

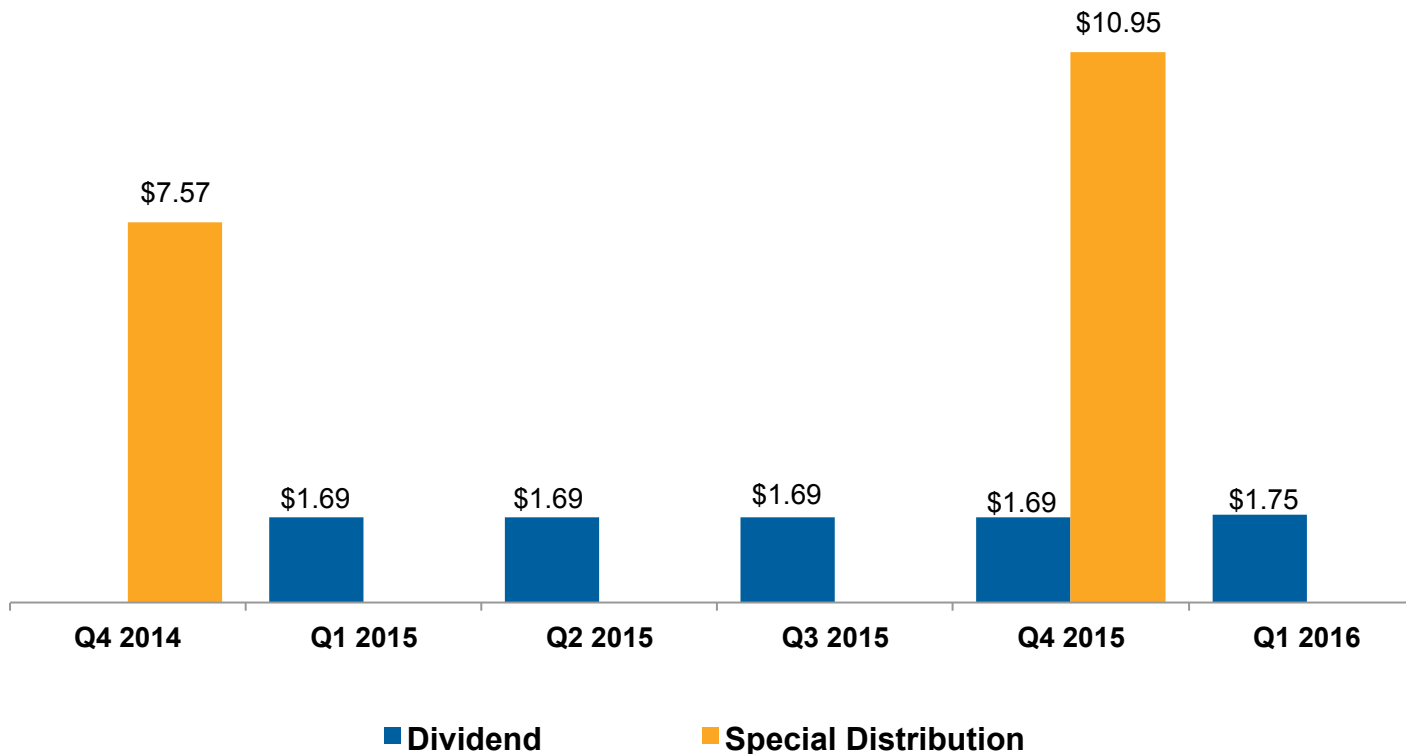
EQUINIX

# Corporate Finance

# Summary of dividend distributions

- Regular quarterly dividend increased to \$1.75 from \$1.69 per share
- Special distributions of \$10.95 per share paid November 2015 and \$7.57 per share paid November 2014

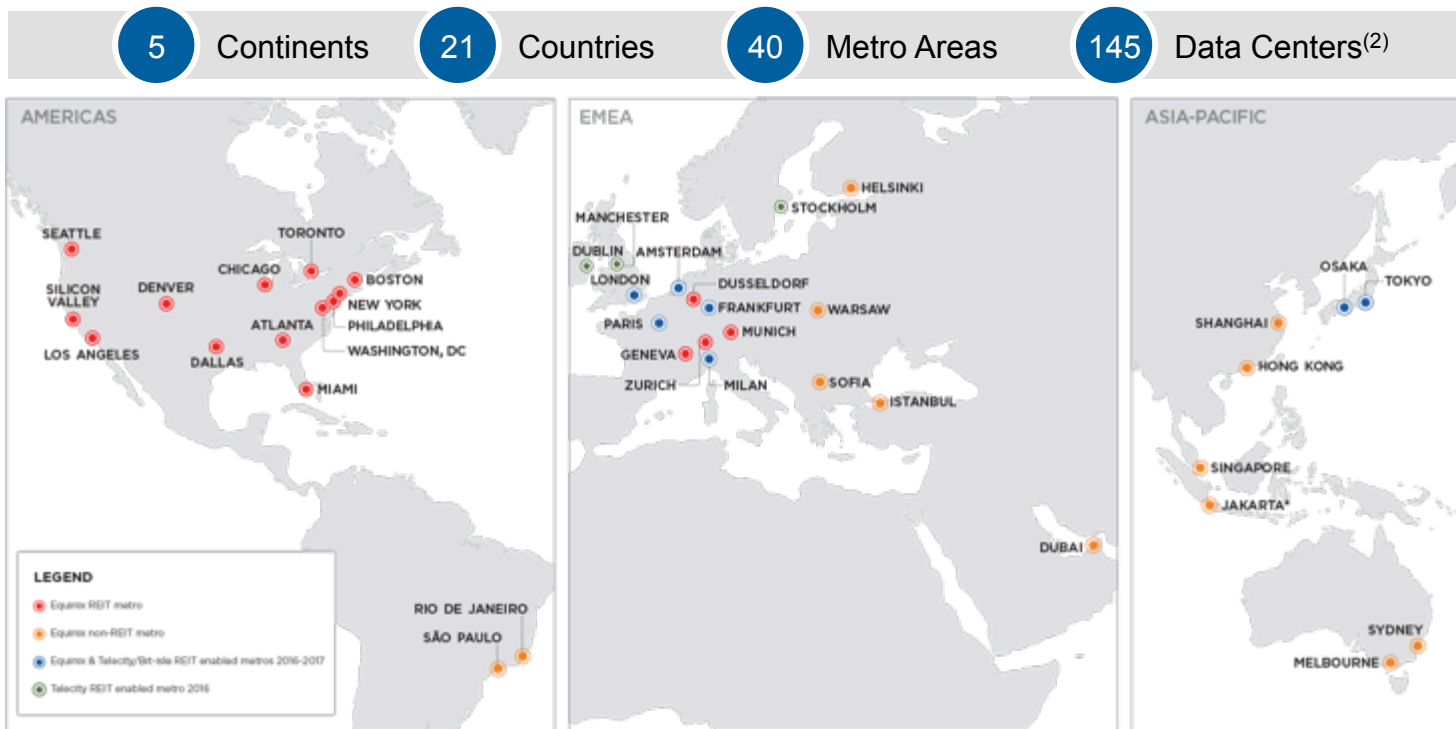
## Dividend, diluted AFFO and special distributions per share



|              | 2015   | 2016     |
|--------------|--------|----------|
| Dividend     | \$394M | \$500M   |
| AFFO         | \$832M | \$1,015M |
| Payout Ratio | 47%    | 49%      |

# Equinix global platform and REIT structure<sup>(1)</sup>

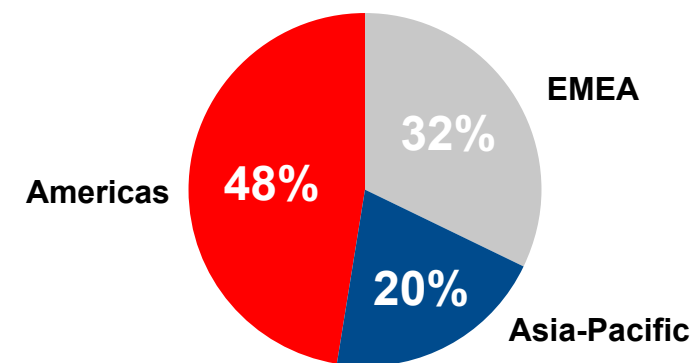
- Equinix REIT and REIT-enabled entities are global in reach



## REIT status by country Q1 16

|                 | IBX       | REIT      |             | IBX       | REIT      |                          | IBX       | REIT     |
|-----------------|-----------|-----------|-------------|-----------|-----------|--------------------------|-----------|----------|
| US              | 49        | 49        | Eurozone    | 37        | 16        | Japan <sup>(3)</sup>     | 12        | 6        |
| Canada          | 2         | 2         | UK          | 11        | 5         | Australia                | 4         | 0        |
| Brazil          | 4         | 0         | Switzerland | 6         | 6         | Hong Kong                | 4         | 0        |
|                 |           |           | Sweden      | 3         | 0         | China                    | 4         | 0        |
|                 |           |           | Poland      | 2         | 0         | Singapore                | 3         | 0        |
|                 |           |           | Other       | 3         | 0         | Indonesia <sup>(4)</sup> | 1         | 0        |
| <b>Americas</b> | <b>55</b> | <b>51</b> | <b>EMEA</b> | <b>62</b> | <b>27</b> | <b>APAC</b>              | <b>28</b> | <b>6</b> |

## Revenues by geography<sup>(1)</sup>



(1) Customers and geographies as of Q1 16, including Telecity and Bit-isle  
 (2) Net of data centers to be divested  
 (3) Bit-isle to be integrated into Equinix Japan by 2017  
 (4) JK1 is unconsolidated.

# Capital structure and debt maturity schedule

- Ample liquidity to fund growth and dividend
- Flexible capital structure with additional capacity

## Capitalization table

| (\$M)  | Q1 16            | Q4 15            |
|--|------------------|------------------|
| Bank Facilities                                    | \$ 1,562         | \$ 1,169         |
| Senior Notes                                       | 3,850            | 3,850            |
| Mortgage Payable and Other Loans Payable           | 79               | 75               |
| Convertible Debt                                   | 150              | 150              |
| Capital Leases                                     | 1,600            | 1,327            |
| <b>Total Debt <sup>(1)</sup></b>                   | <b>7,241</b>     | <b>6,571</b>     |
| <b>Less: Cash &amp; Investments <sup>(2)</sup></b> | <b>650</b>       | <b>2,246</b>     |
| <b>Net Debt</b>                                    | <b>\$ 6,591</b>  | <b>\$ 4,325</b>  |
| Shares Outstanding                                 | 69,428           | 62,100           |
| Closing Price                                      | 330.71           | 302.40           |
| <b>Market Value of Equity</b>                      | <b>\$ 22,961</b> | <b>\$ 18,779</b> |
| <b>Enterprise Value</b>                            | <b>\$ 29,552</b> | <b>\$ 23,104</b> |
| <b>Total Debt / Enterprise Value</b>               | <b>25%</b>       | <b>28%</b>       |
| <b>Net Debt / LQA Adjusted EBITDA</b>              | <b>4.3 x</b>     | <b>3.2 x</b>     |

- Target net debt to Adjusted EBITDA leverage of 3x–4x
- Blended borrowing rate of 4.71%<sup>(3)</sup>

(1) Debt premiums and discounts excluded from Gross Debt Balances.

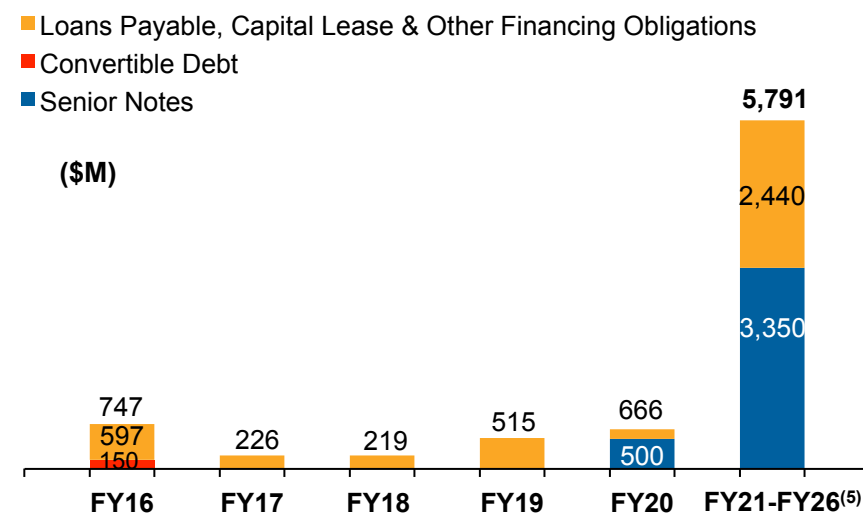
(2) Includes cash, cash equivalents, short-term and long-term investments (excludes restricted cash).

(3) Blended borrowing rate calculation excludes capital lease and other financing obligations.

(4) Represents both interest and principal payments for capital leases, financial obligations and principal payment only for other debt.

(5) Range excludes capital leases.

## Debt maturity profile<sup>(4)</sup>



- \$1.4B of liquidity available from revolving credit facility
- \$1.1B of Term Loan A and Term Loan B multi-currency bank debt
- \$422M JPY Bridge Loan to be refinanced into permanent JPY debt
- \$1.6B in capital leases

# Equinix property ownership

## Ownership strategy

- 34% of recurring revenue from owned properties, including Telecity and Bit-isle <sup>(1)</sup>
- Seek to balance the benefits of property ownership
- Intend to own more strategic properties over time

## Common reasons for leasing

- Unable or not practical to own certain multi-tenant facilities
- Foreign country restrictions
- Minimize capital at risk in new locations

## Long-term economic control of assets

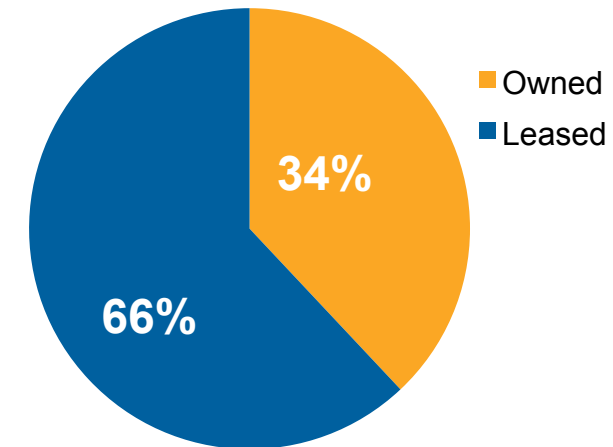
- Average lease maturity, including extensions, of 20+ years<sup>(1)</sup>
- 70% of leases by square footage renewing 2030+<sup>(2)</sup>
- Structure leases with renewal and purchase options
- Certain countries have tenant-favorable renewal rights.
- Manage landlord exposure to minimize economic negotiating leverage (governments, owners with few leasing alternatives)
- Limited economic impact – cash rents represent only ~4% of revenue<sup>(3)</sup>

(1) Includes long-term ground leases, as of Q1 16

(2) Defined as last possible expiration date

(3) As of Q1 16

**% of Recurring Revenue Owned/Leased  
(Q1 16) Includes Acquisitions**



### Long-term control of our recurring revenues:

- Over 85% of our recurring revenues are generated by either owned properties or properties where our lease expirations extend to 2029 and beyond.<sup>(3)</sup>