

State of Kenyan Data Centres

- › 27 facilities, 16 operators — every figure sourced and dated.
- › 42.9 MW built, 230 MW announced — kept honestly apart.
- › 122 networks in Kenya's most connected building; 8 of 20 operating facilities genuinely carrier-neutral.

Data Centre 254

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SEPTEMBER 2026 · DATASET LAST VERIFIED 2026-09

Cross-checked against the PeeringDB Kenya register (fetched 8 Sep 2026)

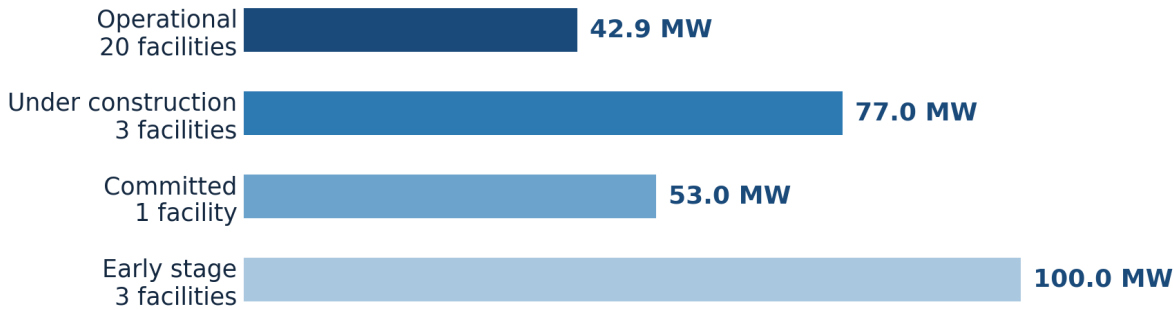
SECTION 1

The market, honestly staged

Kenya's data centre market is usually quoted with a single big number that blends operating buildings with press releases. This brief keeps the stages separate, because “announced” and “operating” are different universes. The figures below are drawn from the DC254 directory - 27 tracked facilities run by 16 operators, each entry carrying its own dated sources - and cross-checked against the PeeringDB Kenya register fetched on 8 September 2026. Nothing on these pages counts a headline as a megawatt.



Only 20 of the 27 facilities are operating. Their designed capacity sums to 42.9 MW, although operators publish commissioned IT load for only part of it - hence the more honest 10.5 MW figure. Behind the operating fleet sit 77 MW genuinely under construction (iXAfrica's NBOX1.2, Africa Data Centres' Nairobi 2 expansion and Nxtra by Airtel's Tatu City campus), 53 MW committed at iXAfrica's Tilisi campus where land and funding are in place, and 100 MW of early-stage announcements - of which 100 MW is a single project, the Microsoft-G42 AI data centre, paused on grid delivery at single-site scale. Early-stage interest is tracked so the market's direction is visible; it is never counted as capacity.



MW of designed capacity · 100 MW of the pipeline is a single paused project

Figure 1 - Kenya's supply pipeline by stage, MW of designed capacity. Dataset last verified 2026-09. Sources: DC254 directory; PeeringDB.

The gap between the stacked bars and the 10.5 MW of published live IT load is the real story of this market. Announcements compound quickly; electrons do not. Kenya's build-out is constrained less by demand than by power delivery and financing at single-site scale, which is why the 2026 pipeline matters more than the 2026 total.

SECTION 2

Interconnection is the real league table

In a market where almost everyone claims “Tier III standards”, the number that actually differentiates buildings is networks present. PeeringDB - the community-maintained register that carriers themselves update - is an imperfect but honest instrument: it can lag reality, but it rarely inflates it. On the 8 September 2026 fetch, one Nairobi building towers over the field, and the second tier of the table belongs to Mombasa's cable-station economics.

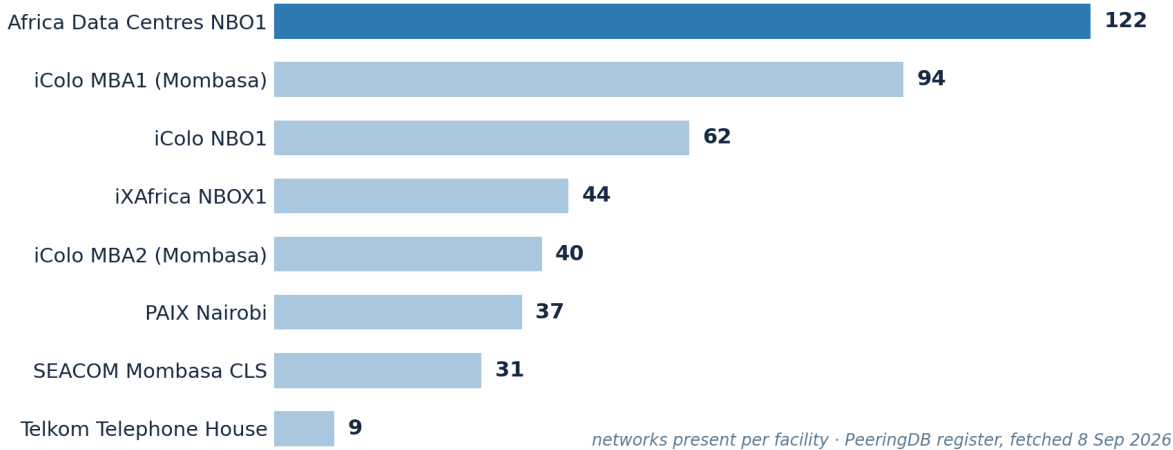


Figure 2 - Networks present per facility, PeeringDB register fetched 8 Sep 2026. Community-maintained: treat as a floor, not a ceiling.

Africa Data Centres NBO1 at Sameer Business Park is Kenya's most connected building: 122 networks and four exchanges on site (KIXP, LINX, BGP.Exchange and PLUGINS). iColo's Mombasa campus - MBA1 and MBA2 - turns proximity to the submarine cable landing stations into 94 and 40 networks respectively, while iColo Nairobi One (62) and iXAfrica NBOX1 (44) anchor the Nairobi second tier. PAIX, inside Britam Tower, remains the most central carrier-neutral hall. Across the operating fleet, 8 of 20 facilities are genuinely carrier-neutral - a smaller share than brochures imply, and the single best question to ask any vendor.

Certification should be read just as precisely. Safaricom's Red Hill facility in Limuru holds the strongest formal record of any commercial operator in Kenya - Uptime Tier III Design plus Tier III Certification of the Constructed Facility, dated 26 March 2024. The government's Konza National Data Centre holds a Tier III Constructed Facility certificate dated 23 August 2022. Africa Data Centres states four data halls certified Uptime Tier 3 with PCI DSS added, though Uptime's registry still files the building under its legacy Liquid Telecom Group name. iColo carries ISO 27001 and PCI DSS on the Digital Realty listings but no Uptime Tier certification. iXAfrica NBOX1 has no Uptime record at all - excellent facilities can be uncertified, but they should be priced differently.

SECTION 3

What 2026 changed, and what 2027 will decide

Five events defined the year, and each one says something structural about where the market is heading:

- **Digital Realty launched NBO2 (7 September 2026)** - iColo's second Karen building formally opened with state backing; still ramping on interconnection with 2 networks registered. The year's biggest capacity event.
- **Oracle chose iXAfrica (27 January 2026)** - the OCI Nairobi region announcement is Kenya's first hyperscale-cloud-on-local-soil transaction, and the template for the inference edge.
- **The G2M fibre route went live** - Paratus's 2,000 km Goma-Mombasa artery added east-west terrestrial diversity to a corridor that needed it.
- **EU money kept flowing** - the EUR 102 million EU-Kenya Digital Partnership and the DIF/Xalam country briefs keep Europe positioned as the market's enabler-of-record.
- **The power ceiling held** - the Microsoft-G42 project remains stalled on grid delivery at single-site scale, the market's clearest reminder that megawatts, not ambitions, are the currency.

The published forecasts bracket the trajectory tightly. Xalam projects roughly 30% annual colocation growth through 2030; Ken Research's July 2026 report tracks commissioned IT load from 20 MW in 2025 toward 90 MW by 2031. Reconciled against the verified base - 10.5 MW of published live IT load and 77 MW under construction - the decisive variable is not demand. It is whether power delivery and financing let the under-construction and committed stages convert on schedule.

The four events that will decide 2027: NBOX1.2's completion; the first hyperscaler cloud region going live; the Microsoft-G42 site decision; and NBO2's interconnection count. Everything else is commentary.

ABOUT THIS BRIEF

Sources and method

Facility data comes from operator primary pages, the PeeringDB facility register (fetched 8 September 2026), Uptime Institute's public certification directory, and credible trade press; per-facility sources with fetch dates are listed on each entry in the DC254 directory. Market context: Xalam Analytics via the EU Digital Investment Facility country briefs; Ken Research, Kenya Data Center Market 2019-2030 (July 2026). Capacity is counted in stages - operational, under construction, committed, early stage - and announced capacity is never added to live capacity. Confidence tiers, counting rules and the dated update log are documented in the site's data methodology.

This brief is the downloadable edition of the live annual review at data-centers-254.vercel.app/research/state-of-kenyan-data-centres-2026, which re-computes from the dataset on every visit. The full directory, the infrastructure map and the methodology live at data-centers-254.vercel.app. DC254 is an open publication of Data Centre 254: no signup wall, no paywall, every number sourced and dated.