 June 2017, 360 Capital called a meeting of the members of APDC Trust, to consider resolutions to remove APDC Limited and appoint 360 Capital FM Limited as responsible entity of APDC Trust. On 26 July 2017, 360 Capital announced the cancellation of the meeting and the withdrawal of the proposed resolutions.

APDC Group incurred \$15,000 of costs in relation to the meeting in the year ended 30 June 2017 and a further \$607,000 subsequent to year end.

(b) NEXTDC Limited

APDC Trust has lease agreements with NEXTDC for all of its investment properties.

On 18 July 2017, NEXTDC announced that it had acquired a 14.1% interest in APDC Securities for \$1.78 per stapled security. Between 19 July 2017 and 27 July 2017 NEXTDC acquired a further 5.89% interest, bringing its total interest to 19.99% at prices of between \$1.78 and \$1.85 per APDC Security.

As at 24 August 2017, NEXTDC has a 20.77% interest in APDC Securities.

Refer to Note 21 for significant party disclosures.

(c) Corporate activity

APDC Group announced on 7 July 2017 that it was progressing confidential discussions with third parties who had expressed an interest in acquiring APDC Securities or its assets and that APDC Group had commenced a broader process to determine whether any other parties had an interest to acquire APDC Securities or its assets (Third Party Engagement Process).

During the Third Party Engagement Process, APDC Group granted due diligence to a number of third parties, including 360 Capital, however no binding proposal capable of consideration was received, other than the NEXTDC Offer discussed below.

On 25 July 2017, 360 Capital provided APDC Group with the terms of a conditional proposal to acquire all of the APDC Securities it does not already own at \$1.80 cash per APDC Security (360 Capital Proposal). No offer capable of acceptance by APDC Securityholders has been made by 360 Capital and 360 Capital has not announced any improved proposal or offer.

On 26 July 2017, NEXTDC announced a conditional proposal to acquire all of the APDC Securities it does not already own by way of a takeover bid at \$1.85 cash per APDC Security.

On 31 July 2017, NEXTDC announced an unconditional offer to acquire all of the APDC Securities it does not already own for \$1.87 cash per APDC Security (NEXTDC Offer) and released the original Bidder's Statement (which has since been superseded by the Replacement Bidder's Statement dated 8 August 2017).

APDC Group has incurred \$539,000 of costs in relation to the 360 Capital Proposal and the NEXTDC Offer subsequent to year end.

APDC Group will issue a Target's Statement and make a recommendation in relation to the NEXTDC Offer. At this date, a fee of \$250,000 will become due and payable to our financial adviser and if a change of control of APDC Group occurs, a further \$1,700,000 will be payable.

APDC Group will incur additional expenses relating to the corporate activity, with the quantum of these expenses dependent upon a variety of factors, including whether a change of control of APDC Group occurs.

Notes to the financial statements

25. Subsequent events (cont.)

(d) S1 market rent review

The terms of the lease for S1 provide for a market rent review effective on 21 December 2017.

Subsequent to year end, the determining valuer assessed the market rental for S1 at \$6,095,000 per annum (\$305 per m² per annum), representing an increase of \$445,000 per annum (7.87%) from the previous annual rental. Refer to Note 12(c).

The determined market rental is greater than the passing rental applied in the independent valuation announced on 26 June 2017 of \$90,000,000 and resulted in an independent valuation as at 30 June 2017 of \$95,300,000. Refer to Note 12(c).

Since the end of the year, the Directors of APDC Holdings and APDC Limited are not aware of any other matter or circumstance not otherwise dealt with in the financial reports or the Directors' Report that has significantly affected or may significantly affect the operations of the Group or APDC Trust, the results of those operations or the state of affairs of the Group or APDC Trust in financial years subsequent to the year ended 30 June 2017.

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Directors' Declaration

The directors of Asia Pacific Data Centre Holdings Limited and Asia Pacific Data Centre Limited as responsible entity for Asia Pacific Data Centre Trust (collectively, 'the Directors') declare that:

- (a) the Financial Statements and notes as set out on pages 20 to 51 and the Remuneration Report in the Directors' Report as set out on pages 14 to 16 for Asia Pacific Data Centre Holdings Limited and its controlled entities (Group) and Asia Pacific Data Centre Trust (APDC Trust), are in accordance with the Corporations Act 2001, including:
 - i. giving a true and fair view of the Group's and APDC Trust's financial positions at 30 June 2017 and of their performance for the year ended on that date; and
 - ii. complying with Australian Accounting Standards and the Corporations Regulations 2001;
- (b) there are reasonable grounds to believe that the Group and APDC Trust will be able to pay their debts as and when they become due and payable; and
- (c) note 2(a) confirms that the Financial Statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The Directors have been given the declaration by the Chief Executive Officer required by section 295A of the Corporations Act 2001 for the year ended 30 June 2017.

This declaration is made in accordance with resolutions of the Directors of Asia Pacific Data Centre Holdings Limited and Asia Pacific Data Centre Limited as responsible entity for Asia Pacific Data Centre Trust.



Ian Fraser
Chairman

Brisbane
25 August 2017



Independent Auditor's Report

To the security holders of Asia Pacific Data Centre Group and the unitholders of Asia Pacific Data Centre Trust

Report on the audits of the Financial Report

Opinions

We have audited the **Financial Report** of Asia Pacific Data Centre Holdings Limited (the Company) as deemed parent presenting the stapled security arrangement of the **Asia Pacific Data Centre Group**.

We have also audited the **Financial Statements** and Directors' Declaration of the Asia Pacific Data Centre Trust (the Trust Financial Report).

In our opinion, each of the accompanying Group Financial Report and Trust Financial Report are in accordance with the *Corporations Act 2001*, including:

- giving a true and fair view of the **Group's** and of the **Trust's** financial position as at 30 June 2017 and of its financial performance for the year ended on that date; and
- complying with *Australian Accounting Standards* and the *Corporations Regulations 2001*.

The content of each of the Group and Trust **Financial Report** comprises:

- Statements of financial position as at 30 June 2017;
- Statements of profit or loss and other comprehensive income, Statements of changes in equity, and Statements of cash flows for the year then ended;
- Notes including a summary of significant accounting policies;
(collectively referred to as **Financial Statements**)
- Directors' Declaration.

The **Asia Pacific Data Centre Group** (the Group) consists of the Asia Pacific Data Centre Holdings Limited and the entities it controlled at the year-end or from time to time during the financial year, including Asia Pacific Data Centre Trust (the **Trust**).

Basis for opinions

We conducted our audits in accordance with *Australian Auditing Standards*. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audits of the Financial Report* section of our report.

We are independent of the Group and the Trust in accordance with the *Corporations Act 2001* and the ethical requirements of the *Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants* (the Code) that are relevant to our audits of the Financial Report in Australia. We have fulfilled our other ethical responsibilities in accordance with the Code.

Key Audit Matters

The **Key Audit Matter** we identified for the Group is:

- Valuation of investment property

Key Audit Matters are those matters that, in our professional judgment, were of most significance in our audit of the Financial Report of the current period.

This matter was addressed in the context of our audit of the Financial Report as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

Valuation of investment property (\$212,800,000)

Refer to Note 3 (h) and 12 to the Financial Report

The key audit matter	How the matter was addressed in our audit
<p>Valuation of investment properties is considered to be a key audit matter due to:</p> <ul style="list-style-type: none"> • the significance of the three data centres to the financial statements; • the specialised nature of data centres which requires judgement by us to assess the appropriateness of the valuation methodologies and inputs. The Group appointed external valuers to assist in this process; and • the low volume of comparable market transactions for data centres. This reduces the available sources for us to assess the valuation inputs and assumptions, such as rents, yields, capitalisation rates and discount rates. 	<p>Our procedures included:</p> <ul style="list-style-type: none"> • assessing the scope, expertise and objectivity of the external valuers used by the Group; • comparing the Group's process for adopting the valuations to their documented internal framework; • evaluating the appropriateness of the valuation methodologies selected by each valuer to determine the fair value of the data centres to accepted market practices, our industry experience and the requirements of the accounting standards; and • independently assessing the key inputs adopted by each valuer to available rental determinations, market transactions for data centres, other specialised property assets and other comparable property classes such as industrial property.

Other Information

Other Information is financial and non-financial information in Asia Pacific Data Centre Group's annual reporting which is provided in addition to the Financial Report and the Auditor's Report. The Directors of Asia Pacific Data Centre Holdings Limited (the Company) and the Directors of Asia Pacific Data Centre Limited (the Responsible Entity) are responsible for the Other Information.

The Other Information we obtained prior to the date of this Auditor's Report was the Directors' Report, including Remuneration Report, Corporate Governance Statement and Corporate Directory.



Our opinions on the Financial Report do not cover the Other Information and, accordingly, we do not and will not express an audit opinion or any form of assurance conclusion thereon, with the exception of the Remuneration Report and our related assurance opinion.

In connection with our audits of the Financial Report, our responsibility is to read the Other Information. In doing so, we consider whether the Other Information is materially inconsistent with the Financial Report or our knowledge obtained in the audits, or otherwise appears to be materially misstated.

We are required to report if we conclude that there is a material misstatement of this Other Information, and based on the work we have performed on the Other Information that we obtained prior to the date of this Auditor's Report we have nothing to report.

Responsibilities of the Directors for the Financial Report

The Directors of the Company and the Responsible Entity are responsible for:

- preparing the Financial Report that gives a true and fair view in accordance with *Australian Accounting Standards* and the *Corporations Act 2001*;
- implementing necessary internal controls to enable the preparation of a Financial Report that gives a true and fair view and is free from material misstatement, whether due to fraud or error; and
- assessing the Group and Trust's ability to continue as a going concern. This includes disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they either intend to liquidate the Group or Trust or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audits of the Financial Report

Our objective is:

- to obtain reasonable assurance about whether the Financial Report, and the respective financial statements as a whole, are free from material misstatement, whether due to fraud or error; and
- to issue an Auditor's Report that includes our opinions.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with *Australian Auditing Standards* will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error. They are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Financial Report.

A further description of our responsibilities for the audits of the Financial Report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_files/ar2.pdf. This description forms part of our Auditor's Report.



Report on the Remuneration Report

Opinion

In our opinion, the Remuneration Report of Asia Pacific Data Centre Holdings Limited for the year ended 30 June 2017, complies with *Section 300A* of the *Corporations Act 2001*.

Directors' responsibilities

The Directors of the Asia Pacific Data Centre Holdings Limited are responsible for the preparation and presentation of the Remuneration Report in accordance with *Section 300A* of the *Corporations Act 2001*.

Our responsibilities

We have audited the Remuneration Report included in Section 6 of the Directors' report for the year ended 30 June 2017.

Our responsibility is to express an opinion on the Remuneration Report, based on our audit conducted in accordance with *Australian Auditing Standards*.

KPMG

Jillian Richards
Partner

Brisbane
25 August 2017

Securityholder Information

Securityholder Information required by the ASX Listing Rules and not disclosed elsewhere in this Report is set out below. The information is as at 3 October 2017.

Number of stapled securities on issue and securityholders

The issued capital of APDC as at 3 October 2017 was 115,000,100 stapled securities. There are no options on issue.

Voting rights

The voting rights attached to each stapled security is that on a show of hands, every member present, in person or proxy, has one vote and upon a poll, each security shall have one vote.

Use of cash and liquid assets

Since the APDC's admission to the ASX on 9 January 2013 until the end of the reporting period (30 June 2017), APDC has used the cash and assets readily convertible to cash that it has at the time of ASX admission in a way consistent with its business objectives as disclosed in its prospectus and product disclosure statement dated 3 December 2012.

Distribution of Securityholders

Range	Total holders	Number of securities	% of Issued Capital
1 - 1,000	251	107,758	0.09
1,001 - 5,000	291	852,629	0.74
5,001 – 10,000	280	2,309,460	2.01
10,001 - 100,000	521	14,699,711	12.78
100,001 and over	47	97,030,542	84.38
Total	1,390	115,000,100	100.00

Substantial Securityholders

The number of securities held by substantial securityholders and their associates as disclosed in substantial shareholding notices given to the ASX and APDC are as follows:

Holder of relevant interest	Date advised the ASX	Number of securities	% of Issued Capital
NEXTDC LIMITED	14/09/2017	33,469,852	29.10
360 CAPITAL FM LIMITED AS TRUSTEE FOR 360 CAPITAL DIVERSIFIED PROPERTY FUND	26/09/2017	22,980,000	19.98
MITSUBISHI UFJ FINANCIAL GROUP, INC	26/09/2017	7,140,518	6.21
MORGAN STANLEY AND ITS SUBSIDIARIES	26/09/2017	7,140,518	6.21

Unmarketable Securities

The ASX Listing Rules define a marketable parcel of securities as "a parcel of not less than AU\$500".

As at 3 October 2017, the total number of stapled securities on issue was 115,000,100 and the closing price was \$1.95 per stapled security. 257 stapled securities comprised a marketable parcel at the closing price of \$1.95 per stapled security.

There were 85 securityholders (with a total of 337 securities) holding less than a marketable parcel of securities under the ASX Listing Rules.

Unquoted securities

There are no unquoted securities.

On Market Buy-back

There is currently no on-market buy-back.

Voluntary Escrow

There are no restricted securities or securities subject to voluntary escrow on issue.

Asia Pacific Data Centre Group Securityholder Information

Twenty Largest Securityholders

As at 3 October 2017	Number of securities	% of Issued Capital
360 CAPITAL FM LIMITED <DIVERSIFIED PROPERTY A/C>	23,318,269	20.28
NEXTDC LIMITED	23,162,226	20.14
NEXTDC LIMITED	10,318,875	8.97
NATIONAL NOMINEES LIMITED	7,824,583	6.80
CITICORP NOMINEES PTY LIMITED	7,806,575	6.79
HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	3,904,423	3.40
J P MORGAN NOMINEES AUSTRALIA LIMITED	3,794,531	3.30
AUST EXECUTOR TRUSTEES LTD <CHARITABLE FOUNDATION>	2,054,555	1.79
HGT INVESTMENTS PTY LTD	2,000,000	1.74
CS FOURTH NOMINEES PTY LIMITED <HSBC CUST NOM AU LTD 11 A/C>	1,788,268	1.56
PAN AUSTRALIAN NOMINEES PTY LIMITED	925,351	0.80
UBS NOMINEES PTY LTD	840,360	0.73
FARALLON CAPITAL PTY LTD<NUNN INVESTMENT A/C>	700,000	0.61
ONE MANAGED INVESTMENT FUNDS LIMITED FOLKESTONE MAXIM A-REIT SECURITIES A/C	600,000	0.52
BUTTONWOOD NOMINEES PTY LTD	585,964	0.51
TOLANI ESTATE PTY LTD	500,000	0.43
PENGSFURNITURE PTY LTD	430,000	0.37
FARALLON CAPITAL PTY LTD <NUNN INVESTMENT NO2 A/C>	425,000	0.37
THEME (NO 3) PTY LTD	405,000	0.35
KFA INVESTMENTS PTY LTD	400,000	0.35
Total	91,783,980	79.81
Remaining holders	23,216,120	20.19

Stock exchange listing

Asia Pacific Data Centre Group (ASX; AJD) is listed on the Australian Securities Exchange.

Distributions

Stapled security distributions are usually paid four times a year, normally in February, April, August and October.

Securityholders can nominate direct credit of distributions to an Australian bank account.

Annual tax statement

An annual tax statement including the tax components of the distributions for the year is normally sent in August with the August distribution payment.

Periodic statements

Information that securityholders need to understand their investment in APDC stapled securities can be found in their holding statements, distribution statements and on APDC's website asiapacificdc.com/investors.

Corporate Directory

Website

www.asiapacificdc.com

Corporate Governance Statement

www.asiapacificdc.com/corporategovernance

Principal office

Level 13

135 King Street

Sydney NSW 2000

p: +61 2 8973 7493

e: info@asiapacificdc.com

Registered office

Level 16

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Sydney NSW 2000

p: + 61 2 9270 8600

f: + 61 2 9270 8699

Registry

Link Market Services Limited

Level 15

324 Queen Street

Brisbane QLD 4000

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Company Secretary

Francina Turner

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Auditor

KPMG

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71 Eagle Street

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