GLOBAL DATA CENTRE GROUP
360 Capital

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ASX Release

Global Data Centre Group (ASX: GDC) **26 February 2021**

Appendix 4D

For the half year ended 31 December 2020

Global Data Centre Group (the Group) comprises the stapling of Global Data Centre Investment Fund (ARSN 635 566 531) and its controlled entities and Global Data Centre Operations Fund (ARSN 638 320 420) and its controlled entities of which 360 Capital FM Limited (ABN 15 090 664 396)(AFSL 221474) is Responsible Entity.

This Interim Financial Report is given to the ASX in accordance with Listing Rule 4.2.A. This report should be read in conjunction with the Annual Financial Report for the year ended 30 June 2020. It is also recommended that the Interim Financial Report be considered together with any public announcements made by the Group. The Interim Financial Report for the half year ended 31 December 2020 is attached and forms part of this Appendix 4D.

Details of reporting period

Current reporting period:	1 July 2020 – 31 December 2020
Prior corresponding period:	2 July 2019 – 31 December 2019

Results announcement to the market

	31 Dec 2020 $'000	31 Dec 2019 $'000	Movement $'000	Movement %
Revenue and other income from ordinary activities	5,307	5,408	(101)	(1.8)
Profit attributable to stapled securityholders for the period	233	2,292	(2,059)	(89.8)
Operating profit[1]	1,774	385	1,389	360.8

[1] Operating profit is a financial measure which is not prescribed by Australian Accounting Standards (AAS) and represents the profit under AAS adjusted for specific non-operating items. The Responsible Entity considers operating profit to reflect the core earnings of the Group. Operating earnings is used by the Board to make strategic decisions and as a guide to assessing an appropriate distribution to declare. A reconciliation of the Group's statutory profit to operating earnings is provided in Note 1 of the Interim Financial Report.

	31 Dec 2020 Cents per security	31 Dec 2019 Cents per security	Movement Cents per security	Movement %
Earnings per security – Basic and diluted	0.4	8.6	(8.2)	(95.3)
Operating profit per security	3.0	1.2	1.8	150.0

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Distributions

There were no distributions paid or payable to securityholders by the Group for the period ended 31 December 2020 and the period ended 31 December 2019, or up to the date of this report.

Net tangible asset per security

	31 Dec 2020 $	31 Dec 2019 $
NTA per security	1.50	1.96

The reduction in NTA primarily reflects the intangibles assets recognised on the acquisition of the ETIX Everywhere business during the period. Refer to Note 6 Intangible Assets of the Interim Financial Report.

Control Gained or Lost over Entities during the period

Refer to Note 11 Business Combinations and Asset Acquisitions and Note 12 Business Divestment of the Interim Financial Report.

Details of Associates and Joint Venture Entities

Refer to Note 7 Investments Equity Accounted of the Interim Financial Report.

GLOBAL DATA
CENTRE GROUP

GLOBAL DATA CENTRE GROUP

Formerly 360 Capital Digital Infrastructure Fund

INTERIM FINANCIAL REPORT
FOR THE HALF YEAR ENDED 31 DECEMBER 2020

360 Capital

General information

The interim financial report of Global Data Centre Group (GDC) (the Group), formerly 360 Capital Digital Infrastructure Fund comprises the consolidated financial statements of Global Data Centre Investment Fund (GDCIF) (ARSN 635 566 531), formerly 360 Capital Digital Infrastructure Fund and its controlled entities. The interim report of Global Data Centre Operations Fund (GDCOF) (ARSN 638 32 420), formerly 360 Capital Digital Infrastructure Fund 2 comprises the consolidated financial statements of Global Data Centre Operations Fund and its controlled entities. A GDC stapled security comprises one GDCIF unit stapled to one GCDOF unit to create a single listed entity traded on the ASX. The stapled security cannot be traded or dealt with separately.

The Responsible Entity of the Group is 360 Capital FM Limited. The registered office and the principal place of business is Level 8, 56 Pitt Street, Sydney NSW 2000 Australia. The nature of operations and principal activities of the Group are disclosed in the Responsible Entity's report.

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for Global Data Centre Group for the year ended 30 June 2020 and any public announcements made by Global Data Centre Group during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

The interim financial report is presented in Australian dollars.

The Group is an entity of the kind referred to in Corporations Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the interim financial report and Responsible Entity report have been rounded to the nearest thousand dollars, unless otherwise stated.

The financial statements were authorised for issue, in accordance with a resolution of directors, on 26 February 2021.

Contents

The Directors of 360 Capital FM Limited (CFML) (ABN 15 090 664 396) (AFSL No 221474), the Responsible Entity, present their report together with the financial report of Global Data Centre Group (ASX: GDC) (the Group or Fund or consolidated entity), formerly 360 Capital Digital Infrastructure Fund (ASX: TDI), and Global Data Centre Operations Fund for the half year ended 31 December 2020.

Global Data Centre Group is a stapled entity comprising Global Data Centre Investment Fund (GDCIF) (Parent Entity), formerly 360 Capital Digital Infrastructure Fund and its controlled entities and Global Data Centre Operations Fund (GDCOF), formerly 360 Capital Digital Infrastructure Fund 2 and its controlled entities.

Directors

The following persons were Directors of 360 Capital FM Limited during the half year and up to the date of this report, unless otherwise stated:

David van Aanholt (Chairman)

Tony Robert Pitt

William John Ballhausen

Graham Ephraim Lenzner

Andrew Graeme Moffat

On 15 February 2021, Graham Lenzner announced his retirement from his role as independent non-executive director of 360 Capital FM Limited, effective from 31 March 2021.

Principal activities

The GDCIF was established and commenced operations on 2 July 2019 and was registered as a managed investment scheme on 28 August 2019. It commenced trading on the Australian Securities Exchange (ASX) on 31 October 2019.

The GDCOF was established on 6 January 2020. It was registered as a managed investment scheme on 10 January 2020. It was stapled to the GDCIF on 17 March 2020 and the Group commenced trading as a stapled security on 18 March 2020.

The Group listed on the ASX as a unique, opportunistic fund investing in a pool of digital infrastructure assets not usually available to retail investors. The Group's objective is to deliver an internal rate of return of 10.0% plus per annum through disciplined investment in a broad range of digital infrastructure opportunities.

Operating and financial review

Key financial highlights for the half year ended 31 December 2020

Statutory net profit

$0.2m

Statutory net profit attributable to securityholders primarily impacted by the investment transaction costs $2.2 million and unrealised FX movements of $1.2 million.

Operating profit

$1.8m

Operating profit[1] of $1.8 million (equating to 3.0 cps) excludes $2.2 million investment transaction costs and net fair value and foreign currency unrealized gains $0.7 million.

Key operational achievements for the half year ended 31 December 2020

ETIX Everywhere investment

$38.2m

Acquired an interest in two wholly owned and 4 joint venture operating data centres in France, Belgium and Colombia.

Airtrunk investment

$28.7m

Invested into a minority stake in Airtrunk Group, a hyperscale data centre operator with data centres located across the Asia Pacific region.

Guam follow-on investment

$8.5m

Invested $8.5m to increase the Groups' stake to a 66% controlling interest in ACE, which has a 51% joint venture stake in an operational data centre in Guam.

[1] Operating profit is a financial measure which is not prescribed by Australian Accounting Standards (AAS) and represents the profit under AAS adjusted for specific non-operating items. The Responsible Entity considers operating profit to reflect the core earnings of the Group and it is used to make strategic decisions and as a guide to assess the Group's ability to pay distributions to securityholders. The operating profit has not been subject to any specific audit procedures by the Group's auditor but has been extracted from Note 1: Segment reporting.

Financial overview

The Group's statutory net profit attributable to securityholders for the half year ended 31 December 2020 was $0.2 million (31 December 2019: $2.7 million). The Group's balance sheet as at 31 December 2020 had total assets of $155.5 million (30 June 2020: $112.5 million).

The Group's operating profit (profit before specific non-operating items) for the period ended 31 December 2020 was $1.8 million (31 December 2019: $0.4 million).

GDCOF's statutory net loss attributable to securityholders for the half year ended 31 December 2020 was $30,000 (31 December 2019: nil). GDCOF's balance sheet as at 31 December 2020 had total assets of $72.3 million (30 June 2020: $34.6 million).

GDCOF's operating profit (profit before specific non-operating items) for the half year ended 31 December 2020 was $1.3 million (31 December 2019: nil).

Group overview

The Group has been very active in deploying capital into investment opportunities during the period.

Airtrunk

The Group has obtained its hyperscale investment exposure through investing a total of $28.7 million into the MIRA led consortium that acquired an 88% in AirTrunk. AirTrunk provides the Group with significant exposure to a pure hyperscale play with operations across Asia Pacific. AirTrunk has an outstanding track record of growth in Hyperscale data centres having expanded in key Asian cities.

ETIX Everywhere

The Group entered into an agreement to acquire the ETIX Everywhere edge data centre businesses located in France, Belgium and Colombia from ETIX Financial Holding America S.à.r.l. and ETIX Financial Holding Europe S.à r.l.. The portfolio includes 100% ownership of two facilities and 50% ownership in another four facilities with joint venture partners. The Group settled the acquisition on 11 December 2020 for a total consideration of $38.2 million.

Guam

The Group initially invested $7.8 million for an 18.5% interest in Gateway Network Connections (GNC) which was building a data centre in Guam as part of the Group's IPO in October 2019. During the period, the Group has increased its exposure to GNC investing a further $8.5 million increasing the Group's ownership to 33.7%. The investment is held through Asian Connectivity Elements, Inc. (ACE) of which the Group now holds a 66% interest.

COVID-19

The effects of the COVID-19 global pandemic continue to unfold, and the ultimate impact globally are still unknown. The Group has considered the impact of COVID-19 in preparing its financial report for the period. The pandemic has provided a huge amount of focus on digital infrastructure and how important a role it plays in society. Whether it be from home working or schooling, video conferencing or streaming entertainment, the Group is fortunate to be one of the few sectors benefiting in these challenging times.

Investment Strategy

The Group aims to provide unitholders with income and capital returns from investing in a diverse portfolio of digital infrastructure assets. The Responsible Entity and Investment Manager believe that the digital revolution is creating a once in a lifetime investment cycle in technology infrastructure assets to support the rapid growth of cloud, Internet and a hyper connected world.

Based on investor feedback, it has been decided that the Group should narrow its investment strategy to focus on data centre investments. As a result of this the investment in FibreconX Pty Ltd has been disposed at market value during the period. Refer to Note 12 for further details.

Capital Management

During the half year the Group issued 8,558,845 stapled securities at $1.77 per security via a placement to institutional investors raising circa $15.1 million. The allotment of new stapled securities was completed on 3 December 2020. The proceeds after capital raising costs were allocated to fund future investment activities.

In July 2020 the Group entered into a $20 million loan facility with Bankwest secured against the Perth, Western Australia data centre, the loan facility was fully drawn down by September 2020.

Distributions

There were no distributions paid or payable to securityholders by the Group for the period ended 31 December 2020 (31 December 2019: nil). GDCOF did not declare any dividends during the half year or up to the date of this report.

Buy back arrangements

As detailed in the Group's constitution, the Responsible Entity is not under any obligation to buy back, purchase or redeem units from securityholders. During the half year ended 31 December 2020 the following units were bought back and cancelled.

Buy backs	Group 31-Dec 2020 $'000	GDCOF 31-Dec 2020 $'000
341,798 stapled units on 20 July 2020[1]	556	170
68,667 stapled units on 21 July 2020[2]	113	35
	669	**205**

[1] At an average price per unit for Group of $1.6271 and GDCOF $0.4979
[2] At an average price per unit for Group of $1.6452 and GDCOF $0.5034

Number of interests on issue

As at 31 December 2020, the number of units on issue in the Group was 65,617,816 (30 June 2020: 57,469,436).

Significant changes in state of affairs

In the opinion of the Directors, there were no significant changes in the state of affairs of the Group that occurred during the half year under review other than those listed above or elsewhere in the Responsible Entity's report.

Likely developments and expected results of operations

The Group will continue to invest in digital infrastructure assets and seek to actively manage a diversified portfolio of investments, primarily focused on data centre investments, and as outlined in the Product Disclosure Statement (PDS) dated 1 October 2019 and 21 February 2020.

Events subsequent to balance date

In February 2021, the Group has changed its name from 360 Digital Infrastructure Fund to Global Data Centre Group to better align to its more focused data centre investment strategy.

On 15 February 2021, and extraordinary general meeting approved to ratify the issuance of the 8,558,845 stapled securities in December 2020.

No other circumstances have arisen since the end of the period which have significantly affected or may significantly affect the operations of the Fund, the results of those operations, or the state of affairs of the Fund in future financial years.

Auditor's independence declaration

The auditor's independence declaration required under Section 307C of the Corporations Act 2001 is set out on page 8 and forms part of the Responsible Entity's report for the half year ended 31 December 2020.

Rounding of amounts

The Group and GDCOF are entities of the kind referred to in Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the interim financial report and Responsible Entity report have been rounded to the nearest thousand dollars, unless otherwise stated.

This report is made in accordance with a resolution of the Directors.

David van Aanholt
Chairman

Tony Robert Pitt
Managing Director

Sydney
26 February 2021

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Building a better working world

Auditor's Independence Declaration to the Directors of 360 Capital FM Limited as Responsible Entity for Global Data Centre Group and Global Data Centre Operations Fund

As lead auditor for the review of the half-year financial report of Global Data Centre Group and Global Data Centre Operations Fund for the period ended 31 December 2020, I declare to the best of my knowledge and belief, there have been:

a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and

b) no contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of Global Data Centre Group and the entities it controlled during the financial period and Global Data Centre Operations Fund and the entities it controlled during the financial period.

Ernst & Young

Ernst & Young

Douglas Bain
Partner
26 February 2021

		Group		GDCOF	
		31-Dec 2020	31-Dec 2019	31-Dec 2020	31-Dec 2019
	Note	$'000	$'000	$'000	$'000
Revenue from continuing operations					
Rental from investment properties		1,332	734	-	-
Distribution income		837	-	837	-
Finance revenue		96	131	50	-
Total revenue from continuing operations		**2,265**	**865**	**887**	**-**
Other income					
Net gain on fair value of derecognition of financial assets	4	-	4,543	-	-
Net gain on fair value of financial assets	4	2,462	-	-	-
Net gain on disposal of subsidiary	12	558	-	558	-
Foreign exchange gains		-	-	12	-
Share of equity accounted profits	7	22	-	22	-
Total other income		**3,042**	**4,543**	**592**	**-**
Total revenue from continuing operations and other income		**5,307**	**5,408**	**1,479**	**-**
Investment property expenses		128	29	-	-
Administration expenses		287	192	165	-
Management fees	15	631	198	181	-
Employee benefits expense		217	-	217	-
Finance expenses		155	61	-	-
Foreign exchange losses		1,215	212	-	-
Transaction costs		2,174	-	760	-
Net loss on fair value of financial assets		542	-	461	-
Net loss on fair value of investment properties		-	2,024	-	-
Profit/(loss) from continuing operations before tax		**(42)**	**2,692**	**(305)**	**-**
Income tax expense/(benefit)	3	(282)	-	(282)	-
Profit/(loss) for the period		**240**	**2,692**	**(23)**	**-**
Total profit/(loss) attributable to:					
Securityholders of Global Data Centre Investment Fund		263	2,692	-	-
Securityholders of Global Data Centre Operations Fund		(30)	-	(30)	-
Profit/(loss) attributable to stapled securityholders		**233**	**2,692**	**(30)**	**-**
External non-controlling interest		7	-	7	-
Profit/(loss) for the period		**240**	**2,692**	**(23)**	**-**
Earnings per unit for profit after tax attributable to the securityholders of Global Data Centre Group		**cents**	**cents**	**cents**	**cents**
Basic and diluted earnings per security	14	**0.4**	**8.6**	**(0.1)**	**-**

The above consolidated interim statement of profit or loss should be read with the accompanying condensed notes.

	Note	Group		GDCOF	
		31-Dec 2020	31-Dec 2019	31-Dec 2020	31-Dec 2019
		$'000	$'000	$'000	$'000
Profit/(loss) for the period		**240**	**2,692**	**(23)**	-
Other comprehensive income					
Exchange differences on translation of foreign operations		(2,409)	-	(2,409)	-
Net other comprehensive loss		**(2,409)**	**-**	**(2,409)**	**-**
Total comprehensive income/(loss) for the period		**(2,169)**	**2,692**	**(2,432)**	**-**
Total comprehensive income/(loss) attributable to:					
Securityholders of Global Data Centre Investment Fund		263	2,692	-	-
Securityholders of Global Data Centre Operations Fund		(2,089)	-	(2,089)	-
Total comprehensive income/(loss) attributable to stapled securityholders		**(1,826)**	**2,692**	**(2,089)**	**-**
External non-controlling interest		(343)	-	(343)	-
Total comprehensive income/(loss) for the period		**(2,169)**	**2,692**	**(2,432)**	**-**

The above consolidated interim statement of comprehensive income should be read with the accompanying condensed notes.

		Group		GDCOF	
		31-Dec 2020	30-Jun 2020	31-Dec 2020	30-Jun 2020
	Note	$'000	$'000	$'000	$'000
Current assets					
Cash and cash equivalents		23,075	66,287	6,299	33,356
Receivables		2,299	190	2,312	77
Loan receivable		2,397	-	2,397	-
Financial assets at fair value through profit or loss	4	1,418	-	-	-
Total current assets		**29,189**	**66,477**	**11,008**	**33,433**
Non-current assets					
Financial assets at fair value through profit or loss	4	28,010	7,935	-	-
Property, plant and equipment	5	3,799	601	3,799	601
Intangible assets	6	23,185	319	23,185	319
Investment properties		37,000	37,000	-	-
Investments equity accounted	7	33,543	-	33,543	-
Deferred tax asset		776	216	776	216
Total non-current assets		**126,313**	**46,071**	**61,303**	**1,136**
Total assets		**155,502**	**112,548**	**72,311**	**34,569**
Current liabilities					
Trade and other payables		2,971	171	2,836	158
Distribution payable		-	3,161	-	-
Borrowings		-	-	21,505	-
Provisions		29	31	29	31
Total current liabilities		**3,000**	**3,363**	**24,370**	**189**
Non-current liabilities					
Borrowings		20,943	-	1,034	-
Deferred tax liability		1,861	-	1,861	-
Total non-current liabilities		**22,804**	**-**	**2,895**	**-**
Total liabilities		**25,804**	**3,363**	**27,265**	**189**
Net assets		**129,698**	**109,185**	**45,046**	**34,380**

The above consolidated interim statement of financial position should be read with the accompanying condensed notes.

		Group		GDCOF	
		31-Dec	30-Jun	31-Dec	30-Jun
		2020	2020	2020	2020
	Note	$'000	$'000	$'000	$'000
Equity					
Issued capital - GDCIF units	8	85,426	75,842	-	-
Issued capital - GDCOF units	8	38,951	34,577	38,951	34,577
Security based payment reserve		-	187	-	187
Foreign currency translation reserve		(2,059)	-	(2,059)	-
Accumulated losses		(1,496)	(1,729)	(722)	(692)
Total equity attributable to securityholders		**120,822**	**108,877**	**36,170**	**34,072**
External non-controlling interests		8,876	308	8,876	308
Total equity		**129,698**	**109,185**	**45,046**	**34,380**

The above consolidated interim statement of financial position should be read with the accompanying condensed notes.

GROUP	Note	Issued capital $'000	Security based payment reserve $'000	Accumulated losses $'000	Foreign currency translation reserve $'000	Total equity attributable to Securityholders $'000	External Non Controlling Interest $'000	Total equity $'000
Balance at 1 July 2020		110,419	187	(1,729)	-	**108,877**	308	**109,185**
Profit/(loss) for the period		-	-	233	-	**233**	7	**240**
Other comprehensive income		-	-	-	(2,059)	**(2,059)**	(350)	**(2,409)**
Total comprehensive income/(loss) for the period		-	-	233	(2,059)	**(1,826)**	(343)	**(2,169)**
Acquisition of a subsidiary		-	-	-	-	**-**	9,219	**9,219**
Disposal of a subsidiary		-	(259)	-	-	**(259)**	(308)	**(567)**
Transactions with Securityholders in their capacity as Securityholders								
Issued securities	8	15,149	-	-	-	**15,149**	-	**15,149**
Security buy back	8	(669)	-	-	-	**(669)**	-	**(669)**
Security based payment transactions		-	72	-	-	**72**	-	**72**
Equity raising transaction costs	8	(522)	-	-	-	**(522)**	-	**(522)**
Distributions	2	-	-	-	-	**-**	-	**-**
		13,958	72	-	-	**14,030**	-	**14,030**
Balance at 31 December 2020		**124,377**	**-**	**(1,496)**	**(2,059)**	**120,822**	**8,876**	**129,698**
Balance at 2 July 2019		-	-	-	-	-	-	-
Total comprehensive income/(loss) for the period		-	-	2,692	-	2,692	-	2,692
Transactions with Securityholders in their capacity as Securityholders								
Issued securities	8	115,000	-	-	-	115,000	-	115,000
Equity raising transaction costs	8	(3,356)	-	-	-	(3,356)	-	(3,356)
		111,644	-	-	-	111,644	-	111,644
Balance at 31 December 2019		**111,644**	**-**	**2,692**	**-**	**114,336**	**-**	**114,336**

The above consolidated interim statement of changes in equity should be read with the accompanying condensed notes.

Global Data Centre Group
Consolidated interim statement of changes in equity
For the half year ended 31 December 2020

GDCOF

	Note	Issued capital $'000	Security based payment reserve $'000	Accumulated losses $'000	Foreign currency translation reserve $'000	Total equity attributable to Securityholders $'000	External Non Controlling Interest $'000	Total equity $'000
Balance at 1 July 2020		34,577	187	(692)	-	**34,072**	308	**34,380**
Profit/(loss) for the period		-	-	(30)	-	**(30)**	7	**(23)**
Other comprehensive income		-	-	-	(2,059)	**(2,059)**	(350)	**(2,409)**
Total comprehensive income/(loss) for the period		-	-	(30)	(2,059)	**(2,089)**	(343)	**(2,432)**
Acquisition of a subsidiary		-	-	-	-	**-**	9,219	**9,219**
Disposal of a subsidiary		-	(259)	-	-	**(259)**	(308)	**(567)**
Transactions with Securityholders in their capacity as Securityholders								
Issued securities	8	4,742	-	-	-	**4,742**	-	**4,742**
Security buy back	8	(205)	-	-	-	**(205)**	-	**(205)**
Security based payment transactions		-	72	-	-	**72**	-	**72**
Equity raising transaction costs	8	(163)	-	-	-	**(163)**	-	**(163)**
Distributions	2	-	-	-	-	**-**	-	**-**
		4,374	72	-		**4,446**	-	**4,446**
Balance at 31 December 2020		**38,951**	**-**	**(722)**	**(2,059)**	**36,170**	**8,876**	**45,046**
Balance at 2 July 2019		-	-	-	-	-	-	-
Balance at 31 December 2019		**-**	**-**	**-**	**-**	**-**	**-**	**-**

The above consolidated interim statement of changes in equity should be read with the accompanying condensed notes.

		Group		GDCOF	
		31-Dec 2020	31-Dec 2019	31-Dec 2020	31-Dec 2019
	Note	$'000	$'000	$'000	$'000
Cash flows from operating activities					
Cash receipts from customers (inclusive GST)		1,465	765	-	-
Cash payments to suppliers (inclusive of GST)		(1,198)	(558)	(516)	-
Finance revenue		96	131	50	-
Finance expense		(49)	(61)	-	-
Net cash inflows/(outflows) from operating activities		**314**	**277**	**(466)**	**-**
Cash flows from investing activities					
Payment for investment properties		-	(39,024)	-	-
Payments for property, plant and equipment		(804)	-	(804)	-
Payments for intangible assets		(198)	-	(198)	-
Payment for financial assets		(31,601)	(18,517)	-	-
Payments for subsidiaries – net of cash acquired		(43,204)	-	(53,050)	-
Payment of transaction costs to acquire subsidiaries		(258)	-	(258)	-
Proceeds from subsidiaries – net of cash disposed		1,978	-	1,978	-
Net cash outflows from investing activities		**(74,087)**	**(57,541)**	**(52,332)**	**-**
Cash flows from financing activities					
Proceeds from borrowings		20,000	52,186	-	-
Repayment of borrowings		-	(52,186)	-	-
Payment for borrowing costs		(108)	-	-	-
Proceeds from related party borrowings		-	-	21,496	-
Proceeds from issue of capital		15,149	115,000	4,742	-
Payment of transaction costs to issue capital		(522)	(3,356)	(164)	-
Payment for buyback of stapled securities		(669)	-	(205)	-
Distributions paid to stapled securityholders		(3,161)	-	-	-
Net cash inflows from financing activities		**30,689**	**111,644**	**25,869**	**-**
Net increase/(decrease) in cash and cash equivalents		(43,084)	54,380	(26,929)	-
Net foreign exchange difference		(128)	-	(128)	-
Cash and cash equivalents at the beginning of the period		66,287	-	33,356	-
Cash and cash equivalents at the end of the period		**23,075**	**54,380**	**6,299**	**-**

The above consolidated interim statement of cash flows should be read with the accompanying condensed notes.

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Financial Information

This section provides additional information about those individual line items in the financial statements that the directors consider most relevant in the context of the operations of the Group and GDCOF.

Note 1: Segment reporting

The Group invests solely in the digital infrastructure sector with a global mandate.

The Chief Operating Decision Maker being, 360 Capital Digital Management Pty Limited the Investment Manager of the Group, monitors the performance and results of the Group at a total fund level, as a result the Group has only one segment. Operating profit is a financial measure which is not prescribed by AAS and represents the profit under AAS adjusted for specific non-operating items which management consider to reflect the core earnings of the Group and is used to make strategic decisions and as a guide to assess the Group's ability to pay distributions to securityholders.

The following table summarises key reconciling items between statutory profit/(loss) attributable to the securityholders of the Group and operating profit.

	Group		**GDCOF**	
	31-Dec 2020 $'000	**31-Dec 2019 $'000**	**31-Dec 2020 $'000**	**31-Dec 2019 $'000**
Statutory profit/(loss) attributable to securityholders of the Group	**233**	**2,692**	**(30)**	**-**
Non-operating items				
Net loss on fair value of investment properties	-	2,024	-	-
Net (gain)/loss on unrealised fair value of financial assets	(1,920)	-	461	
Net gain on fair value of derecognition of financial assets	-	(4,543)	-	-
Transaction costs	2,174	-	760	-
Security based payment expense	72	-	72	-
Unrealised foreign currency (gains)/losses	1,215	212	(12)	-
Operating profit (profit before non-operating items)	**1,774**	**385**	**1,251**	**-**
Weighted average number of securities ('000)	58,451	31,344	58,451	-
Operating profit per security (before non-operating items) (EPS) cents	**3.0**	**1.2**	**2.1**	**-**

Note 2: Distributions

Neither the Group nor GDCOF declared any distributions during the half year or up to the date of this report.

Note 3: Income tax expense

	Group		GDCOF	
	31-Dec 2020 $'000	**31-Dec 2019 $'000**	**31-Dec 2020 $'000**	**31-Dec 2019 $'000**
Profit/(loss) before tax attributable to stapled securityholders	**(42)**	**2,692**	**(305)**	-
Income tax expense/(benefit) at the effective corporate rate of 26% (31 December 2019: 27.5%)	(11)	740	(79)	-
Increase/(decrease) in income tax expense due to:				
Trust income exempt from income tax	(68)	(740)	-	-
Profit on sale of subsidiary	(145)	-	(145)	-
Unrealised foreign exchange gains	(3)	-	(3)	-
Equity raising costs	30	-	30	-
Equity accounted profits	(4)	-	(4)	-
Unrealised fair value adjustments on investments	120	-	120	-
Security based payment expense	19	-	19	-
Accrued distribution income	(218)	-	(218)	-
Other tax adjustments	(2)	-	(2)	-
Income tax benefit recognised in the statement of profit or loss	**(282)**	**-**	**(282)**	**-**

Note 4: Financial assets at fair value through profit or loss

	Group		GDCOF	
	31-Dec 2020 $'000	**30-Jun 2020 $'000**	**31-Dec 2020 $'000**	**30-Jun 2020 $'000**
Current				
Units in registered scheme	1,418	-	-	-
Non-current				
Investment in unlisted securities	28,010	7,935	-	-
Total	**29,428**	**7,935**	**-**	**-**

Note 4: Financial assets at fair value through profit or loss (continued)

Movements in the carrying value during the year are as follows:

	Group		GDCOF	
	31-Dec 2020 $'000	**30-Jun 2020 $'000**	**31-Dec 2020 $'000**	**30-Jun 2020 $'000**
Balance at start of period	7,935	-	-	-
Financial assets acquired - unlisted securities	30,187	7,791	-	-
Convertible note funded	-	10,727	-	-
Convertible note redeemed	-	(16,189)	-	-
Derecognition on consolidation	(9,846)	-	-	-
Fair value adjustment on derecognition of financial assets	-	4,543	-	-
Unrealised fair value adjustments on financial assets	2,380	-	-	-
Realised foreign exchange gains on financial assets	-	920	-	-
Unrealised foreign exchange adjustments on financial assets	(1,228)	144	-	-
Total	**29,428**	**7,935**	**-**	**-**

Note 5: Property, plant and equipment

	Group		GDCOF	
	31-Dec 2020 $'000	**30-Jun 2020 $'000**	**31-Dec 2020 $'000**	**30-Jun 2020 $'000**
Non-current				
Construction in progress	-	601	-	601
Buildings	2,252	-	2,252	-
Equipment	1,547	-	1,547	-
Total	**3,799**	**601**	**3,799**	**601**

As at 31 December 2020, the Group, through GDCOF, holds property, plant and equipment related to the acquisition of the ETIX Everywhere business in December 2020. Construction in progress related to Fibreconx was deconsolidated at the date of sale in August 2020.

Note 5: Property, plant and equipment (continued)

Movements in the carrying value during the half year are as follows:

	Group		GDCOF	
	31-Dec 2020 $'000	30-Jun 2020 $'000	31-Dec 2020 $'000	30-Jun 2020 $'000
Balance at start of period	601	-	601	-
Construction in progress	804	601	804	601
Business divestment	(1,405)	-	(1,405)	-
Acquired through business combination	3,942	-	3,942	-
Exchange differences on translation of foreign operation	(143)	-	(143)	-
Total	**3,799**	**601**	**3,799**	**601**

Note 6: Intangible assets

	Group		GDCOF	
	31-Dec 2020 $'000	30-Jun 2020 $'000	31-Dec 2020 $'000	30-Jun 2020 $'000
Non-current				
Software	-	319	-	319
Customer contracts	6,299	-	6,299	-
Goodwill	16,886	-	16,886	-
Total	**23,185**	**319**	**23,185**	**319**

As at 31 December 2020, the Group, through GDCOF, holds intangible assets related to the acquisition of the ETIX Everywhere business in December 2020. The development of software related to Fibreconx was deconsolidated at the date of sale in August 2020.

Movements in the carrying value during the year are as follows:

		Group		GDCOF	
	Note	31-Dec 2020 $'000	30-Jun 2020 $'000	31-Dec 2020 $'000	30-Jun 2020 $'000
Balance at start of period		319	-	319	-
Software		198	319	198	319
Business divestment		(517)	-	(517)	-
Acquired through business combination		6,535	-	6,535	-
Goodwill on acquisition	**11(a)**	17,519	-	17,519	-
Exchange differences on translation of foreign operation		(869)	-	(869)	-
Total		**23,185**	**319**	**23,185**	**319**

Note 7: Investments equity accounted

	Group and GDCOF			
	31-Dec 2020 %	**30-Jun 2020 %**	**31-Dec 2020 $'000**	**30-Jun 2020 $'000**
Non-current				
Gateway Network Connections LLC	51%	-	26,228	-
ETIX Everywhere Nantes 2 S.A.S	50%	-	2,018	-
ETIX Everywhere Nord S.A.S	50%	-	1,130	-
BelgiumDC SA	50%	-	2,400	-
ETIX Everywhere Compunet Inversiones S.A.S	50%	-	1,767	-
ETIX Compunet S.A.S	50%	-	-	-
Total			**33,543**	**-**

The Group, through GDCOF, holds a 51% joint venture stake in Gateway Network Connections LLC (GNC), through its 66% controlling stake in Asia Connectivity Elements, Inc (ACE). GNC owns and operates a data centre in Guam.

The Group, through GDCOF, holds 50% joint venture stakes in various entities through the acquisition of the ETIX Everywhere business owning and operating edge data centres in France, Belgium and Colombia.

Reconciliation of movements in equity accounted investments for the half year are as follows:

	Group		GDCOF	
	31-Dec 2020 $'000	**30-Jun 2020 $'000**	**31-Dec 2020 $'000**	**30-Jun 2020 $'000**
Balance at start of period	-	-	-	-
Acquisition at fair value	34,797	-	34,797	-
Share of equity accounted profits	22	-	22	-
Foreign currency translation	(1,276)	-	(1,276)	-
Total	**33,543**	**-**	**33,543**	**-**

Note 8: Equity

(a) Issued capital

	Group		GDCOF	
	31-Dec 2020 000's	**30-Jun 2020 000's**	**31-Dec 2020 000's**	**30-Jun 2020 000's**
Global Data Centre Investment Fund - Ordinary units issued	65,618	57,469	-	-
Global Data Centre Operations Fund - Ordinary units issued	65,618	57,469	65,618	57,469
	$'000	**$'000**	**$'000**	**$'000**
Global Data Centre Investment Fund - Ordinary units issued	85,426	75,842	-	-
Global Data Centre Operations Fund - Ordinary units issued	38,951	34,577	38,951	34,577
Total	**124,377**	**110,419**	**38,951**	**34,577**

(b) Movements in issued capital

Movement during the period in the number of issued units of the Group and GDCOF was as follows:

	Group		GDCOF	
	31-Dec 2020 000's	**30-Jun 2020 000's**	**31-Dec 2020 000's**	**30-Jun 2020 000's**
Opening balance at period start	57,469	-	57,469	-
Units issued 2 July 2019	-	12,875	-	-
Units issued 17 September 2019	-	12,875	-	-
Units issued 31 October 2019	-	32,500	-	-
Units issued 17 March 2020	-	-	-	58,250
Units issued 3 December 2020	8,559	-	8,559	-
Shares bought back and cancelled	(410)	(781)	(410)	(781)
Total	**65,618**	**57,469**	**65,618**	**57,469**

Note 8: Equity (continued)

Movement during the period in the value of issued units of the Group and GDCOF was as follows:

	Group		GDCOF	
	31-Dec 2020 $'000	30-Jun 2020 $'000	31-Dec 2020 $'000	30-Jun 2020 $'000
Opening balance at period start	110,419	-	34,577	-
Units issued 2 July 2019	-	25,000	-	-
Units issued 17 September 2019	-	25,000	-	-
Units issued 31 October 2019	-	65,000	-	-
Units issued 17 March 2020	-	-	-	34,950
Units issued 3 December 2020 [1]	15,149	-	4,742	-
Shares bought back and cancelled [2]	(669)	(1,220)	(205)	(373)
Transaction costs incurred in issuing capital	(522)	(3,361)	(163)	-
Total	**124,377**	**110,419**	**38,951**	**34,577**

[1] The Group issued 8,558,845 stapled securities at $1.77 per security via a placement to institutional investors raising $15.1 million. The allotment of new stapled securities was completed on 3 December 2020. The proceeds after capital raising costs were allocated to fund future investment activities.

[2] The Group bought back and cancelled 341,798 units on 20 July 2020 at an average price per unit for Group of $1.6271 and GDCOF $0.4979 and bought back and cancelled 68,667 units on 21 July 2020 at an average price per unit for Group of $1.6452 and GDCOF $0.5034

Risk

This section of the notes discusses the Group and GDCOF's exposure to various risks and shows how these could affect the consolidated entity's financial position and performance.

Note 9: Other financial assets and liabilities

Fair values
The fair value of the Group's financial assets and liabilities are approximately equal to that of their carrying values as at 31 December 2020.

Fair value hierarchy
All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, described as follows and based on the lowest level input that is significant to the fair value measurements as a whole:

Level 1 – Quoted market prices in an active market (that are unadjusted) for identical assets or liabilities
Level 2 – Valuation techniques (for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable)
Level 3 – Valuation techniques (for which the lowest level input that is significant to the fair value measurement is unobservable)

For financial instruments that are recognised at fair value on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

At balance date, the Group held the following classes of financial instruments measured at fair value:

	Total	Level 1	Level 2	Level 3
	$'000	$'000	$'000	$'000
GROUP				
31 December 2020				
Financial assets at fair value through profit or loss	29,428	-	1,418	28,010
30 June 2020				
Financial assets at fair value through profit or loss	7,935	-	-	7,935

GDCOF did not hold any financial instruments measured at fair value at the reporting dates.

There were no transfers between levels during the year. Fair value hierarchy levels are reviewed on an annual basis unless there is a significant change in circumstances indicating that the classification may have changed.

Valuation techniques

Fair value through profit or loss financial assets
The fair value of the current unlisted securities are estimated at the unit price of the fund which is predominantly derived from the observable fair value of the underlying listed security portfolio in which the unlisted scheme invests. The fair value assessment of the unlisted shares includes the best estimate of the impacts of the COVID-19 pandemic using information available at the balance sheet date.

The fair value of the non-current unlisted securities are estimated at the arms' length acquisition cost given this occurred within the reporting period and no material events have occurred since acquisition to suggest this is not a reasonable determination of fair value. The fair value assessment of the unlisted securities includes the best estimate of the impacts of the COVID-19 pandemic using information available at the balance sheet date.

Note 10: Investment properties

For the Perth, Western Australia data centre investment property, at reporting date the impact of COVID-19 has been considered. The current situation is considered more stable than it was at 30 June 2020, however should further outbreaks arise this may create additional valuation uncertainty. This means that the property value may change significantly and unexpectedly over a relatively short period of time. This uncertainty affects our ability to reliably determine the key judgements and assumptions used in the property valuations. It should be noted that the tenant continues to pay current with no disruption due to COVID-19.

Fund Structure

This section of the notes provides information which will help users understand how the fund structure affects the financial position and performance of the Group and GDCOF.

Note 11: Business combinations and asset acquisitions

(a) <u>ETIX Everywhere</u>

ETIX Everywhere specialises in the construction and operation of edge data centres through wholly owned assets and joint ventures located in France, Belgium and Colombia.

The acquisition was implemented through a share purchase agreement under which the Group, through GDCOF ,acquired shares of relevant target entities. The acquisition reached completion on 11 December 2020.

Due to the timing of completion to the reporting period date, the fair value of assets and liabilities recognised on acquisition have been provisionally determined.

Details of the purchase consideration to acquire ETIX Everywhere on 11 December 2020 are as follows:

	$'000
Cash	38,245
Total purchase consideration	**38,245**

The provisional assessment of fair value of assets and liabilities recognised as a result of the acquisition are as follows:

	$'000
Assets	
Cash and cash equivalents	2,556
Receivables	2,360
Property, plant and equipment	3,942
Investments equity accounted	7,589
Loan receivable	2,486
Intangible assets	6,535
Deferred tax assets	411
Liabilities	
Trade and other payables	(2,119)
Provisions	(30)
Deferred tax liabilities	(1,931)
Borrowings	(1,073)
Net identifiable assets acquired	**20,726**
Plus: Goodwill	17,519
Total purchase consideration	**38,245**

The fair value of receivables and other current assets approximates the collectible amount. Investments in joint ventures and property, plant and equipment have been adjusted to their fair value at the date of acquisition, net of deferred tax.

Note 11: Business combinations and asset acquisitions (continued)

The potential impact of COVID-19 has been considered when forming a view on the purchase price agreed to acquire the ETIX Everywhere business. The effects of the pandemic continue to unfold, and the ultimate impact globally are still unknown. In the event there is a longer than expected impact from the COVID-19 pandemic, this could have unforeseen impacts on the operations of ETIX Everywhere and to the investment in ETIX Everywhere in future reporting periods.

Revenue and profit contribution
Nil

Contingent consideration
There is no contingent consideration as part of this transaction.

Purchase consideration – cash outflow on acquisition

	$'000
Cash consideration paid	(38,245)
Cash and cash equivalents acquired	2,556
Outflow of cash to acquire subsidiary	(35,689)
Less: Business combination transaction costs expensed through profit or loss	(734)
Total cash outflow on acquisition of controlled entity	(36,423)

Acquisition related costs
Acquisition related costs of $0.7 million incurred have been expensed in the consolidated statement of profit or loss and, to the extent settled, have been included as part of net cash flows from investing activities in the consolidated statement of cash flows. Transaction costs include tax, financial, legal and other advisory fees.

(b) Asia Connectivity Elements

Asia Connectivity Elements, Inc (ACE) is a holding company which has a 51% joint venture interest in Gateway Network Connections LLC (GNC) the owner and operator of a data centre in Guam.

The acquisition was implemented through several share purchase agreements under which the Group, through GDCOF, acquired shares of ACE. The acquisition reached completion on 4 December 2020. The fair value of assets and liabilities recognised on acquisition have been provisionally determined.

Details of the purchase consideration to acquire the controlling interests in ACE are as follows:

	$'000
Cash	8,516
Total purchase consideration	**8,516**

Note 11: Business combinations and asset acquisitions (continued)

The fair value of assets and liabilities recognised as a result of the acquisition are as follows:

	$'000
Assets	
Cash and cash equivalents	970
Joint venture interest	26,150
Net identifiable assets acquired	**27,120**
Less: External non-controlling interest	(9,219)
Less: Existing interest held by the Group (at fair value)	(9,846)
Plus: Fair value adjustment on consolidation	461
Total purchase consideration	**8,516**

As the asset concentration test in AASB 3 has been met, the Group and GDCOF have elected not to apply business combination accounting and instead treat the acquisition of ACE as an asset acquisition.

The potential impact of COVID-19 has been considered when forming a view on the purchase price agreed to acquire the additional shares in ACE in December 2020. The effects of the pandemic continue to unfold, and the ultimate impact globally are still unknown. In the event there is a longer than expected impact from the COVID-19 pandemic, this could have unforeseen impacts to the operations of GNC and ultimately the investment in ACE in future reporting periods.

Note 12: Business divestment

(a) <u>Fibreconx</u>

The Group, through GDCOF, disposed of on 28 August 2020 at market value to a wholly owned subsidiary of the 360 Capital Group. The disposal was implemented through a share transfer agreement.

The net carrying value of assets, liabilities and equity reserves derecognised as a result of the divestment was:

	$'000
Net value of assets, liabilities, and equity reserves	1,453
Plus: Gain on disposal	558
Total disposal consideration	**2,011**

Disposal consideration – cash inflow on disposition

	$'000
Cash consideration received	2,011
Cash and cash equivalents derecognised	(32)
Total cash inflow on disposal of controlled entity	**1,979**

Unrecognised Items

This section of the notes provides information about items that are not recognised in the financial statements as they do not (yet) satisfy the recognition criteria.

Note 13: Events subsequent to balance date

In February 2021, the Group has changed its name from 360 Digital Infrastructure Fund to Global Data Centre Group to better align to its more focused data centre investment strategy.

On 15 February 2021, and extraordinary general meeting approved to ratify the issuance of the 8,558,845 stapled securities in December 2020.

No other circumstances have arisen since the end of the period which have significantly affected or may significantly affect the operations of the Group or GDCOF, the results of those operations, or the state of affairs of the Group or GDCOF in future financial years.

Other Information

This section of the notes includes information that must be disclosed to comply with prescribed accounting standards and other pronouncements, but that are not immediately related to individual line items in the financial statements.

Note 14: Earnings per security

	Group		GDCOF	
	31-Dec 2020	31-Dec 2019	31-Dec 2020	31-Dec 2019
	¢	¢	¢	¢
Basic and diluted earnings per security	0.4	8.6	(0.1)	-
	$'000	$'000	$'000	$'000
Basic and diluted earnings				
Profit/(loss) attributable to securityholders of Global Data Centre Group used in calculating earnings per security	233	2,692	(30)	-
	000's	000's	000's	000's
Weighted average number of securities used as a denominator				
Weighted average number of securities – basic and diluted	58,451	31,344	58,451	-

Note 15: Related party transactions

Responsible entity
The Responsible Entity of the Fund is 360 Capital FM Limited (ABN 15 090 664 396) (AFSL No 221474). The immediate parent entity of the Responsible Entity is 360 Capital Property Limited (ABN 46 146 484 433), and its ultimate parent entity is 360 Capital Group Limited (ABN 18 113 569 136).

Investment manager
The Investment Manager of the Fund is 360 Capital Digital Management Pty Limited (ABN 58 632 422 916), a joint venture between 360 Capital Property Limited and Mr David Yuile.

Responsible Entity and Investment Manager's fees and other transactions
The Responsible Entity and Investment Manager are entitled to receive management fees under the terms of the constitution, investment manager agreement and in accordance with the product disclosure statement.

Note 15: Related party transactions (continued)

	Group		GDCOF	
	31-Dec 2020 $'000	**31-Dec 2019 $'000**	**31-Dec 2020 $'000**	**31-Dec 2019 $'000**
Fees for the year paid/payable by the Group:				
Responsible entity management fees	30,000	9,450	9,000	-
Investment manager fees	600,549	189,000	172,302	-
Group recoveries charged through administration expenses	14,355	85,440	7,176	-
	644,904	**283,890**	**188,478**	**-**

Responsible Entity Management Fee
The Responsible Entity is entitled to a Management Fee of 0.05% p.a. of the gross value of the assets of the Group during the relevant period for its role in managing and administering the Group.

Investment Management Fee
The Investment Manager is entitled to a Management Fee of 1.0% p.a. of the gross value of the assets of the Group during the relevant period for its role in managing and administering the Group.

Performance Fee
The Investment Manager is entitled to a Performance Fee calculated and paid every 3 years and in certain other circumstances. The performance fee is equal to:

- To the extent that the Group IRR is more than 10% but no more than 12%, the amount which if included in the Group outflow on the calculation date would reduce the Group IRR to 10%;
- Where the Group achieves an IRR of greater than 12%
  - an amount which if included in the Group outflow on the calculation date represents the difference between 10% Group IRR and 12% Group IRR; plus
  - 20% of the amount which if included as a Group outflow on the calculation date would reduce the Group IRR to 12%.

Securityholdings

Securities held by the Responsible Entity and other funds managed by and related to the Responsible Entity held units in the Group as follows:

	Group		GDCOF	
	31-Dec 2020	**30-Jun 2020**	**31-Dec 2020**	**30-Jun 2020**
360 Capital DIP Trust				
Number of securities held	21,761,811	21,761,811	21,761,811	21,761,811
Interest % held	33.2%	37.9%	33.2%	37.9%
Distribution paid/payable by the Group ($)	-	217,618	-	-

Note 15: Related party transactions (continued)

Borrowings
GDCOF has received a loan from GDCIF which relates to the charging of shared costs between the two stapled entities and funding of investment opportunities within the Group. The balance of the loan at 31 December 2020 is $21,504,739 (30 June 2020: $9,210). This loan is non-interest bearing and at call.

In the prior year, whilst the Group was a wholly owned entity within the stapled 360 Capital Group (ASX: TGP), the Group borrowed, in total, short term non-interest bearing loans amounting to $44,685,968 from TGP, which were fully repaid by 17 September 2019.

In the prior year, on 24 September 2019, the Group borrowed $7,500,000 from a wholly owned entity of the stapled 360 Capital Group. The loan was repayable after 9 years and had an interest rate of 8% per annum. The loan was fully repaid on 31 October 2019 including interest of $60,822.

Business divestment
On 28 August 2020, Fibreconx Pty Ltd was disposed of to a wholly owned subsidiary of the 360 Capital Group at market value. Refer to Note 12 for further details.

Other transactions
Stapling
In the prior year, on 17 March 2020, the Group implemented the stapling of the Group as part of the stapling of the GCDIF to the GDCOF, which was capitalised through the payment of the special distribution of 60.0 cents per unit from the GDCIF and the compulsory reinvestment as capital in the GDCOF of 60.0 cents per unit, which equated to approximately $35.0 million.

Asia Connectivity Elements (ACE)
In December 2020, the Group through GDCOF, acquired shares in ACE from Mr David Yuile for $614,101 at the same price per share as other shares acquired from external parties in December 2020.

Note 16: Basis of preparation

a) Reporting entity

The interim financial report is has been prepared in accordance with AASB 134: *Interim Financial Reporting* and the *Corporations Act 2001*. The interim financial report of Global Data Centre Group (the Group), formerly 360 Capital Digital Infrastructure Fund comprises the consolidated financial statements of Global Data Centre Investment Fund (GDCIF), formerly 360 Capital Digital Infrastructure Fund and its controlled entities. The interim report of Global Data Centre Operations Fund (GDCOF), formerly 360 Capital Digital Infrastructure Fund 2 comprises the consolidated financial statements of Global Data Centre Operations Fund and its controlled entities.

The Responsible Entity of the Group and GDCOF is 360 Capital FM Limited. The registered office and the principal place of business is Level 8, 56 Pitt Street, Sydney NSW 2000 Australia. The nature of operations and principal activities of the Group are disclosed in the Responsible Entity's report.

The interim financial report was authorised for issue by the Board on 26 February 2021.

The interim financial report does not include all of the notes and information required for a full annual financial report and should be read in conjunction with any public announcements made by Global Data Centre Group during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

b) Basis of preparation

Basis of preparation
Global Data Centre Group and its consolidated entities and Global Data Centre Operations Fund and its controlled entities are for-profit entities for the purpose of preparing the interim financial report.

Note 16: Basis of preparation (continued)

The interim financial report has been prepared on an accruals basis and on the historical cost basis except for investment properties, financial assets and financial liabilities, which are stated at their fair value.

The interim financial report is presented in Australian dollars.

The Group and GDCOF are entities of the kind referred to in Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the interim financial report and Responsible Entity report have been rounded to the nearest thousand dollars, unless otherwise stated.

In the prior year, the Responsible Entity has been granted relief by ASIC from the requirements to comply with Part 2M.3 of the Corporations Act 2001 for the Group's first financial half year (ASIC Instrument 19-1202). Part 2M.3 requires that a half year for a Registered Scheme be the first six month period after the date the scheme is registered, which would be the period from 28 August 2019 to 27 February 2020. However, the Group is also required to report to the ASX under the ASX Listing Rules from the period the Group was established (2 July 2019) to 31 December 2019. The ASIC relief, granted on 16 December 2019, allows the Group to align its first half year reporting period and release one set of half year reports for the period from 1 July 2020 to 31 December 2020.

Note 17: Significant accounting policies

These financial statements for the interim half-year reporting period ended 31 December 2020 have been prepared in accordance with Australian Accounting Standards AASB 134 'Interim Financial Reporting' and the Corporations Act 2001, as appropriate for for-profit oriented entities. Compliance with AASB 134 ensures compliance with International Financial Reporting Standards IAS 34 'Interim Financial Reporting'.

These financial statements do not include all the notes of the type normally included in annual financial statements. Accordingly, these financial statements are to be read in conjunction with the annual report for the year ended 30 June 2020 and any public announcements made by the Group during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

The principal accounting policies adopted are consistent with those of the previous financial year and corresponding interim report period with the following additional accounting policies now relevant for the period:

a) Basis of consolidation

Business combinations and Goodwill
Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interests, and any previous interest held, over the net identifiable assets acquired and liabilities assumed.

If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the re-assessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then a gain on bargain purchase is recognised in the statement of profit or loss within the year of the acquisition.

Note 17: Significant accounting policies (continued)

Investments in associates and joint ventures
Investments in associates and joint ventures are accounted for using the equity method. Under the equity method, the investment in an associate or a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate or joint venture since the acquisition date.

The Group's share of net profit or loss is recognised in the statement of profit or loss from the date joint control commences until the date joint control ceases. Other movements in reserves are recognised directly in the consolidated reserves.

b) Property, plant and equipment

Property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation on assets is calculated using the straight-line method to allocate their cost or revalued amounts, net of their residual values, over their estimated useful lives, as follows:

Class of Fixed Asset	Depreciation Rate
Buildings	6.7%
Equipment	6.7% - 20.0%

Each asset's residual value and useful life is reviewed, and adjusted if appropriate, at each balance date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in profit or loss.

c) Intangible assets

The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit or loss in the expense category that is consistent with the function of the intangible assets.

Class of Intangible Asset	Amortisation Rate
Customer Contracts	6.7%

d) Impairment of assets

Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered impairment are reviewed for possible reversal of the impairment at each reporting date.

Note 17: Significant accounting policies (continued)

e) Borrowings

Interest bearing loans and overdrafts are initially measured at fair value, net of transaction costs incurred, and are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the statement of profit or loss over the period of the borrowings using the effective interest rate method.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the statement of financial position date.

Transaction costs are amortised over the term of the borrowing and the balance of transaction costs is amortised immediately upon a borrowing being substantially renegotiated, refinanced or repaid in full.

f) Foreign currency

The Group's consolidated financial statements are presented in Australian Dollars, which is also the parent company's functional currency.
<u>Group Companies</u>
On consolidation, the assets and liabilities of foreign operations are translated into Australian Dollars at the rate of exchange prevailing at the reporting date and their statements of profit or loss are translated at exchange rates prevailing at the dates of the transactions. The exchange differences arising on translation for consolidation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is reclassified to profit or loss.

g) Accounting standards issued but not yet effective

The Group and GDCOF have adopted all Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are mandatory for the current reporting period. The amendments adopted by the Group and GDCOF for the period commencing 1 July 2020 are detailed below:

- AASB 2018-6 *Amendments to AASs - Definition of a Business*
- AASB 2018-7 *Amendments to AASs - Definition of Material*
- AASB 2019-3 *Amendments to AASs – Interest Rate Benchmark Reform*

These amendments had no impact on the consolidated financial statements of the Group and GDCOF.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

In the opinion of the Directors of 360 Capital FM Limited:

1) The interim consolidated financial statements and notes of Global Data Centre Group and its controlled entities and the consolidated financial statements and notes of Global Data Centre Operations Fund and its controlled entities that are set out on pages 9 to 35 are in accordance with the *Corporations Act 2001*, including:

   (i) giving a true and fair view of the consolidated entities' financial position as at 31 December 2020 and of their performance for the period ended on that date; and

   (ii) complying with Australian Accounting Standard AASB 134 *Interim Financial Reporting and Corporations Regulations 2001* and other mandatory professional reporting requirements; and

2) There are reasonable grounds to believe that the Global Data Centre Group and Global Data Centre Operations Fund will be able to pay their debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Directors.

David van Aanholt
Chairman

Tony Robert Pitt
Managing Director

Sydney
26 February 2021

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Independent Auditor's Review Report to the unitholders of Global Data Centre Group

Report on the Half-Year Financial Report

Conclusion

We have reviewed the accompanying half-year financial report of Global Data Centre Group (collectively the Group), which comprises Global Data Centre Investment Fund and its controlled entities, and Global Data Centre Operations Fund (GDCOF) and its controlled entities, which comprises of the Group and GDCOF consolidated statements of financial position as at 31 December 2020, consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Based on our review, which is not an audit, nothing has come to our attention that causes us to believe that the half-year financial report of the Group and GDCOF is not in accordance with the *Corporations Act 2001*, including:

a) giving a true and fair view of the Group's and GDCOF's consolidated financial position as at 31 December 2020 and of their consolidated financial performance for the half-year ended on that date; and

b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Emphasis of Matter - Impact of the Coronavirus (COVID-19) Pandemic

We draw attention to Note 10 of the half-year financial report which describes the impact of the COVID-19 pandemic on the determination of fair value of investment properties and how this has been considered by the Directors in the preparation of the financial report. Due to the heightened degree of valuation uncertainty, property values may change significantly and unexpectedly over a relatively short period of time. Our opinion is not modified in respect of this matter.

Directors' Responsibility for the Half-Year Financial Report

The directors of the Responsible Entity are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Corporations Act 2001 and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that is free from material misstatement, whether due to fraud or error.

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Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, anything has come to our attention that causes us to believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the Group's and GDCOF's consolidated financial position as at 31 December 2020 and its consolidated financial performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of the Group, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

Ernst & Young

Ernst & Young

Douglas Bain
Partner
Sydney
26 February 2021

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