GLOBAL DATA CENTRE GROUP

Global Data Centre Group

ANNUAL REPORT

30 June 2023

BUILDING DIGITAL FACTORIES OF THE FUTURE

General Information

The financial report of Global Data Centre Group (GDC) (the Group) comprises the consolidated financial statements of Global Data Centre Investment Fund (GDCIF) (ARSN 635 566 531) and its controlled entities. The financial report of Global Data Centre Operations Fund (GDCOF) (ARSN 638 320 420) 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 GDCOF 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 Evolution Trustees Limited (ABN 29 611 839 519) (AFS License No. 486217). Its registered office and the principal place of business is Level 15, 68 Pitt Street, Sydney NSW 2000 Australia.

The financial statements were authorised for issue, in accordance with a resolution of the directors of the Responsible Entity, on 30 August 2023.

Contents

Responsible Entity report

The Directors of Evolution Trustees Limited (Evolution) (ABN 29 611 839 519) (AFSL No 486217), 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) and Global Data Centre Operations Fund for the year ended 30 June 2023.

Global Data Centre Group is a stapled entity comprising Global Data Centre Investment Fund (GDCIF) (Parent Entity) and its controlled entities and Global Data Centre Operations Fund (GDCOF) and its controlled entities.

Directors

The following persons were Directors of Evolution Trustees Limited (the Responsible Entity) during the year up to the date of this report, unless otherwise stated:

Rupert Clive Smoker
David Roko Grbin
Alexander James Calder
Ben Michael Norman (Alternate)

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 realise value to securityholders over the medium term through realisation of its investments.

Key financial highlights

for the year ended 30 June 2023

Statutory net loss $(0.1)m	Statutory net loss attributable to securityholders of $(0.1) million (equating to (0.1) cps) down from $0.6 million profit in prior year due to due to higher transaction costs for Etix Everywhere acquisitions.
Operating EBITDA $6.3m	Operating EBITDA1 of $6.3 million (equating to 8.1 cps) increased by 66% driven by the inclusion of CIV France's EBITDA in the second half of the financial year.

Key operational achievements

for the year ended 30 June 2023

New Investment 1	Acquisition through Etix Everywhere of CIV France comprising two wholly owned data centres in Lille, France.
Capital Deployed $42m	Driven through funding the acquisition CIV France by Etix Everywhere which closed in December 2022.
Etix Everywhere MW Operating Capacity 6MW	Representing a 44% increase on MW operating capacity from June 2022 driven by Etix Everywhere acquisition of CIV France.

1 Operating EBITDA is a financial measure which is not prescribed by Australian Accounting Standards (AAS). The Responsible Entity considers Operating EBITDA to reflect the core earnings of the Group. Operating EBITDA is used by the Board and Investment Manager to make strategic decisions. The Operating EBITDA 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 loss attributable to securityholders for the year ended 30 June 2023 was $0.1 million (30 June 2022: profit $0.6 million). The Group's balance sheet as at 30 June 2023 had gross assets of $331.3 million (30 June 2023: $200.6 million).

The Group's Operating EBITDA for the year ended 30 June 2023 was $6.3 million (30 June 2022: $3.8 million).

GDCOF's statutory net loss attributable to securityholders for the year ended 30 June 2023 was $7.2 million (30 June 2022: loss $4.4 million). GDCOF's balance sheet as at 30 June 2023 had gross assets of $240.2 million (30 June 2022: $95.0 million).

GDCOF's Operating EBITDA for the year ended 30 June 2023 was $5.5 million (30 June 2022: $2.6 million).

Group Overview

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

Etix Everywhere ("Etix")

In December 2022 Etix closed on the acquisition of CIV France, comprising 2 data centres in Lille France with current operating capacity of 1.8MW. The purchase price was $87.4 million, of which the Group contributed $40.6 million and Etix arranged external debt financing for the remaining $46.8 million.

In February 2023 Etix welcomed a new capital partner, Eurazeo Transition Infrastructure Fund ("Eurazeo"), to its shareholding. Eurazeo injected an initial $46.8 million for a ~30% stake in Etix, diluting the Group's ownership to ~70%. The funds were primarily used by Etix to repay some debt and fund future expansion opportunities in France and Thailand.

In March 2023 Etix successfully launched its Stage 3 expansion of its Bangkok data centre, which when completed will increase its operating capacity by 1.0MW.

AirTrunk

The Group has obtained its hyperscale investment exposure through its investment into the MAM led consortium that acquired an 88% stake in AirTrunk. During the year AirTrunk commenced construction on its second data centre in Tokyo and has announced expansion plans for a first data centre in Malaysia and second data centre in Hong Kong, creating total platform capacity of 1.38GW. AirTrunk has also raised in total $5 billion of ESG linked debt, making it one of the largest issuers of sustainable financing in the data centre industry globally.

Summary and Outlook

The digital infrastructure sector has, as predicted, seen a significant amount of growth in the period driven by the ongoing growth in internet usage, roll out of artificial intelligence (AI), and more importantly the significant growth in cloud adoption. In particular cloud provider investment in data centres has proven more robust than expected. Going forward it is expected these trends will continue through the impact of 5G investment by mobile carriers.

Investment Strategy

The Group aims to provide unitholders with income and capital returns from investing in a diverse portfolio of data centre assets. The Investment Manager believes 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.

On 17 April 2023, the Group announced that the Investment Manager had performed an internal strategic review given the persistent significant discount the securities had been trading at compared to the Investment Manager's view on the fair value NAV of the Group. The outcome of this review was that the Investment Manager will pivot to a value realisation strategy. Under this strategy, the Group is unlikely to make new investments. Instead it will seek to realise the value of the Group's assets over the medium term through asset disposals, subject to market conditions.

Significant changes in state of affairs

Other than the change to a value realisation strategy as noted above, in the opinion of the Directors, there were no significant changes in the state of affairs of the Group that occurred during the year under review other than those listed above or elsewhere in the Responsible Entity's report.

Likely developments and expected results of operations

Based on the shift to a value realization strategy as previously highlighted, the Group will continue to actively manage its investments in digital infrastructure assets as outlined in the Product Disclosure Statements (PDS) dated 1 October 2019 and 21 February 2020 with a view to optimising value for securityholders.

Risks

In February 2022 Russia began its invasion of Ukraine. The Group has direct exposure to Europe through its investment in Etix Everywhere which has data centre interests in France and Belgium. The data centres are not located directly near the conflict, but the impact of Russia's invasion is creating risks across wider Europe such as energy prices. The Group continues to monitor the impact of the conflict and has considered its impact when preparing the financial statements based on the facts and circumstances at that time.

Rising interest rates could impact the Group through increasing finance costs on its floating rate loans. The Group uses a combination of fixed and floating rate financing and continues to monitor and assess the interest rate exposures and its impact on the Group's financial performance.

Customer and stakeholders continue to focus on ESG especially in light of the data centre sector's usage of energy. The Investment Manager is developing an ESG strategy to address these areas of focus for the Group. As a first step as part of Eurazeo's new capital injection, Etix Everywhere has adopted Eurazeo's ESG framework which, amongst other things, aims to achieve 12 of its essential targets within five years.

Distributions

No distributions were paid or payable to securityholders by the Group for the current or prior year.

Buy back arrangements

As detailed in the Fund constitution, the Responsible Entity is not under any obligation to buy back, purchase or redeem securities from securityholders. During the year and previous year no securities were bought back and cancelled.

Options

No options over issued securities or interests in the Group were granted during or since the end of the financial year and there were no options outstanding at the date of this report. The Directors and Executives of the Responsible Entity hold no options over interests in the Group.

Securities issued in the Group

No new securities were issued during the current year and securities issued in the prior year are as disclosed in Note 14.

Number of interests on issue

As at 30 June 2023, the number of units on issue in the Group and GDCOF was 77,272,800 (30 June 2022: 77,272,800).

Securities held by the Responsible Entity or Related Parties of the Responsible Entity

As at 30 June 2023 related parties of the Responsible Entity held securities in the Group and GDCOF, as detailed in Note 26 to the financial statements.

Fees, commissions or other charges by the Responsible Entity or Related Parties of the Responsible Entity

All fees payable to the Responsible Entity or its related parties are detailed in Note 26 to the financial statements.

Events subsequent to balance date

On 6 July 2023, the Group held an extraordinary general meeting to vote on the matters communicated to securityholders in the explanatory memorandum dated 5 June 2023. Two interdependent resolutions were put to securityholders requiring a simple majority to pass. Firstly in relation to the Investment Manager, changes were proposed to the investment management agreement with respect to a reduction in base management fees, removal of termination and notices fees, and the replacement of the original performance fees with a contingent cash consideration scheme. Secondly in relation to the Responsible Entity, changes were proposed to increase their management fee to an amount already allowable within the Group's constitution. Both resolutions were carried at the extraordinary general meeting and have subsequently been put into place through various contractual amendments.

As at 30 June 2023 the banking facility on the Malaga data centre has an interest cover ratio (ICR) of 1.67 (covenant 1.85) and loan to value ratio (LVR) of 55.6% (covenant 55%). No breach has been called by the lender but no waiver has been provided at year end. As such, the loan has been classified as a current liability. Subsequent to year end the lender has reset the covenants to an ICR of 1.5 and LVR of 56%. As at the date of this report, the Group is now in compliance with its loan covenants and continues to meet all of its interest and principal obligations.

On 3 July 2023, the Group announced that Etix Everywhere had signed a conditional agreement to acquire 5 new data centres in France with three located in Paris, and one each in Montpellier and Toulouse. The data centres currently have 3.5MW of a useable capacity which is expandable to 5.4MW (max IT capacity). The total consideration (excluding transaction costs) for the acquisition is expected to be approximately $104.3 million, subject to completion adjustments. The purchase price is expected to be financed through a combination of new equity from Eurazeo and a new $24.7 million debt facility put in place in August 2023 which is conditional on the transaction completing. The Group will not be contributing any new equity to fund the acquisition. The sale agreement is subject to the condition of receiving French regulatory approval. It is anticipated that completion of the transaction will occur before the end of September 2023. Once completed, it is expected the Group will deconsolidate Etix Everywhere and recognise the investment in Etix Everywhere as an equity accounted investment.

On 19 July 2023, Etix Everywhere acquired the other 50% stake of Etix Everywhere Nord SAS (its Lille 1 data centre) for total consideration of approximately $5.8 million, funded through cash available at Etix Everywhere.

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

Environmental Issues

The Group complied with all environmental regulations during the course of the financial year.

Indemnification and insurance of Directors and Officers

During or since the end of the financial year, the Responsible Entity has paid insurance premiums (which cannot be disclosed under the terms of the policy) to insure each of the aforementioned Directors as well as Officers of the Responsible Entity of the Group against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in their capacity of the Responsible Entity, other than conduct involving a wilful breach of duty in relation to the Responsible Entity. Insurance premiums are paid out of Evolution Trustees Limited and not out of the assets of the Group. The Responsible Entity has not otherwise, during or since the end of the financial year indemnified or agreed to indemnify an officer of the Responsible Entity.

Indemnification and insurance of Auditors

To the extent permitted by law, the Responsible Entity has agreed to indemnify its auditors, Ernst & Young, as part of the terms of its audit engagement agreement against claims by third parties arising from the audit (for an unspecified amount). No payment has been made to indemnify Ernst & Young during or since the financial year.

Non-audit services

Disclosed in Note 24 were the non-audit services provided by the Group's auditors. The directors are satisfied that the provision of non-audit services is compatible with the general standard of independence for auditors imposed by the Corporations Act 2001. The nature and scope of each type of non-audit service provided means that auditor independence was not compromised.

Auditor's independence declaration

The auditor's independence declaration required under Section 307C of the Corporations Act 2001 is set out immediately after this responsible entity report.

Stapled group report

Global Data Centre Group is an entity of the kind referred to in ASIC Corporations (Stapled Group Reports) Instrument 2015/838 issued by the Australian Securities and Investments Commission (ASIC). In accordance with that Instrument, amounts in the annual financial report and Responsible Entity report include the consolidated results of Global Data Centre Group alongside the results of the Global Data Centre Operations Fund presented in adjacent columns.

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 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.

Rupert Smoker

Director

Sydney
30 August 2023

Auditor's independence declaration

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Auditor's independence declaration to the directors of Evolution Trustees Limited as Responsible Entity for Global Data Centre Group and Global Data Centre Operations Fund

As lead auditor for the audit of the financial report of Global Data Centre Group and Global Data Centre Operations Fund for the financial year ended 30 June 2023, 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 audit;

b. No contraventions of any applicable code of professional conduct in relation to the audit; and

c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the audit.

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

Ernst & Young

Ernst & Young

Douglas

Douglas Bain
Partner
30 August 2023

Consolidated statement of profit or loss

	Note	Group 30-Jun 2023 $'000	Group 30-Jun 2022 $'000	GDCOF 30-Jun 2023 $'000	GDCOF 30-Jun 2022 $'000
Revenue from continuing operations					
Rental from investment properties	6	2,638	2,610	-	-
Data centre services revenue		24,546	10,187	24,546	10,187
Finance revenue		545	46	351	5
Total revenue from continuing operations		**27,729**	**12,843**	**24,897**	**10,192**
Other income					
Net gain on fair value of investment properties	6	-	1,000	-	-
Net gain on fair value of financial assets	10	9,016	3,377	-	-
Net gain on disposal of subsidiary	20	125	-	125	-
Unrealised foreign exchange gains		136	-	136	-
Other income		628	405	628	405
Total other income		**9,905**	**4,782**	**889**	**405**
Total revenue from continuing operations and other income		**37,634**	**17,625**	**25,786**	**10,597**
Investment property expenses	6	136	133	-	-
Data centre facility costs		9,581	4,474	9,581	4,474
Administration expenses		6,153	2,623	5,828	2,456
Management fees	26	2,447	1,826	1,096	735
Employee benefits expense	3	7,009	2,764	7,009	2,764
Finance expenses		4,829	744	3,545	255
Foreign exchange losses		-	18	-	18
Transaction costs		2,844	966	2,756	841
Depreciation and amortisation	7,8	5,747	1,735	5,747	1,735
Share of equity accounted losses	9	23	907	23	907
Net loss on fair value of investment properties	6	1,500	-	-	-
Net loss on disposal of subsidiary	20	-	579	-	579
Other expenses		7	9	7	9
Profit/(loss) from continuing operations before tax		**(2,642)**	**847**	**(9,806)**	**(4,176)**
Income tax expense/(benefit)	4	(1,705)	506	(1,707)	506
Profit/(loss) for the year		**(937)**	**341**	**(8,099)**	**(4,682)**

Consolidated statement of profit or loss *continued*

		Group		GDCOF	
		30-Jun	30-Jun	30-Jun	30-Jun
		2023	2022	2023	2022
	Note	$'000	$'000	$'000	$'000
Total profit/(loss) attributable to:					
Securityholders of GDCIF		7,162	5,023	-	-
Securityholders of GDCOF		(7,220)	(4,434)	(7,220)	(4,434)
Profit/(loss) attributable to stapled securityholders		**(58)**	**589**	**(7,220)**	**(4,434)**
External non-controlling interest		(879)	(248)	(879)	(248)
Profit/(loss) for the year		**(937)**	**341**	**(8,099)**	**(4,682)**
Earnings per security for profit after tax attributable to the securityholders of Global Data Centre Group		**cents**	**cents**	**cents**	**cents**
Basic and diluted earnings per security	25	**(0.1)**	**0.8**	**(9.3)**	**(5.9)**

The above consolidated statements of profit or loss should be read with the accompanying notes.

Consolidated statements of other comprehensive income

	Note	Group 30-Jun 2023 $'000	Group 30-Jun 2022 $'000	GDCOF 30-Jun 2023 $'000	GDCOF 30-Jun 2022 $'000
Profit/(loss) for the year		**(937)**	**341**	**(8,099)**	**(4,682)**
Other comprehensive income					
Other comprehensive income which may be reclassified to profit or loss in subsequent periods:					
Exchange differences on translation of foreign operations		6,874	519	6,874	519
Foreign currency translation recycled to profit or loss		-	(1,135)	-	(1,135)
Net gain/(loss) on cash flow hedges		119	-	119	-
Net other comprehensive income/(loss)		**6,993**	**(616)**	**6,993**	**(616)**
Total comprehensive income/(loss) for the year		**6,056**	**(275)**	**(1,106)**	**(5,298)**
Total comprehensive income/(loss) attributable to:					
Securityholders of GDCIF		7,162	5,023	-	-
Securityholders of GDCOF		(1,744)	(5,856)	(1,744)	(5,856)
Total comprehensive income/(loss) attributable to stapled securityholders		**5,418**	**(833)**	**(1,744)**	**(5,856)**
External non-controlling interest		638	558	638	558
Total comprehensive income/(loss) for the year		**6,056**	**(275)**	**(1,106)**	**(5,298)**

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

Consolidated statements of financial position

	Note	Group 30-Jun 2023 $'000	Group 30-Jun 2022 $'000	GDCOF 30-Jun 2023 $'000	GDCOF 30-Jun 2022 $'000
Current assets					
Cash and cash equivalents	15	34,246	43,112	32,634	18,774
Receivables	5	14,747	7,036	14,755	7,026
Loan receivable		3,924	2,700	3,924	2,700
Total current assets		**52,917**	**52,848**	**51,313**	**28,500**
Non-current assets					
Financial assets at fair value through profit or loss	10	45,075	35,248	-	-
Property, plant and equipment	7	82,954	28,598	82,954	28,598
Intangible assets	8	97,740	30,939	97,740	30,939
Investment properties	6	44,500	46,000	-	-
Investments equity accounted	9	7,920	6,571	7,920	6,571
Derivative financial instruments		236	-	236	-
Deferred tax asset	11	-	384	-	384
Total non-current assets		**278,425**	**147,740**	**188,850**	**66,492**
Total assets		**331,342**	**200,588**	**240,163**	**94,992**
Current liabilities					
Trade and other payables	12	19,597	8,091	73,346	40,214
Borrowings	13	28,648	1,107	3,912	1,107
Total current liabilities		**48,245**	**9,198**	**77,258**	**41,321**
Non-current liabilities					
Borrowings	13	60,572	38,114	60,572	13,425
Deferred tax liability	11	14,479	2,294	14,479	2,294
Derivative financial instruments		114	-	114	-
Provisions		102	28	102	28
Total non-current liabilities		**75,267**	**40,436**	**75,267**	**15,747**
Total liabilities		**123,512**	**49,634**	**152,525**	**57,068**
Net assets		**207,830**	**150,954**	**87,638**	**37,924**

Consolidated statements of financial position *continued*

	Note	Group 30-Jun 2023 $'000	Group 30-Jun 2022 $'000	GDCOF 30-Jun 2023 $'000	GDCOF 30-Jun 2022 $'000
Equity					
Issued capital – GDCIF securities	14	100,976	100,976	-	-
Issued capital – GDCOF securities	14	44,997	44,997	44,997	44,997
Foreign currency translation reserve		2,173	(3,827)	2,173	(3,827)
Cash flow hedge reserve		84	-	84	-
Other reserves	21	9,585	-	9,585	-
Retained earnings / (Accumulated losses)		6,896	6,954	(12,320)	(5,100)
Total equity attributable to securityholders		**164,711**	**149,100**	**44,519**	**36,070**
External non-controlling interests		43,119	1,854	43,119	1,854
Total equity		**207,830**	**150,954**	**87,638**	**37,924**

The above consolidated statements of financial position should be read with the accompanying notes.

Consolidated statements of changes in equity

Group	Note	Issued capital $'000	Retained earnings / (Accumulated losses) $'000	Foreign currency translation reserve $'000	Cash flow hedge reserve $'000	Other reserves $'000	Total equity attributable to Securityholders $'000	External Non Controlling Interest $'000	Total equity $'000
Balance at 1 July 2022		145,973	6,954	(3,827)	-	-	**149,100**	1,854	**150,954**
Profit/(loss) for the period		-	(58)	-	-	-	**(58)**	(879)	**(937)**
Other comprehensive income		-	-	5,392	84	-	**5,476**	1,517	**6,993**
Total comprehensive income/(loss) for the year		-	(58)	5,392	84	-	**5,418**	638	**6,056**
Transactions in respect of non-controlling interest in subsidiary	21	-	-	608	-	9,585	**10,193**	38,087	**48,280**
Security based payment transactions in subsidiaries		-	-	-	-	-	**-**	2,540	**2,540**
Balance at 30 June 2023		**145,973**	**6,896**	**2,173**	**84**	**9,585**	**164,711**	**43,119**	**207,830**
Balance at 1 July 2021		124,377	6,365	(2,405)	-	-	**128,337**	9,221	**137,558**
Profit/(loss) for the period		-	589	-	-	-	**589**	(248)	**341**
Other comprehensive income		-	-	(1,422)	-	-	**(1,422)**	806	**(616)**
Total comprehensive income/(loss) for the year		-	589	(1,422)	-	-	**(833)**	558	**(275)**
Acquisition of a subsidiary	19(b)	-	-	-	-	-	**-**	1,999	**1,999**
Disposal of a subsidiary	20	-	-	-	-	-	-	(9,924)	**(9,924)**
Transactions with Securityholders in their capacity as Securityholders									
Issued securities	14	22,494	-	-	-	-	**22,494**	-	**22,494**
Equity raising transaction costs	14	(898)	-	-	-	-	**(898)**	-	**(898)**
		21,596	-	-	-	-	**21,596**	-	**21,596**
Balance at 30 June 2022		**145,973**	**6,954**	**(3,827)**	**-**	**-**	**149,100**	**1,854**	**150,954**

Consolidated statements of changes in equity *continued*

GDCOF	Note	Issued capital $'000	Retained earnings / (Accumulated losses) $'000	Foreign currency translation reserve $'000	Cash flow hedge reserve $'000	Other reserves $'000	Total equity attributable to Securityholders $'000	External Non Controlling Interest $'000	Total equity $'000
Balance at 1 July 2022		44,997	(5,100)	(3,827)	-	-	**36,070**	1,854	**37,924**
Profit/(loss) for the period		-	(7,220)	-		-	**(7,220)**	(879)	**(8,099)**
Other comprehensive income		-	-	5,392	84	-	**5,476**	1,517	**6,993**
Total comprehensive income/(loss) for the year		-	(7,220)	5,392	84	-	**(1,744)**	638	**(1,106)**
Transactions in respect of non-controlling interest in subsidiary	21	-	-	608	-	9,585	**10,193**	38,087	**48,280**
Security based payment transactions in subsidiaries		-	-	-	-	-	**-**	2,540	**2,540**
Balance at 30 June 2023		**44,997**	**(12,320)**	**2,173**	**84**	**9,585**	**44,519**	**43,119**	**87,638**
Balance at 1 July 2021		38,950	(666)	(2,405)	-	-	**35,879**	9,221	**45,100**
Profit/(loss) for the period		-	(4,434)	-	-	-	**(4,434)**	(248)	**(4,682)**
Other comprehensive income		-	-	(1,422)	-	-	**(1,422)**	806	**(616)**
Total comprehensive income/(loss) for the year		-	(4,434)	(1,422)	-	-	**(5,856)**	558	**(5,298)**
Acquisition of a subsidiary	19(b)	-	-	-	-	-	**-**	1,999	**1,999**
Disposal of a subsidiary	20	-	-	-	-	-	**-**	(9,924)	**(9,924)**
Transactions with Securityholders in their capacity as Securityholders									
Issued securities	14	6,298	-	-	-	-	**6,298**	-	**6,298**
Equity raising transaction costs	14	(251)	-	-	-	-	**(251)**	-	**(251)**
		6,047	-	-	-	-	**6,047**	-	**6,047**
Balance at 30 June 2022		**44,997**	**(5,100)**	**(3,827)**	**-**	**-**	**36,070**	**1,854**	**37,924**

The above consolidated statements of changes in equity should be read with the accompanying notes.

Consolidated statements of cash flows

		Group		GDCOF	
		30-Jun	30-Jun	30-Jun	30-Jun
		2023	2022	2023	2022
	Note	$'000	$'000	$'000	$'000
Cash flows from operating activities					
Cash receipts from customers (inclusive of GST)		30,411	15,270	27,486	12,411
Cash payments to suppliers (inclusive of GST)		(27,710)	(11,972)	(25,284)	(10,503)
Payment of transaction costs to acquire subsidiaries		(1,445)	(62)	(1,445)	(62)
Withholding tax paid		-	(2,775)	-	(2,775)
Finance revenue		545	46	351	5
Finance expense		(2,545)	(677)	(1,381)	(261)
Net cash inflows/(outflows) from operating activities	15(b)	**(744)**	**(170)**	**(273)**	**(1,185)**
Cash flows from investing activities					
Payments for property, plant and equipment		(9,277)	(10,845)	(9,277)	(10,845)
Payments for intangible assets		(19)	(4)	(19)	(4)
Payment for financial assets		(812)	(896)	-	-
Payment for capital contribution to joint ventures		(783)	(700)	(783)	(700)
Proceeds from loans receivables		54	-	54	-
Payment to fund loans receivables		(751)	(500)	(751)	(500)
Acquisition of subsidiaries – net of cash acquired	19	(82,842)	(14,727)	(82,842)	(14,727)
Disposal of subsidiaries – net of cash disposed	20	125	18,251	125	18,251
Net cash outflows from investing activities		**(94,305)**	**(9,421)**	**(93,493)**	**(8,525)**
Cash flows from financing activities					
Proceeds from borrowings		52,795	10,852	52,795	6,102
Repayment of borrowings		(16,309)	(172)	(16,309)	(172)
Payment for borrowing costs		(1,222)	(30)	(1,222)	-
Net proceeds from inter-group borrowings		-	-	21,443	11,185
Proceeds from issue of capital		-	22,494	-	6,298
Payment of transaction costs to issue capital		-	(898)	-	(251)
Proceeds from issue of capital to non-controlling interest	21	48,280	-	48,280	-
Distributions paid to stapled securityholders		-	(787)	-	-
Net cash inflows from financing activities		**83,544**	**31,459**	**104,987**	**23,162**
Net increase/(decrease) in cash and cash equivalents		(11,505)	21,868	11,221	13,452
Net foreign exchange difference		2,639	(42)	2,639	(42)
Cash and cash equivalents at the beginning of the year		43,112	21,286	18,774	5,364
Cash and cash equivalents at the end of the year	15(a)	**34,246**	**43,112**	**32,634**	**18,774**

The above consolidated statements of cash flows should be read with the accompanying notes.

Notes to the financial report

Contents

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, Lanrik Partners Pty Ltd, 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 EBITDA is a financial measure which is not prescribed by AAS and represents the EBITDA, including proportionate share of joint venture EBITDA and adjustments for non-controlling interests, adjusted for non-operating items which management consider to reflect the core earnings of the Group and is used to make strategic decisions.

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

	Group		**GDCOF**	
	30-Jun 2023 $'000	**30-Jun 2022 $'000**	**30-Jun 2023 $'000**	**30-Jun 2022 $'000**
Statutory profit/(loss) attributable to securityholders of the Group	**(58)**	**589**	**(7,220)**	**(4,434)**
Depreciation and amortisation	5,747	1,735	5,747	1,735
Finance revenue	(545)	(46)	(351)	(5)
Finance expense	4,829	744	3,545	255
Tax expense / (credit)	(1,705)	496	(1,707)	496
Non-operating items				
Net (gain)/loss on fair value of investment properties	1,500	(1,000)	-	-
Net gain on unrealised fair value of financial assets	(9,016)	(3,377)	-	-
Net (gain)/loss on deconsolidation of subsidiary	(125)	579	(125)	579
Economic % share of profit adjusted to operating EBITDA	30	2,639	30	2,639
Transaction costs	2,844	858	2,834	780
Security based payment expense	2,540	-	2,540	-
Unrealised foreign currency (gains)/losses	(136)	18	(136)	18
Other items	358	537	298	491
Operating EBITDA (EBITDA before non-operating items)	**6,263**	**3,772**	**5,455**	**2,554**
Weighted average number of securities ('000)	77,273	74,643	77,273	74,643
Operating EBITDA per security (before non-operating items) (EPS) cents	**8.1**	**5.1**	**7.1**	**3.4**

Note 2: Distributions

No distributions paid or payable to securityholders by the Group for the year ended 30 June 2023 (30 June 2022: nil).

Note 3: Employee benefits expense

	Group		GDCOF	
	30-Jun	30-Jun	30-Jun	30-Jun
	2023	2022	2023	2022
	$'000	$'000	$'000	$'000
Wages and salaries	3,351	2,135	3,351	2,135
Employer superannuation and pension contributions	1,118	629	1,118	629
Security based payments expense	2,540	-	2,540	-
Total	**7,009**	**2,764**	**7,009**	**2,764**

Employee benefits expenses relate to the consolidated operating business of Etix Everywhere.

On 30 September 2022, Etix Everywhere Holding France (EEHF) established a new management equity plan for certain members of its management team. In total, 4,590,266 share rights with no exercise price have been granted to certain members of the Etix management team. The shares have been valued, based on the fair value of EEHF with an appropriate minority discount applied, at €1.04 per share, and the initial vesting date is 31 December 2024. The vesting conditions for 1,147,567 of the shares (25%) are based on continuing employment at the vesting date. The vesting conditions for 3,442,700 of the shares (75%) are based on continuing employment at the vesting date and also management achieving minimum EBITDA targets on the data centres owned by Etix at the grant date. If fully vested, the Group and GDCOF's ownership of EEHF would be diluted from 70% to 66%.

Note 4: Income tax expense

The Group calculates income tax expense using the tax rate applicable to the expected total annual earnings. The major components of income tax expense during the year are:

	Group		GDCOF	
	30-Jun	30-Jun	30-Jun	30-Jun
	2023	2022	2023	2022
	$'000	$'000	$'000	$'000
Profit/(loss) before tax attributable to stapled securityholders	**(58)**	**589**	**(7,220)**	**(4,434)**
Income tax expense/(benefit) at the effective corporate rate of 30% (30 June 2022: 25%)	(17)	147	(2,166)	(1,109)
Increase/(decrease) in income tax expense due to:				
Trust income exempt from income tax	(2,148)	(1,256)	-	-
Current year accounting losses not brought to account	-	253	-	253
Reversal of prior year local deferred taxes	-	510	-	510
Share of equity accounting profits/(losses)	6	227	6	227
Accounting profit/(loss) on sale of subsidiary	(38)	145	(38)	145
Adjustments in relation to foreign businesses	139	387	139	387
Security based payment expense	762	-	762	-
Other tax adjustments	(409)	93	(410)	93
Income tax expense / (benefit) recognised in the statement of profit or loss	**(1,705)**	**506**	**(1,707)**	**506**

Note 4: Income tax expense *(continued)*

GDCIF should not be liable for income tax as any taxable income was fully distributed to securityholder this year and in the prior year.

GDCOF is a public trading trust and subject to corporate income tax.

Note 5: Receivables

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Current				
Trade and GST receivables	10,912	3,113	10,920	3,105
Prepayments	1,004	278	1,004	278
Tax receivable	2,644	2,547	2,644	2,545
Other receivables	187	1,098	187	1,098
Total	**14,747**	**7,036**	**14,755**	**7,026**

Note 6: Investment properties

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Non-current				
Investment properties at fair value	44,500	46,000	-	-
Total	**44,500**	**46,000**	**-**	**-**

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

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Balance at start of year	46,000	45,000	-	-
Fair value adjustments of investment properties	(1,500)	1,000	-	-
Closing balance	**44,500**	**46,000**	**-**	**-**

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Rental from investment properties	2,638	2,610	-	-
Investment property expenses	(136)	(133)	-	-
Net property income	**2,502**	**2,477**	**-**	**-**

Note 6: Investment properties *(continued)*

All rent on the investment property has continued to be paid current and in full.

The Group's investment property is a data centre in Perth, Western Australia. The last independent valuation was carried out on the property by Jones Lang LaSalle, a specialist in valuing these types of investment properties for 30 June 2022. The Directors have adopted a Directors valuation at 30 June 2023. Refer below for more details on fair value of investment properties.

a) Valuation basis

Investment properties are carried at fair value. Fair value of the properties is determined by the Directors, having regard to the most recent independent valuations prepared by valuers with appropriately recognised professional qualification and recent experience in the location and category of the property being valued. Valuation methods used to determine the fair value include market sales comparison, discounted cash flow and capitalisation rate. The fair value for a property may be determined using a combination of these and other valuation methods. As discounted cash flow and capitalisation rate use unobservable inputs, the investment property is categorised as Level 3 under the Fair Value Hierarchy. These inputs include net passing rent, gross market rent and net market rent as set out in the sensitivity matrix below.

Market sales comparison: The sales comparison approach utilises recent sales of comparable properties, adjusted for any differences including the nature, location and lease profile, to indicate the fair value of a property. Where there is a lack of recent sales, activity adjustments are made from previous comparable sales to reflect changes in economic conditions.

Discounted cash flow: Projections derived from contracted rents, market rents, operating costs, lease incentives, lease fees, capital expenditure and future income on vacant space are discounted at a rate to arrive at a value. The discount rate is a market assessment of the risk associated with the cash flows, and the nature, location and tenancy profile of the property absolute to returns from alternative investments, CPI rates and liquidity risk. It is assumed that the property is sold at the end of the investment period at terminal value. The terminal value is determined by using an appropriate capitalisation rate.

Capitalisation rate: An assessment is made of fully leased net income based on contracted rents, market rents, operating costs and future income on vacant space. The adopted fully leased net income is capitalised in perpetuity from the valuation date at an appropriate capitalisation rate. The capitalisation rate reflects the nature, location and tenancy profile of the property together with current market investment criteria, as evidenced by current sales evidence. Various adjustments, including incentives, capitalised expenditure and reversions to market rent are made to arrive at the property value.

b) Sensitivity Matrix

Inputs	Fair value measurement sensitivity to increase in input	Fair value measurement sensitivity to decrease in input
Net passing rent	Increase	Decrease
Gross market rent	Increase	Decrease
Net market rent	Increase	Decrease
Adopted capitalisation rate	Decrease	Increase
Adopted terminal yield	Decrease	Increase
Adopted discount rate	Decrease	Increase

Capitalisation and discount rates are considered significant Level 3 inputs. The $44.5 million (30 June 2022: $46.0 million) valuation of the data centre in Perth is based on a capitalisation rate of 6.0% (30 June 2022: 5.375%) and a discount rate of 6.75% (30 June 2022: 6.5%).

Refer to Note 18 for further information on the fair value hierarchy.

Note 6: Investment properties *(continued)*

Net passing rent is the contracted amount for which a property or space within a property is leased. In a net rent, the owner recovers outgoings from the tenant on a pro-rata basis (where applicable).

Gross market rent is the estimated total amount for which a tenancy within a property should lease between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and wherein the parties have each acted knowledgably, prudently and without compulsion.

Net market rent is the estimated amount for which a property or space within a property should lease between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and wherein the parties have each acted knowledgeably, prudently and without compulsion. In a net rent, the owner recovers outgoings from the tenant on a pro-rata basis (where applicable).

c) Highest and best use

For all investment properties, the current use equates to the highest and best use.

d) Leases as lessor

The investment property is leased to tenants under long term operating leases with rentals payable monthly. Minimum lease payments under non-cancellable operating leases of the investment properties not recognised in the financial statements are receivable as follows:

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
No later than 12 months	2,502	2,502	-	-
Between 12 months and five years	2,919	5,837	-	-
Greater than five years	-	-	-	-
Total	**5,421**	**8,339**	**-**	**-**

Note 7: Property, plant and equipment

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Non-current				
Right of use asset	18,018	10,372	18,018	10,372
Land and buildings	40,062	2,112	40,062	2,112
Equipment	24,874	16,114	24,874	16,114
Total	**82,954**	**28,598**	**82,954**	**28,598**

Note 7: Property, plant and equipment *(continued)*

As at 30 June 2023, the Group, through GDCOF, holds property, plant and equipment related to the Etix Everywhere operating data centre business.

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

Right of use asset		Group		GDCOF	
		30-Jun	30-Jun	30-Jun	30-Jun
		2023	2022	2023	2022
	Note	$'000	$'000	$'000	$'000
Cost					
Balance at start of year		10,616	2,221	10,616	2,221
Acquired through business combination	19	7,705	8,744	7,705	8,744
Exchange differences on translation of foreign operation		1,280	(349)	1,280	(349)
Total		**19,601**	**10,616**	**19,601**	**10,616**
Accumulated Depreciation					
Balance at start of year		(244)	(36)	(244)	(36)
Depreciation		(1,269)	(210)	(1,269)	(210)
Exchange differences on translation of foreign operation		(70)	2	(70)	2
Total		**(1,583)**	**(244)**	**(1,583)**	**(244)**
Net book value		**18,018**	**10,372**	**18,018**	**10,372**

Land and buildings		Group		GDCOF	
		30-Jun	30-Jun	30-Jun	30-Jun
		2023	2022	2023	2022
	Note	$'000	$'000	$'000	$'000
Cost					
Balance at start of year		2,268	-	2,268	-
Acquired through business combination	19	33,190	94	33,190	94
Acquisitions		4,268	2,119	4,268	2,119
Exchange differences on translation of foreign operation		2,137	55	2,137	55
Total		**41,863**	**2,268**	**41,863**	**2,268**
Accumulated Depreciation					
Balance at start of year		(156)	-	(156)	-
Depreciation		(1,571)	(156)	(1,571)	(156)
Exchange differences on translation of foreign operation		(74)	-	(74)	-
Total		**(1,801)**	**(156)**	**(1,801)**	**(156)**
Net book value		**40,062**	**2,112**	**40,062**	**2,112**

Note 7: Property, plant and equipment *(continued)*

Equipment		Group		GDCOF	
		30-Jun	30-Jun	30-Jun	30-Jun
		2023	2022	2023	2022
	Note	$'000	$'000	$'000	$'000
Cost					
Balance at start of year		17,228	1,568	17,228	1,568
Acquisitions		5,012	8,632	5,012	8,632
Acquired through business combination	19	3,527	7,536	3,527	7,536
Exchange differences on translation of foreign operation		1,900	(508)	1,900	(508)
Total		**27,667**	**17,228**	**27,667**	**17,228**
Accumulated Depreciation					
Balance at start of year		(1,114)	(226)	(1,114)	(226)
Depreciation		(1,508)	(903)	(1,508)	(903)
Exchange differences on translation of foreign operation		(171)	15	(171)	15
Total		**(2,793)**	**(1,114)**	**(2,793)**	**(1,114)**
Net book value		**24,874**	**16,114**	**24,874**	**16,114**

Note 8: Intangible assets

	Group		GDCOF	
	30-Jun	30-Jun	30-Jun	30-Jun
	2023	2022	2023	2022
	$'000	$'000	$'000	$'000
Non-current				
Customer contracts	29,375	7,941	29,375	7,941
Goodwill	68,365	22,998	68,365	22,998
Total	**97,740**	**30,939**	**97,740**	**30,939**

Note 8: Intangible assets *(continued)*

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

Customer Contracts

		Group		GDCOF	
		30-Jun	30-Jun	30-Jun	30-Jun
		2023	2022	2023	2022
	Note	$'000	$'000	$'000	$'000
Cost					
Balance at start of year		8,598	6,212	8,598	6,212
Acquired through business combination	19	21,067	2,696	21,067	2,696
Other acquisitions		21	-	21	-
Exchange differences on translation of foreign operation		1,854	(310)	1,854	(310)
Total		**31,540**	**8,598**	**31,540**	**8,598**
Accumulated Amortisation					
Balance at start of year		(657)	(208)	(657)	(208)
Amortisation		(1,400)	(465)	(1,400)	(465)
Exchange differences on translation of foreign operation		(108)	16	(108)	16
Total		**(2,165)**	**(657)**	**(2,165)**	**(657)**
Net book value		**29,375**	**7,941**	**29,375**	**7,941**

In the current year customer contracts amounting to $21.1 million have been recognised as part of the fair value assessment of assets acquired through the CIV France acquisition (refer to Note 19(a)) and are being amortised over 15 years.

In the prior year customer contracts amounting to $2.7 million have been recognised as part of the fair value assessment of assets acquired through the Etix ITEL Bangkok Co., Ltd acquisition (refer to Note 19(b)) and are being amortised over 15 years.

There have been no indicators of impairment on any customer contracts to 30 June 2023.

Goodwill

		Group		GDCOF	
		30-Jun	30-Jun	30-Jun	30-Jun
		2023	2022	2023	2022
	Note	$'000	$'000	$'000	$'000
Cost					
Balance at start of year		22,998	16,718	22,998	16,718
Goodwill on acquisition	19	41,244	7,106	41,244	7,106
Exchange differences on translation of foreign operation		4,123	(826)	4,123	(826)
Total		**68,365**	**22,998**	**68,365**	**22,998**

Goodwill acquired through business combinations where acquisition accounting has been finalised is allocated to the applicable cash generating unit (CGU) for impairment testing and is tested for impairment annually.

During the year goodwill amounting to $41.2 million has provisionally been recognised as part of the fair value assessment of assets acquired through the CIV France acquisition (refer to Note 19(a)) and remains unallocated.

Note 8: Intangible assets *(continued)*

During the prior year goodwill amounting to $7.1 million has been recognised as part of the fair value assessment of assets acquired through the Etix ITEL Bangkok Co., Ltd acquisition (refer to Note 19(b)) and allocated to the Etix Thailand CGU. During the year ended 30 June 2023 the assessment of the fair value of assets and liabilities recognised as a result of the acquisition was finalised. No adjustments were made to the balances disclosed at 30 June 2022.

Impairment of intangible assets

Carrying amounts of goodwill to each of the CGUs are as follows:

		Group		GDCOF	
		30-Jun	30-Jun	30-Jun	30-Jun
		2023	2022	2023	2022
	Note	$'000	$'000	$'000	$'000
Goodwill					
Etix West CGU		17,405	16,109	17,405	16,109
Etix Thailand CGU		7,444	-	7,444	-
Unallocated		43,516	6,889	43,516	6,889
Total		**68,365**	**22,998**	**68,365**	**22,998**

Etix West CGU

The recoverable amount of the Etix West CGU has been determined based on a fair value less costs of disposal calculation using cash flow projections from a discounted cash flow model covering a 15 year period. The pre-tax discount rate applied to the cash flow projections varies by data centre asset and ranges from 8.9%-15.8% (30 June 2022: 8.9% to 17.1%) and cash flows beyond the 15 year period are extrapolated using a growth rate of 1.5% (30 June 2022: range of 1.5% – 1.7%). As a result of the analysis no impairment charge has been recognised in the current year against goodwill.

Key assumptions used in the fair value less costs of disposal calculation and sensitivity in assumptions
The fair value less costs of disposal calculation is most sensitive to the following assumptions:

- Discount rates
- Growth rates
- Market share and revenue growth assumptions

Due to the significant headroom of the fair value less costs of disposal calculation relative to the carrying value of the CGU, a reasonable change in these assumptions would not lead to a risk of impairment of goodwill.

Etix Thailand CGU

The recoverable amount of the Etix Thailand CGU has been determined based on a fair value less costs of disposal calculation using cash flow projections from a discounted cash flow model covering a 15 year period. The pre-tax discount rate applied to the cash flow projections is 11.4% and cash flows beyond the 15 year period are extrapolated using a growth rate of 3%. As a result of the analysis no impairment charge has been recognised in the current year against goodwill.

In the prior year this goodwill had yet to be allocated to a CGU. As the acquisition from which the goodwill arose occurred within the prior financial year, an equivalent assessment for impairment of goodwill was not performed in the prior year as no indicators of impairment existed since acquisition date. No impairment of goodwill was recognised in the prior year.

Key assumptions used in the fair value less costs of disposal calculation and sensitivity in assumptions
The fair value less costs of disposal calculation is most sensitive to the following assumptions:

- Discount rates
- Growth rates
- Market share and revenue growth assumptions

Due to the significant headroom of the fair value less costs of disposal calculation relative to the carrying value of the CGU, a reasonable change in these assumptions would not lead to a risk of impairment of goodwill.

Note 9: Investments equity accounted

	Group and GDCOF			
	30-Jun 2023 %	30-Jun 2022 %	30-Jun 2023 $'000	30-Jun 2022 $'000
Non-current				
Etix Everywhere Nantes 2 S.A.S	50%	50%	2,021	1,838
Etix Everywhere Nord S.A.S	50%	50%	950	932
BelgiumDC SA	50%	50%	3,858	2,673
Etix Everywhere Compunet Inversiones S.A.S	50%	50%	870	1,083
Etix Compunet S.A.S	50%	50%	221	45
Total			**7,920**	**6,571**

The Group and GDCOF, through its consolidated 70% holding in Etix Everywhere Holding France, holds 50% joint venture stakes in various entities owning and operating edge data centres in France, Belgium and Colombia.

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

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Etix Everywhere Nantes 2 S.A.S				
Balance at start of year	1,838	2,128	1,838	2,128
Share of equity accounted profits/(losses)	30	(208)	30	(208)
Foreign currency translation	153	(82)	153	(82)
Closing balance	**2,021**	**1,838**	**2,021**	**1,838**
Etix Everywhere Nord S.A.S				
Balance at start of year	932	1,047	932	1,047
Share of equity accounted profits/(losses)	(51)	(79)	(51)	(79)
Foreign currency translation	69	(36)	69	(36)
Closing balance	**950**	**932**	**950**	**932**
BelgiumDC SA				
Balance at start of year	2,673	2,796	2,673	2,796
Capital contribution	783	-	783	-
Share of equity accounted profits/(losses)	107	(18)	107	(18)
Foreign currency translation	295	(105)	295	(105)
Closing balance	**3,858**	**2,673**	**3,858**	**2,673**

Note 9: Investments equity accounted *(continued)*

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Etix Everywhere Compunet Inversiones S.A.S				
Balance at start of year	1,083	1,560	1,083	1,560
Share of equity accounted profits/(losses)	(280)	(422)	(280)	(422)
Foreign currency translation	67	(55)	67	(55)
Closing balance	**870**	**1,083**	**870**	**1,083**
Etix Compunet S.A.S				
Balance at start of year	45	128	45	128
Share of equity accounted profits/(losses)	168	(84)	168	(84)
Foreign currency translation	8	1	8	1
Closing balance	**221**	**45**	**221**	**45**

Note 10: Financial assets at fair value through profit or loss

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Non-current				
Investment in unlisted securities	45,075	35,248	-	-
Total	**45,075**	**35,248**	**-**	**-**

For further details on the assessment of fair value refer to Note 18.

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

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Balance at start of year	35,248	30,975	-	-
Financial assets acquired / funded	811	896	-	-
Unrealised fair value adjustments on financial assets	9,016	3,377	-	-
Total	**45,075**	**35,248**	**-**	**-**

Note 11: Deferred tax assets and liabilities

	Group		GDCOF	
	30-Jun	30-Jun	30-Jun	30-Jun
	2023	2022	2023	2022
	$'000	$'000	$'000	$'000
Deferred tax assets comprises temporary differences attributable to:				
Borrowings – leases	1,893	-	1,893	-
Deal acquisition costs	553	-	553	-
Tax losses	1,516	384	1,516	384
Total deferred tax asset	3,962	384	3,962	384
Deferred tax liabilities comprises temporary differences attributable to:				
Property, plant and equipment	(11,165)	(434)	(11,165)	(434)
Customer contracts	(7,256)	(1,860)	(7,256)	(1.860)
Other	(20)	-	(20)	-
Total deferred tax liability	(18,441)	(2,294)	(18,441)	(2,294)
Net deferred tax asset / (liability)	**(14,479)**	**(1,910)**	**(14,479)**	**(1,910)**

A reconciliation of the carrying amount of deferred tax assets and liabilities movements during the year is set out below:

	Group		GDCOF	
	30-Jun	30-Jun	30-Jun	30-Jun
	2023	2022	2023	2022
	$'000	$'000	$'000	$'000
Balance at start of year	(1,910)	(1,024)	(1,910)	(1,024)
Recognition on business combination	(13,793)	(752)	(13,793)	(752)
Recognition and reversal of timing differences	952	153	952	153
Recognition and reversal of tax losses	1,119	(359)	1,119	(359)
Foreign currency translation	(847)	72	(847)	72
Closing balance	**(14,479)**	**(1,910)**	**(14,479)**	**(1,910)**
Net deferred tax assets/(liabilities) expected to reverse within 12 months	219	(170)	219	(170)
Net deferred tax assets/(liabilities) expected to reverse after more than 12 months	(14,698)	(1,740)	(14,698)	(1,740)
	(14,479)	**(1,910)**	**(14,479)**	**(1,910)**

For further information on recognition of deferred tax balances (refer to Note 16).

Note 12: Trade and other payables

	Group		GDCOF	
	30-Jun	30-Jun	30-Jun	30-Jun
	2023	2022	2023	2022
	$'000	$'000	$'000	$'000
Current				
Trade payables and GST	11,004	3,730	10,968	3,675
Revenue received in advance	1,810	-	1,810	-
Related party loan payable	-	-	54,061	32,617
Accruals and other payables	6,783	4,361	6,507	3,922
Total	**19,597**	**8,091**	**73,346**	**40,214**

Note 13: Borrowings

	Group		GDCOF	
	30-Jun	30-Jun	30-Jun	30-Jun
	2023	2022	2023	2022
	$'000	$'000	$'000	$'000
Current				
Loan	27,109	649	2,373	649
Lease liabilities	1,539	458	1,539	458
Total current borrowings	**28,648**	**1,107**	**3,912**	**1,107**
Non-current				
Loan	46,276	29,904	46,276	5,215
Lease liabilities	14,296	8,210	14,296	8,210
Total non-current borrowings	**60,572**	**38,114**	**60,572**	**13,425**

Refer to Note 18 for details and sensitivity of maturity and interest rate profile of borrowings.

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

Lease liabilities		Group		GDCOF	
		30-Jun	30-Jun	30-Jun	30-Jun
		2023	2022	2023	2022
	Note	$'000	$'000	$'000	$'000
Balance at start of year		8,668	948	8,668	948
Lease acquired through business combination	19	7,422	8,177	7,422	8,177
Lease repayments		(1,316)	(172)	(1,316)	(172)
Foreign currency translation		1,061	(285)	1,061	(285)
Closing balance		**15,835**	**8,668**	**15,835**	**8,668**

Lease liabilities relate to four data centre properties in France as well as long term property leases in relation to Etix ITEL Bangkok Co., Ltd and other equipment financing leases.

Note 13: Borrowings *(continued)*

Loan	Note	Group 30-Jun 2023 $'000	Group 30-Jun 2022 $'000	GDCOF 30-Jun 2023 $'000	GDCOF 30-Jun 2022 $'000
Balance at start of year		30,553	19,927	5,864	-
Loan acquired through business combination	19	1,781	-	1,781	-
Loan drawdowns		52,795	10,598	52,795	5,848
Loan repayments		(14,993)	-	(14,993)	-
Borrowing costs capitalised		(1,222)	(30)	(1,222)	-
Borrowing costs amortised		191	42	144	-
Foreign currency translation		4,280	16	4,280	16
Closing balance		**73,385**	**30,553**	**48,649**	**5,864**

Malaga debt facility

The Group remains fully drawn on its $24.75 million secured loan facility on the Malaga data centre. The loan matures in August 2024 and the interest rate is 3 month BBSY plus 2.1% paid margin.

Loan to acquire CIV France

To close the acquisition of CIV France by Etix Everywhere Holding France in December 2022, Etix has entered into a long term loan. The loan matures in December 2027 and is for €22.5 million (A$35.4 million equivalent). The interest rate on the loan is 6 month Euribor plus 4% p.a. paid margin and 4% p.a. PIK margin. The loan is secured over the shares and assets of Etix Everywhere Holding France. 80% of the floating rate loan has been hedged, full details of hedging can be found in Note 18.

In addition to the long term loan, the debt package from the lender also included a bridging facility of €7.5 million (A$11.8 million equivalent) which was repaid in February 2023 after the Eurazeo capital injection. The bridging loan had an effective rate of interest of approximately 20% p.a.

Related party loan

In December 2022 a new loan $3.0 million loan facility was entered into with a related party of the investment manager to provide liquidity to close the CIV France acquisition. It was drawn down to $2.5 million and subsequently repaid in March 2023. Refer to Note 26 for full details.

Note 14: Equity

(a) Issued capital

	Group 30-Jun 2023	Group 30-Jun 2022	GDCOF 30-Jun 2023	GDCOF 30-Jun 2022
	000's	**000's**	**000's**	**000's**
Global Data Centre Investment Fund – Ordinary units issued	77,273	77,273	-	-
Global Data Centre Operations Fund – Ordinary units issued	77,273	77,273	77,273	77,273
	$'000	**$'000**	**$'000**	**$'000**
Global Data Centre Investment Fund – Ordinary units issued	100,976	100,976	-	-
Global Data Centre Operations Fund – Ordinary units issued	44,997	44,997	44,997	44,997
Total	**145,973**	**145,973**	**44,997**	**44,997**

Note 14: Equity *(continued)*

All units in the Group and GDCOF are of the same class and carry equal rights to capital and income distributions. Every holder of stapled units present at a meeting or by proxy is entitled to one vote and upon a poll, each holder is entitled to one vote per unit that they hold.

(b) Movements in issued capital

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

	Group		GDCOF	
	30-Jun 2023 000's	30-Jun 2022 000's	30-Jun 2023 000's	30-Jun 2022 000's
Opening balance at start of year	77,273	65,618	77,273	65,618
Units issued 17 September 2021	-	9,843	-	9,843
Units issued 15 October 2021	-	1,812	-	1,812
Total	**77,273**	**77,273**	**77,273**	**77,273**

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

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Opening balance at start of year	145,973	124,377	44,997	38,950
Units issued 17 September 2021 [1]	-	18,996	-	5,319
Units issued 15 October 2021 [2]	-	3,498	-	979
Transaction costs incurred in issuing capital	-	(898)	-	(251)
Total	**145,973**	**145,973**	**44,997**	**44,997**

[1] The Group issued 9,842,672 stapled securities at $1.93 per security via a placement to institutional investors raising $19.0 million. The allotment of new stapled securities was completed on 17 September 2021. The proceeds after capital raising costs were allocated to fund future investment activities.

[2] The Group issued 1,812,312 stapled securities at $1.93 per security via a placement to institutional investors raising $3.5 million. The allotment of new stapled securities was completed on 15 October 2021. The proceeds after capital raising costs were allocated to fund future investment activities.

Note 15: Cash flow information

(a) Reconciliation of cash and cash equivalents

	Group		GDCOF	
	30-Jun	30-Jun	30-Jun	30-Jun
	2023	2022	2023	2022
	$'000	$'000	$'000	$'000
Cash at bank	22,224	42,882	20,612	18,544
Term deposits	12,022	230	12,022	230
Cash and cash equivalents in the statement of cash flows	**34,246**	**43,112**	**32,634**	**18,774**

The term deposit is primarily made up of an $11.5 million term deposit through Etix Everywhere which matures on 14 August 2023 and was invested an interest rate of 2.9% per annum.

(b) Reconciliation of net profit/(loss) to net cash inflows from operating activities

	Group		GDCOF	
	30-Jun	30-Jun	30-Jun	30-Jun
	2023	2022	2023	2022
	$'000	$'000	$'000	$'000
Net profit/(loss) for the year	**(937)**	**341**	**(8,099)**	**(4,682)**
Adjustment for:				
Net (gain)/loss on fair value of investment properties	1,500	(1,000)	-	-
Net (gain)/loss on deconsolidation of subsidiary	(125)	579	(125)	579
Net unrealised gain on fair value of financial assets	(9,016)	(3,377)	-	-
Foreign currency (gains)/loss	(136)	18	(136)	18
Security based payment expense	2,540	-	2,540	-
Transaction costs	-	170	-	123
Depreciation and amortisation	5,747	1,735	5,747	1,735
Equity accounted losses	23	907	23	907
Other items	496	(301)	446	(297)
Change in assets and liabilities				
Increase in receivables	(3,782)	(817)	(3,798)	(813)
(Increase)/decrease in deferred taxes	(2,071)	216	(2,071)	216
Increase in provision	71	-	71	-
Increase in payables	4,946	1,359	5,129	1,029
Net cash inflows/(outflows) from operating activities	**(744)**	**(170)**	**(273)**	**(1,185)**

Risk

This section of the notes discusses the Group and the GDCOF's exposure to various risks and shows how these could affect the consolidated entities' financial positions and performances.

Note 16: Basis of preparation

a) Reporting entity

The financial report of Global Data Centre Group (the Group or Fund or consolidated entity) comprises the consolidated financial statements of Global Data Centre Investment Fund (GDCIF) and its controlled entities and Global Data Centre Operations Fund (GDCOF) and its controlled entities. A Global Data Centre Group stapled security comprises one Global Data Centre Investment Fund security stapled to one Global Data Centre Operations Fund security to create a single listed entity traded on the ASX. The stapled security cannot be traded or dealt with separately.

As permitted by ASIC Corporations (Stapled Group Reports) Instrument 2015/838, issued by the Australian Securities and Investments Commission (ASIC), this financial report is a combined report that represents the consolidated financial statement and accompanying notes of both the Group (as defined above) and GDCOF (as defined above).

The Responsible Entity of the Group and GDCOF is Evolution Trustees Limited. The registered office and the principal place of business is Level 15, 68 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 financial report was authorised for issue by the Board on 30 August 2023.

The principal accounting policies adopted in the preparation of the financial report are set out in Note 28.

b) Statement of compliance

The financial report is a general purpose financial report that has been prepared in accordance with Australian Accounting Standards adopted by the Australian Accounting Standards Board (AASB) and the Corporations Act 2001.

The financial report complies with International Financial Report Standards as issued by the International Accounting Standards Board.

c) Basis of preparation

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

The financial report has been prepared on accruals basis and on the historical cost basis except for financial assets and investment properties, which are stated at their fair value. The accounting policies set out in Note 28 have been applied consistently to all periods presented in this financial report.

The accounting policies have been applied consistently by all entities in the Group.

The financial report is presented in Australian dollars.

The Group and GDCOF are entities of the kind referred to in ASIC 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 financial report and Responsible Entity report have been rounded off to the nearest thousand dollars, unless otherwise stated.

d) Critical judgements and significant accounting estimates

Critical accounting estimates, judgements and assumptions

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. These estimates and associated assumptions are based on historical experience and various other factors that are

Note 16: Basis of preparation *(continued)*

believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

The critical accounting estimates, judgements and assumptions have required additional analysis due to the recent changes in the global interest rate environment caused by, amongst other things, high inflationary pressures in the global economy. The Group and GDCOF have considered the impact of increasing interest rates amongst other challenges including global supply chain disruption, increasing inflation, geopolitical tensions and climate risks when preparing its financial report for the year. The Group and GDCOF continually monitors these risks and considers them as part of its overall investment management processes, and changes to estimates and assumptions used to measure assets and liabilities may arise in the future. Other than adjusting events which provide evidence of conditions which existed at the reporting date, the impact of events that arise subsequent to the reporting date will be accounted for in future reporting periods.

The key estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of certain assets and liabilities are:

Valuation of investment properties

The Directors ascertain the fair value of investment properties after having regard to independent valuations which are undertaken at least once in a two-year period. These valuations are determined through the use of the properties' lease profile and direct market comparison and include the valuers' assessments of appropriate capitalisation rates and discounted cash flow rates. The valuations are in accordance with accounting policy Note 28(k).

Impairment of goodwill

Impairment exists when the carrying value of an asset of cash generating unit (CGU) exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on a DCF model which has also been correlated against available data from binding sales transactions conducted at arms length, for similar assets or observable market prices less incremental costs of disposing of the asset. Key assumptions and details are disclosed further in Note 8.

Financial assets at fair value through profit or loss

The fair value of investments which are not traded in an active market is determined by using valuation techniques. The Group uses its judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at each statement of financial position date.

Control of entities

The Group has consolidated the financial results of entities it is deemed to control under AASB10 Consolidated Financial Statements. Critical judgements are made by the Group to determine whether control exists, principally around the criteria which must be met (refer to Note 28(a)). Further information on Controlled Entities is included in Note 21.

Income taxes

In circumstances where the Group becomes subject to income taxes in Australia there are transactions and calculations undertaken during the ordinary course of business for which the ultimate tax determination is uncertain.

The Group may recognise liabilities based on the Group's current understanding of the tax law. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current and deferred tax balances in the period in which such determination is made.

Deferred tax assets are recognised for deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses. Deferred tax assets are reduced to the extent that is no longer probable that the related tax benefit will be realised.

Note 17: Capital management

Under the direction of the Board and delegated to the Investment Manager, the Group manages its capital structure to safeguard the ability of the Group to continue as a going concern while maximising the return to securityholder through the optimisation of net debt and total equity balances.

In order to maintain or adjust the capital structure, the Group may adjust the amount of distributions paid to securityholder, return capital to securityholder, issue new units, purchase the Group's own units, or sell assets to reduce debt. During the year the Group has bought back and cancelled securities as disclosed in Note 14.

There were no changes in the Group's approach to capital management during the year.

Note 18: Other financial assets and liabilities

Overview

The Group and GDCOF's activities expose them to various types of financial risks including credit risk, liquidity risk, and market risk. The Responsible Entity's Board of Directors has responsibility for the establishment and oversight of the risk management framework ensuring the effective management of risk and has delegated this to the Investment Manager.

The Investment Manager has developed risk management principles and monitors their implementation. Policies are established to identify and analyse the financial risks faced by the Group and GDCOF, to set appropriate risk limits and controls, and monitor the risks and adherence to limits. The Board meets regularly to review risk management policies and systems and ensure they reflect changes in market conditions and the Group and GDCOF's activities.

The nature and extent of the financial instruments and the risk management policies employed by the Group and GDCOF are discussed below.

Credit risk

Credit risk is the risk of financial loss to the Group and GDCOF if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Group and GDCOF is exposed to credit risk through the financial assets listed in the table below. The table also details the maximum exposure to credit risk for each class of financial instrument.

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Cash and cash equivalents	34,246	43,112	32,634	18,774
Receivables	14,747	7,036	14,755	7,026
Loan receivables	3,924	2,700	3,924	2,700
Derivative financial instruments	236	-	236	-
Financial assets at fair value through profit or loss	45,075	35,248	-	-
Total	**98,228**	**88,096**	**51,549**	**28,500**

The Group and GDCOF manages credit risk and the losses which could arise from default by ensuring that parties to contractual arrangements are of an appropriate credit rating, or do not show a history of defaults. At reporting date, an expected credit loss reserve of $96 thousand has been raised (30 June 2022: $33 thousand).

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Group and GDCOF's income or the value of its holding of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Note 18: Other financial assets and liabilities *(continued)*

Interest rate risk

The Group and GDCOF's interest rate risk arises from cash balances, loan receivables and borrowings. Cash and borrowings are subject to interest at variable interest rates and expose the Group and GDCOF to cash flow interest rate risk. The Group and GDCOF look to manage interest rate risk where appropriate by entering into derivative instruments (such as interest rate swaps or caps). The below interest rate information is presented after the impact of hedge accounting is taken into account.

The Group and GDCOF's exposure to interest rate risk by maturity period is:

GROUP	Floating interest rate $'000	Fixed interest maturing in 1 year or less $'000	Fixed interest maturing in 1 to 5 years $'000	Fixed interest maturing in more than 5 years $'000	Non-interest bearing $'000	Total $'000
30 June 2023						
Financial assets						
Cash and cash equivalents	22,725	11,521	-	-	-	34,246
Receivables	-	-	-	-	14,747	14,747
Loan receivable	-	3,924	-	-	-	3,924
Derivative financial instrument	-	-	-	-	236	236
Financial assets at FVTPL	-	-	-	-	45,075	45,075
Total financial assets	**22,725**	**15,445**	**-**	**-**	**60,058**	**98,228**
Financial liabilities						
Trade and other payables	-	-	-	-	19,597	19,597
Derivative financial instrument	-	-	-	-	114	114
Borrowings – loans	32,143	2,373	35,933	2,936	-	73,385
Borrowings – lease liabilities	-	1,539	5,787	8,509	-	15,835
Total financial liabilities	**32,143**	**3,912**	**41,720**	**11,445**	**19,711**	**108,931**
Net financial assets	**(9,418)**	**11,533**	**(41,720)**	**(11,445)**	**40,347**	**(10,703)**
30 June 2022						
Financial assets						
Cash and cash equivalents	43,112	-	-	-	-	43,112
Receivables	-	-	-	-	7,036	7,036
Loan receivable	-	2,700	-	-	-	2,700
Financial assets at FVTPL	-	-	-	-	35,248	35,248
Total financial assets	**43,112**	**2,700**	**-**	**-**	**42,284**	**88,096**
Financial liabilities						
Trade and other payables	-	-	-	-	8,091	8,091
Borrowings – loans	24,689	649	2,022	3,193	-	30,553
Borrowings – lease liabilities	-	458	1,738	6,472	-	8,668
Total financial liabilities	**24,689**	**1,107**	**3,760**	**9,665**	**8,091**	**47,312**
Net financial assets	**18,423**	**1,593**	**(3,760)**	**(9,665)**	**34,193**	**40,784**

Note 18: Other financial assets and liabilities *(continued)*

GDCOF	Floating interest rate $'000	Fixed interest maturing in 1 year or less $'000	Fixed interest maturing in 1 to 5 years $'000	Fixed interest maturing in more than 5 years $'000	Non-interest bearing $'000	Total $'000
30 June 2023						
Financial assets						
Cash and cash equivalents	21,113	11,521	-	-	-	32,634
Receivables	-	-	-	-	14,755	14,755
Derivative financial instrument	-	-	-	-	236	236
Loan receivable	-	3,924	-	-	-	3,924
Total financial assets	**21,113**	**15,445**	**-**	**-**	**14,991**	**51,549**
Financial liabilities						
Trade and other payables	-	-	-	-	73,346	73,346
Derivative financial instrument	-	-	-	-	114	114
Borrowings – loans	7,407	2,373	35,933	2,936	-	48,649
Borrowings – lease liabilities	-	1,539	5,787	8,509	-	15,835
Total financial liabilities	**7,407**	**3,912**	**41,720**	**11,445**	**73,460**	**137,944**
Net financial assets/(liabilities)	**13,706**	**11,533**	**(41,720)**	**(11,445)**	**(58,469)**	**(86,395)**
30 June 2022						
Financial assets						
Cash and cash equivalents	18,774	-	-	-	-	18,774
Receivables	-	-	-	-	7,026	7,026
Loan receivable	-	2,700	-	-	-	2,700
Total financial assets	**18,774**	**2,700**	**-**	**-**	**7,026**	**28,500**
Financial liabilities						
Trade and other payables	-	-	-	-	40,214	40,214
Borrowings – loans	-	649	2,022	3,193	-	5,864
Borrowings – lease liabilities	-	458	1,738	6,472	-	8,668
Total financial liabilities	**-**	**1,107**	**3,760**	**9,665**	**40,214**	**54,746**
Net financial assets/(liabilities)	**18,774**	**1,593**	**(3,760)**	**(9,665)**	**(33,188)**	**(26,246)**

Note 18: Other financial assets and liabilities *(continued)*

Summarised interest rate sensitivity analysis

The table below illustrates the potential impact a change in interest rates by +/-1% would have had on the Group and GDCOF's profit through its assets and liabilities subject to floating interest rates.

GROUP		Change in interest rate	
		-1%	1%
	Carrying amount	Profit	Profit
	$'000	$'000	$'000
30 June 2023			
Financial assets			
Cash and cash equivalents	22,725	(227)	227
Financial liabilities			
Borrowings – loans	(32,143)	321	(321)
Total (decrease) increase		**94**	**(94)**
30 June 2022			
Financial assets			
Cash and cash equivalents	43,112	(431)	431
Financial liabilities			
Borrowings – loans	(24,689)	247	(247)
Total (decrease) increase		**(184)**	**184**

GDCOF		Change in interest rate	
		-1%	1%
	Carrying amount	Profit	Profit
	$'000	$'000	$'000
30 June 2023			
Financial assets			
Cash and cash equivalents	21,113	(211)	211
Financial liabilities			
Borrowings – loans	(7,407)	74	(74)
Total (decrease) increase		**(137)**	**137**
30 June 2022			
Financial assets			
Cash and cash equivalents	18,774	(188)	188
Total (decrease) increase		**(188)**	**188**

Note 18: Other financial assets and liabilities *(continued)*

Foreign exchange risk

The Group's foreign exchange rate risk arises from overseas investments. Some investments are denominated in foreign currencies and expose the Group to foreign exchange rate risk.

The table below illustrates the potential impact a change in foreign exchange rates by +/-1% would have had on the Group and GDCOF's profit and equity. The impact of other currencies are considered immaterial.

GROUP		Change in exchange rate			
		-1%		+1%	
US Dollars	**Carrying amount $'000**	**Profit $'000**	**Equity $'000**	**Profit $'000**	**Equity $'000**
30 June 2023	2,644	(26)	(26)	26	26
Total (decrease) increase		**(26)**	**(26)**	**26**	**26**
30 June 2022	2,541	(25)	(25)	25	25
Total (decrease) increase		**(25)**	**(25)**	**25**	**25**

GDCOF		Change in exchange rate			
		-1%		+1%	
US Dollars	**Carrying amount $'000**	**Profit $'000**	**Equity $'000**	**Profit $'000**	**Equity $'000**
30 June 2023	2,644	(26)	(26)	26	26
Total (decrease) increase		**(26)**	**(26)**	**26**	**26**
30 June 2022	2,541	(25)	(25)	25	25
Total (decrease) increase		**(25)**	**(25)**	**25**	**25**

Note 18: Other financial assets and liabilities *(continued)*

Equity price risk

The Group's manages its equity price risk through the Board reviewing and approving all equity investment decisions.

The table below illustrates the potential impact a change in unlisted security price by +/-1% would have had on the Group's profit.

	Carrying amount $'000	Profit $'000	Profit $'000
30 June 2023	45,075	(4,508)	4,508
Total (decrease) increase		**(4,508)**	**4,508**
30 June 2022	35,248	(3,525)	3,525
Total (decrease) increase		**(3,525)**	**3,525**

Liquidity risk

Liquidity risk is the risk that the Group and GDCOF' will not be able to meet its financial obligations as they fall due. The Board has a policy of prudent liquidity risk management ensuring that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group and GDCOF's reputation.

The Group and GDCOF monitor their exposure to liquidity by ensuring that there is sufficient cash on hand to meet the contractual obligations of financial liabilities as they fall due.

The maturities of financial liabilities at reporting date based on the contractual terms of each liability in place at reporting date have been disclosed in a table below. There are no financial liabilities where the fair value would be materially different from the amortised cost. The amounts disclosed are based on undiscounted cash flows.

The following are contractual maturities of financial liabilities:

GROUP	Carrying amount $'000	Contractual cash flow $'000	Less than 1 Year $'000	Between 1-5 Years $'000	Over 5 Years $'000
30 June 2023					
Trade and other payables	19,597	19,597	19,597	-	-
Borrowings – loans	73,385	73,385	27,109	43,340	2,936
Borrowings – lease liabilities	15,835	15,835	1,539	5,787	8,509
	108,817	**108,817**	**48,245**	**49,127**	**11,445**
30 June 2022					
Trade and other payables	8,091	8,091	8,091	-	-
Borrowings – loans	30,553	30,553	649	26,711	3,193
Borrowings – lease liabilities	8,668	8,668	458	1,738	6,472
	47,312	**47,312**	**9,198**	**28,449**	**9,665**

Note 18: Other financial assets and liabilities *(continued)*

GDCOF	Carrying amount $'000	Contractual cash flow $'000	Less than 1 Year $'000	Between 1-5 Years $'000	Over 5 Years $'000
30 June 2023					
Trade and other payables	73,346	73,346	73,346	-	-
Borrowings – loans	48,649	48,649	2,373	43,340	2,936
Borrowings – lease liabilities	15,835	15,835	1,539	5,787	8,509
	137,830	**137,830**	**77,258**	**49,127**	**11,445**
30 June 2022					
Trade and other payables	40,214	40,214	40,214	-	-
Borrowings – loans	5,864	5,864	649	2,022	3,193
Borrowings – lease liabilities	8,668	8,668	458	1,738	6,472
	54,746	**54,746**	**41,321**	**3,760**	**9,665**

Fair values

The fair value of the Group and GDCOF's financial assets and liabilities are approximately equal to that of their carrying values as at 30 June 2023 and 30 June 2022.

A reconciliation of movements in financial assets at fair value through profit or loss is included in Note 10.

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 $'000	Level 1 $'000	Level 2 $'000	Level 3 $'000
Financial assets measured at fair value				
Financial assets at fair value through profit or loss as at 30 June 2023	**45,075**	-	-	45,075
Financial assets at fair value through profit or loss as at 30 June 2022	**35,248**	-	-	35,248

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.

Note 18: Other financial assets and liabilities *(continued)*

Valuation techniques

Fair value through profit or loss financial assets

The Group has a minority stake in its investment in unlisted securities. As a minority securityholder, it is only entitled on a periodic basis to a summarised version of the independent valuation of the securities, The directors have adopted a fair value of the unlisted securities based on this summarised valuation report, which the independent valuer has prepared on a long-term discounted cash flow model. A discount has been applied to reflect the minority ownership held in the unlisted securities.

Hedging activities and derivatives

Cash flow hedges

All analysis in Note 18 has been performed on the basis that this effective hedge relationship is in place.

During the year in December 2022 Etix Everywhere fully drew down on a €22.5 million debt facility which matures in December 2027. It is a floating rate loan with 6 month Euribor floating rate. In May 2023, Etix has hedged 80% (€18.0 million) of this facility via two separate counterparties (each for €9.0 million) by way of a 2.5 year interest rate swap and a interest rate cap for the last 2 years. The blended rate of the interest rate swap through to December 2025 fixes Euribor at 3.833% and provides an interest rate cap at the same blended rate through to December 2027 on the hedged component of the loan. The unhedged component remains subject to the 6 month Euribor floating rate. The interest rate swap and caps have been documented in a hedging relationship and any mark to market on the hedging financial instruments have been recognised in a cash flow hedge reserve through OCI. Refer to Note 28(j) for further details on the accounting policies for cash flow hedge accounting.

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 19: Business combinations and asset acquisitions

The following business combinations occurred during the current financial year for the Group and GDCOF:

(a) CIV France ("CIV")

CIV owns and operates two data centres in Lille, France.

The 100% acquisition was implemented through a share purchase agreement under which the Group and GDCOF, through Etix Everywhere Holding France, acquired shares of CIV. The acquisition reached completion on 20 December 2022.

Details of the purchase consideration to acquire CIV on 20 December 2022 are as follows:

	$'000
Cash	87,358
Total purchase consideration	**87,358**

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	4,516
Receivables	3,199
Property, plant and equipment	44,420
Customer contracts on acquisition	21,067
Other assets	380
Liabilities	
Trade and other payables	(4,472)
Net deferred tax liabilities	(13,793)
Borrowings	(9,204)
Net identifiable assets acquired including external non-controlling interest	**46,113**
Plus: Goodwill	41,245
Total purchase consideration	**87,358**

The assessment of fair value of assets and liabilities acquired remains provisional and is based on the best estimate of the identifiable net assets based on available information at the date of this report, with the remainder being unallocated goodwill. The goodwill remains unallocated to a CGU whilst a final assessment of the CGUs of the Etix Everywhere business is concluded. The final assessment of net identifiable assets will be concluded within the time permitted under Australian Accounting Standards and reflected in future financial reports.

The fair value of receivables and other current assets approximates the collectible amount. Investments in property, plant and equipment have been adjusted to their fair value at the date of acquisition, net of deferred tax. Identifiable customer contracts have been recorded at their fair value with the remaining balance allocated to Goodwill which represents other intangible assets that do not qualify for separate recognition (including but not limited to operational synergies, cross selling to new customers and expansion capacity in the facilities).

Revenue and profit contribution

Since acquisition date, CIV has contributed $8.3 million revenue and $1.1 million net statutory profit to the Group and GDCOF.

Note 19: Business combinations and asset acquisitions *(continued)*

Contingent consideration

There is no contingent consideration as part of this transaction.

Purchase consideration – cash outflow on acquisition

	$'000
Cash consideration paid	(87,358)
Cash and cash equivalents acquired	4,516
Outflow of cash to acquire subsidiary	(82,842)
Less: Business combination transaction costs expensed through profit or loss	(1,445)
Total cash outflow on acquisition of controlled entity	**(84,287)**

Acquisition related costs

Acquisition related costs of $1.4 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 operating activities in the consolidated statement of cash flows. Transaction costs include tax, financial, legal and other advisory fees.

The following business combinations occurred during the prior financial year:

(b) Etix ITEL Bangkok Co., Ltd

Etix ITEL Bangkok Co., Ltd (Etix Bangkok) owns and operates a data centre in Bangkok, Thailand.

The acquisition was implemented through a share purchase agreement under which the Group, through GDCOF holding in Etix Everywhere, acquired ~67% shares of relevant target entity. The acquisition reached completion on 14 January 2022.

Details of the purchase consideration to acquire Etix Bangkok on 14 January 2022 are as follows:

	$'000
Cash	11,105
Total purchase consideration	**11,105**

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

	$'000
Assets	
Cash and cash equivalents	124
Receivables	510
Property, plant and equipment	16,374
Customer contracts on acquisition	2,696
Other assets	1,015
Liabilities	
Trade and other payables	(5,792)
Deferred tax liabilities	(752)
Borrowings – leases	(8,177)
Net identifiable assets acquired including external non-controlling interest	**5,998**
Less: external non-controlling interest	(1,999)
Net identifiable assets acquired including external non-controlling interest	**3,999**
Plus: Goodwill	7,106
Total purchase consideration	**11,105**

Note 19: Business combinations and asset acquisitions *(continued)*

The external non-controlling interest was calculated based on the proportionate value of net identifiable assets acquired.

At the timing of completion of the transaction the selling shareholders of Etix Bangkok also had $3.7 million reflected in the borrowings of the company. As part of the disposal, the Group funded Etix Bangkok this amount as a new shareholder loan and the exiting shareholders liability was paid off.

The fair value of receivables and other current assets approximated the collectible amount. Investments in property, plant and equipment were adjusted to their fair value at the date of acquisition, net of deferred tax. Identifiable customer contracts were recorded at their fair value with the remaining balance allocated to Goodwill which represents other intangible assets that do not qualify for separate recognition.

The potential impact of COVID-19 was considered when forming a view on the purchase price agreed to acquire Etix Bangkok. The effects of the pandemic were continuing to unfold, and the ultimate impact globally were still unknown. In the event there wass a longer than expected impact from the COVID-19 pandemic, this could have had unforeseen impacts on the operations of Etix Bangkok and to the investment in Etix Bangkok in future reporting periods.

Revenue and profit contribution

In the prior year from the acquisition date to the end of that year, Etix Bangkok has contributed $1.0 million revenue and $0.4 million net statutory loss to the Group and GDCOF.

Contingent consideration

There was no contingent consideration as part of this transaction.

Purchase consideration – cash outflow on acquisition

	$'000
Cash consideration paid	(11,105)
Cash and cash equivalents acquired	124
Outflow of cash to acquire subsidiary	(10,981)
Less: Settlement of exiting shareholders' loans	(3,746)
Less: Business combination transaction costs expensed through profit or loss	(62)
Total cash outflow on acquisition of controlled entity	**(14,789)**

Acquisition related costs

In the prior year, acquisition related costs of $0.1 million incurred were expensed in the consolidated statement of profit or loss and, to the extent settled, have been included as part of net cash flows from operating activities in the consolidated statement of cash flows. Transaction costs include tax, financial, legal and other advisory fees.

Note 20: Business divestment

The following business divestment occurred during the prior financial year:

(a) Asia Connectivity Elements (ACE)

The Group, through GDCOF, disposed of its entire investment in ACE on 14 June 2022 to an independent buyer on arm's length basis. The disposal was implemented through a share purchase agreement.

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

	$'000
Investments equity accounted	30,263
External non-controlling interest	(9,924)
Net value of other assets, liabilities and equity reserves	(1,385)
Less: Loss on disposal	(579)
Total disposal consideration	**18,375**

Disposal consideration – cash inflow on disposition

	$'000
Cash consideration received	18,375
Cash and cash equivalents derecognised	(124)
Total cash inflow on disposal of controlled entity	**18,251**

Contingent consideration amounting to $0.125m subject to working capital adjustments was confirmed in January 2023 and recognised in the profit and loss during the current year.

Note 21: Controlled entities

The consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries controlled by Global Data Centre Group:

			Group Equity Holding (%)		GDCOF Equity Holding (%)	
Name of entity	**Country of Domicile**	**Class of units/shares**	**30-Jun 2023**	**30-Jun 2022**	**30-Jun 2023**	**30-Jun 2022**
GDCG No. 1	Australia	Ordinary	100	100	-	-
GDCG No. 2	Australia	Ordinary	100	100	100	100
GDCG Malaga Trust	Australia	Ordinary	100	100	-	-
GDCG Guam Pty Ltd	Australia	Ordinary	100	100	100	100
GDCG Bluegum Trust	Australia	Ordinary	100	100	-	-
GDCG Services Pty Ltd	Australia	Ordinary	100	100	100	100
GDCG EE Pty Ltd	Australia	Ordinary	100	100	100	100
Etix Everywhere Holding France	France	Ordinary	70	100	70	100

Note 21: Controlled entities *(continued)*

In turn, Etix Everywhere Holding France (EEHF) which is 70% owned by the Group and GDCOF at the reporting date controls the following subsidiaries and incorporates the assets, liabilities and results of the following subsidiaries:

Name of entity	Country of Domicile	Class of units/shares	EEHF Equity Holding (%) 30-Jun 2023	EEHF Equity Holding (%) 30-Jun 2022
Etix Everywhere France	France	Ordinary	100	100
Etix Everywhere Ouest	France	Ordinary	100	100
SCI Lanthi	France	Ordinary	100	100
Etix Everywhere Belgium	Belgium	Ordinary	100	100
Etix Everywhere Colombia	Colombia	Ordinary	100	100
Etix ITEL Bangkok Co., Ltd	Thailand	Ordinary	67	67
CIV France	France	Ordinary	100	-

Subsidiaries controlled with a non-controlling interest (NCI):

Name of entity	Country of Domicile	% held by NCI	Group (Profit) / loss allocated to NCI	Group Accumulated NCI	GDCOF (Profit) / loss allocated to NCI	GDCOF Accumulated NCI
30 June 2022						
Etix Everywhere Holding France [2]	France	30%	879	40,916	879	40,916
30 June 2022						
Etix ITEL Bangkok Co., Ltd [1]	Thailand	33%	144	1,855	144	1,855

[1] Refer to Note 19 for further details on NCI recognised on initial consolidation in current and prior years.

[2] The NCI of ETIX ITEL Bangkok Co Ltd is now included in the consolidated NCI of Etix Everywhere Holding France. This amount excludes NCI of $2.5 million associated with Etix share based payment plan as the shares are yet to vest and create vested NCI.

Dilution of Investment in Etix Everywhere

On 24 February 2023 Eurazeo Transition Infrastructure Fund ("Eurazeo") obtained a 29.8% stake in Etix Everywhere Holding France though a new capital injection of $48.3 million which diluted the Group and GDCOF to 70.2%. As the Group and GDCOF have maintained control and continue to consolidate Etix Everywhere Holding France (EEHF), a gain on dilution of $9.6 million has been recognised directly in equity and will not be reclassified to profit or loss in future periods. The NCI recognised on dilution amounted to $38.1 million which represented the share of net assets and reserves acquired by Eurazeo.

Note 21: Controlled entities *(continued)*

Summarised information for EEHF before inter-company eliminations from the date Eurazeo took a material non-controlling interest is as follows:

Summarised statement of profit or loss for the period 24 February 2023 to 30 June 2023	**$'000**
Data centre services revenue	12,049
Other revenue and income	783
Data centre facilities costs	(4,153)
Administration expense	(2,490)
Employee benefits expense	(3,213)
Depreciation and amortisation expense	(3,368)
Other expenses	(1,341)
Finance expenses	(1,993)
Tax benefit	1,380
Loss for the period	**(2,346)**
Non-controlling interest of EEHF subsidiaries	72
Loss attributable to shareholders of EEHF	**(2,274)**
Attributable to:	
Equity holders of the Group and GDCOF	(1,596)
Non-controlling interests	(678)

Summarised statement of financial position at 30 June 2023	**$'000**
Total current assets (cash, receivables and other)	43,701
Total non-current assets (PPE, intangibles and other)	188,851
Total current liabilities (payables, borrowings and other)	(23,076)
Total non-current liabilities (borrowings and other)	(75,267)
Total equity	**134,209**
Non-controlling interest of EEHF subsidiaries	(1,641)
Total equity attributable to shareholders of EEHF	**132,568**
Attributable to:	
Equity holders of the Group and GDCOF	93,063
Non-controlling interests	39,505

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 22: Commitments and contingent liabilities

Commitments

As at 30 June 2023, the Group and GDCOF has the following contractual commitments (30 June 2022: nil):

GROUP & GDCOF	Less than 1 Year $'000	Between 1-5 Years $'000	Over 5 Years $'000
30 June 2023			
Construction of data centres	16,068	-	-
	16,068	**-**	**-**

Construction contracts relate to the Phase 3 expansion of Etix's Bangkok data centre.

Contingent liabilities

As at 30 June 2023, the Group and GDCOF had no contingent liabilities (30 June 2022: nil).

Note 23: Events subsequent to balance date

On 6 July 2023, the Group held an extraordinary general meeting to vote on the matters communicated to securityholders in the explanatory memorandum dated 5 June 2023. Two interdependent resolutions were put to securityholders requiring a simple majority to pass. Firstly in relation to the Investment Manager, changes were proposed to the investment management agreement with respect to a reduction in base management fees, removal of termination and notices fees, and the replacement of the original performance fees with a contingent cash consideration scheme. Secondly in relation to the Responsible Entity, changes were proposed to increase their management fee to an amount already allowable within the Group's constitution. Both resolutions were carried at the extraordinary general meeting and have subsequently been put into place through various contractual amendments.

As at 30 June 2023 the banking facility on the Malaga data centre has an interest cover ratio (ICR) of 1.67 (covenant 1.85) and loan to value ratio (LVR) of 55.6% (covenant 55%). No breach has been called by the lender but no waiver has been provided at year end. As such, the loan has been classified as a current liability. Subsequent to year end the lender has reset the covenants to an ICR of 1.5 and LVR of 56%. As at the date of this report, the Group is now in compliance with its loan covenants and continues to meet all of its interest and principal obligations.

On 3 July 2023, the Group announced that Etix Everywhere had signed a conditional agreement to acquire 5 new data centres in France with three located in Paris, and one each in Montpellier and Toulouse. The data centres currently have 3.5MW of a useable capacity which is expandable to 5.4MW (max IT capacity). The total consideration (excluding transaction costs) for the acquisition is expected to be approximately $104.3 million, subject to completion adjustments. The purchase price is expected to be financed through a combination of new equity from Eurazeo and a new $24.7 million debt facility put in place in August 2023 which is conditional on the transaction completing. The Group will not be contributing any new equity to fund the acquisition. The sale agreement is subject to the condition of receiving French regulatory approval. It is anticipated that completion of the transaction will occur before the end of September 2023. Once completed, it is expected the Group will deconsolidate Etix Everywhere and recognise the investment in Etix Everywhere as an equity accounted investment.

On 19 July 2023, Etix Everywhere acquired the other 50% stake of Etix Everywhere Nord SAS (its Lille 1 data centre) for total consideration of approximately $5.8 million, funded through cash available at Etix Everywhere.

No other circumstances have arisen since the end of the year which have significantly affected or may significantly affect the operations of the Group, the results of those operations, or the state of affairs of the Group 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 24: Auditors' remuneration

	Group		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Ernst & Young (Australia) - Fees for auditing the statutory financial reports of the parent and its controlled entities	186,000	140,000	93,000	70,000
Ernst & Young (France) - Fees for auditing the statutory financial reports of the parent and its controlled entities	184,810	-	184,810	-
Fees for other assurance services and agreed-upon-procedure services under contractual arrangements where there is discretion as to whether the service is provided by the auditor	-	8,320	-	4,160
Fees for other advisory and compliance services	247,541	27,522	234,541	31,922
Total fees to Ernst & Young	**618,351**	**175,842**	**512,351**	**106,082**

Note 25: Earnings per security

	Group		GDCOF	
	30-Jun 2023 ¢	30-Jun 2022 ¢	30-Jun 2023 ¢	30-Jun 2022 ¢
Basic and diluted earnings per security	(0.1)	0.8	(9.3)	(5.9)
	$'000	**$'000**	**$'000**	**$'000**
Basic and diluted earnings				
Profit/(loss) attributable to securityholders of Global Data Centre Group used in calculating earnings per security	(58)	589	(7,220)	(4,434)
	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	77,273	74,643	77,273	74,643

Note 26: Related party transactions

Responsible entity

Evolution Trustees Limited

The Responsible Entity of the Group is Evolution Trustees Limited (ABN 29 611 839 519) (AFSL No 486217). The immediate parent entity of Evolution Trustees Limited is Evolution MIS Services Pty Limited as trustee for Evolution Services Trust, and its ultimate parent entity is Kumquat Capital Pty Limited as trustee of Kumquat Capital Trust.

360 Capital FM Limited

In the prior period up until its retirement on 14 April 2022, the Responsible Entity of the Group was 360 Capital FM Limited (ABN 15 090 664 396) (AFSL No 221474). The immediate parent entity of 360 Capital FM Limited 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 Group is Lanrik Partners Pty Ltd (ABN 58 632 422 916), a wholly owned entity of 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.

	Group		**GDCOF**	
	30-Jun 2023 $'000	**30-Jun 2022 $'000**	**30-Jun 2023 $'000**	**30-Jun 2022 $'000**
Fees for the year paid/payable by the Group:				
Responsible entity management fees (360 Capital FM Limited)	-	64,984	-	24,609
Responsible entity management fees (Evolution Trustees Limited)	108,050	17,791	48,051	7,423
Trustee and company secretarial fees (Evolution Trustees Limited)	98,221	10,525	44,094	4,210
Investment manager fees	2,221,641	1,730,153	994,728	696,538
Group recoveries charged through administration expenses	216,073	52,933	171,447	31,678
	2,643,985	**1,876,386**	**1,258,320**	**764,458**

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.

Trustee and Company Secretarial Fees

From 14 April 2022 the Responsible Entity is entitled to various fees in relation to wholly owned entities of the Group including $10,000 p.a. for each of the four sub-trusts it is a trustee for and $3,333 p.a. for each of the three sub-companies of the Group it acts as company secretary for. The Responsible Entity also proportionately recharges the cost of independent director salaries in relation to the oversight of the Group's compliance committee.

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.

Note 26: Related party transactions *(continued)*

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%.

The 3 year anniversary of the Group was 2 July 2022. The Group IRR was less than the 10% hurdle rate and therefore no performance fee was accrued.

Changes to fees after year end

As referred to in Note 23 certain changes in relation to Investment Manager and Responsible Entity have been approved via an extraordinary general meeting of securityholders on 6 July 2023. The changes included:

- Reduction in investment manager's base management fee from 1.0% p.a. to 0.5% p.a. of gross value of assets of the Group;
- Removal of the investment manager's removal and notice period fees;
- Replacement of performance fee structure to a contingent cash incentive scheme to better align investment manager and securityholder return outcomes; and
- Increase in the responsible entity's base management fee from 0.05% p.a. to 0.1% p.a. of gross value assets of the Group

Further details can be found within the explanatory memorandum lodged with ASX and released to the market on 5 June 2023.

Security holdings

No securities in the Group are held by the Responsible Entity and other funds managed by and related to the Responsible Entity.

Securities held by directors of the Responsible Entity and Investment Manager are as follows:

	Held at 1 July 2021	Acquisition	Disposal / Retirement	Held at 30 June 2022
Responsible Entity [(1)]				
David van Aanholt	38,108	-	(38,108)	-
William Ballhausen	20,000	-	(20,000)	-
Andrew Moffat	25,000	-	(25,000)	-
Tony Pitt	70,000	-	(70,000)	-
Investment Manager				
David Yuile	569,557	119,000	-	688,557
	722,665	119,000	(153,108)	688,557

[(1)] *Directors of 360 Capital FM Limited retired as part of the entities retirement as Responsible Entity on 14 April 2022*

The Board of the Responsible Entity, Evolution Trustees Limited, do not hold any securities in the Group.

All securities acquired have been on an arm's length basis.

Note 26: 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 30 June 2023 is $54,060,604 (30 June 2022: $32,617,324). This loan is non-interest bearing and at call. As GDCIF and GDCOF are a stapled security with the same Responsible Entity, GDCIF does not intend to call the loan if it would prejudice GDCOF's ability to pay its liabilities as and when they fall due. This balance is classified as current payables within the balance sheet of GDCOF.

On 9 December 2022 GDCOF received a loan from The Fourys Trust, a related party of Lanrik Partners Pty Ltd. The loan was provided to support short term cash flow needs to close the CIV France acquisition. The loan facility was for $3,000,000 and was drawn down for $2,500,000. The loan was for a period of 15 months. There were no upfront establishment fees charged. The interest rate on the loan was 12% p.a. The loan was fully repaid on 9 March 2023 including $74,795 of interest.

Note 27: Parent entity disclosures

The following details information relating to the parent entities of Group (Global Data Centre Investment Fund) and GDCOF (Global Data Centre Operations Fund). The information presented below has been prepared using the consistent accounting policies as presented in Note 28.

	GDCIF		GDCOF	
	30-Jun 2023 $'000	30-Jun 2022 $'000	30-Jun 2023 $'000	30-Jun 2022 $'000
Current assets	54,500	40,792	5,084	17,627
Non-current assets	67,706	67,705	106,178	73,418
Total assets	**122,206**	**108,497**	**111,262**	**91,045**
Current liabilities	20,862	6,385	69,541	48,222
Non-current liabilities	-	-	-	-
Total liabilities	**20,862**	**6,385**	**69,541**	**48,222**
Issued units	101,111	101,111	44,997	44,997
Retained earnings/(Accumulated losses)	233	1,001	(3,276)	(2,174)
Total equity	**101,344**	**102,112**	**41,721**	**42,823**
Net profit/(loss) for the year	(768)	163	(1,102)	(1,348)
Total comprehensive profit/(loss) for the year attributable to securityholders	**(768)**	**163**	**(1,102)**	**(1,348)**

Note 28: Significant accounting policies

The principal accounting policies adopted in the preparation of the consolidated financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The Group and GDCOF have adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are relevant to its operations and effective for an accounting period that begins on or after 1 July 2022. New and revised Standards and amendments thereof and interpretations effective for the current year that are relevant to the Group and GDCOF include:

- AASB 2020-3 Amendments to Australian Accounting Standards – Annual Improvements 2018-2020 and Other Amendments

This and other amendments have been deemed not to have a material impact to the Group and GDCOF.

Other than derivative financial instruments which have been applied due to new transactions within the reporting period, there were no changes to the Group and GDCOF's accounting policies for the financial reporting year commencing 1 July 2022. The remaining policies are consistent with the prior year.

New Accounting Standards and Interpretations not yet mandatory or early adopted

At the date of authorisation of the consolidated financial statements, the Group and GDCOF have not applied or early adopted the following new and revised Australian Accounting Standards, Interpretations and amendments that have been issued but are not yet effective:

- AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as Current or Non-Current and AASB 2022-6 Amendments to Australian Accounting Standards – Non-Current Liabilities with Covenants (application date 1 January 2024)
- AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates (application 1 January 2023) and AASB 2021-6 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies: Tier 2 and Other Australian Accounting Standards (application date 1 January 2023)
- AASB 2021-5 Amendments to Australian Accounting Standards – Deferred Tax related to Assets and Liabilities arising from a Single Transaction (application date 1 January 2023)
- AASB 2021-7 Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections (application date 1 January 2025)

a) Basis of consolidation

Stapling

On 17 March 2020, Global Data Centre Group (the Group) was formed by stapling together the securities of the Global Data Centre Investment Fund (GDCIF) and the securities of Global Data Centre Operations Fund (GDCOF).

The Group has determined that the GDCIF is the parent entity in the stapling arrangement.

For statutory reporting purposes, the Group reflects the consolidated entity being the GDCIF (the acquirer) and its controlled entities. On the basis that the GDCIF does not hold any interest in the GDCOF, the net assets, profit or loss and other comprehensive income of the GDCOF are considered non-controlling interests and are therefore disclosed separately.

The Constitutions of the GDCIF and the GDCOF ensure that, for so long as these entities remain jointly listed, the number of securities in the GDCIF and the number of securities in the GDCOF shall be equal and that securityholder in both funds be identical. Both the Responsible Entity of the GDCIF and the GDCOF must at all times act in the best interest of consolidated entity.

a) Basis of consolidation (continued)

The stapling arrangement will cease upon the earlier of the winding up of any of the stapled entities, or any of the entities terminating the stapling arrangement.

Controlled entities

The consolidated financial statements of the Group incorporate the assets and liabilities of all controlled entities of the Group as at 30 June 2023 and the results of all controlled entities for the year then ended. The consolidated financial statements of the GDCOF incorporate the assets and liabilities of all controlled entities of the GDCOF as at 30 June 2023 and the results of all controlled entities for the year then ended.

Controlled entities are entities controlled by the Group or GDCOF. Control exists when an investor is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

The financial statements of controlled entities are included in the financial report from the date that control commences until the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between Group entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of controlled entities have been changed where necessary to ensure consistency with the policies adopted by the Group.

Investments in controlled entities are accounted for at cost in the individual financial statements of the parent entity, less any impairment.

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 or GDCOF 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 or GDCOF 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.

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 and GDCOF'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) Segment reporting

Segment information is presented in respect of the Group and GDCOF's operating segments, which are the primary basis of segment reporting. An operating segment is a group of assets and operations engaged in providing products or services that are subject to risks and returns that are different to those of other operating segments. The primary segments are based on the Group's management and internal reporting structure.

Operating segments are determined based on the information which is regularly reviewed by Lanrik Partners Pty Ltd the Investment Manager of the Group, who is the Chief Operating Decision Maker within the Group.

c) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Amounts disclosed as revenue are net of GST paid. Revenue is recognised for the major business activities as follows:

Rental income from investment properties

Rental revenue from investment properties is recognised on a straight-line basis over the lease term where leases have fixed increments, otherwise on an accruals basis. Rental revenue not received at reporting date is reflected in the statement of financial position as a receivable or if paid in advance, a current liability. Lease incentives granted are recognised over the lease term on a straight-line basis as a reduction of rental revenue.

Data centre services revenue

Data centre services revenue primarily consist of recurring monthly service fees. Revenues from the provision of recurring monthly service fees is recognised in the accounting period in which the services are rendered.

Contracts are entered with customers that guarantee certain performance measures such as uptime and on time delivery of services. If service performance stated in the contracts are not achieved, the revenue will be reduced for any credits or cash payments that may be due to customers under contract. Key areas of estimation include the amount of the service credits, the likelihood that the service credits will be claimed, and the time period over which they will impact revenue.

Data centre service revenue not received at reporting date is reflected in the statement of financial position as a receivable or if paid in advance, a current liability.

Finance revenue

Interest income is recognised on a time proportion basis using the effective interest method. Interest income includes the amortisation of any discount or premium, transaction costs or other differences between the initial carrying amount of an interest-bearing instrument and its amount at maturity calculated on an effective interest basis.

d) Employee benefits

Wages and salaries and annual leave

Liabilities for wages and salaries, including non-monetary benefits and annual leave are recognised as current provisions in respect of employees' services provided up to the reporting date and are measured at the amounts expected to be paid when the liabilities are settled. Liabilities expected to be settled beyond 12 months are discounted back to their net present value.

Share-based payments

Employees of controlled entities of the Group receive remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments (equity-settled transactions). The cost of equity-settled transactions is determined by the fair value at the date the grant is made using an appropriate valuation methodology as described in Note 3. The cost is recognised as an employee benefits expense over the vesting period. As the equity instruments issued are of a subsidiary of the Group and GDCOF, the corresponding entry to the cost is recognised directly as non-controlling interest in equity.

The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The expense or credit in the statement of profit or loss for a period represents the movement in cumulative expense recognised as at the beginning and end of that period.

Service and non-market performance conditions are not taken into account when determining the grant date fair value of awards, but the likelihood of the conditions being met is assessed as part of the Group's best estimate of the number of equity instruments that will ultimately vest. Market performance conditions are reflected within the grant date fair value. Any other conditions attached to an award, but without an associated service requirement, are considered to be non-vesting conditions. Non-vesting conditions are reflected in the fair value of an award and lead to an immediate expensing of an award unless there are also service and/or performance conditions.

e) Finance expenses

Finance expenses which include interest and amortised borrowing costs are recognised using the effective interest rate applicable to the financial liability.

f) Income tax

GDCIF

Under current Australian income tax legislation, the GDCIF is generally not liable for income tax provided their taxable income and taxable capital gains are fully distributed to unitholders each year. In the circumstances where a managed investment trust undertakes certain trading activities that trust may be liable to pay income tax.

GDCOF

GDCOF is subject to income tax as it currently controls an active trading business. Income tax expense or benefit for the year is the tax payable on the current year's taxable income based on the national income tax rate for each jurisdiction and deferred tax expense calculated by reference to changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

Deferred income tax is provided in full, using the balance sheet method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit nor loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised for deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses. Deferred tax assets are reduced to the extent that is no longer probable that the related tax benefit will be realised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the Group has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously. Current and deferred tax balances attributable to amounts recognised directly in equity are also recognised directly in equity.

g) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

h) Receivables

Receivables are recognised initially at AASB 15 transaction price and subsequently at amortised cost. The payment terms are usually 30 days after the invoice is raised. They are classified as current assets except where the maturity is greater than 12 months after the reporting date in which case they are classified as non-current.

For trade receivables and contract assets, the Group and GDCOF apply a simplified approach in calculating ECLs. Therefore, the Group and GDCOF do not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. A provision matrix has been established based on its historical credit loss experience, adjusted for forward looking factors specific to the debtors and the economic environment.

i) Financial instruments

Classification

Financial assets

The Group and GDCOF classify their financial assets as subsequently measured at amortised cost, measured at fair value through other comprehensive income or measured at fair value through profit or loss on the basis of both the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

i) Financial instruments (continued)

a) Financial assets measured at fair value through profit or loss

A financial asset is measured at fair value through profit or loss if:

i. its contractual terms do not give rise to cash flows on specified dates that are solely payments of principal and interest on the principal amount outstanding; or

ii. it is not held within a business model whose objective is either to collect contractual cash flows, or to both collect contractual cash flows and sell; or

iii. at initial recognition, it is irrevocably designated as measured at fair value through profit or loss when doing so eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise from measuring assets or liabilities or recognising the gains and losses on them on different bases; or

iv. an investment in an associate or a joint venture is held by, or is held indirectly through, an entity that is a venture capital organisation, or a mutual fund, unit trust and similar entities including investment- linked insurance funds, and the entity elects to measure investments in those associates and joint ventures at fair value through profit or loss.

b) Financial assets measured at amortised cost

A financial asset is measured at amortised cost if it is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial liabilities

a) Financial liabilities measured at amortised cost

This category includes all financial liabilities that will subsequently be measured at amortised cost. The Group and GDCOF includes short-term payables in this category.

Recognition and derecognition

The Group and GDCOF recognises a financial asset or a financial liability when, and only when, it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the marketplace are recognised on the trade date, i.e. the date that the Group or GDCOF commits to purchase or sell the asset.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or the Group or GDCOF has transferred substantially all the risks and rewards of ownership. Financial liabilities are derecognised when the obligations under the liabilities are discharged.

When the terms of an existing financial asset or liability are substantially modified, such a modification is treated as a derecognition of the original asset or liability and the recognition of a new asset or liability. The new asset or liability is measure at fair value, with any difference in the respective carrying amounts recognised in the statement of profit or loss.

Initial measurement

Financial assets and financial liabilities held at fair value through profit or loss are recorded in the statement of financial position at fair value. All transaction costs for such instruments are recognised directly in profit or loss.

Financial assets and liabilities (other than those classified as at fair value through profit or loss) are measured initially at their fair value plus/minus any directly attributable incremental costs of acquisition or issue.

Subsequent measurement

After initial measurement, the Group and GDCOF measures financial instruments which are classified as at fair value through profit or loss at fair value. Subsequent changes in the fair value of those financial instruments are recorded in the statement of profit or loss.

Financial assets and liabilities, other than those classified as at fair value through profit or loss, are subsequently measured using the effective interest method and financial assets are subject to impairment. Gains and losses are recognised in profit or loss when the asset or liability is derecognised, modified or impaired.

i) Financial instruments (continued)

Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability or, in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible to the Group or GDCOF.

The fair value for financial instruments traded in active markets at the reporting date is based on their quoted price without any deduction for transaction costs.

For all other financial instruments not traded in an active market, the fair value is determined using valuation techniques deemed to be appropriate in the circumstances. Valuation techniques include the market approach (i.e. using recent arm's length market transactions, adjusted as necessary, and reference to the current market value of another instrument that is substantially the same)

and the income approach (i.e. discounted cash flow analysis and option pricing models making as much use of available and supportable market data as possible).

Fair value hierarchy

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

i. Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

ii. Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

iii. Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

Assessing the significance of a particular input requires judgement, considering factors specific to the asset or liability.

Impairment

At each reporting date, the Group and GDCOF shall measure the loss allowance on financial assets at amortised cost at an amount equal to the lifetime expected credit losses if the credit risk has increased significantly since initial recognition. If, at the reporting date, the credit risk has not increased significantly since initial recognition, the Group and GDCOF shall measure the loss allowance at an amount equal to 12-month expected credit losses. Significant financial difficulties of the counter party, probability that the counter party will enter bankruptcy or financial reorganisation, and default in payments are all considered indicators that credit loss has increased significantly. If the credit risk increases to the point that it is considered to be credit impaired, interest income will be calculated based on the gross carrying amount adjusted for the loss allowance.

For trade receivables, the Group and GDCOF applies a simplified approach in calculating ECLs. Therefore the Group and GDCOF do not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECL at each reporting date. A provision matrix has been established based on its historical credit loss experience, adjusted for forward looking factors specific to the debtors and the economic environment.

j) Derivative financial instruments and hedge accounting

The Group and GDCOF use derivative financial instruments, such as interest swaps and interest rate caps, to hedge some interest rate risks. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at fair value. Derivatives are carried as financial assets when the fair value is positive and as a financial liability when the fair value is negative.

For the purposes of hedge accounting, hedges are classified as cash flow hedges when hedging the exposure to variability in cash flows that is either attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction.

j) Derivative financial instruments and hedge accounting (continued)

At the inception of a hedge relationship, the Group and GDCOF formally designate and document the hedge relationship to which it wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes identification of the hedging instrument, the hedged item, the nature of the risk being hedged and how the assessment of whether the hedging relationship meets the hedge effectiveness requirements will be determined. A hedging relationship qualifies for hedge accounting if it meets all of the following effectiveness requirements:

i. There is an economic relationship between the hedged item and hedging instrument.

ii. The effect of credit risk does not dominate the value changes that result from the economic relationship.

iii. The hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group and GDCOF actually hedges and the quantity of the hedging instrument that the Group and GDCOF actually uses to hedge that quantity of hedged item.

Hedges that meet all the qualifying criteria for hedge accounting are accounted for, as described below:

Cash flow hedges

The effective portion of the gain or loss on the hedging instrument is recognised in OCI in the cash flow hedge reserve, whilst any ineffective portion is recognised immediately in the statement of profit or loss. The cash flow hedge reserve is adjusted to the lower of the cumulative gain or loss on the hedging instrument and the cumulative change in fair value of the hedged item.

For any cash flow hedges, the amount accumulated in OCI is reclassified to profit or loss as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss.

If cash flow hedge accounting is discontinued, the amount that has been accumulated in OCI must remain in accumulated OCI if the hedged future cash flows are still expected to occur. Otherwise, the amount will be immediately reclassified to profit or loss as a reclassification adjustment. After discontinuation, once the hedged cash flow occurs, any amount remaining in accumulated OCI must be accounting for depending on the nature of the underlying transaction as described above.

k) Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the period in which they arise, including the corresponding tax effect. Fair values are determined based on a valuation performed by an accredited external independent valuer at least every two years, and otherwise by director’s valuations at reporting dates where no independent valuation has been obtained.

l) 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 GDCOF 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
Right of use asset	4% - 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.

m) 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%

n) Impairment of assets

Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable, except goodwill which is reviewed annually. 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 dispose 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.

o) Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of period which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

Distributions

Distributions payable is recognised in the reporting period in which the distributions are declared, determined, or publicly recommended by the Directors on or before the end of the financial period, but not distributed at balance date.

p) 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 and GDCOF 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.

q) Provisions

A provision is recognised in the statement of financial position when the Group and GDCOF has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate which reflects current market assessments of the time value of money and, where appropriate the risks specific to the liability.

r) Issued capital

Issued capital represents the amount of consideration received for securities issued by the Group and GDCOF. Transaction costs of an equity transaction are accounted for as a deduction from equity, net of any related income tax benefit.

s) Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or part of the expense.

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

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

t) Foreign currency translation

Foreign currency transactions are translated into Australian dollars using the exchange rates prevailing at the date of the transaction. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translations at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised as net foreign exchange gains/(losses) in the statement of comprehensive income.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when fair value was determined. Translation differences on assets and liabilities carried at fair value are reported in the statement of comprehensive income within net gains/(losses) on financial instruments held at fair value.

The Group and GDCOF's consolidated financial statements are presented in Australian Dollars, which is also the parent company's functional currency.

Group Companies

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.

Directors' declaration

In the opinion of the Directors of the Responsible Entity, Evolution Trustees Limited:

1) The 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 11 to 65 are in accordance with the Corporations Act 2001, including:

(i) giving a true and fair view of the consolidated entities' financial positions as at 30 June 2023 and of their performances for the financial year ended on that date; and

(ii) complying with Australian Accounting Standards and Corporations Regulations 2001 and other mandatory professional reporting requirements; and

(iii) the attached financial statements and notes comply with International Financial Reporting Standards as issued by the International Accounting Standards Board as described in Note 16(b) 'Basis of preparation' to the financial statements.

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.

Signed in accordance with a resolution of the directors made pursuant to section 295(5)(a) of the Corporations Act 2001.

Rupert Smoker

Director

Sydney
30 August 2023

Independent auditor's report to the securityholders of Global Data Centre Group

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Independent auditor's report to the members of Global Data Centre Group

Report on the audit of the financial report

Opinion

We have audited the financial report of Global Data Centre Group (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:

The Group consolidated and Company statements of financial position as at 30 June 2023;
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- The Group consolidated and Company statements of comprehensive income, statements of changes in equity and statements of cash flows for the year then 30 June 2023;
- Notes to the financial statements, including a summary of significant accounting policies; and
- The directors' declaration.

In our opinion, the accompanying financial report is in accordance with the *Corporations Act 2001*, including:

a. Giving a true and fair view of the Company's and the Group's financial position as at 30 June 2023 and of their financial performance for the year ended on that date; and

b. Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of 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 (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

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 year. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

Independent auditor's report to the securityholders of Global Data Centre Group *(continued - page two)*

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the financial report* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial report. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial report.

Valuation of unlisted investment

Why significant	How our audit addressed the key audit matter

As at 30 June 2023 the Group has a single unlisted investment valued at $45.1m as disclosed in Note 10 of the financial report.
The investment is carried at fair value, which has been assessed by management based on an independent specialist valuation at 30 June 2023.
The valuation of the unlisted investment is inherently subjective and sensitive, with small changes in valuation inputs resulting in a range of valuation outcomes, and therefore considered a Key Audit Matter.
	Our audit procedures in conjunction with our valuation specialists included the following:
	▸ Obtained the independent specialist's valuation report
	▸ Reviewed the independent specialist's valuation report which included:
	  ▸ Assessing the objectivity and capability of the external valuation specialist
	  ▸ Assessing the suitability of the valuation method used and assessing the key assumptions.
	  ▸ Evaluating the reasonableness of the external valuation specialist's conclusions.
	▸ Assessed the adequacy of the disclosures included in the Notes to the financial report.

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Recoverability of Goodwill

Why significant	How our audit addressed the key audit matter

As at 30 June 2023 the Group has Goodwill totalling $68m as disclosed in Note 8 of the financial report and accounted for in accordance with the requirements of Australian Accounting Standards. The Group performed an annual impairment test on all the cash generating units ("CGUs") to which goodwill was allocated to determine whether the recoverable value of each CGU exceeds its carrying amount at 30 June 2023.
 	
A fair value less cost of disposal model was used to calculate the recoverable amount of each CGU.
 	
This was considered a Key Audit Matter due to the value of the balance relative to the Group's total assets, extent of audit effort and significant judgment required to assess the reasonableness of cash flow forecasts, growth rates, discount rates and terminal growth rates used by the Group in undertaking the impairment review.
	Our audit procedures included the following:
	
	▸ Assessed whether the methodology applied by management to determine the recoverable amount meets the requirements of Australian Accounting Standards.
	
	▸ For the Group's model, we:
	
	  ▸ Tested the mathematical accuracy of the fair value less cost of disposal model
	  ▸ Assessed the approval and basis of preparing cash flow forecasts, assessing the accuracy of previous forecasts and budgets, as well as current trading performance
	  ▸ Assessed the appropriateness of valuation assumptions and methodologies applied with reference to publicly available information on comparable companies in the industry and markets in which the Group operates
	  ▸ Performing a sensitivity analysis by assessing whether a reasonably possible change in assumptions could cause the carrying amount of the CGUs to exceed its recoverable amount.
	
	We involved our valuation specialists in performing these procedures over the fair value less cost of disposal model where appropriate.
	
	We assessed the adequacy of the disclosures included in the Notes of the financial report including those made with respect to judgements and estimates.

Independent auditor's report to the securityholders of Global Data Centre Group *(continued - page four)*

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Information other than the financial report and auditor's report thereon

The directors are responsible for the other information. The other information comprises the information included in the Group's 2023 annual report, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the financial report

The directors of the Company are responsible for the preparation of the 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 financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's and Group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and 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.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's or the Group's internal control.

Independent auditor's report to the securityholders of Global Data Centre Group *(continued - page five)*

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- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's or Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company or the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial report. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated to the directors, we determine those matters that were of most significance in the audit of the financial report of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Ernst & Young

Ernst & Young

Douglas Bain
Partner
Sydney
30 August 2023

Securityholder information

Information below was prepared as at 21 August 2023.

a) Top 20 registered securityholders:

Holder Name	Securities held	% of issued securities
CITICORP NOMINEES PTY LIMITED	13,953,550	18.09
HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED	12,324,137	15.95
J P MORGAN NOMINEES AUSTRALIA PTY LIMITED	11,728,385	15.18
PALM BEACH NOMINEES PTY LIMITED	4,830,400	6.25
NATIONAL NOMINEES LIMITED	4,128,303	5.34
UBS NOMINEES PTY LTD	1,251,042	1.62
BNP PARIBAS NOMINEES PTY LTD <IB AU NOMS RETAILCLIENT DRP>	810,366	1.05
IFORCE PTY LTD <FOURYS A/C>	782,057	1.01
J & H MACCULLOCH PTY LTD <J & H MACCULLOCH A/C>	756,416	0.98
LILY INVESTMENTS PTY LTD	500,000	0.65
BNP PARIBAS NOMINEES PTY LTD ACF CLEARSTREAM	318,000	0.41
PARAMON HOLDINGS PTY LTD <PARAMON A/C>	257,500	0.33
POMEGRANATE PTY LTD <POMEGRANATE P/L S/F A/C>	250,000	0.32
MATTHEW CHARLES GOODSON & DIANNA DAWN PERRON & GOODSON & PERRON TRUSTEE LTD	250,000	0.32
JAMPLAT PTY LTD	244,000	0.32
GABRIEL FOUNDATION LIMITED	234,544	0.30
CERTANE CT PTY LTD <BC1>	228,418	0.30
COMAIR PTY LTD <GRIGG SUPER FUND A/C>	200,000	0.26
RAHALI CORPORATION PTY LTD	173,877	0.23
DEEMCO PTY LIMITED	170,352	0.22
Total securities held by top 20 securityholders	**53,391,347**	**69.10**
Total securities on issue	**77,272,800**	**100.00**

b) Distribution of securityholders:

Number of securities held by securityholder	Number of holders	Securities held	% of issued securities
1 to 1,000	357	196,858	0.25
1,001 to 5,000	978	2,792,673	3.61
5,001 to 10,000	457	3,421,214	4.43
10,001 to 100,000	576	15,639,162	20.24
100,001 and over	35	55,222,893	71.46
Totals	**2,403**	**77,272,800**	**100.00**

The total number of securityholders with less than a marketable parcel was 92 and they hold 12,534 securities.

c) Substantial securityholder notices:

Name of securityholder	Last date of notice	Securities held	% of issued securities
Samuel Terry Asset Management Pty Limited	29/05/2023	9,646,574	12.48%
MA Financial Group Limited	17/08/2022	7,212,626	9.33%
Sandon Capital Pty Ltd	10/08/2023	4,830,400	6.25%
Tribeca Investment Partners Pty Ltd	8/09/2021	3,649,445	5.56%

Glossary

Term	Definition
$ or A$ or cents	Australian currency
Global Data Centre Investment Fund, GDCIF	The managed investment scheme (ARSN 635 566 531) that represents part of the stapled entity, Global Data Centre Group
Global Data Centre Operations Fund, GDCOF	The managed investment scheme (ARSN 638 320 420) that represents part of the stapled entity, Global Data Centre Group
The Group, Global Data Centre Group	Global Data Centre Group (ASX: GDC), the stapled entity comprising Global Data Centre Investment Fund and Global Data Centre Operations Fund
AASB	Australian Accounting Standards Board
AFSL	Australian Financial Services Licence
ASIC	Australian Securities and Investments Commission
ASX	ASX Limited or the market operated by it as the context requires
ASX Guidelines	The ASX Principles of Good Corporate Governance and Best Practice Guidelines
Board	Board of Directors of the Responsible Entity
CGT	Capital gains tax
Constitution	The constitution of the Group, as amended
Consolidated entity	Global Data Centre Group (ASX: GDC), the stapled entity comprising Global Data Centre Investment Fund and Global Data Centre Operations Fund
Corporations Act	Corporations Act 2001 (Cth) as amended from time to time
CPI	Consumer price index
Cps	Cents per Security
Director/s	A director of the Responsible Entity
Distribution yield	Rate of return derived by dividing distribution per Unit by the price
Earnings yield	Rate of return derived by dividing earnings per Unit by the price
ESG	Environmental, Social and Governance
AFCA	Australian Financial Complaints Authority
Fund Investment Committee	The committee established to oversee the Group's investments, key recruitment and policies
FY	Financial year (1 July to 30 June)
Gross Proceeds	The aggregate of all moneys (including all rent, licence fees, outgoings and all other amounts) received from tenants and other occupants and users of the real property assets (held directly or indirectly) of the Group
GST	Goods and services tax (Australia)
HY	Half Year (half year from 1 July to 31 December or 1 January to 30 June)
IFRS	International Financial Reporting Standards
Investment Manager	Lanrik Partners Pty Ltd (ABN 58 632 422 916)
NCI	Non-controlling interest
NPI	Net property income
NTA	Net tangible assets as per the balance sheet
NTA per Security	Net tangible assets divided by the number of Securities on issue
Operating earnings	Operating earnings is statutory net profit adjusted for non-operating items
p.a.	Per annum
Responsible Entity	Up until 14 April 2022 360 Capital FM Limited (ABN 15 090 664 396, AFSL 221474) From 14 April 2022 onwards Evolution Trustees Limited (ABN 29 611 839 519, AFSL 486217)
YTD	Year to date

Corporate directory

Parent Entity

Global Data Centre Investment Fund

ARSN 635 566 531

Directors & Officers

Non-Executive Directors

Rupert Clive Smoker

David Roko Grbin

Alexander James Calder

Ben Michael Norman (Alternate)

Officers

David Yuile – Managing Director of Investment Manager

Responsible Entity

Evolution Trustees Limited

ACN 611 839 519

AFSL 486217

Level 15, 68 Pitt Street Sydney NSW 2000

Telephone 02 8866 5150 Email: gdc@evolutiontrustees.com.au

Unit Registry

Boardroom Pty Limited

ACN 003 209 836

Grosvenor Place, Level 12, 255 George Street Sydney NSW 2000

Telephone 1300 082 130 Email: enquiries@boardroomlimited.com.au

Auditor

Ernst & Young

200 George Street Sydney NSW 2000

Website

www.globaldatacentres.com.au/

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CENTRE GROUP

www.globaldatacentres.com.au