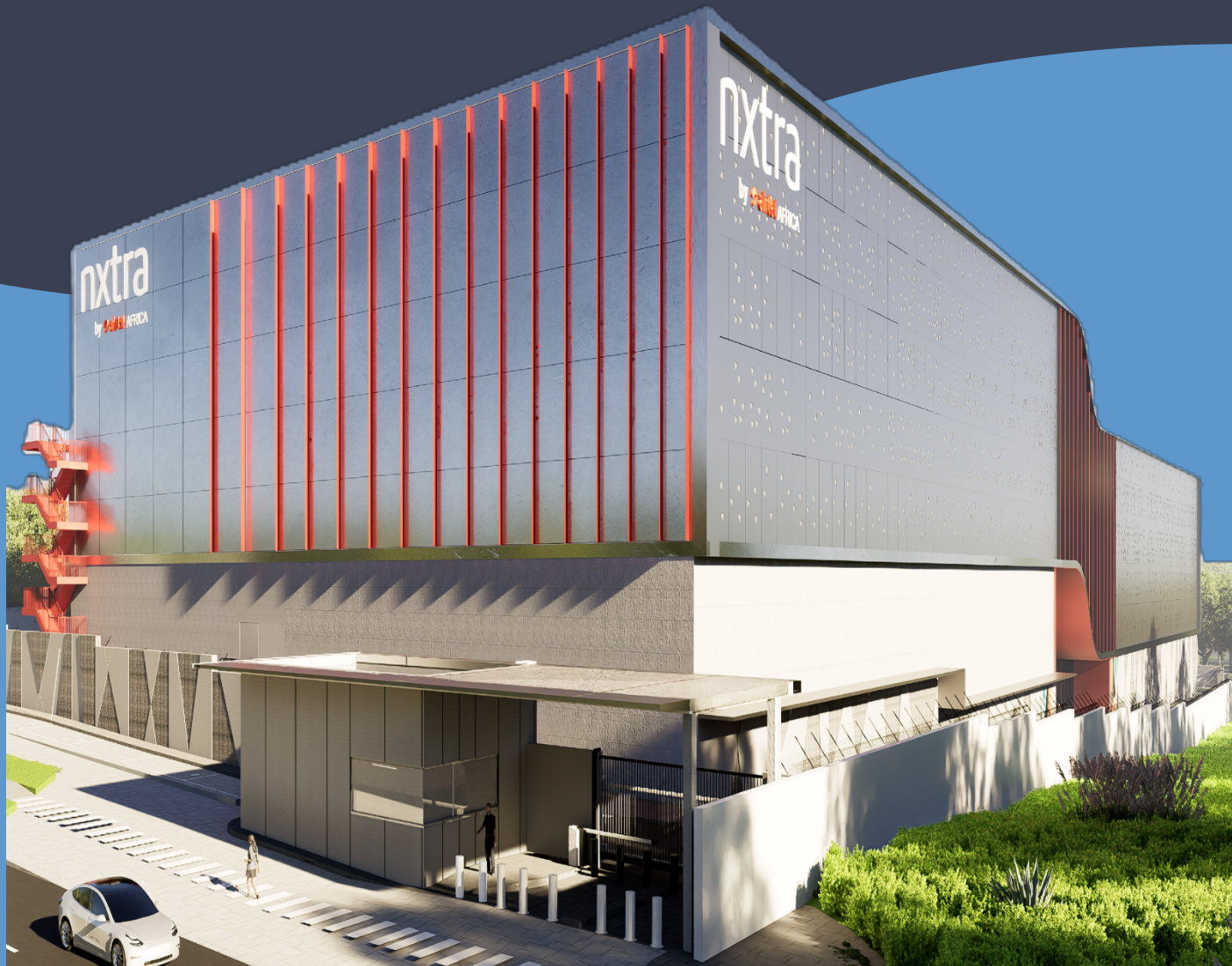


Nairobi - Tatucity Data Center

The Gateway to East Africa's Digital Transformation



Nairobi - Tatumity

Secure. Scalable. Sustainable

Strategic Location: Tatumity, Nairobi

Located within **Tatu City**, Nxtra's NB01 Data Center Campus benefits from a purpose-planned environment designed for long-term resilience and growth. Tatu City offers reliable grid infrastructure, clear development frameworks, and proximity to Nairobi's innovation ecosystem—making it an ideal hub for mission-critical digital infrastructure. With strong **power availability** and access to **green and renewable energy sources**, NB01 is strategically positioned to support sustainable, large-scale digital expansion across **Kenya, East Africa, and global markets**.

Purpose-Built for seamless access to East Africa

Nxtra's NB01 Data Center Campus delivers state-of-the-art, **AI-ready infrastructure** purpose-built for scale, availability, and performance. Leveraging Nairobi's role as a key regional technology hub, NB01 enables seamless access to East Africa and global markets. Engineered for **AI, cloud, and high-performance computing**, the campus offers **24 MW of IT power, 21 kN floor loading, and 99.999% availability**, ensuring hyperscale capacity, ultra-low latency, and enterprise-grade reliability. With advanced cooling systems, direct connectivity to global cloud providers, and **renewable energy at its core**, NB01 provides a future-proof, sustainable platform powering Africa's next phase of data-driven growth.

Purpose build facility

- Modular & Composable
- Floor loading: 21KN

Reliability

- Power – Multiple 33 KV
- Cooling - Designed for high density
- Geo Redundant Risers - Electrical & telecom distribution

Security

- Multiple level of security check – Physical & Electronics
- Bollards, Boom barriers, DFDMs, Baggage scanners, Tripods, Smart cards & Two factor authentications
- Patrolling – QR based

Scalability

- 24 MW of IT power
- G+2 Floors (2 Blocks)
- Power Density – Up to 30 KW/Rack

Connectivity

- Domestic & Global Access – High-capacity backbone
- Cross connect, Campus connect & Cloud port
- Bandwidth on Demand





Location

- **Tatu City, Nairobi**
- Well connected with dense global and domestic network
- Powered on 33 KV multiple feed



Data Connectivity–

Dense and neutral

- Fiber Entry: 4
- Carrier neutral
- Global Gateway: Yes
- MMR: 2 per floor
- Interconnect: Copper/fiber



Cooling – Optimum and Efficient

- Chillers: Air-Cooled
- FWU/ PAHU: Water-based
- Aisle Containment: Hot
- Average Cooling per Rack (kW/rack): up to 30 KW
- Temp/Humidity: ASHRAE compliant
- Thermal Storage: 5 minutes on full load



Civil- Nuances

- Building Structure: G+2
- Rack Capacity: 2,200
- DC Building Area (sqm.): 42000
- Floor Loading: 21KN



Power –

HD and flexible

- Total Power: 44 MW
- IT Power: 24 MW
- Power per Rack: up to 30 kW
- Design PuE: <1.4
- UPS Backup: 7 minutes on full load
- Power Distribution: Redundant till rack



Security- Failproof

- Layers: 6 layers of comprehensive security
- CCTV: Intelligent system integrated with BMS
- Trained Manpower: 24X7 access using secure OTP/QR-based system
- Entry/Exit: Distinguished for man and material movements



Environment – Pertinent and green

- Temp – ASHRAE compliant
- Humidity – ASHRAE compliant
- Dust level - <0.5 micron
- Fire detection – VESDA, FAS
- Fire Suppression: Pre action
- Power: Geothermal green energy



Amenities – 24*7 operations

- Customer Office Space: Yes
- Store Area: Yes
- Break Area: Yes
- Pantry/Cafeteria: Yes
- Bunker Beds: As per requirement



Redundancy – Optimal

- Uptime – 99.999%
- Power Feed: Multiple
- Distribution Tx – N+2
- DG Set – N+2
- UPS – N+N
- Chillers – N+2
- FWU/PAHU – N+2
- Chilled water pipe – concurrent Maintainable



Automation– Integral

- BMS: Integrated and Intelligent
- Remote View: Secure, customized BMS
- EPMS: Integrated with BMS
- CCTV: Intelligent, Remote view
- Sensors: Temp & Humidity
- Escalation/Alerts: SMS & e-Mail
- Dashboard: Single pane of glass

- ✓ **Rack Space:** Custom-built suites and floors, rack: **52U** height
- ✓ **Power:** HD-powered designs to accommodate **GPU centric** workload
- ✓ **Cooling:** Air based with hot aisle containment, ready for **Liquid cooling**
- ✓ **Reliability:** **99.999%** availability backed by industry-leading SLAs
- ✓ **Interconnect:** Metro, **cloud** and global
- ✓ **Real-Time Monitoring:** **Customized** metrics dashboard

