



# CAPITALAND LIMITED

Acquisition of First Data Centre Campus in China  
28 April 2021

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# Transaction Overview

Aerial Photo of Minhang DC Campus



Cold Storage Tank (left)/  
110KV substation (right)

Backup diesel generators

- Acquisition of a hyperscale data centre (DC) campus in Minhang, Shanghai, for RMB3.66 billion (~\$757 million)
- Campus consists of four buildings with a GFA of up to 75,000 sqm and IT power capacity of up to 55 megawatts
- The campus is master-leased to Daily Tech, an established developer and operator of data centres across China
- Data centre campus serves two of China's largest telecommunications companies
- Potential for rental upside when asset stabilisation and potential expansion enhancements are completed

# Transaction Overview (Cont'd)

## Transaction Factsheet

<b>Total Consideration</b>	RMB3.66 billion
<b>Vendors</b>	AVIC Trust and an unrelated party
<b>Master Lessee</b>	Daily Tech
<b>WALE</b>	8 years (option to extend by additional 2 years)
<b>Land Tenure</b>	50 years till 2057
<b>GFA</b>	Up to 75,000 sqm
<b>No. of buildings</b>	<p>Four DC buildings, each with similar GFA</p> <ul style="list-style-type: none"> <li>• Buildings 1 and 2 are in full operation</li> <li>• Building 3 has its data centre facility infrastructure pre-installed but not yet operational</li> <li>• Building 4 will commence AEI work to convert/fit-out infrastructure into an operational data centre</li> </ul>
<b>Data Centre Tier Rating</b>	Tier 3 <sup>1</sup>

## Modern building specifications adopting sustainable design principles and green building standards

110 KV substation to ensure stability and adequate power




15,000 m<sup>3</sup> capacity cold storage tank for energy efficiency and lower operating costs

Note:

1. Tier refers to the level of redundancy and uptime reliability of the data centre infrastructure. Tier 3 is a widely-accepted industry benchmark.

# Site Location

- Minhang District is one of the most well-established DC clusters in Shanghai
- Leading Chinese and international DC operators have their DCs in this location
- Compared to other emerging DC clusters, the Minhang area is closer to Shanghai city centre, and well-connected to public transportation and highway networks

 Established DC Cluster  
 Emerging DC Cluster



# Investment Rationale



Continued pivot of CapitaLand's portfolio towards new economy asset classes



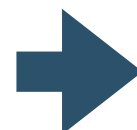
- The DC asset class **capitalises on the increasing global connectivity and demand for data**, which has accelerated amid COVID-19;
- The Group aims to grow **new economy assets in China from S\$1.5 billion to S\$5 billion** over the next few years.

To grow and diversify CapitaLand's DC portfolio to create a global business



- CapitaLand's maiden DC investment into China, the **largest DC market in Asia Pacific**, which is also the **second largest in the world**;
- Post transaction, the Group's combined DC portfolio will comprise 17 DC assets, representing a total of more than S\$2.5 billion in RE AUM<sup>2</sup>, located across Singapore and Europe and South Korea<sup>1</sup>.

Gain immediate scale in a single transaction



- **Rare hyperscale DC, strategically located near Shanghai City**, serving several leading customers, which include two of China's largest telecommunications companies.

Excellent property attributes



- **Completed in 2019 with modern, energy-efficient specifications**;
- Campus-scale facility with up to 55 megawatts of IT power capacity, giving customers headroom to ramp up their usage;
- **Rental upside opportunity** to complement current operational capability, with Building 3 ramp up and Building 4 to be fitted out with M&E system.

Note:

1. Current DC portfolio includes 9 Tai Seng Drive (CapitaLand's balance sheet), 14 DC assets within Ascendas Reit and one DC asset held by Korea Data Centre Fund 1, which is currently in development
2. Refers to the total value of real estate managed by CapitaLand Group entities stated at 100% of property carrying value

# Appendix



Capital Tower, Singapore

# About Master Lessee: Daily Tech (DT)



- DT is an established DC developer-cum-operator with DCs across key cities of China, namely Shanghai, Beijing, Shenzhen, and other fast growing node cities.
- DT provides data centre services to China's major telecom companies and key internet players.

## Other DCs Operated by DT







# Thank You

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