

2Q17

Earnings Presentation 8th Aug, 2017

**NASDAQ: GDS** 





## **DISCLAIMER**

This presentation contains forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, and as defined in the U.S. Private Securities Litigation Reform Act of 1995. These forward-looking statements can be identified by terminology such as "may," "will," "expect," "anticipate," "aim," "estimate," "intend," "plan," "believe," "potential," "continue," "is/are likely to" or other similar expressions. Such statements are based upon management's current expectations and current market and operating conditions, and relate to events that involve known or unknown risks, uncertainties and other factors, all of which are difficult to predict and many of which are beyond the Company's control, which may cause the Company's actual results, performance or achievements to differ materially from those in the forward-looking statements. Further information regarding these and other risks, uncertainties or factors is included in the Company's filings with the U.S. Securities and Exchange Commission. The Company does not undertake any obligation to update any forward-looking statement as a result of new information, future events or otherwise, except as required under law.

In addition to U.S. GAAP financials, this presentation includes certain non-GAAP financial measures. These non-GAAP financial measures are not defined under U.S. GAAP and are not presented in accordance with U.S. GAAP. The non-GAAP measures have limitations as analytical tools and you should not consider them in isolation or as a substitute for an analysis of the Company's results under U.S. GAAP. There are a number of limitations related to the use of these non-GAAP financial measures versus their nearest GAAP equivalent. First, adjusted NOI, adjusted NOI margin, adjusted EBITDA and adjusted EBITDA margin are not substitutes for gross profit, net income (loss), cash flows provided by operating activities or other consolidated statements of operation and cash flow data prepared in accordance with U.S. GAAP. Second, other companies may calculate these non-GAAP financial measures differently or may use other measures to evaluate their performance, all of which could reduce the usefulness of these non-GAAP financial measures as tools for comparison. Finally, these non-GAAP financial measures do not reflect the impact of net interest expenses, incomes tax benefits, depreciation and amortization, accretion expenses for asset retirement costs, share-based compensation expenses, and gain on remeasurement of equity investment, each of which have been and may continue to be incurred in the Company's business. See the Appendix for reconciliation between our adjusted NOI and adjusted EBITDA to the most directly comparable financial measures calculated and presented in accordance with U.S. GAAP, which is gross profit and net income or net loss.



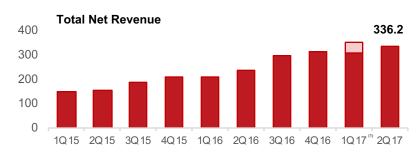


## **2Q17 Performance Overview – Financial**

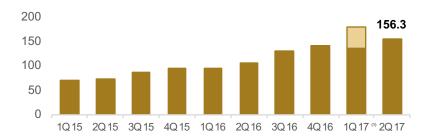
#### **Financial Highlights**

- Grew total revenue to Rmb 336.2 mn, +42.4% Y/Y
- Grew adjusted NOI to Rmb 156.3 mn, +45.7% Y/Y
- Grew adjusted EBITDA to Rmb 99.9 mn+111.6% Y/Y
- Invested Rmb 405.7 mn in capex for capacity expansion
- Obtained Rmb 694.0 mn of new debt financing facilities

#### Total Revenue & Adjusted NOI (Rmb Mn)



#### Adjusted NOI (2)



#### Notes

- 1. 1Q17 booked a one-time termination fee of Rmb 44.1 million.
- Adjusted Net Operating Income (NOI) is defined as total net revenue less cost of revenue, adding back D&A, SBC and asset retirement cost allocated to cost of revenue.

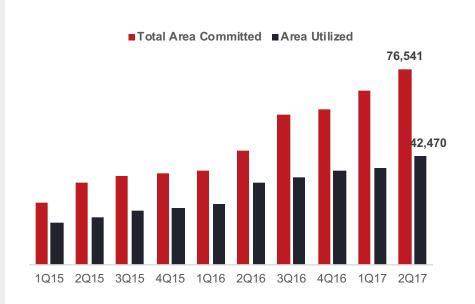


## **2Q17 Performance Overview – Operational**

#### **Operational Highlights**

- Continued strong sales growth momentum
  - Total area committed increased by 8,228 sgm (net) to 76,541 sgm, +71.6% Y/Y
  - Bookings in 1H17 worth over \$75 mn in terms of annual recurring revenue
  - ASP remains stable
- Successfully renewed contracts, with 0.3% quarterly churn rate
- Continued converting sales backlog to revenuegenerating space
  - Area utilized increased by 4,572 sqm to 42,470 sqm +32.1% Y/Y

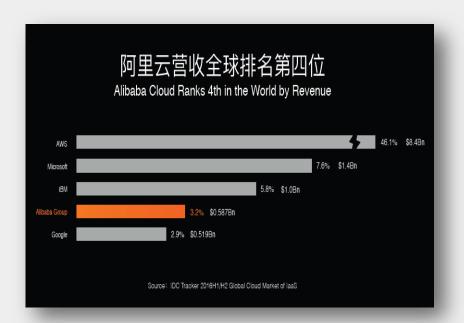
#### **Total Area Committed & Area Utilized (Sqm)**





## **Biggest Data Center Opportunity in the World**

#### **Cloud Adoption in China**



#### Highlights

- Cloud is potentially a \$20~30 bn market in China
- Cloud and Internet platforms driving 70%+ of incremental demand for data center resource
- CSPs looking to outsource their performancesensitive requirement in Tier 1 markets
- Cloud supports next wave of technology of Big Data, AI, IoT, etc.
- Increasingly difficult to develop large scale, high power density data centers in key locations

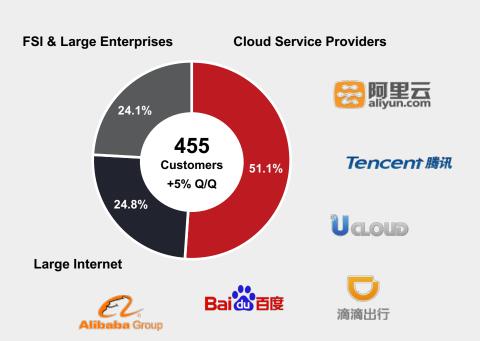
Source: Alibaba Investor Presentation

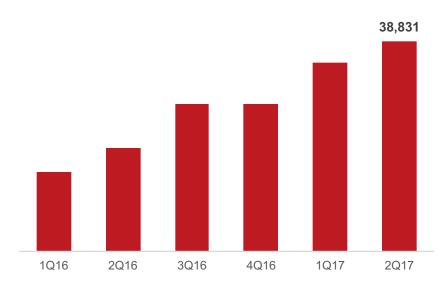


## **Serving the Customers Who Matter**



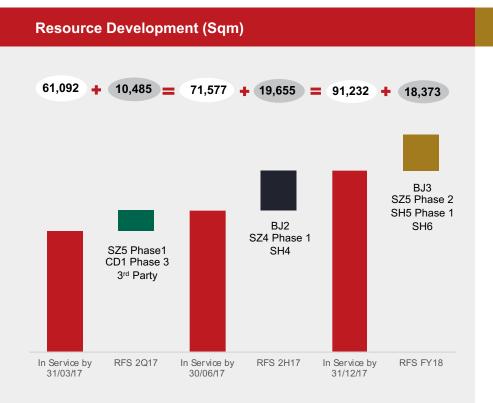
#### **Total Area Committed by Top 2 Customers (Sqm)**







## **Secured Resource Supply to Sustain Leadership**



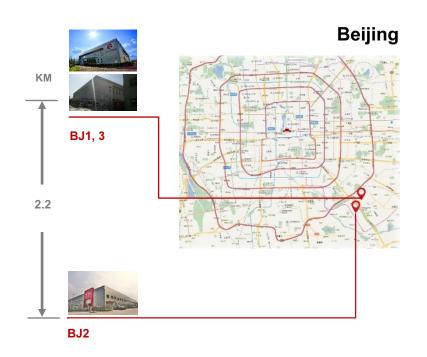
#### Highlights

- Successfully brought 3 projects into service
  - SZ5 Phase 1 completed one quarter ahead of schedule
  - Area in service increase by 10,485 sqm
  - Commitment rate of 92.2%
- Started 3 new projects with 13,373 sqm of capacity to support sales momentum
  - BJ3, SH5 Phase 1, SH6
  - 38,028 sqm of area under construction
  - Pre-commitment rate of 27.7%



## Our Data Center Portfolio – Beijing & Shanghai

## Self-built Data Centers in Tier 1 Cities – Beijing & Shanghai

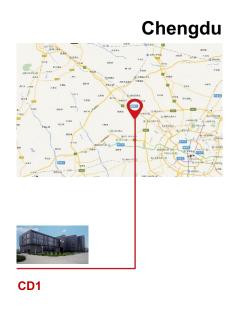


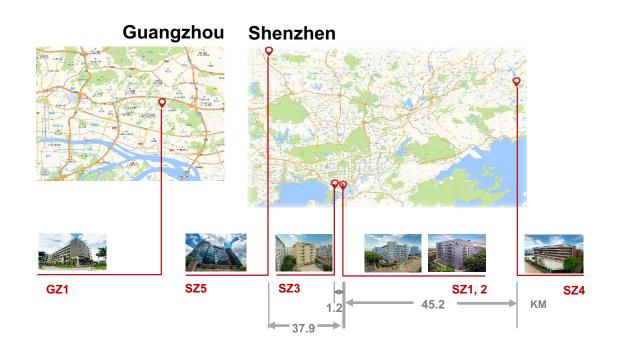




## Our Data Center Portfolio – Shenzhen, Guangzhou & Chengdu

#### Self- built Data Centers in Tier 1 Cities - Shenzhen, Guangzhou & Chengdu Area







# **2Q17 P&L Analysis**

## **Quarterly Financial Review**

Rmb '000	2Q16	1Q17	1Q17 Pro Forma <sup>(1)</sup>	2Q17	Y/Y	Q/Q (Over Pro Forma 1Q17)
	RMB	RMB	RMB	RMB	%	%
Net Revenue						
Service Revenue	234,010	343,665	299,602	331,490	41.7%	10.6%
Equipment Sales	2,026	6,378	6,378	4,724	133.2%	(25.9%)
Total Net Revenue	236,036	350,043	305,980	336,214	42.4%	9.9%
Cost of Revenue	(175,138)	(243,845)	(243,845)	(254,853)	45.5%	4.5%
Add Back: D&A, SBC & Asset Retirement Cost	46,334	73,171	73,171	74,920	61.7%	2.4%
Adjusted NOI	107,232	179,369	135,306	156,281	45.7%	15.5%
Adjusted NOI Margin	45.4%	51.2%	44.2%	46.5%	1.1 ppts	2.3 ppts
SG&A	(126,570)	(71,482)	(71,482)	(72,444)	(42.8%)	1.3%
Add Back: D&A and SBC	60,506	17,812	17,812	16,269	(73.1%)	(8.7%)
FX Change Gain & Other, Net (Loss)	6,039	(1,780)	(1,780)	(219)	(103.6%)	(87.7%)
Adjusted EBITDA	47,207	123,919	79,856	99,887	111.6%	25.1%
Adjusted EBITDA margin	20.0%	35.4%	26.1%	29.7%	9.7 ppts	3.6 ppts

Note:

<sup>1. 1</sup>Q17 Pro Forma excludes one-time termination fee of Rmb 44.1 mn.



## **Underlying Trends**

## **Quarterly Financial Review**

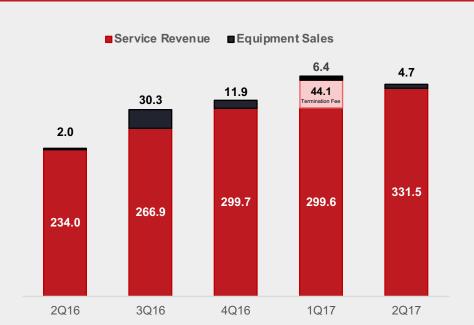
Rmb '000	2Q16	1Q17 (Pro Forma)	2Q17	Y/Y	Q/Q (Over Pro Forma 1Q17)
Total Net Revenue	236,036	305,980	336,214	42.4%	9.9%
Less : Equipment Sales	2,026	6,378	4,724	133.2%	(25.9%)
Service Revenue	234,010	299,602	331,490	41.7%	10.6%
Adjusted NOI	107,232	135,306	156,281	45.7%	15.5%
Less: Equipment Profit	62	1,301	739	1,091.9%	(43.2%)
Underlying Adjusted NOI	107,170	134,005	155,542	45.1%	16.1%
Underlying Adjusted NOI Margin	45.8%	44.7%	46.9%	1.1 ppts	2.2 ppts
Adjusted EBITDA	47,207	79,856	99,887	111.6%	25.1%
Less: Equipment Profit	62	1,301	739	1,091.9%	(43.2%)
Less: FX Change Gain (Loss)	5,492	(2,606)	(1,229)	(122.4%)	(52.8%)
Underlying Adjusted EBITDA	41,653	81,161	100,377	141.0%	23.7%
Underling Adjusted EBITDA Margin	17.8%	27.1%	30.3%	12.5 ppts	3.2 ppts

- Service revenue grew 41.7% Y/Y and 10.6% Q/Q
- Underlying Adjusted EBITDA grew by 141.0% Y/Y and 23.7% Q/Q
- Underlying Adjusted EBITDA margin was 30.3%, compared with 17.8% in 2Q16 and 27.1% in 1Q17

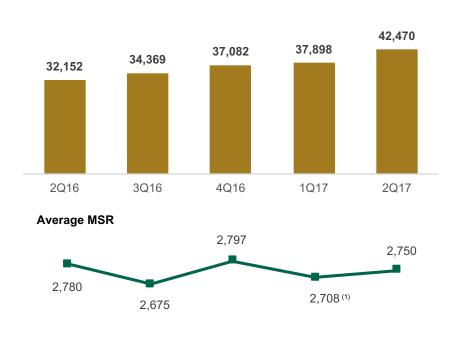
## **Revenue & Area Utilized**







#### Area Utilized (Sqm) & MSR (Rmb / Sqm / Month)

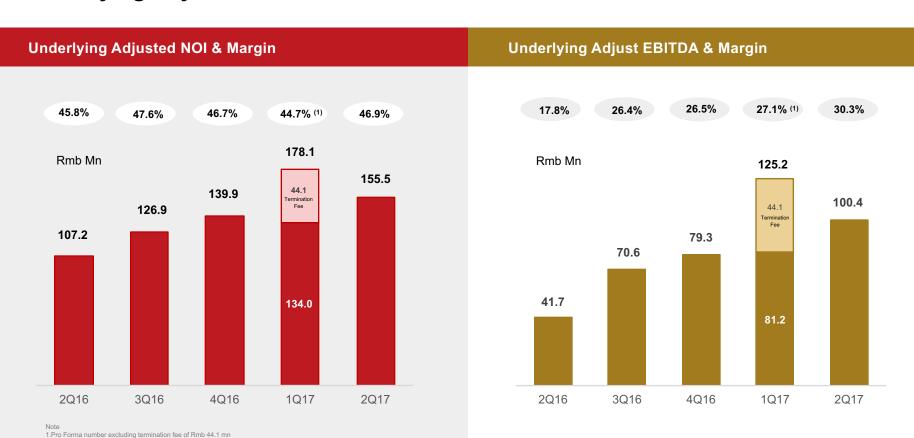


Noto

1. For the purpose of calculating MSR for 1Q17, the churn area of 1,225 sqm is excluded from the opening and closing area utilized.

## **Underlying Adjusted NOI & EBITDA**

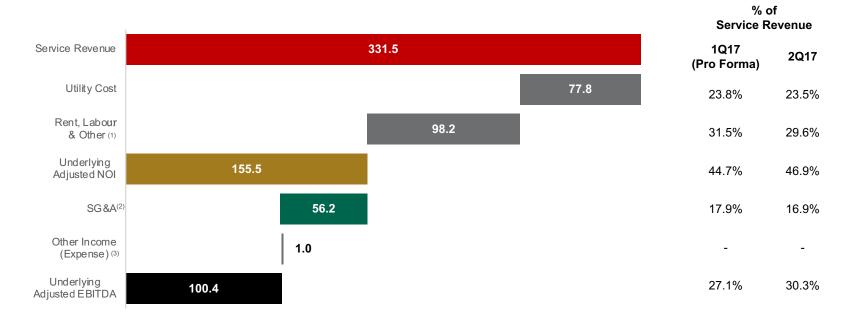






## **Cost Breakdown & Operating Leverage**

#### 2Q17 Cost Breakdown & Operating Leverage (Rmb Mn)



#### Note

<sup>1.</sup> Rent, Labor & Other excludes D&A, SBC and asset retirement cost.

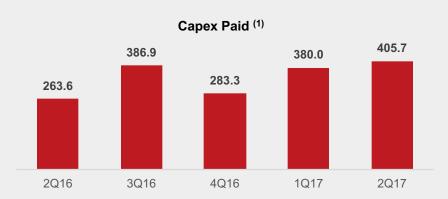
<sup>2.</sup> SG&A excludes D&A and SBC.

<sup>3.</sup> Other Income (Expense) excludes interest expense / income and foreign exchange gain / loss.

# **Capex & On-Going Investment**



## Capex Paid & Capex Incurred (Rmb Mn)



#### **Capex Incurred Breakdown**

Rmb Mn	Cost to Date	Cost to Complete
Area In Service	3,573.4	340.3
Area Under Construction	652.9	1,784.9

## **Current Construction Program**

	RFS Date	Area Under Construction (Sqm)	Pre- Commitment Rate (%)		
BJ2	2H17	6,177	33.6%		
SZ4 Phase 1	2H17	5,268	19.2%		
SH4	2H17	8,210	0%		
BJ3	FY18	4,260	100%		
SZ5 Phase 2	FY18	5,000	0%		
SH5 Phase 1	FY18	2,042	0%		
SH6	FY18	7,071	45.3%		

Note

1. Refers to net cash used in investing activities

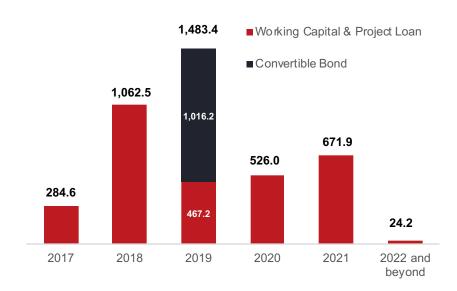


## **Financing Obligation & Liquidity**

## **Debt & Cash Outstanding**

	31/12/16	31/03/17	30	/06/17
	Rmb Mn	Rmb Mn	Rmb Mn	/ LQA Adjusted EBITDA
Loan				
Working Capital	239.8	262.1	329.6	0.8x
Project Loan	1,698.8	2,032.3	2,620.9	6.6x
Mezzanine Debt	199.6	0	0	/
Total Loan	2,138.2	2,294.4	2,950.4	7.4x
Convertible Bond	1,040.5	1,034.9	1,016.2	2.5x
Capital Lease	1,111.6	1,141.0	1,519.3	3.8x
<b>Gross Debt</b>	4,290.3	4,470.3	5,485.9	13.7
Cash	1,811.3	1,527.3	1,466.0	-3.7x
Net Debt	2,479.0	2,943.0	4,019.9	10.0x

## Loan Maturity Schedule as at 30/06/17 (Rmb Mn)





## **Contract Backlog Build-up**

## Backlog Build-up for 2Q17 (Sqm)

Backlog at 31/03/17

# 30,415

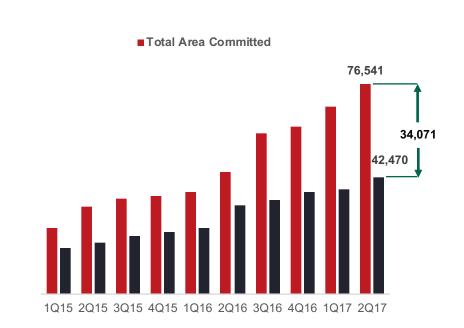
Net Additional Total Area Net Additional Area Utilized

in 2Q17

Committed in 2Q17

Backlog at 30/06/17

## **Total Area Committed & Area Utilized (Sqm)**







## **Key Operating KPIs**



## **Key Operating KPIs**

As at the end of:	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17
Area In Service (Sqm)	27,589	27,589	37,645	37,869	37,869	48,548	48,822	60,982	61,092	71,577
Area Under Construction (Sqm)	14,364	14,364	13,163	35,525	35,525	31,794	37,194	25,055	35,055	38,028
Area Committed (Sqm)	21,942	22,599	31,794	33,140	33,629	44,062	45,782	54,258	55,010	65,994
Area Pre-Committed (Sqm)	2,344	9,346	2,778	2,778	3,330	552	12,845	6,785	13,303	10,547
Total Area Committed (Sqm)	24,286	31,945	34,572	35,918	36,959	44,614	58,627	61,043	68,313	76,541
Commitment Rate (%)	79.5%	81.9%	84.5%	87.5%	88.8%	90.8%	93.8%	89.0%	90.0%	92.2%
Area Utilized (Sqm)	16,735	18,640	21,083	22,365	23,957	32,152	34,369	37,082	37,898	42,470
Utilization Rate %	60.7%	67.6%	56.0%	59.1%	63.3%	66.2%	70.4%	60.8%	62.0%	59.3%
Average MSR (Rmb / Sqm / Month)	2,954	2,776	2,827	2,967	2,913	2,780	2,675	2,797	2,708 (1)	2,750

Note

<sup>1.</sup> For the purpose of calculating MSR for 1Q17, the churn area of 1,225 sqm is excluded from the opening and closing area utilized.



# **Self-Developed Data Centers In Service**

#### As At 30/06/17

		Shan	ighai			Shenzhen			Guangzhou	Beijing	Chengdu
	KS1	SH1	SH2	SH3	SZ1	SZ2	SZ3	SZ5 Phase 1	GZ1	BJ1	CD1
Ready For Service	2H10	2H11	2H15	2H16	2H14	1H16	2H16	1H17	1H16	2H15	1H17
Туре	Purpose-Built	Purpose-Built	Purpose-Built	Purpose-Built	Converted	Converted	Converted	Converted	Converted	Converted	Purpose-Built
Tenure	Owned	Leased	Leased	Leased	Leased	Leased	Leased	Leased	Leased	Leased	Owned
Area In Service (Sqm)	6,546	6,432	7,712	7,879	4,281	4,308	2,678	5,000	6,608	2,435	6,200
Area Committed (Sqm)	6,483	6,256	7,326	6,939	4,279	3,988	1,165	5,000	6,608	2,338	6,180
Commitment Rate	99.0%	97.3%	95.0%	88.1%	100.0%	92.6%	43.5%	100%	100%	96.0%	99.7%
Area Utilized (Sqm)	6,289	5,714	6,393	1,213	4,279	2,237	625	373	4,977	2,233	1,179
Utilization Rate	96.1%	88.8%	82.9%	15.4%	100.0%	51.9%	23.3%	7.5%	75.3%	91.7%	19.0%



## **Self-Developed Data Centers Under Construction**

#### As At 30/06/17

		Shanghai		Shen	zhen	Bei	jing
	SH4	SH5 Phase 1	SH6	SZ4 Phase 1	SZ5 Phase 2	BJ2	вјз
Ready For Service	2H17	1H18	2H18	2H17	1H18	2H17	1H18
Туре	Purpose-Built	Converted	Purpose-Built	Converted	Converted	Converted	Converted
Tenure	Leased	Leased	Leased	Leased	Leased	Leased	Leased
Area Under Construction (Sqm)	8,210	2,042	7,071	5,268	5,000	6,177	4,260
Area Pre-Committed (Sqm)	0	0	3,200	1,010	0	2,077	4,260
Pre-Commitment Rate	0%	0%	45.3%	19.2%	0%	33.6%	100%



## **Top 5 Customers**

## **Top 5 Customers in terms of Total Area Committed**

End User	% of Total Area Committed	% of 2Q17 Revenue	Number of Data Centers
Internet / Cloud Service Provider	27.1%	27.5%	7
Internet / Cloud Service Provider	23.6%	8.3%	8 (2)
Internet	7.5%	11.7%	1
Internet	4.2%	0%	1
Cloud Service Provider	3.9%	0.6%	2

Note

<sup>1.</sup> Excluding 3<sup>rd</sup> party data centers



Ordinary Shares from before IPO

Ordinary Shares Issued in IPO (Including Greenshoe)



#### As At 30/06/17

## 217,987,922 Ordinary Shares Converted from Preferred Shares 349,087,677 Ordinary Shares Issued for Preferred Dividends 31,490,164

#### Ordinary Shares Issued after IPO (Shares Vested or Options Exercised, Net) 1,875,832

**Total Shares Outstanding** 761,007,475

Shares Outstanding as at 30/06/17 (1)

#### Note

160,565,880

<sup>1.</sup> Excluding: 28,997,998 ordinary shares issuable upon the exercise of share options outstanding; and 55,073,730 ordinary shares reserved for future issuance under our share incentive plans, out of which 19,001,568 ordinary shares had been issued to depositary bank without consideration as of 30/06/17



## **Historical Financial Results**

## **Condensed Consolidated Statements of Operations**

Amounts in thousands				Three Mont	hs Ended			
	Dec 31, 2015	Mar 31, 2016	Jun 30, 2016	Sep 30, 2016	Dec 31, 2016	Mar 31, 2017	Jun 30, 2	.017
	RMB	RMB	RMB	RMB	RMB	RMB	RMB	USD
Net Revenue								
Service revenue	193,373	202,384	234,010	266,890	299,731	343,665	331,490	48,897
Equipment sales	15,719	8,715	2,026	30,266	11,938	6,378	4,724	697
Total net revenue	209,092	211,099	236,036	297,156	311,669	350,043	336,214	49,594
Cost of revenue	(154,567)	(156,896)	(175,138)	(222,514)	(235,738)	(243,845)	(254,853)	(37,593)
Gross profit	54,525	54,203	60,898	74,642	75,931	106,198	81,361	12,001
Operating expenses								
Selling and marketing expenses	(18,544)	(13,734)	(20,829)	(17,109)	(19,906)	(21,256)	(23,508)	(3,468)
General and administrative expenses	(32,576)	(28,489)	(102,963)	(43,323)	(52,595)	(48,768)	(47,733)	(7,041)
Research and development expenses	(1,496)	(1,987)	(2,778)	(2,156)	(2,179)	(1,458)	(1,203)	(177)
Income (Loss) from operations	1,909	9,993	(65,672)	12,054	1,251	34,716	8,917	1,315
Other income (expenses)								
Net interest expenses	(35,486)	(52,963)	(57,329)	(69,404)	(83,468)	(78,608)	(85,755)	(12,650)
Foreign currency exchange gain (loss), net	1,393	(1,391)	5,492	2,645	11,564	(2,606)	(1,229)	(181)
Others, net	1,528	662	547	503	789	826	1,010	149
Loss before income taxes	(30,656)	(43,699)	(116,962)	(54,202)	(69,864)	(45,672)	(77,057)	(11,367)
Income tax benefits	2,481	4,921	1,543	1,626	225	1,367	1,334	197
Net loss	(28,175)	(38,778)	(115,419)	(52,576)	(69,639)	(44,305)	(75,723)	(11,170)



## **Historical Financial Results**

#### **Condensed Consolidated Balance Sheets**

Amounts in thousands	As of Dec 31, 2014	As of Dec 31, 2015	As of Jun 30, 2016	As of Sep 30, 2016	As of Dec 31, 2016	As of Mar 31, 2017	As of Jun 3	30, 2017
	RMB	RMB	RMB	RMB	RMB	RMB	RMB	USD
Cash	606,758	924,498	834,477	798,732	1,811,319	1,527,318	1,466,013	216,248
Accounts receivable, net of allowance for doubtful accounts	73,366	111,013	170,149	190,033	198,851	261,015	308,137	45,453
Total current assets	745,831	1,186,699	1,183,231	1,256,179	2,210,313	2,004,456	2,002,961	295,453
Property and equipment, net	1,694,944	2,512,687	3,591,456	3,949,420	4,322,891	4,595,418	5,631,456	830,684
Goodwill and intangible assets, net	1,350,524	1,341,599	1,442,125	1,437,891	1,433,656	1,429,421	1,764,387	260,260
Total assets	3,854,074	5,128,272	6,334,066	6,761,558	8,203,866	8,300,235	9,752,723	1,438,603
Short-term borrowings and current portion of long-term borrowings	426,709	428,218	699,394	574,459	628,478	438,210	568,139	83,805
Capital leases and other financing obligations, current	39,621	48,745	71,919	83,198	88,593	113,522	132,151	19,493
Total current liabilities	897,630	925,049	1,478,315	1,368,589	1,479,221	1,286,730	1,685,931	248,688
Long-term borrowings, excluding current portion	492,123	958,264	825,392	1,407,700	1,509,676	1,856,128	2,382,276	351,404
Convertible bonds payable	_	648,515	994,243	1,001,670	1,040,550	1,034,895	1,016,160	149,892
Capital leases and other financing obligations, non-current	246,996	424,939	873,972	864,609	1,022,959	1,027,498	1,387,132	204,613
Total liabilities	1,706,600	3,073,463	4,380,909	4,868,748	5,217,392	5,350,834	6,862,287	1,012,241
Redeemable preferred shares	2,164,039	2,395,314	2,499,117	2,534,943	0	0	0	0
Total shareholders' equity (deficit)	(16,565)	(340,505)	(545,960)	(642,133)	2,986,474	2,949,401	2,890,436	426,362



## **Historical Financial Results**

#### **Condensed Consolidated Statements of Cash Flows**

Amounts in thousands	Year E	Ended	Six Months Ended		Three Months Ended				
	Dec 31, 2014	Dec 31, 2015	Jun 30, 2016	Sep 30, 2016	Dec 31, 2016	Mar 31, 2017	Jun 30,	2017	
	RMB	RMB	RMB	RMB	RMB	RMB	RMB	USD	
Net cash provided by (used in) operating activities	27,937	(80,298)	(22,069)	(100,501)	(27,658)	(38,454)	(67,570)	(9,968)	
Net cash used in investing activities	(523,749)	(731,905)	(476,918)	(386,874)	(283,272)	(379,970)	(405,748)	(59,851)	
Net cash provided by financing activities	1,056,287	1,127,685	395,346	451,976	1,281,292	146,352	432,498	63,798	
Effect of exchange rate changes on cash	(2,328)	2,258	13,620	(346)	42,225	(11,929)	(20,485)	(3,022)	
Net increase (decrease) in cash	558,147	317,740	(90,021)	(35,745)	1,012,587	(284,001)	(61,305)	(9,043)	
Cash at beginning of year / period	48,611	606,758	924,498	834,477	798,732	1,811,319	1,527,318	225,291	
Cash at end of year / period	606,758	924,498	834,477	798,732	1,811,319	1,527,318	1,466,013	216,248	



## **Reconciliation from Gross Profit to Adjusted NOI**

## **Adjusted NOI**

Amounts in thousands		Three months ended						
	Dec 31, 2015	Mar 31, 2016	Jun 30, 2016	Sep 30, 2016	Dec 31, 2016	Mar 31, 2017	Jun 30,	2017
	RMB	RMB	RMB	RMB	RMB	RMB	RMB	USD
Gross profit	54,525	54,203	60,898	74,642	75,931	106,198	81,361	12,001
Depreciation and amortization	39,281	40,776	45,030	56,916	64,002	71,288	72,609	10,710
Accretion expenses for asset retirement costs	92	135	135	165	153	153	203	30
Share-based compensation expenses			1,169		945	1,730	2,108	311
Adjusted NOI	93,898	95,114	107,232	131,723	141,031	179,369	156,281	23,052
Adjusted NOI margin	44.9%	45.1%	45.4%	44.3%	45.2%	51.2%	46.5%	46.5%



## **Reconciliation from Net Loss to Adjusted EBITDA**

## Adjusted EBITDA

Amounts in thousands Three Months Ended									
	Dec 31, 2015	Mar 31, 2016	Jun 30, 2016	Sep 30, 2016	Dec 31, 2016	Mar 31, 2017	Jun 30, 2017		
	RMB	USD							
Net loss	(28,175)	(38,778)	(115,419)	(52,576)	(69,639)	(44,305)	(75,723)	(11,170)	
Net interest expenses	35,486	52,963	57,329	69,404	83,468	78,608	85,755	12,650	
Income tax benefits	(2,481)	(4,921)	(1,543)	(1,626)	(225)	(1,367)	(1,334)	(197)	
Depreciation and amortization	42,632	43,951	49,518	62,617	71,269	77,324	78,692	11,608	
Accretion expenses for asset retirement costs	92	135	135	165	153	153	203	30	
Share-based compensation expenses	708		57,187		6,978	13,506	12,294	1,813	
Adjusted EBITDA	48,262	53,350	47,207	77,984	92,004	123,919	99,887	14,734	
Adjusted EBITDA margin	23.1%	25.3%	20.0%	26.2%	29.5%	35.4%	29.7%	29.7%	