Kenya’s “Silicon Savannah” well positioned to be a key player in the Global Data Centre growth
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East Africa’s Largest Hyperscale Carrier Neutral Data Centre
East African economic and demographic drivers

Regional market of 300 million+ and growing internet penetration
>50% of Kenya’s GDP is driven by MPESA; higher no of transactions than Western Union globally
75% of population 35 years or younger
Google, Microsoft, AWS have set up product development centres
Stable democracy
Subsea Cables capacity grown from 4 Terabits in 2010 to 720 Terabits in 2023

Kenya has four subsea cables including EASSy, TEAMS, SEACOM, and LION-2, which hold more than 2.8 terabytes of bandwidth, with another 4 cable projects in planning and development (DARE, PEACE, Africa-1 and Liquid Sea).

Facebook, alongside China Mobile International, MTN GlobalConnect, Orange, STC, Telecom Egypt, Vodafone and WIÓCC, are in the planning stages of developing a 37k kilometre subsea cable system covering 23 countries coined 2Africa (Project “Simba”) which is to be operational in 2023.

Kenya is where South Africa was in 2015 in terms of peak traffic and networks connected.

- NAPAfrica is Africa’s largest Internet Exchange Point with over 480 unique ASN (networks) connected from across the world, including 26 African countries.
- Launched in 2012 in South Africa, it is now recording traffic of >1Tbps.
- Nairobi currently has 41 networks with peak traffic of 19 Gbps in 2020 placing it in a similar position to South Africa in 2013 and 2015, respectively.
- Today, 2 of the top 5 African data centres by # of networks are located in Kenya which makes the country the most connected outside South Africa.
Kenya has favourable climate and low-cost power

Kenya has stable power infrastructure and Nairobi benefits from a temperate climate...

- Kenya has a very reliable power supply with an average of only 420 hours outage per year compared to 4,600 hours in Nigeria
- The benefits of reliable and low cost power are further amplified by Nairobi’s cool climate, making it an ideal location for the largest data centre in East Africa

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Average temperature (Celsius)

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Average hours power outage per year

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Kenya is the 8th largest geothermal power producer globally with 92% renewable energy
Kenya is anticipated to become a key new hub for hyperscalers...

Africa is massively under-penetrated by hyperscale cloud providers
• East Africa is a very significant market and the logical next step for hyperscalers after South Africa
• Currently there are no hyperscalers present in Kenya and, as a result, high quality cloud services are not available to a large population with increasing demand for digital services
• International and intercontinental connectivity to the region has been transformed by recent infrastructure developments, enhancing the opportunity for hyperscaler deployments

Africa is home to less than 2% of global data centre capacity and more than half of that capacity is located in South Africa
NBOX1 - East Africa’s only hyperscale campus with 22.5MW of IT power

- **Land acquired - Owned**: 99-year leasehold from 1987 (65 years remaining)
- **Power sourced & designs approved**: Two 11kV feeds from a two substations. Approved plans (power route) for a 66kV on-campus substation.
- **Development capacity**: Campus no 1 will have 22.5MW of IT power on current IXAFRICA plot. Campus 2, Tilisi identified to increase capacity to 53MW
- **Hyperscale focused**: iXAfrica is the only operator in East Africa able to offer a multi-MW carrier neutral facility to hyperscalers

### Data Centre 1 (Phase 1.1 - live with 1MW)
- **Building size**: 4,314 m²
- **White space**: 1,653 m²
- **Data halls**: 2
- **Racks**: 780
- **Power**: 4.5MW IT
- **Office space**: 900 m²

### Data Centre 2
- **Building size**: 12,000m²
- **White space**: 6,360 m²
- **Data halls**: 6
- **Racks**: 3,744
- **Power**: 18MW IT

### Satellite farm
- **Satellite teleport**: 4000m²

### Total campus
- **Building size**: 16,314 m²
- **White space**: 8,013 m²
- **Racks**: 4,500
- **Power**: 22.5MW IT

iXAfrica is East Africa’s only hyperscale campus with 22.5MW of IT power.

- **Land acquired - Owned**
- **Power sourced & designs approved**
- **Development capacity**
- **Hyperscale focused**

NBOX1 is East Africa’s only hyperscale campus with 22.5MW of IT power.
**TSIX1** - Africa’s AI ready 53MW Hyperscale Campus

**TSIX1 Facility Overview**
- 53 MW IT campus
- Rack Density of up to 90KW
- On-chip Liquid cooling option
- Flexible rack density
- 99.999% availability
- Heated water and backup power export to local community
- Dedicated office building and training academy

**Specifications**
- Phase one power: 5 MW IT
- Future phases: 12 MW IT x 4
- Location: [Insert Location]
- Mechanical: N+2 with liquid cooling options
- Concurrently maintainable with no single point of failure
- **Green power grid**
  - Nairobi’s grid is among the greenest in the world, 93% coming from renewable energies

IXAfrica’s newest data centre deployment builds on the success of NBOX1 by introducing liquid cooling technology to increase efficiency and rack densities.

Designed to the highest specification for hyperscale customers, the TSIX1 facility will be the first of its kind in East Africa to feature liquid cooling options for its end users.
The combined leadership and advisory team for iXAfrica has over 30 years of data centre experience with leading global operators. Significant expertise within leadership team in new business development in the property and ICT sectors in Kenya.
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