

Company registration number: 578124

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**EDGECONNEX IRELAND LIMITED**

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**Annual Report**

**For the financial year ended 31 December 2024**

**CONTENTS**

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	<b>Page</b>
DIRECTORS AND OTHER INFORMATION	2
DIRECTORS' REPORT	3 - 5
DIRECTORS' RESPONSIBILITIES STATEMENT	6
INDEPENDENT AUDITOR'S REPORT	7 - 8
STATEMENT OF COMPREHENSIVE INCOME	9
BALANCE SHEET	10
STATEMENT OF CHANGES IN EQUITY	11
STATEMENT OF CASH FLOWS	12
NOTES TO THE FINANCIAL STATEMENTS	13 - 24

**DIRECTORS AND OTHER INFORMATION**

<b>Board of Directors</b>	Joseph Harold Harar (US) Brian Scott Alperstein (US) Dick Theunissen (Netherlands) Edmund Wilson (US) Sean O'Reilly (Ireland) (appointed 13 August 2025)
<b>Company registration number</b>	578124
<b>Company Secretary</b>	MHC Corporate Services Limited 6th Floor South Bank House Ireland Dublin 4
<b>Registered office</b>	6th Floor South Bank House Barrow Street Dublin 4
<b>Bankers</b>	ING Bank Sandyford Road Dundrum Dublin 16
<b>Independent auditors</b>	BDO Chartered Accountants, Statutory Audit Firm 103/104 O'Connell Street Limerick
<b>Solicitors</b>	Mason Hayes & Curran Professional Services Limited 6th Floor South Bank House Barrow Street Dublin 4

**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2024**

The Directors present their report and the audited financial statements of EdgeConneX Ireland Limited ("the Company") for the financial year ended 31 December 2024.

**Principal activity and review of business**

The Company was incorporated and registered in Ireland as a limited liability Company on 1 March 2016.

The Company's principal activity consists of the operation of a data center substation in Ireland that provides data centre infrastructure for network operators, content distributors and cloud providers throughout the centre.

**Results and dividends**

The loss for the year, after taxation, amounted to €(1,494,501) (2023: €109,104). The Statement of Comprehensive Income is set out on page 9. No dividends were declared or paid for the year (2023: nil).

The Directors consider the financial position as indicated on the Balance Sheet on page 10 to be in line with expectations.

**Principal risks and uncertainties**

The Company, in the normal course of its business activities, is exposed to various operational risks and manages these risks through careful evaluation of the facts, circumstances, related financial and operational impact.

We discuss below the Company's exposure to such risks relative to its business objectives, policies and controls. Further quantitative disclosures are included in the accompanying financial statements.

The Company has a general risk appetite of low to medium based on operational implications and performance objectives.

The Board of Directors oversees all aspects of the risk management including its policy and controls framework. During the years ended 2024 and 2023, there were no risk and uncertainties that had a significant impact on the financial statements.

**Price/ market risk**

There is a risk that changes in market circumstances, such as a significant unanticipated increase in operational costs, will adversely affect the Company's operating results. The objective of market risk management is to manage such risk exposures within acceptable parameters, while optimizing return. The Company's operation consumes significant power and is susceptible to a fluctuation in power prices. This risk is mitigated by a long-term contract with a creditworthy customer that allows for a pass-through of power cost which alleviates the financial impact should an adverse condition arise.

**Credit risk**

Credit risk is the risk of financial loss to the Company if a customer, bank or other counterparty to a financial instrument fails to meet its contractual obligations. This risk principally arises from the Company's receivable from its customer. This risk is mitigated because the Company's customer is an investment grade global technology company. For the years ended 31 December 2024 and 2023, one customer accounted for all of our turnover and the total trade receivable.

**Liquidity risk**

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company's approach to managing liquidity is to ensure that sufficient liquidity exists to meet its liabilities when due, without incurring unacceptable losses or risking reputational damages.

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2024****Interest rate risk**

Interest rate risk is the risk that the fair value of future cash flows of the Company's financial instruments will fluctuate because of changes in market interest rates. The Company's exposure to interest rate risk arises primarily from its interest bearing loan obtained from a related party.

**Regulatory risk**

Although the Company believes that it has adequately assessed and accounted for its potential tax liabilities and that its tax estimates, including its transfer pricing estimates, are reasonable, there can be no certainty that additional taxes will not be due upon an audit of the Company's tax returns or as a result of changes to applicable tax laws and interpretations thereof. The nature and timing of any amendments to tax laws and the impact on the Company's future tax liabilities cannot be predicted with any certainty. Any significant changes could materially and adversely impact the Company's results of operations and its financial position. The Company minimizes its exposure to this risk and any other regulatory risks by proactively working with legal and tax experts.

**Financial Reporting risk**

The Company's internal control framework is designed to provide reasonable assurance to management and the Board of Directors regarding the reliability of financial reporting and the fair presentation of the financial statements. Management regularly reviews financial results with various departments and follows designed financial processes and controls to ensure the integrity of financial reporting.

**Operational risk**

Operational risk is the risk of indirect or direct loss arising from a wide variety of causes associated with the Company's operations. The Company manages operational risk through active corporate governance and operational control programs. The Company manages the critical operational requirements of its data centre facility to meet customer requirements. The Company has been effective in managing such risks through operational controls, supported by its proprietary technology, highly skilled workforce and valued partners.

**Going concern**

The Directors consider that it is appropriate to prepare the financial statements on a going concern basis, which assumes that the Company will continue in operational existence for a period of at least 12 months from the date of approval of financial statements. In forming this view, the Directors have considered the Company's future cash requirements in the context of the economic environment, risks, uncertainties and its medium-term to long-term strategy. The Directors have also obtained a letter of support from its parent, EdgeConnex Pan European Finance Co B.V., which indicated that EdgeConnex Pan European Finance Co B.V. will support the Company for a period of not less than 12 months from the date of signing of these financial statements. The Directors are satisfied that this financial support will be available due to the current financial position of its parent company.

**Events since the end of the financial year**

There have been no significant events since the 31 December 2024 year end that would require adjustment or disclosure to these financial statements.

**Directors**

The Directors and the Company Secretary are listed on page 2 and, except where indicated, have served for the entire financial year and to the date of this report.

**Directors, secretary and their interests**

The Secretary who served during the financial year was MHC Corporate Services Limited.

The directors, their families or nominees, and the Company secretary who held office at the beginning of the financial year, during the financial year and at the financial year end had no direct or indirect beneficial interest in the shares of the Company at financial year end, or during the financial year.

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**Disclosure of information to auditors**

The Directors in office at the date of this report have each confirmed that:

- As far as they are aware, there is no relevant audit information of which the Company's statutory auditors are unaware; and
- They have taken all the steps that they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that the Company's statutory auditors are aware of that information.

**Accounting records**

To ensure that adequate accounting records are kept in accordance with sections 281 and 285 of the Companies Act 2014, the Directors have employed appropriately qualified personnel and have maintained appropriate computerised systems. The non-statutory accounting records are kept at 2201 Cooperative Way Suite 400 Herndon, VA 20181, USA. The statutory accounting records are kept at 6th Floor, South Bank House, Barrow Street, Dublin 4 the registered address of the Company.

**Statutory auditors**

The statutory auditors, BDO, were appointed during the financial year and have indicated their willingness to continue in office, in accordance with Section 383(2) of the Companies Act 2014.

This report was approved by the Board of Directors on 23 January 2026 and signed on its behalf by:

**Sean O'Reilly**  
Director

**Dick Theunissen**  
Director

**DIRECTORS' RESPONSIBILITIES STATEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2024**

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the Company and of its profit or loss for that year.

In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and profit or loss of the Company and enable them to ensure that the financial statements comply with the Companies Act 2014. They are responsible for such internal controls as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

The directors are also responsible for preparing a directors' report that complies with the requirements of the Companies Act 2014.

On behalf of the Board of Directors:

**Sean O'Reilly**

Director

Date: 23 January 2026

**Dick Theunissen**

Director

Date: 23 January 2026



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Ireland

## Independent Auditor's Report to the Members of EdgeConneX Ireland Limited

### Report on the audit of the financial statements

#### Opinion

We have audited the financial statements of EdgeConneX Ireland Limited ('the company') for the financial year ended 31 December 2024 which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes to the financial statements, including the summary of significant accounting policies set out in note 4. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued in the United Kingdom by the Financial Reporting Council.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2024 and of its loss for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

#### Other Information

The directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

#### Opinions on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

#### Other Offices:

Block 3, Miesian Plaza  
50-58 Baggot Street Lower  
Dublin 2, D02 Y754  
Ireland

Brian McEnery (Managing Partner)  
Simon Carbery  
Paul Creedon  
Stewart Dunne  
Chris Fogarty

Patrick Glover  
Brian Hughes  
Ronan Harbourne  
Diarmuid Hendrick  
Liam Hession

Ken Kilmartin  
Stephen McCallion  
Aine McInerney  
Teresa Morahan  
Ursula Moran

Siobhan Phelan  
Donal Ryan  
Richard Sammon  
Gavin Smyth  
Richard Warren-Tangney

## Report on the audit of the financial statements (continued)

### Opinions on other matters prescribed by the Companies Act 2014 (continued)

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit. In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited and the financial statements are in agreement with the accounting records.

### Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

### Other Matter

The financial statements of EdgeConneX Ireland Limited for the year ended 31 December 2023, were audited by another auditor who expressed an unmodified opinion on those statements on 19 November 2024.

## Respective responsibilities

### Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) 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 these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: [www.iaasa.ie/wp-content/uploads/2022/10/Description\\_of\\_auditors\\_responsibilities\\_for\\_audit.pdf](http://www.iaasa.ie/wp-content/uploads/2022/10/Description_of_auditors_responsibilities_for_audit.pdf). The description forms part of our Auditor's Report.

### The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



**Chris Fogarty**  
for and on behalf of  
**BDO**

Chartered Accountants, Statutory Audit Firm  
103/104 O'Connell Street  
Limerick

Date: 27/01/2026

#### Other Offices:

Block 3, Miesian Plaza  
50-58 Baggot Street Lower  
Dublin 2, D02 Y754  
Ireland

Brian McEnery (Managing Partner)  
Simon Carbery  
Paul Creedon  
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Patrick Glover  
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Diarmuid Hendrick  
Liam Hession

Ken Kilmartin  
Stephen McCallion  
Aine McInerney  
Teresa Morahan  
Ursula Moran

Siobhan Phelan  
Donal Ryan  
Richard Sammon  
Gavin Smyth  
Richard Warren-Tangney

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDING 31 DECEMBER 2024**

	Notes	31 December 2024 €	31 December 2023 €
Turnover	6	21,388,192	21,363,883
Cost of sales		<u>(2,460,595)</u>	<u>(2,245,594)</u>
<b>Gross profit</b>		<b>18,927,597</b>	<b>19,118,289</b>
Operating expenses	7	<u>(16,965,807)</u>	<u>(16,052,572)</u>
<b>Operating profit</b>		<b>1,961,790</b>	<b>3,065,717</b>
Interest payable and similar charges	9	<u>(3,456,291)</u>	<u>(3,174,821)</u>
<b>Loss on ordinary activities before taxation</b>		<b>(1,494,501)</b>	<b>(109,104)</b>
Tax on loss on ordinary activities	10	<u>—</u>	<u>—</u>
<b>Loss for the financial year</b>		<b>(1,494,501)</b>	<b>(109,104)</b>
Other comprehensive income		—	—
<b>Total comprehensive loss for the year</b>		<b><u>(1,494,501)</u></b>	<b><u>(109,104)</u></b>

All amounts relate to continuing operations.

There were no recognised gains and losses for 2024 (2023: Nil) other than those included in the Statement of Comprehensive Income.

The accompanying notes on pages 13 to 24 form an integral part of these financial statements.

**BALANCE SHEET  
AS AT 31 DECEMBER 2024**

	Notes	2024 €	2023 €
<b>Fixed assets</b>			
Tangible assets	11	81,372,576	89,491,980
<b>Current assets</b>			
Debtors	12	12,200,927	11,832,102 *
Investments		—	30,043
Cash at bank and in hand	13	1,298,651	218,276
<b>Total current assets</b>		<u>13,499,578</u>	<u>12,080,421 *</u>
Creditors: amounts falling due within one year	14	<u>(3,177,642)</u>	<u>(10,064,626)</u>
<b>Net current assets</b>		<u>10,321,936</u>	<u>2,015,795 *</u>
<b>Total assets less current liabilities</b>		<b>91,694,512</b>	<b>91,507,775 *</b>
Creditors: amounts falling due more than one year	15	(121,105,138)	(119,423,900)
<b>Net liabilities</b>		<u><u>(29,410,626)</u></u>	<u><u>(27,916,125)*</u></u>
<b>Share capital &amp; reserves</b>			
Called up share capital presented as equity	17	1	1
Retained reserves	18	(29,410,627)	(27,916,126)
<b>Shareholders' equity</b>		<u><u>(29,410,626)</u></u>	<u><u>(27,916,125)</u></u>

The accompanying notes on pages 13 to 24 form an integral part of these financial statements.

\* The comparative figures for the year ended 31 December 2023 have been restated to correct a classification error. An amount of €30,043 was incorrectly included in both 'debtors' and as a separate line item within 'investments'. The comparative figures for 2023 have been adjusted to reclassify this amount, removing the duplication.

Approved and authorised for issue by the Board on 23 January 2026 and signed on its behalf by:

**Sean O'Reilly**  
Director

**Dick Theunissen**  
Director

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Called up share capital presented as equity €	Retained reserves €	Total €
<b>At 01 January 2023</b>	1	(27,807,022)	(27,807,021)
Loss for the financial year	—	(109,104)	(109,104)
Total comprehensive loss for the financial year	—	(109,104)	(109,104)
<b>At 31 December 2023</b>	<b>1</b>	<b>(27,916,126)</b>	<b>(27,916,125)</b>
Loss for the financial year	—	(1,494,501)	(1,494,501)
Total comprehensive loss for the financial year	—	(1,494,501)	(1,494,501)
<b>At 31 December 2024</b>	<b>1</b>	<b>(29,410,627)</b>	<b>(29,410,626)</b>

The accompanying notes on pages 13 to 24 form an integral part of these financial statements.

**STATEMENTS OF CASH FLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
<b>Cash flows from operating activities:</b>		
Loss for the financial year	<b>(1,494,501)</b>	<i>(109,104)</i>
<b>Adjustments for:</b>		
Depreciation expense	<b>9,229,132</b>	<i>8,886,802</i>
Interest expense and amortisation of deferred financing costs	<b>3,456,291</b>	<i>3,174,821</i>
<b>Changes in operating assets and liabilities:</b>		
Increase in trade and other debtors	<b>(368,825)</b>	<i>(357,809)</i>
Decrease in investments	<b>30,043</b>	<i>—</i>
(Decrease) increase in trade and other creditors	<b>(1,433,539)</b>	<i>6,307,620</i>
<b>Net cash from operating activities</b>	<b><u>9,418,601</u></b>	<i><u>17,902,330</u></i>
<b>Cash flows from investing activity:</b>		
Purchase of property and equipment	<b>(1,109,728)</b>	<i>(506,227)</i>
<b>Net cash used in investing activities</b>	<b><u>(1,109,728)</u></b>	<i><u>(506,227)</u></i>
<b>Cash flows from financing activities:</b>		
Net payments on principal of notes due to affiliates	<b>(3,772,207)</b>	<i>(15,803,881)</i>
Interest paid	<b>(3,456,291)</b>	<i>(3,174,821)</i>
<b>Net cash used in financing activities</b>	<b><u>(7,228,498)</u></b>	<i><u>(18,978,702)</u></i>
Net increase (decrease) in cash and cash equivalents	<b>1,080,375</b>	<i>(1,582,599)</i>
Cash and cash equivalents on hand, beginning of the period	<b>218,276</b>	<i>1,800,875</i>
<b>Cash and cash equivalents on hand, end of the period</b>	<b><u><u>1,298,651</u></u></b>	<i><u><u>218,276</u></u></i>

The accompanying notes on pages 13 to 24 form an integral part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024****1. General Information**

These financial statements comprising the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows and related notes constitute the individual financial statements of EdgeConneX Ireland Limited (the "Company") for the year ended 31 December 2024.

The Company was incorporated and registered in Ireland as a limited liability company on 1 March 2016.

The Company's principal activities consists of the operation of a data centre to provide data infrastructure for network operators, content distributors and cloud providers.

**2. Statement of compliance**

The entity financial statements have been prepared on a going concern basis and in accordance with Financial Reporting Standard 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2014.

**3. New standards, amendments and IFRIC interpretations**

On 27 March 2024, the FRC issued Amendments to FRS 102. The effective date for most amendments is accounting periods beginning on or after 1 January 2026, with earlier adoption permitted. The Amendments include new disclosures for supplier finance arrangements that are mandatorily effective from 1 January 2025 but management has chosen not to adopt these in the 2024 financial statements.

The most significant amendments are the replacement of Section 23, now renamed Revenue from Contracts with Customers, and Section 20 Leases. The company is reviewing the expected impact of these amendments at present and will apply them in due course once they become effective.

**4. Summary of Significant Accounting Policies**

The significant accounting policies used in the preparation of the entity's financial statements are set out below. These policies have been consistently applied for the financial year presented.

**4.1. Basis of preparation**

The financial statements have been prepared on a going concern basis, under the historical cost convention.

The preparation of financial statements in conformity with FRS 102 requires the use of certain key assumptions concerning the future, and other key sources of estimation. It also requires the Directors to exercise their judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or areas where assumptions and estimates have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are disclosed in Note 5.

**4.2. Going concern**

The Directors consider that it is appropriate to prepare the financial statements on a going concern basis, which assumes that the Company will continue in operational existence for a period of at least 12 months from the date of approval of financial statements. In forming this view, the Directors have considered the Company's future cash requirements in the context of the economic environment, risks, uncertainties and its medium-term to long-term strategy. The Directors have also obtained a letter of support from its parent, EdgeConnex Pan European Finance Co B.V., which indicated that EdgeConnex Pan European Finance Co B.V. will support the Company for a period of not less than 12 months from the date of signing of these financial statements. The Directors are satisfied that this financial support will be available due to the current financial position of its parent company.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**4. Summary of Significant Accounting Policies (continued)**

**4.3. Foreign currencies**

*i. Functional and presentational currency*

The Company's functional and presentational currency is the Euro, denominated by the symbol "€".

*ii. Transactions and balance*

Foreign currency transactions are translated into the functional currency using the spot exchange rate at the dates of the transactions.

At each year end foreign currency monetary items are translated using the year end closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of Comprehensive Income within operating expenses.

**4.4. Tangible fixed assets**

All Tangible fixed assets are stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The Company begins to depreciate an asset when the asset is available for its intended use. This is when the asset is in the location and condition necessary for it to operate in the manner intended by management.

Land and assets categorised within construction-in-progress are not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost over their estimated useful economic lives. The assets' residual values and estimated useful economic lives are reviewed, and adjusted, if appropriate, at the end of each reporting period.

The estimated useful economic lives of the Company's tangible fixed assets are as follows:

Buildings and improvements	2 – 39 years
Equipment	10 – 15 years
Furniture and fixtures	5 – 10 years
Computer hardware and software	3 – 10 years

*i. Assets during the course of construction*

Assets during the course of construction are carried at cost. These assets are not depreciated until they are available for use.

*ii. Derecognition*

Tangible fixed assets are derecognised on disposal or when no future economic benefits are expected. On disposal, the difference between the net disposal proceeds and the carrying amount is recognised in the Statement of Comprehensive Income.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024****4. Summary of Significant Accounting Policies (continued)****4.4. Tangible fixed assets (continued)***iii. Impairment*

Tangible fixed assets are reviewed for indicators that their carrying amount may not be recoverable. Examples of such indicators may include a significant decrease in the market price of the property, a change in the expected holding period for the property, a significant adverse change in how the property is being used or expected to be used based on the underwriting at the time of acquisition, an accumulation of costs significantly in excess of the amount originally expected for the acquisition or development of the property, or a history of operating or cash flow losses of the property. During the year ended 31 December 2024, there were no indicators of impairment.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the income statement.

**4.5. Cash and cash equivalents**

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and that are readily convertible to known amounts of cash with insignificant risk of change in value. Cash and cash equivalents are initially measured at transaction price and subsequently measured at amortised cost.

Bank deposits which have original maturities of more than three months are not cash and cash equivalents and are presented as current asset investment.

**4.6. Turnover**

Turnover is the amount of revenue derived from the provision of services falling within the Company's ordinary activities after deduction of value-added tax. For the Company, turnover comprises revenue arising from the provision of services.

Turnover is measured at the fair value of the consideration received or receivable and calculated in accordance with the terms underlying customer agreements in place.

All leases are classified as operating leases and minimum rents are recognized on a straight-line basis over the terms of the leases. The excess of rents recognized over amounts contractually due pursuant to the underlying leases are recorded as "Straight-line rent receivable" within Debtors on the Balance Sheet.

**4.7. Taxation**

Current or deferred tax assets and liabilities are not discounted. Tax is recognised in profit or loss unless it relates to a transaction recognised as other comprehensive income or directly in equity, in which case the tax is also recognised in other comprehensive income or directly in equity respectively.

*i. Current tax*

Current tax is the amount of income tax payable in respect of the taxable profit for the financial year or past financial years. Current tax is measured at the amount of current tax that is expected to be paid using tax rates and laws that have been enacted or substantively enacted by the end of the financial year.

The Directors periodically evaluate positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. A current tax liability is recognised where appropriate and measured on the basis of amounts expected to be paid to the tax authorities.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024****4. Summary of Significant Accounting Policies (continued)****4.7. Taxation (continued)***ii. Deferred tax*

Deferred tax is recognised in respect of timing differences, which are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in financial periods different from those in which they are recognised in financial statements.

Deferred tax is recognised on all timing differences at the end of each financial year with certain exceptions. Unrelieved tax losses and other deferred tax assets are recognised only when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the end of each financial year and that are expected to apply to the reversal of the timing difference.

**4.8. Share capital presented as equity**

Equity shares issued are recognised at the proceeds received and presented as share capital.

**4.9. Leases***As a lessor*

When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Company makes overall assessment of whether the lease transfers substantially all the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is classified as a finance lease; if not, it is an operating lease. As part of this assessment, the Company considers indicators such as whether the lease is for the major part of the economic life of the asset.

The Company recognises lease payments received under operating leases as income on a straight-line basis over the lease term as part of revenue.

**4.10. Financial instruments**

The Company has chosen to apply the provisions of Sections 11 and 12 of FRS 102 to account for all of its financial instruments.

*i. Financial assets*

Basic financial assets, including trade and other debtors, cash and cash equivalents and short-term deposits, are initially recognised at transaction price (including transaction costs), unless the arrangement constitutes a financing transaction. Where the arrangement constitutes a financing transaction the resulting financial asset is initially measured at the present value of the future receipts discounted at a market rate of interest for a similar debt instrument.

Trade and other debtors, cash and cash equivalents, and financial assets from arrangements which constitute financing transactions are subsequently measured at amortised cost using the effective interest method.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024****4. Summary of Significant Accounting Policies (continued)****4.10. Financial instruments (continued)***i. Financial assets (continued)*

At the end of each financial year financial assets measured at amortised cost are assessed for objective evidence of impairment. If there is objective evidence that a financial asset measured at amortised cost is impaired an impairment loss is recognised in the statement of comprehensive income. The impairment loss is the difference between the financial asset's carrying amount and the present value of the financial asset's estimated cash inflows discounted at the asset's original effective interest rate.

If, in a subsequent financial year, the amount of an impairment loss decreases and the decrease can be objectively related to an event occurring after the impairment was recognised the previously recognised impairment loss is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment loss not previously been recognised. The impairment reversal is recognised in the statement of comprehensive income.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of ownership of the financial asset are transferred to another party or (c) control of the financial asset has been transferred to another party who has the practical ability to unilaterally sell the financial asset to an unrelated third party without imposing additional restrictions.

*ii. Financial liabilities*

Basic financial liabilities, including trade and other creditors and loans from fellow group companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction. Where the arrangement constitutes a financing transaction the resulting financial liability is initially measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other creditors, loans from fellow Group Companies and financial liabilities from arrangements which constitute financing transactions are subsequently carried at amortised cost, using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade creditors are classified as due within one year if payment is due within one year or less. If not, they are presented as falling due after more than one year. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such as an exchange or modification, this is treated as a derecognition of the original liability, such that the difference in the respective carrying amounts together with any costs or fees incurred are recognised in statement of comprehensive income.

*iii. Offsetting*

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**4. Summary of Significant Accounting Policies (continued)**

**4.11 Pensions**

The Company operates a contributory defined benefit pension scheme which is however closed to new entrants. The scheme funds are administered by trustees and are independent of the Company's finances. The scheme is fully funded and contributions are paid to the scheme in accordance with the recommendations of independent actuaries.

**4.12 Borrowing costs**

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in the Statement of Comprehensive Income in the period in which they are incurred.

**5. Critical accounting judgments and estimation uncertainty**

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The directors have considered the financial statements of the company and are satisfied that there are no accounting judgements or estimates that they consider to be critical to the financial statements.

**6. Turnover**

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
Rental revenue	<b>21,388,192</b>	<i>21,363,883</i>
	<b>21,388,192</b>	<i>21,363,883</i>

Rental revenue is earned from maintaining and operating the data centre facility in Ireland.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**7. Operating expenses**

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
Depreciation on property, plant and equipment (Note 11)	<b>9,229,132</b>	8,886,802
Payroll and other benefits	<b>947,843</b>	832,107
Legal and professional fees	<b>475,233</b>	189,816
Sales, marketing and travelling expenses	<b>143,986</b>	38,398
Office expenses	<b>39,068</b>	14,870
Other expenses	<b>212,802</b>	4,539
Other income	<b>8,704</b>	1,279
Compensation to affiliates charge	<b>5,909,039</b>	6,084,761
	<b><u>16,965,807</u></b>	<u>16,052,572</u>

**7.1 Auditor's remuneration**

Remuneration to 2024 BDO & 2023 KPMG (including expenses) for the statutory audit and other services carried out for the Company by the Company's auditors for the years ended 31 December 2024 and 2023, respectively, were as follows:

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
Audit of financial statements	<b>25,500</b>	32,000
	<b><u>25,500</u></b>	<u>32,000</u>

**7.2 Staff numbers and costs**

For the years ended 31 December 2024 and 2023, the Company had six and six employees, respectively. The aggregate payroll costs of these persons were as follows:

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
Wages and salaries	<b>1,287,919</b>	585,160
Social premiums	<b>57,842</b>	37,769
Pensions cost	<b>151,167</b>	209,178
	<b><u>1,496,928</u></b>	<u>832,107</u>

**8. Directors**

Directors' remuneration was borne by fellow Group Companies during the current and prior financial year without any recharge to the Company.

**9. Interest payable and similar charges**

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
Intercompany interest payable	<b>3,456,291</b>	3,174,821
	<b><u>3,456,291</u></b>	<u>3,174,821</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**10. Income Tax****10.1 Tax expense included in Profit and Loss**

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
Current tax - Irish corporation tax on loss for the financial year	—	—

**10.2 Reconciliation of tax expense**

Tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland of 12.5% for the financial years ended 31 December 2024 and 2023, respectively. The differences are explained below:

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
Loss on ordinary activities before taxation	<b>(1,494,501)</b>	<i>(109,104)</i>
Loss multiplied by the standard rate of tax in the Republic of Ireland for the financial year ended 31 December 2024 and 31 December 2023 of 12.5%	<b>(186,813)</b>	<i>(13,638)</i>
<b>Effects of:</b>		
Excess property allowances carry forwards	<b>186,813</b>	<i>13,638</i>
<b>Tax on loss on ordinary activities</b>	<b>—</b>	<i>—</i>

A potential deferred tax asset of €2,154,634 has not been recognised due to uncertainty around its future use.

**11. Tangible fixed assets**

	<b>Buildings and improvements</b>	<b>Furniture and Fixtures</b>	<b>Equipment and Software</b>	<b>Land</b>	<b>Total</b>
	€	€	€	€	€
<b>Cost</b>					
At 1 January 2023	67,010,894	96,087	77,161,695	3,056,549	147,325,225
Additions during the year	24,642	—	909,104	—	933,746
Disposals during the year	(469,949)	—	—	—	(469,949)
<b>At 31 December 2023</b>	<b>66,565,587</b>	<b>96,087</b>	<b>78,070,799</b>	<b>3,056,549</b>	<b>147,789,022</b>
<b>Accumulated depreciation</b>					
At 1 January 2023	(11,241,711)	(42,622)	(38,595,856)	—	(49,880,189)
Charge for the year	(1,665,500)	(9,609)	(7,211,693)	—	(8,886,802)
Depreciation on disposals	469,949	—	—	—	469,949
<b>At 31 December 2023</b>	<b>(12,437,262)</b>	<b>(52,231)</b>	<b>(45,807,549)</b>	<b>—</b>	<b>(58,297,042)</b>
<b>Net book value at 31 December 2023</b>	<b>54,128,325</b>	<b>43,856</b>	<b>32,263,250</b>	<b>3,056,549</b>	<b>89,491,980</b>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**11. Tangible fixed assets (continued)**

	Buildings and improvements	Furniture and Fixtures	Equipment and Software	Land	Total
<b>Cost</b>					
At 1 January 2024	66,565,587	96,087	78,070,799	3,056,549	147,789,022
Additions during the year	—	9,216	1,100,512	—	1,109,728
<b>At 31 December 2024</b>	<b>66,565,587</b>	<b>105,303</b>	<b>79,171,311</b>	<b>3,056,549</b>	<b>148,898,750</b>
<b>Accumulated depreciation</b>					
At 1 January 2024	(12,437,262)	(52,231)	(45,807,549)	—	(58,297,042)
Charge for the year	(1,666,194)	(10,307)	(7,552,631)	—	(9,229,132)
<b>At 31 December 2024</b>	<b>(14,103,456)</b>	<b>(62,538)</b>	<b>(53,360,180)</b>	<b>—</b>	<b>(67,526,174)</b>
<b>Net book value at 31 December 2024</b>	<b>52,462,131</b>	<b>42,765</b>	<b>25,811,131</b>	<b>3,056,549</b>	<b>81,372,576</b>

**12. Debtors: amounts falling due within one year**

	31 December 2024	31 December 2023
	€	€
Trade debtors	12,025,001	11,708,060
Prepayments	175,926	124,042 *
	<b>12,200,927</b>	<b>11,832,102 *</b>

\* The comparative figures for the year ended 31 December 2023 have been restated to correct a classification error. An amount of €30,043 was incorrectly included in both 'debtors' and as a separate line item within 'investments'. The comparative figures for 2023 have been adjusted to reclassify this amount, removing the duplication.

**13. Cash at bank and in hand**

Cash and cash equivalents includes cash at the bank. The total amount of cash at bank and in hand held at 31 December 2024 was €1,298,651 (2023: €218,276).

**14. Creditors: Amounts falling due within one year**

	31 December 2024	31 December 2023
	€	€
Trade creditors (Note 14.1)	188,034	519,815
Amounts owed to Group Companies	202,716	6,084,761
VAT Payable	709,194	1,335,389
Accruals (Note 14.2)	335,838	411,962
Deferred revenue	1,741,860	1,712,699
	<b>3,177,642</b>	<b>10,064,626</b>

14.1 Trade creditors are payable at various dates within one to twelve months after the end of the financial year in accordance with the creditors usual and customary credit terms.

14.2 Accruals are payable at various dates in the three months after the end of the financial year.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**15. Creditors: Amounts falling due more than one year**

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
Amounts owed to Group Companies (Note 15.1)	<b>118,066,171</b>	<i>115,956,333</i>
Deferred revenue	<b>3,038,967</b>	<i>3,467,567</i>
	<b><u>121,105,138</u></b>	<i><u>119,423,900</u></i>

15.1 During the year ended 31 December 2022, the Company refinanced current loan from another group company with a maturity date on 3 November 2029 and interest rate equals EURIBOR plus a margin of 2.1% to 3.05%. The refinancing constitutes substantial modification of terms, hence the remaining debt financing costs were written off. There were no financing costs associated with refinanced borrowing. Interest accrued on amounts owed to Group Companies was 5.08% for the period from 1 January 2024 to 31 December 2024 and 5.08% for the period from 1 January 2023 to 31 December 2023. The Company is a guarantor to the main loan.

**16. Analysis of changes in net debt**

	<b>At 1 January 2024</b>	<b>Cash flows</b>	<b>At 31 December 2024</b>
	€	€	€
Cast at bank and in hand	218,276	1,080,375	1,298,651
Net cash	<b><u>218,276</u></b>	<b><u>1,080,375</u></b>	<b><u>1,298,651</u></b>

There is no restrictions over the use of the cash and cash equivalents balances which comprises cash at bank and in hand, and bank overdrafts.

**17. Called up share capital**

	<b>31 December 2024</b>	<i>31 December 2023</i>
	€	€
<b>Allotted and fully paid - presented as equity</b>		
1 ordinary share of €1 each	<b>1</b>	<i>1</i>
	<b><u>1</u></b>	<i><u>1</u></i>

The terms and conditions in respect of the above shares are covered by the constitution of the company.

The Company's ordinary shares issued are held by EdgeConnex Holdings II BV.

**18. Retained reserves**

The Retained reserves represents cumulative gain and losses recognized in the Statement of Comprehensive Income.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**19. Holding company and controlling party**

The Company's direct holding Company is EdgeConnex Holdings II BV, a company incorporated in The Netherlands with its registered office is Herengracht 282, 1016 BX Amsterdam. EdgeConnex Holdings II BV is owned by EdgeConneX Inc., a Delaware registered corporation.

EdgeConneX International Cooperatief U.A., a company registered in the Netherlands is the Company's ultimate parent company.

**20. Related party transactions**

The Company has availed of the exemption provided in FRS102 Section 33 "Related Party Disclosures", for subsidiary undertakings, 100% of whose voting rights are controlled within the group, from the requirements to give details of transactions with entities that are part of the group or investees of the group qualifying as related parties.

Directors' remuneration was borne by fellow Group Companies during the current and prior financial year without any recharge to the Company.

**21. Capital and other commitments**

The Company had no material capital commitments as at 31 December 2024.

**22. Leases as a lessor**

The Company leases a proportion of its property to tenants.

The maturity analysis of the undiscounted lease payments to be received for operating leases is as follows:

	2024	2023
	€	€
Less than one year	21,034,651	20,682,325
In more than one year and less than two years	21,392,655	21,034,651
Between two to five years	66,382,641	65,273,823
More than five years	60,944,321	83,445,794
Total undiscounted lease receivable	<u>169,754,268</u>	<u>190,436,593</u>

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**23. Financial instruments**

	Note	31 December 2024		31 December 2023	
		€	€	€	€
Financial assets that are debt instruments measured at amortised cost					
- Trade debtors	12	<u>12,025,001</u>		<u>11,708,060</u>	
			<u><u>12,025,001</u></u>		<u><u>11,708,060</u></u>
Financial liabilities measured at amortised cost					
- Trade creditors	14	188,034		519,815	
- Other creditors	14	1,045,032		1,747,351	
- Amounts owed to group undertakings in less than one year	14	202,716		6,084,761	
- Amounts owed to group undertakings after more than one year	15	<u>118,066,171</u>		<u>115,956,333</u>	
			<u><u>119,501,953</u></u>		<u><u>124,308,260</u></u>

**24. Defined contribution pension plan**

The Company operates defined contribution retirement benefit schemes for all qualifying employees. The total expense charged to profit or loss in the year ended 31 December 2024 was €151,167 (31 December 2023 - €209,178).

**25. Events after the end of the reporting year**

There have been no significant events since the year end that would require adjustment or disclosure to these financial statements as at 31 December 2024.

**26. Comparative amounts**

Comparative amounts have been regrouped/restated, where necessary, on the same basis as those for the current year.

**27. Approval of financial statements**

The Board of Directors approved these financial statements and authorised them for issuance on 23 January 2026.