



FEBRUARY 2026

CBRE

Colocation Data Centres Outlook: Strong AI-driven Growth Expected Despite Constraints

Scarcity and AI-related demand are countervailing forces that will define the market this year.

European market tightening despite continued strong growth

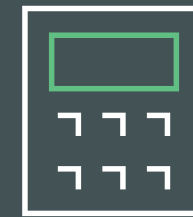
Total supply exceeding the 10GW mark.

Projected vacancy of <6%.

LESS THAN HALF OF WHAT IT WAS
FOUR YEARS AGO



14%

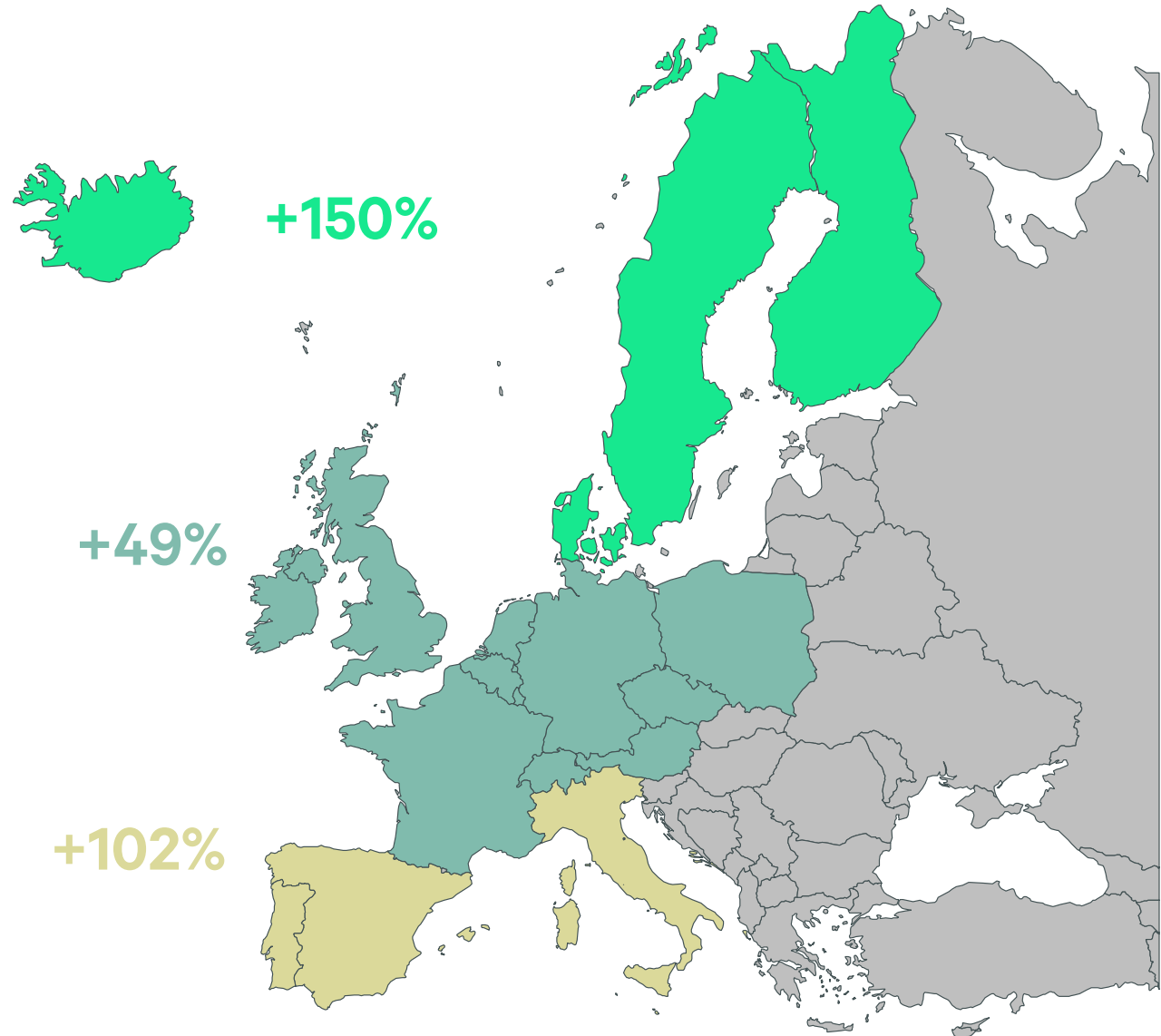
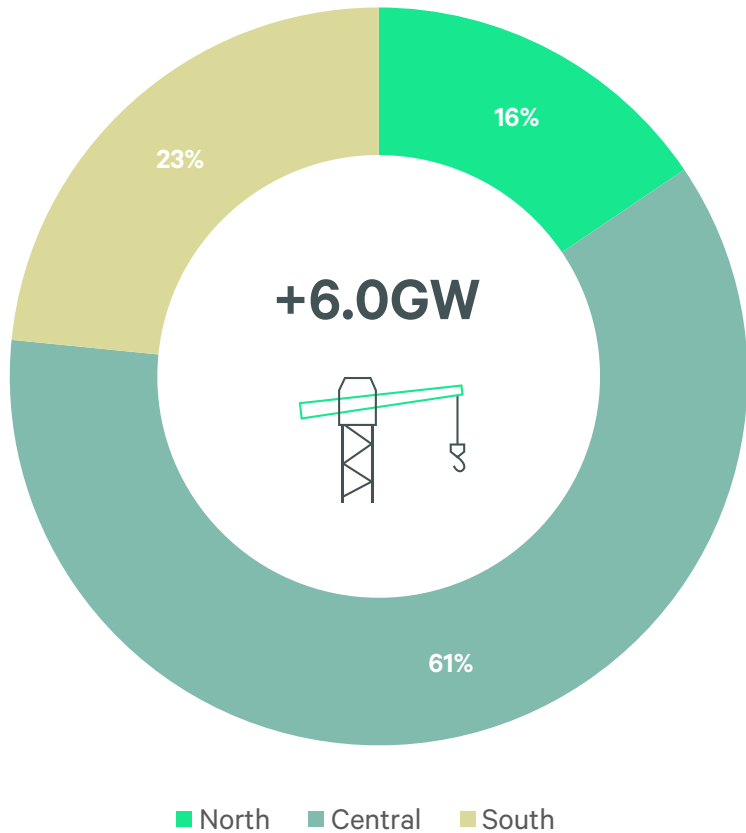


10GW



6%

Data Centre Construction Boom to Continue Unabated From Now to 2028



-2025 AI SIGNINGS

EUROPE DATA CENTRES

Total volume (MW)
of 2025 deals for AI-
specific capacity



~600MW

Signings with colocation data centre operators in Europe.

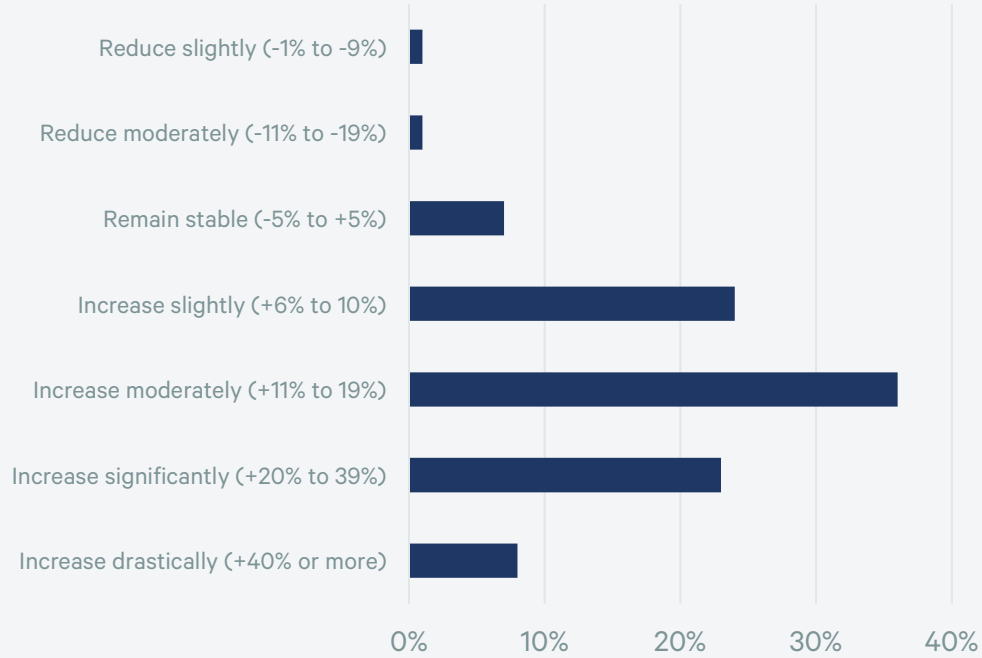
Over two thirds of the signings volume (68%)
is for capacity in Nordic countries, namely Norway and Iceland.

•*N.B. Headline signings reflect contracted capacity and pre-lets during a particular timeframe.*

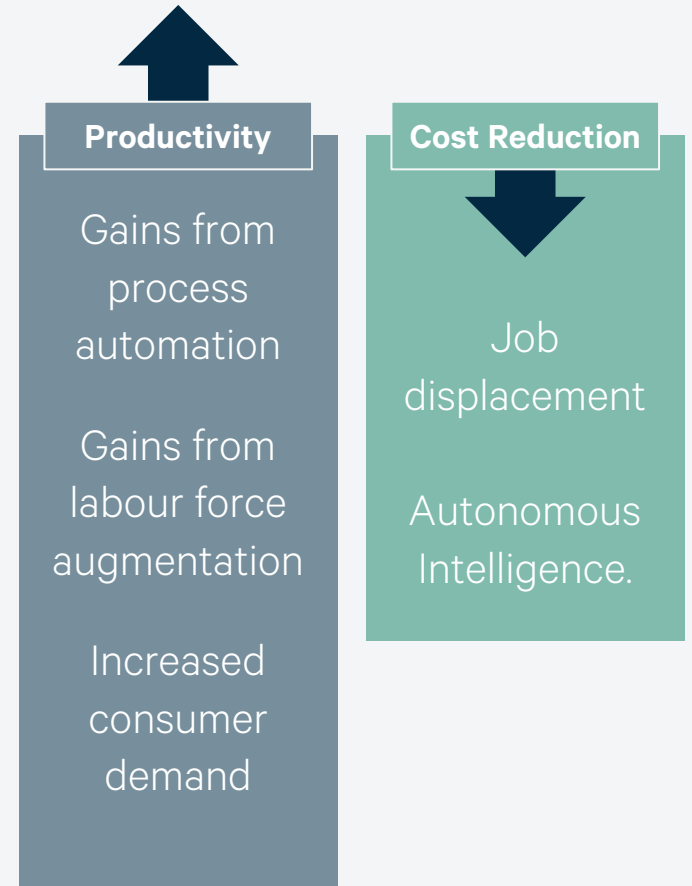
Source: CBRE Research, 2026

Benefits of Artificial Intelligence Deployments to Businesses

EMEA Organizations Planning to Increase AI Investments over Next 12 Months

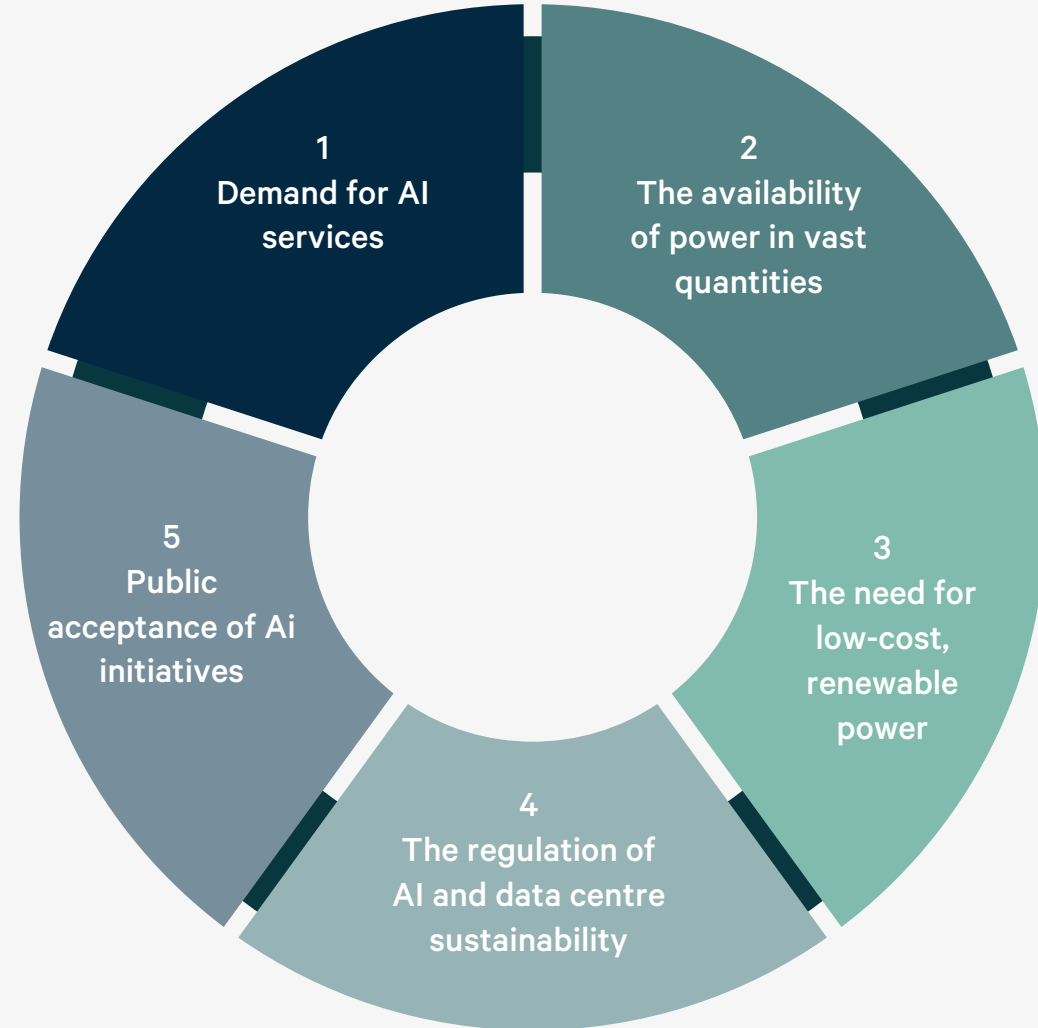


Sources: Deloitte, CBRE Research, 2025

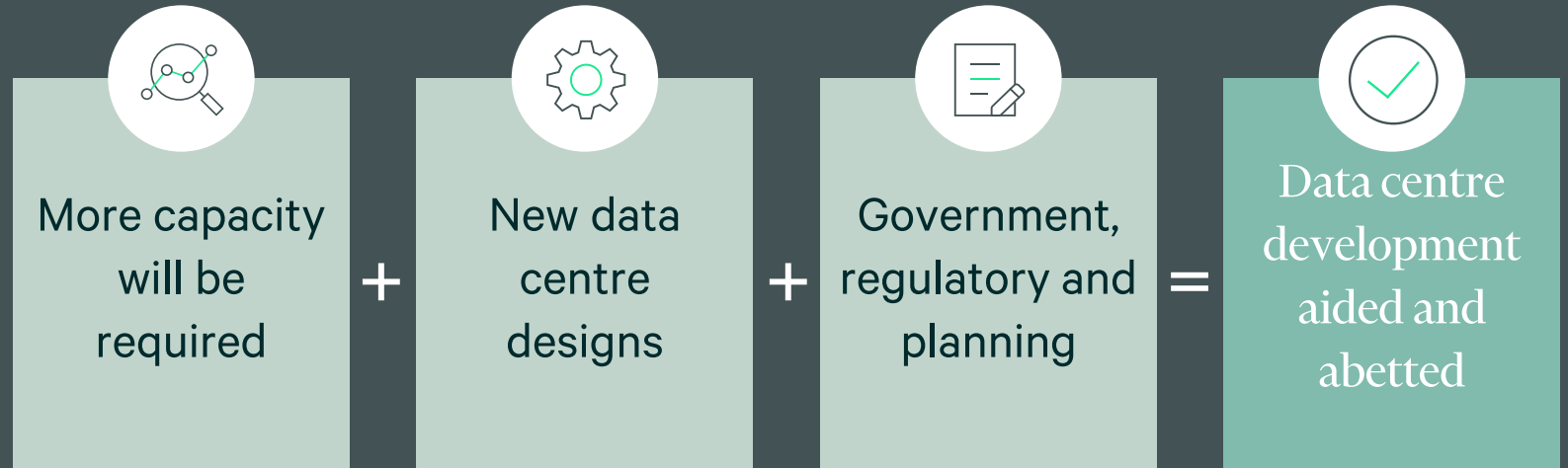


Factors Influencing AI Adoption

Ability to source scalable, renewable, low-cost power and appropriate regulation are key factors when it comes to AI adoption.



Greater change needed to ensure the industry is able to develop capacity across Europe



Thank you

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Gracias ধন্যবাদ Selamat धन्यवाद Obrigado 謝謝 Спасибо 감사합니다 Merci תודה شكریه Danke ありがとう Terima Kasih شکرا

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