



**iXAfrica
DataCentre**

iXAfrica Hyperscale Campus, Kenya

East Africa's Largest Hyperscale Carrier-Neutral, AI Ready Data Centre





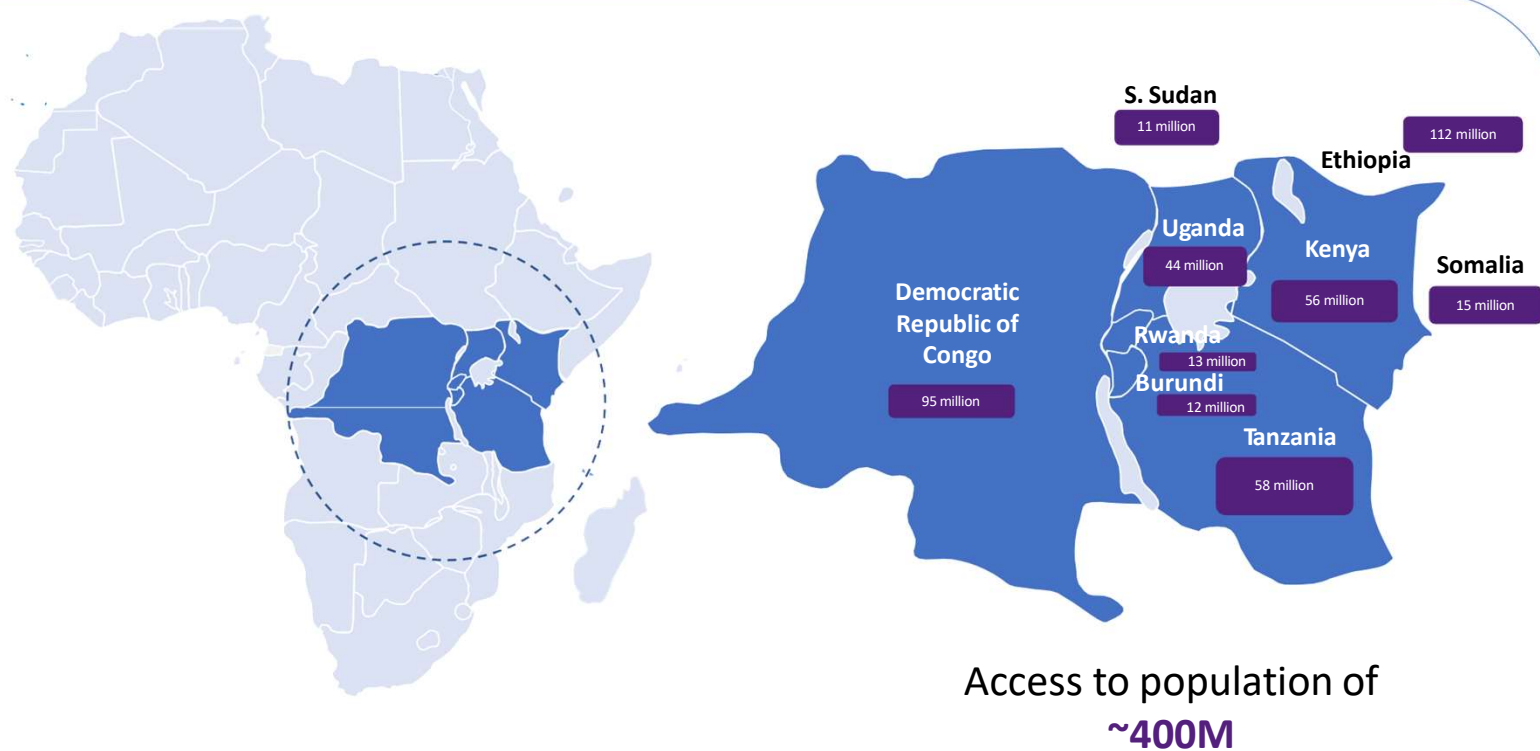
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*iXAfrica in Nairobi,
is East Africa's Largest
Hyperscale Carrier-Neutral, AI
Ready Data Centre and the
latest digital habitat for cloud,
colocation, and connectivity.*

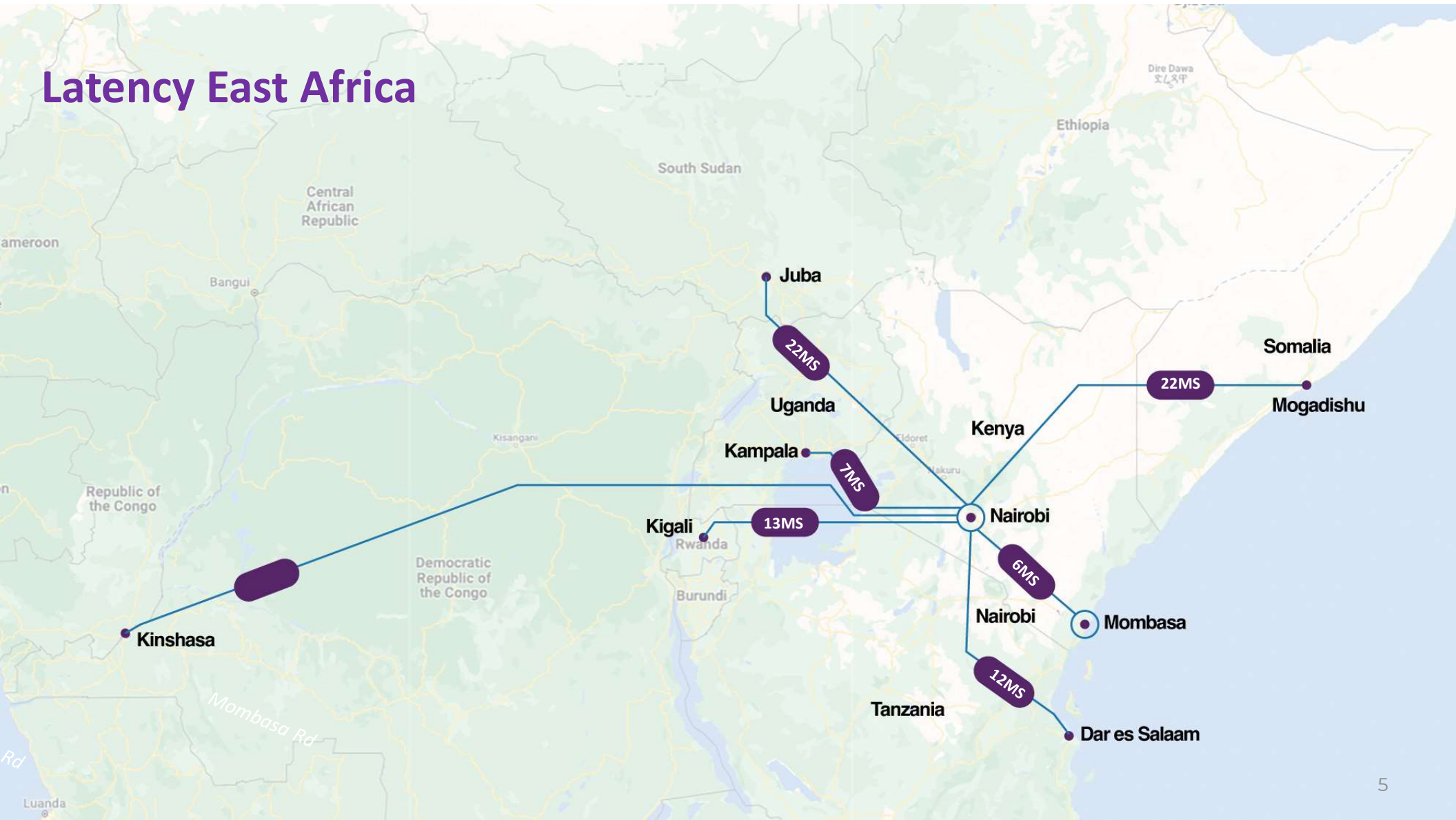
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The Market

Kenya is the gateway to East Africa



Latency East Africa





Our Data Centres

NBOX1 – Live

NBOX2 – Planned

NBOX1 & NBOX2



NBOX1 & NBOX2

Location: Mombasa Road

- 17,400 SQM Site (4.3 acre) Campus
- Site Address: NBOX1, Mombasa Road
Nairobi, Kenya
- Main highway first row
- Kenya Pop: 56M people
- 450 Kms from the Indian ocean (Mombasa)
- Clement weather due to equator and altitude
1662m / 5500ft), 17 to 28°C)
- Long Lat: -1.329305, 36.886177
- <https://maps.app.goo.gl/yH91DKHSwVVxdrXT8>
- Final Day Capacity 22.5 MW



Our Campus

East Africa's Largest Carrier-Neutral Data Centre



Hyperscale / AI
Ready Data
Centre



Dual 11KV lines
66KV Substation
planned for growth



Building 1 – 4.5MW
780 Racks
(2.25MW Live)
Building 2 – 18MW
3,744 Racks



Tier III+ Data Centre



Full land ownership.
17,400 SQM
4.3 Acres



Land use: Light
industrial & Data
Centre



Teleport
2,500m²



Borehole water,
ample storage for
cooling & fire
suppression (Mist)



Campus 2 at Tilisi
Planned (53MW on
11 acres)

Our Services

East Africa's Largest Carrier-Neutral Data Centre



Power: N+1 (N being 3) for Gensets, UPS & Switchgears
SLA 99.999%



Cooling Data Hall (ASHRAE Compliant):
N+2, (N being 8)
Adiabatic (IAC) units



PUE: 1.25 across campus



Connectivity
4 Secure diverse routes
4MMRs in NBOX1
3MMRs in NBOX2



7 layers of Physical Security



Remote & Smart
Hands & Eyes



Customised
Private cages &
pods



Office Space, Meeting
Rooms, Staging rooms
& Storage



Internet Exchanges
LINX Nairobi,
Global IXP
KIXP - Kenya Internet Exchange – Onboarding
Q2 2024



NBOX1 - 4.5MW

2.25MW LIVE

Building size:	4,314m ²
White space:	1,700m ²
Meet Me Rooms:	4
Racks:	780 (47-55U)
Power:	4.5MW IT
Rentable office space:	280m ²
Storage	100m ²



Carrier-Neutral Connectivity

All major fibre providers have fibre passing along the Nairobi-Mombasa Road enabling easy fiber connectivity.

4 Secure diverse fibre entry points

- 2 South side – main Nairobi - Mombasa Road
- 2 North side
- 4 Independent **MMRs** (Meet Me Rooms) all inter-connected
- Diverse cable routes and trays
- All Data Halls connect to each of the 4 MMRs
- Zone on roof for dedicated GPS/dishes
- IXP for local and international peering
LINX Nairobi (Live) and KIXP (onboarding)
- Ecosystem of multiple network providers

Connectivity Status – as of Date



Service Providers present at the DC..... and more onboarding in Q2





Bespoke Data Halls

Working in collaboration with hyper-scale customers to meet specific requirements

- Dedicated Data Hall and suite designs
- Scalable power density, 20KW + per rack
- No raised floors to support high density racks
- Hot aisle containment
- Accommodate different density requirements
- Any rack size can be deployed
- Designed to meet different redundancy models



20KW +
available per rack

47-55U
ready bespoke racks
& pods



Building 1 Meet Me Rooms (MMRs)

- The Data Centre has 4 MMRs:
 - 2 Ground Floor (live)
 - 2 on the First floor (not yet fitted out)
- Each Data Hall can be fed by all 4 of the MMRs (all looped / interconnected)
- There are 2 hour fire rated masonry walls between each MMRs



GF MMRs A & B



1st Floor MMRs C & D

NBOX1 Technical Rooms – Connectivity and Power



Cross Connect Cabinet

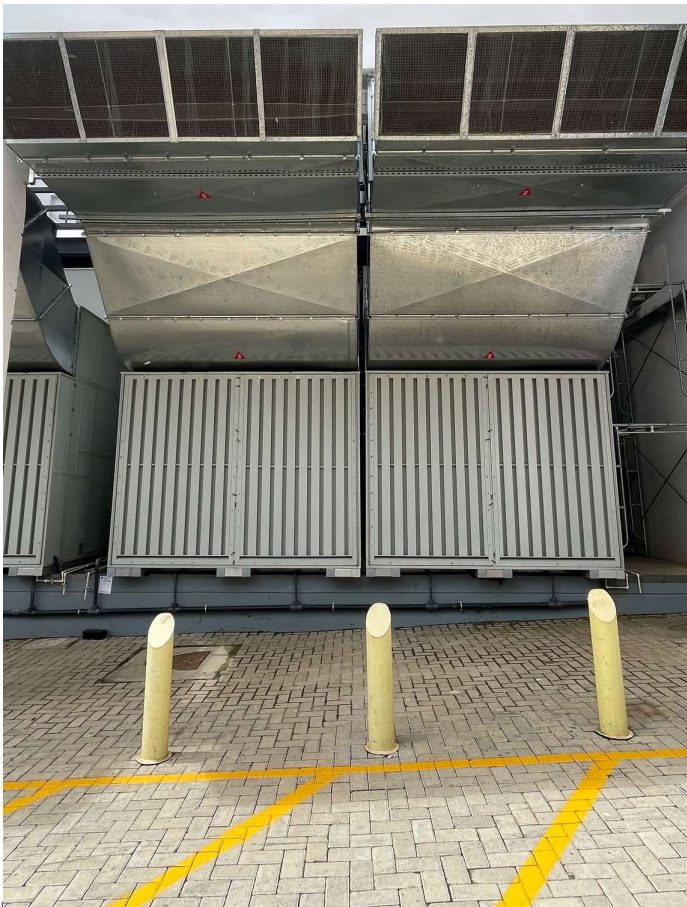


Power Rooms



Transformer Rooms

NBOX1 Cooling



IAC Data Hall Units



Cold Air Plenum

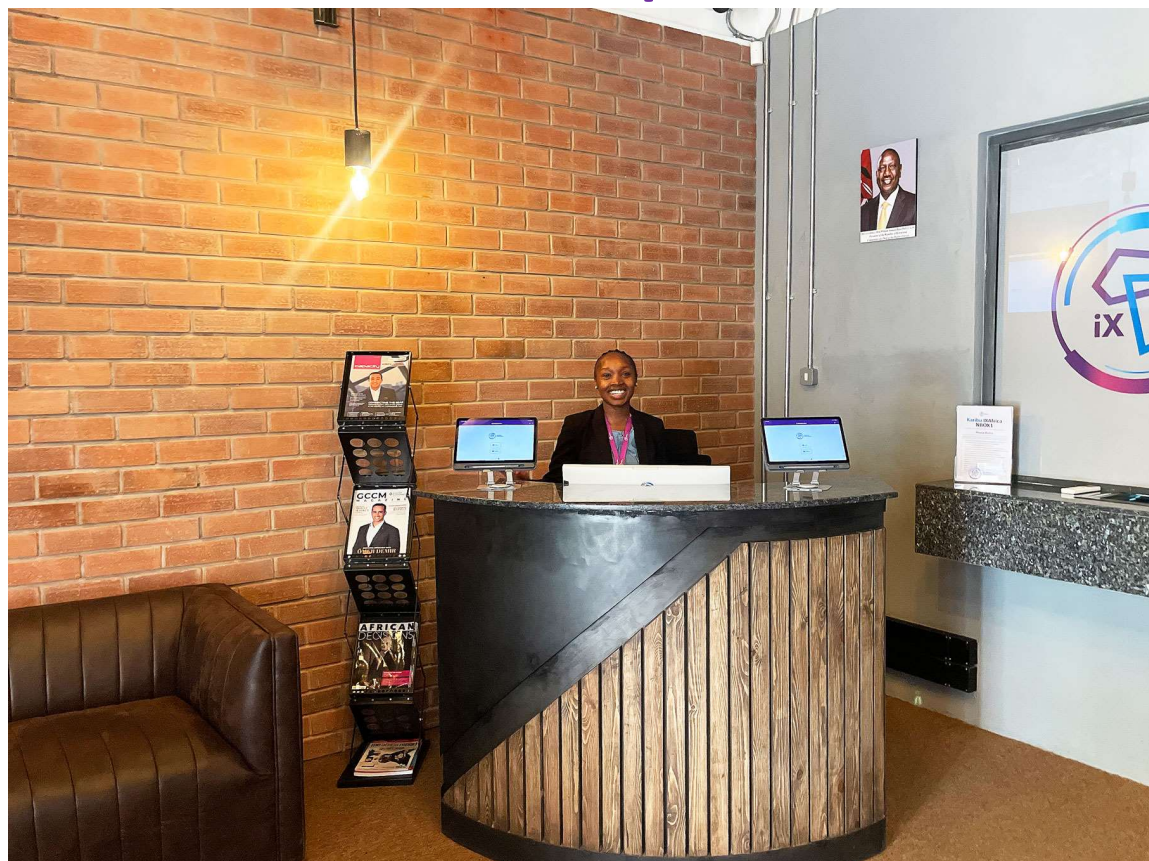


MMR Cooling Units

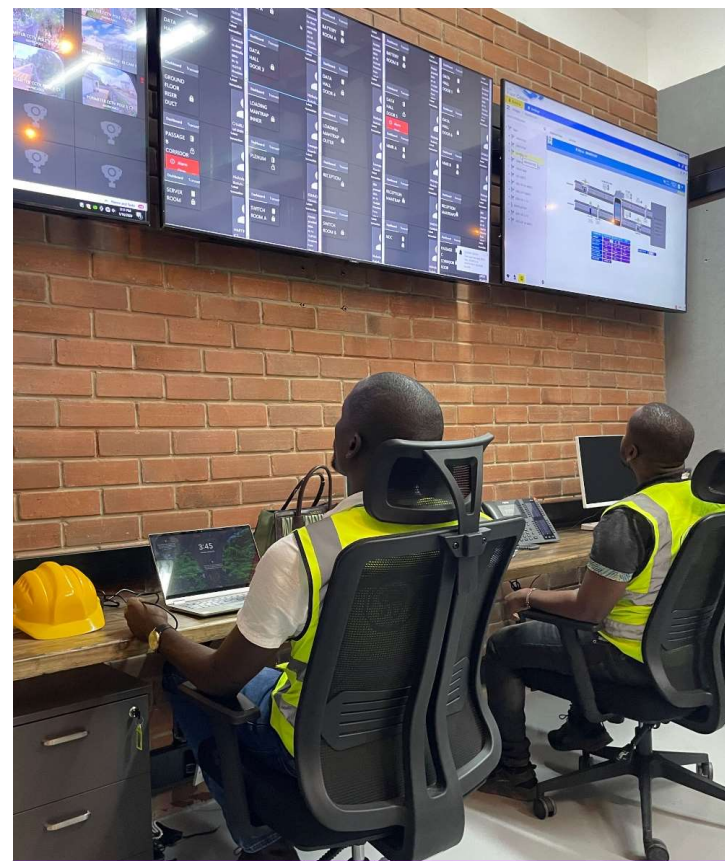
Welfare Breakout Spaces



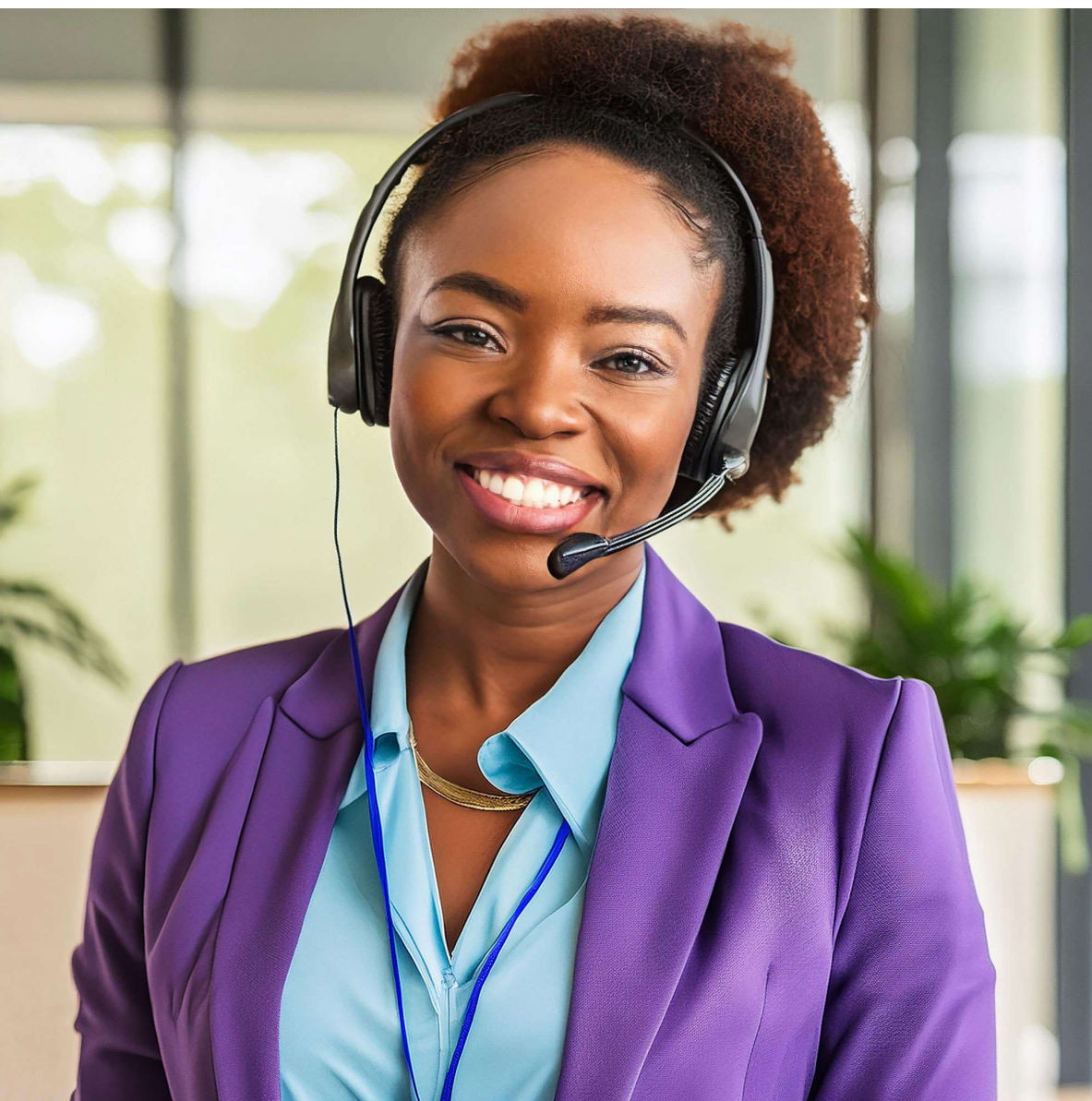
Manned Office Reception and NOC



Visitor Reception Area



Network Operating Centre



World-class customer Care Service

with comprehensive technical support

Our success, previously with IXEurope and now with IXcellerate, is testimonial to us setting the benchmark and our ability to ensure operational excellence.

- Fast response 24/7/365 on-site support
- Remote and smart hands
- Installation and support services
- Self-service customer portal and reporting
- Managed deliveries
- Meeting room space, hot desk zone and free WiFi
- Welfare zone for customers

Sustainability

Sustainability underpins the data centre design



IXAFRICA is dedicated to the goals of sustainability and shares this same passion and ethos. We would like to reassure our colocation partners that we are committed to achieving these goals.

Social responsibility

- iXAfrica champions CSR initiatives (e.g. managed waste control for recycling plastic and disposables)
- The company employs a community liaison officer to drive KIA initiatives
- Studies for noise have been carried out
- A planting programme is being undertaken
- EHS process and practice is strictly enforced (full time site officer during construction)

Renewable resource initiatives

- Kenya's power supply is 90% Green
- The use of solar energy is being designed with the aim of providing 500kW of power to the site
- Primary source of water is a borehole (through treatment plant) with backup from utility
- Recycled wood from the construction has been used for the furniture



- Materials selected from the local supply chain
- Distance materials travel is minimised
- Ongoing support is available by local supply chain vs importing labour
- Drive a "Buy Local" ethos
- Materials sourced that are easily available locally
- Corporate responsibility to minimise impact and maximise benefits

- Carbon footprint of logistics is reduced
- Wealth is distributed within region rather than exported
- Local systems can be installed by local vendors
- Ease of access results in JIT procurement and reduces stockpiling
- Driving an industry shift to KIA vs importation of materials
- Corporate positive impact on both local and regional community

IXAfrica has a Keep it African ("KIA") procurement framework focusing on sustainability, renewable resources and social responsibility

Sustainability Strategy



- 2024 is our first full year of operations
- Begin by tracking WuE, PuE and energy usage from January 2024
- Set efficiency targets within 6 months of performance review
- These targets will be crucial in setting the short-term sustainability objectives including the long-term net zero target

- **2025**
- Reporting System
- GHG Emission verification tool
- ISO 14001
- External opinion on sustainability report

- **2023**
- Policies developed
- External audit gap assessment conducted
- ESG tracking Report

2027

- Full implementation in supply chain
- Strategy assessment

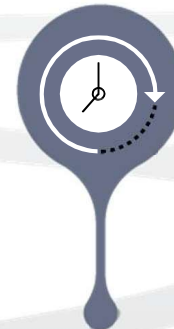
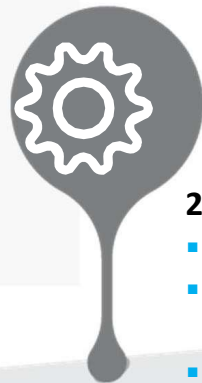
Beyond 2028
Net zero!

2026

- ISO 50001
- Targets review
- Strategy assessment

2024

- First Sustainability report
- Sustainability strategy
- Set Targets & KPIs
- Risk assessment





Our Data Centres

NBOX2 – Future

*East Africa's Largest
Hyperscale Carrier-Neutral,
AI Ready Data Centre*



NBOX2 - 18MW

Same campus

Building size:	12,000m ²
White space:	6,936m ²
Data halls:	6 Each with 3MW
Meet Me Rooms:	3
Racks:	3,744
Power:	18MW IT



Our Data Centres

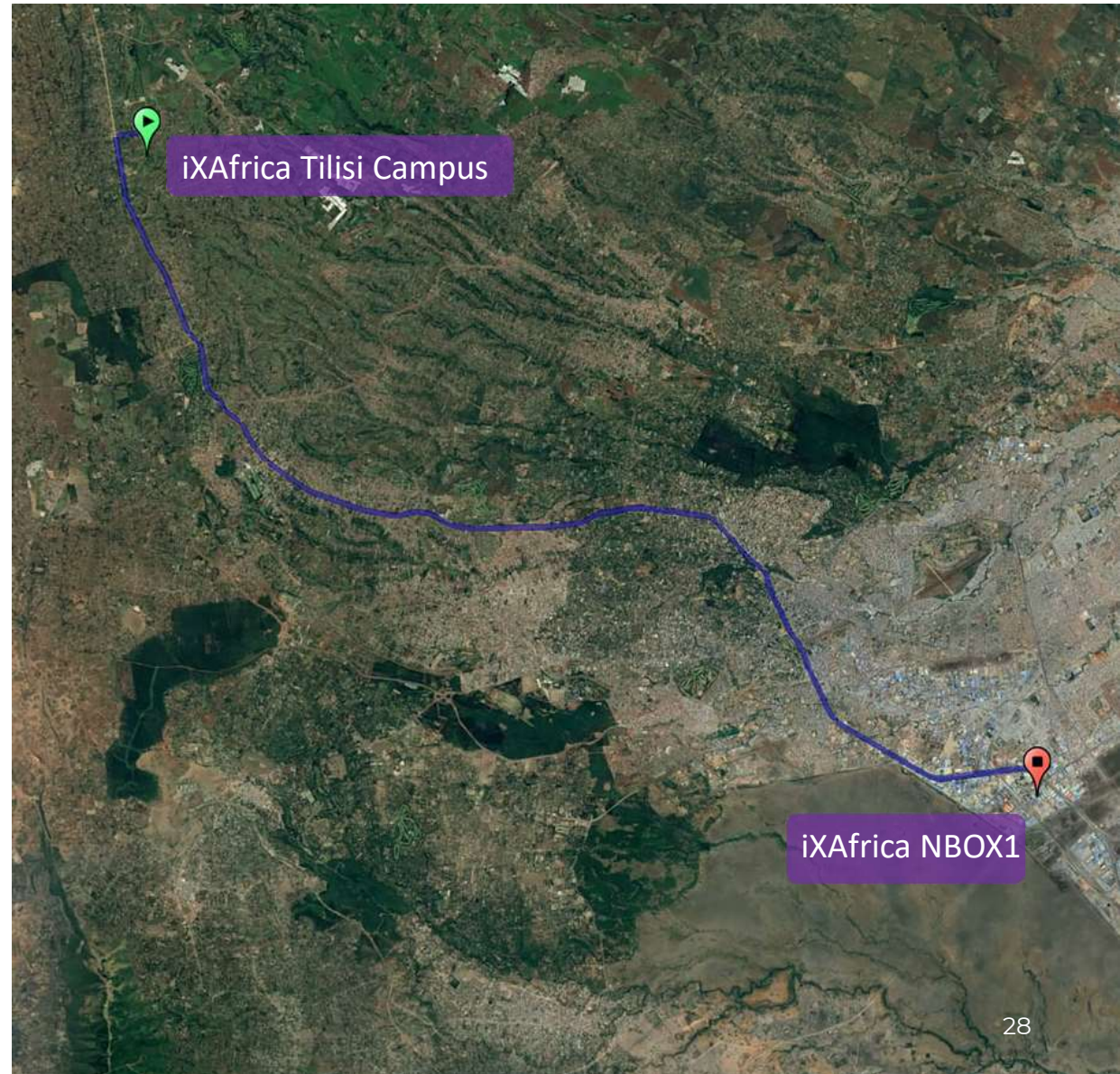
NBOX3, Tilisi Campus – Future

*East Africa's Largest
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AI Ready Data Centre*

iXAfrica Tilisi Campus

NBOX3 (Planned)

- 11 acres
- 40KM from iXAfrica NBOX1
- 30+MW
- Average temperature <15 degrees
- Latency <5 milli-seconds between the campuses
- Elevation of 2,286 Meters
- Elevation of NBOX1 1,795 m



Leadership Team

*East Africa's Largest
Hyperscale Carrier-Neutral,
AI Ready Data Centre*

Experienced leadership team



Guy Willner
Co-founder & Chairman

- 25 years in DC sector
- Among the 50 Most Influential Persons in the Data Centre, Cloud Computing Data Industry and Big Data industry in the EMEA region
- Co-Founder and CEO of iXcellerate (Russia) and Chairman of the Data Centre Alliance
- Previously Non-Executive Director of Teraco, Africa's leading carrier neutral data centre
- Previously CEO at iXEurope, acquired by Equinix



Niraj Shah
Director Sales & BD

- 6 Years – focused in DC sector management and sales.
- 15 years experience in sales team leadership & management
- Previously GM at Icolo
- Previously Country Manager at Avis Budget Group
- Previously Head of Marketing at Telkom Orange



Snehar Shah
CEO

- 25 years in the tech sector of which 5 year is East Africa.
- Scale up specialist - grown businesses in Towerco and Paygo Energy Sector
- Ex CEO and Chair Position at Moringa School, leading tech training provider in the region
- Blue Chip experience at PwC, HSBC and C Level experience at Orange, Eaton Towers, Azuri technologies, Moringa School
- Electrical Engineer, Chartered Accountant and Chartered Financial Analyst
- Awarded Top 40 Under 40 by Business Daily Africa



Clement Martineau
Co-founder & Projects Director

- Previously involved in the construction of a terminal "LION 2" submarine fibre optic cable landing station connecting Kenya and Mayotte (Orange Telkom Kenya)
- Previously General Manager of Lighthouse Property Company
- Co-founder of Nelion Partners Ltd



Andrew Hunt
Co-founder & Finance Director

- Founder and Managing Director of Marlow Capital
- Early equity investor in Teraco and led four successful capital raisings
- Assisted iXcellerate capital raise of over \$20 million.
- Previously the Head of Investment Banking, Africa for HSBC Bank plc



Naresh Mehta
Founding Shareholder

- 40 years experience in electrical engineering
- Founder of Power Technics (sold to Schneider in 2015)
- Previously Chairman of Schneider Electric Kenya
- Founder and MD at Prisma Technics

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



Tosin Awoyinka
Senior Vice President at Helios Investment Partners

- 14 years of professional experience in corporate finance, M&A and professional investments
- Currently serves on the Board of Directors of iXAfrica Data Centre
- Currently a Senior Vice President, Investment Team
- He joined Helios in 2018 from TPG/Greensphere Capital in London
- Previously at TPG/Greensphere, as an Associate focused on Infrastructure at Evercore in London



Thank You

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