• THE RACK REPORT · BY DATACENTRE254

Who powers Kenya’s data centres, and who is telling us?

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Data centres. Power. Cloud. Connectivity. Investment. Policy.

The month’s most important developments, written for the people building, financing and regulating Kenya’s digital infrastructure. This edition: the full power ledger for all 27 tracked Kenyan facilities, the AI-era rethink of the UPS, and the licensing window that closed without a decision. Every fact carries its source and date.



THE COAST · WHERE KENYA CONNECTS ITS RENEWABLE BACKBONE



01 · THE HEADLINE

Kenya’s data centres run on one utility and a wall of backup generation. The renewable story still belongs to the grid, not the operators.

October delivered the ownership news Kenya’s market has been waiting for: **Digital Realty formally launched iColo’s Nairobi Two** on 7 September and has transitioned the iColo brand to Digital Realty in Kenya, putting a global hyperscale operator’s name on locally operating facilities. **WIOCC Group secured US$300 million** from Africa Finance Corporation and Vision Invest, with data-centre capacity a stated priority for the sub-Saharan market.



NAIROBI TWO LAUNCH · 7 SEPTEMBER 2026 · NOW UNDER THE DIGITAL REALTY BRAND

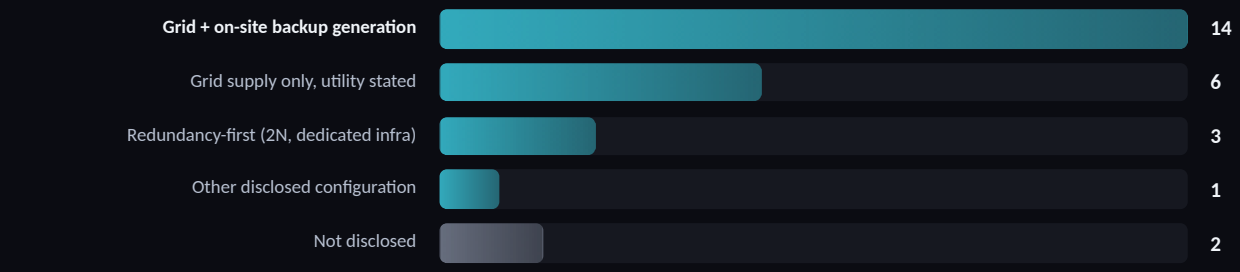
But while the ownership story moved, this month’s quieter finding is about electricity. DC254 re-checked the power record for **all 27 facilities and projects tracked in Kenya**, field by field, source by source. Every single record starts from Kenya Power. Fourteen of the 27 disclose on-site backup generation alongside the grid. Only three carry any renewable-energy claim at all, and none of them is an operator-disclosed renewable power purchase agreement. Kenya’s grid draws **over 90% of its electricity from renewable sources**, stated as a generation mix and not a guarantee of site-specific power delivery. That is the grid’s achievement. As of 11 October 2026, **no operator in this directory has put their own name on a renewable supply claim**.

Sources: DC254 directory, 31 records (27 Kenya, 4 East Africa), re-verified 11 October 2026; Digital Realty launch PR 7 September 2026, captured 10 October 2026; WIOCC Group announcement 3 September 2026, captured 10 October 2026

The verified board, and the power ledger behind it

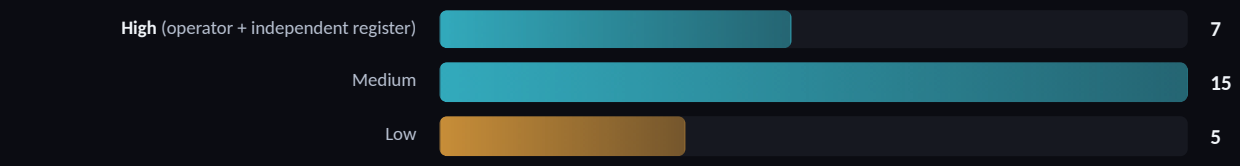
27	**facilities and projects tracked** in Kenya (31 records including 4 East Africa reference records)
20	**operational**, from the coast to the capital and its satellite towns
10.5 MW	**verified live IT load**, published by 8 of the 20 operational facilities; 42.9 MW designed across the fleet
230 MW	**announced pipeline**: 77 MW under construction, 53 MW committed, 100 MW early stage
7	**submarine cable systems in service** at Mombasa

HOW THE 27 KENYAN RECORDS DESCRIBE THEIR ELECTRICITY SUPPLY



PLUS 1 GRID CONNECTION RECORDED AS PLANNED · COUNTS SUM TO 27

SOURCE CONFIDENCE BEHIND THE POWER RECORD



No operator has disclosed a renewable power purchase agreement.

Only three records carry any renewable claim at all: one operator-stated grid-share figure, one solar-supplemented cooling note, and one early-stage geothermal discussion. Kenya's 90%+ renewable generation mix is the grid's achievement, not a documented operator supply choice. The 230 MW pipeline question stands as last issue framed it: it is not operational capacity. Read the numbers side by side, never added together.

The UPS is being reinvented. Kenyan buyers should ask what that means for their next hall.

The uninterruptible power supply has long been the quiet heart of the data centre power train, and it is also, per **Uptime Institute's Annual Outage Analysis 2026 as reported by Data Center Knowledge**, the leading cause of power-related outages: UPS failures account for **39% of power incidents**, ahead of transfer switches (34%) and generators (28%). The AI era is forcing a rethink of the device itself. Hyperscalers are moving toward rack-level battery backup inside Open Compute Project designs, 800 V DC distribution for AI factories, and campus-scale battery storage configured as a UPS alternative. **Dell'Oro projects solid-state transformers will begin weighing on UPS demand from 2029.** The one-line summary that matters for a renewables-heavy grid like Kenya's: the job is flipping from protecting the IT load from the grid to protecting the grid from the IT load.

ARCHITECTURE	WHAT IT IS	STATUS	WHAT IT MEANS FOR BUYERS
Centralized UPS + diesel	Today's standard in Kenya and most markets	Installed base, evolving	Still the right baseline for colocation and enterprise loads
Rack-level BBU / OCP DC	Batteries in the rack, hyperscale DC designs	Deployed at hyperscalers	Relevant if AI-grade densities arrive; ask about DC-readiness
BESS as UPS alternative	Campus-scale battery storage taking the UPS role	First partnerships (2025), early	Watch electrical-room design and battery chemistry choices
Solid-state transformers	Power conversion without the legacy UPS role	Dell'Oro: demand impact from 2029	A horizon item, not a procurement decision today

Kenya's own fleet continues to run conventional designs, and **no Kenyan operator has announced an 800 V DC or BBU-based facility**. Treat these as global trends to monitor, not local deployments. The practical step is in how new halls are specified: ask vendors about lithium iron phosphate options, BESS-ready electrical rooms and higher-voltage DC readiness. Regionally, WIOCC's US$300 million (Africa Finance Corporation and Vision Invest, announced 3 September 2026) names data-centre capacity as a stated priority for the same sub-Saharan market.

Read the full analysis → `data-centers-254.vercel.app/articles/ups-backup-power-kenyan-data-centres`

Sources: Uptime Institute Annual Outage Analysis 2026 as reported by Data Center Knowledge (6 October 2026), captured and verified 11 October 2026; Dell'Oro Group, 19 August 2026; FlexGen and Rosendin partnership June 2025; DC254 directory, re-verified 11 October 2026

The power ledger: all 27 Kenyan records, as disclosed

FACILITY	OPERATOR	STATUS	POWER SOURCE, AS DISCLOSED	RENEWABLE CLAIM	CONF.
iColo Nairobi One (NBO1)	iColo (Digital Realty)	Operational	2N power (per Digital Realty listing)	-	High
iColo Nairobi Two (NBO2)	iColo (Digital Realty)	Operational	2N power; captive substation planned over 20 MW at full build	-	Med
iColo Mombasa One (MBA1)	iColo (Digital Realty)	Operational	Kenya Power + backup	-	High
iColo Mombasa Two (MBA2)	iColo (Digital Realty)	Operational	Kenya Power + backup	-	High
iXAfrica NBOX1	iXAfrica Data Centres	Operational	Kenya Power grid + on-site diesel generators	Grid 75%+ renewable (operator claim)	High
Africa Data Centres NBO1	Africa Data Centres	Operational	Kenya Power + diesel backup	-	High
PAIX Nairobi (NBO-1)	PAIX Data Centres	Operational	Kenya Power + backup	-	High
SEACOM Mombasa CLS	SEACOM	Operational	Kenya Power + backup	-	High
Safaricom Waiyaki Way	Safaricom	Operational	Kenya Power + diesel generators	-	Med
Safaricom Red Hill (Limuru)	Safaricom	Operational	Kenya Power + solar supplement	Solar supplement (operator-stated)	Med
Safaricom Thika	Safaricom	Operational	Kenya Power + backup	-	Med
Konza National Data Centre	KoTDA	Operational	Kenya Power + backup	-	Med
Liquid Nairobi	Liquid Intl. Technologies	Operational	Kenya Power	-	Med
SimbaNET Nairobi	SimbaNET Kenya	Operational	Kenya Power + backup	-	Med
Telkom Milimani Exchange	Telkom Kenya	Operational	Dual standby gensets, A and B modular UPS	-	Med
Telkom Telephone House (NBO)	Telkom Kenya	Operational	Kenya Power + backup	-	Med
Telkom Telephone House (MBA)	Telkom Kenya	Operational	Kenya Power + backup	-	Med
Global TS Data Centre	Global Telecom & Services	Operational	Kenya Power	-	Low
Septris Data Centre	Septris EO Ltd	Operational	Kenya Power	-	Low
Wananchi Group Data Centre	Wananchi Group	Operational	Kenya Power	-	Low
Nxtra by Airtel Tatu City	Nxtra by Airtel	Under construction	Grid supply with on-site backup; GPU-ready phases	-	Med
iXAfrica NBOX1.2	iXAfrica Data Centres	Under construction	Kenya Power	-	Med
Africa Data Centres NBO2 expansion	Africa Data Centres	Under construction	Kenya Power	-	Med
iXAfrica NBOX2 (Tilisi)	iXAfrica Data Centres	Committed	Kenya Power (planned)	-	Med
Microsoft–G42 AI Data Centre	Safaricom	Early stage	Requires dedicated power infrastructure	Geothermal (Olkaria) discussed	Med
Kenya Data Centres SME Facility	Kenya Data Centres (ICT Authority)	Early stage	Not disclosed	-	Low
Raxio Nairobi (unverified)	Raxio Data Centres	Early stage	Not disclosed	-	Low

Power-source text is recorded as disclosed by operators or their listings, verified against the sources on file for each record. Confidence is DC254's source-quality rating: High = operator materials plus an independent register; row-level source registers live in the directory's data. The 75%+ grid-share figure is the operator's own claim; the national generation mix is over 90% renewable per the house figure used across DC254.

Source: DC254 directory, re-verified 11 October 2026

04 · INSIDE THE MAP

Seven live cables, and one RFS call that still has not come

DC254 currently tracks **10 submarine cable systems, with 7 in service**: TEAMS and SEACOM (2009), EASSy (2010), LION2 (2012), DARE1 (2021), PEACE (2022) and 2Africa (2024). The count has not moved since 2024. Africa-1 has landed at Mombasa but has not announced ready for service, so it is not counted as live. **One RFS announcement changes Kenya's live cable count for the first time since 2024**, and this issue's power investigation is the mirror image of that waiting game: connectivity diversifies at the coast while the power story at the rack row remains a single utility plus diesel.

TEAMS · 2009 | SEACOM · 2009 | EASSy · 2010 | LION2 · 2012 | DARE1 · 2021 | PEACE · 2022 | 2Africa · 2024

Africa-1 · landed, RFS pending | Daraja · announced | LuLu · planned

7 IN SERVICE · 3 IN DEVELOPMENT, TRACKED

Explore the map → data-centers-254.vercel.app/infrastructure/map

Sources: DC254 cable tracker, verified monthly; operator and consortium disclosures

05 · POLICY WATCH

The window closed. The decision has not arrived.

The Communications Authority of Kenya's consultation on the proposed **standalone data-centre licensing framework** closed on or about 8 October, thirty days from the 8 September publication. As of 11 October 2026, the Authority's consultation page still lists the proposal and DC254 has found **no decision document, gazette supplement or outcome notice**. The independent briefing circuit reaches the same position: the proposal remains on the regulator's consultation page, the current consultation status is unclear, and contacting the CA for the outcome is the named next action.

The question that outlasts the deadline is unchanged: **will the final framework create materially different regulatory positions between existing NFP and ASP licence holders**, who can currently keep operating data centres without taking the new licence, **and new entrants?** We surface the question; we do not pretend to know the answer before the Authority does.

Sources: Communications Authority of Kenya, consultation published 8 September 2026, page re-verified 11 October 2026; DC254 capture 24 September 2026; outcome sweeps 10 October 2026 found no decision document

06 · WHAT WE'RE WATCHING

Three things likely to matter next

WATCH 01

The licensing decision.

The window is closed and the decision is now overdue rather than pending. Any outcome document moves the whole directory's licensing picture.

WATCH 02

Africa-1 ready for service.

One announcement moves Kenya's live cable count from 7 to 8 for the first time since 2024.

WATCH 03

The power-disclosure precedent.

Whether any Kenyan operator becomes the first to publish a renewable supply agreement or a live load figure. The directory has 27 chances a quarter to move this number.

07 · FROM DC254

This issue's investigation is now on the record

The full source-linked comparison behind the power ledger, all 27 Kenyan records with their disclosed power arrangements, renewable claims and source-confidence ratings, is published in this edition and mirrored in the directory's data. Two deep reads carry the analysis: **Kenya Data-Centre Boom: What Should Operators Disclose?** and **UPS Systems and Backup Power for Kenyan Data Centres**, updated with the AI-era power-train analysis this month.

Access digital intelligence →

Explore the latest DC254 research, directory and infrastructure maps at **data-centers-254.vercel.app/research**.

EDITOR'S NOTE

Verification standard. Every figure in The Rack Report carries its source and publication date, and we do not publish numbers we cannot trace to an operator, regulator or dated news report. Where plans are announced but not yet contracted, we say so in the same breath as the headline figure, because the difference between a plan and a project is where infrastructure stories go to hide. This issue's figures were re-verified against the DC254 dataset on 11 October 2026. The Uptime Institute outage percentages are cited as reported by Data Center Knowledge; the Dell'Oro solid-state transformer timeline is confirmed on Dell'Oro's own announcement of 19 August 2026.

Corrections and tips. Spotted something wrong or know something we should verify? DC254 corrects errors openly and quickly. Reach the newsroom through the contact page at data-centers-254.vercel.app, or reply to any edition of this briefing by email.

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