

DataVita: Factsheet

Deal information

Deal announced 13th August 2026

Sector	Artificial Intelligence
Location	North Lanarkshire
Counterparty	DataVita
NWF Finance	£202m
Product	Guarantee



Summary

The National Wealth Fund is providing a financial guarantee to lenders¹ which will unlock contributions towards a £300m investment to DataVita, the remaining portion provided by SNIB (£35m) and Siemens Financial Services is uncovered. Proceeds will be used to expand DataVita's existing data centre and fund the construction of a new data centre increasing capacity in North Lanarkshire. DataVita have been named as the lead developer of the North Lanarkshire AI Growth Zone (AIGZ), which will encompass both sites, under HM Government's flagship programme to expand sovereign compute capacity and leverage rapid growth of the AI sector to uplift local economies.

Sector context

Data centres underpin all digital activity, from basic communications to advanced computational workloads, and as such are classified as 'Critical National Infrastructure'. The UK currently accounts for c.3% of global data centre capacity; however most existing sites are not designed to support AI workloads. With the UK already home to the world's third largest AI market², rapid growth in compute-intensive applications has created an urgent need for new, specialised and expanded infrastructure. Under high demand scenarios, it is forecast that the UK could face a

¹ lenders including ING (acting as advisor and coordinator), ABN AMBRO, Santander (acting as Agent) and Siemens Financial Services through Siemens Bank

² Ranked 3rd for AI Private Investment and Funded AI companies - Stanford AI Vibrancy Report 2024

5GW compute gap by 2030³, posing risks to national security, economic growth and the country's global competitiveness across sectors set to be shaped by AI adoption and development in coming years.

HM Government has set out an ambitious strategy to position the UK as an “AI maker, not an AI taker”. The AI Opportunities Action Plan and the Compute Roadmap detail key initiatives to address structural challenges and meet a target of 6GW national compute capacity by 2030. Central to this effort is £2bn funding for expansion of the AI Research Resource and creation of AIGZs to accelerate delivery of large-scale data centre campuses. Five zones have already been announced, representing over 3GW of capacity by 2031, £28.2bn in committed private investment, and creation of up to 17,000 jobs. The upcoming Data Centre Strategy will address alignment of NESO's grid reform to government's prioritisation of compute infrastructure and reinforce ambitions to capture the opportunity that the AI sector has for the UK economy.

Impact and additionality

DataVita's expansion is a near term opportunity with a clear delivery roadmap to increase commercial compute capacity in an area outside of the FLAP-D cities (Frankfurt, London, Amsterdam, Paris and Dublin). Based in North Lanarkshire, where the population has the highest proportion of low-skilled residents in all of Scotland⁴, the Project is expected to create c.100 direct jobs at a 37% wage premium to the local average. Furthermore, the Project offers diversification and modernisation of the sectoral base of the region from traditional heavy industries, and increases attraction for further high-value, high-skilled opportunities in the future.

The Company's selected closed-loop cooling technology and renewables-led grid connection⁵ offers 98% greater water efficiency and lower carbon emissions than alternatives. Through connection to the Scottish grid system alongside the utilisation of REGO certification the Company are able to push towards Net Zero activities, a commitment they have publicly made through their Net Zero transition plan and membership to the Climate Neutral Data Centre Pact. Supporting the Project demonstrates that the Government's ambition for expanded compute capacity can be met without undermining efforts towards net-zero ambitions. Additionally, the data centre is strategically located in Scotland, where surplus renewable generation currently results in significant wind curtailment costs (approximately £1.5bn in 2025) for the government. By acting as an anchor for demand in areas with excess clean energy, investment in the Scottish data centre market could provide a solution to reduce curtailment, lower overall system costs, and unlock further investment in transmission, substations, and energy storage infrastructure.

ESRG considerations

Environmental, Social, Resilience and Governance (ESRG) considerations have been assessed as part of the transaction, recognising sector level risks such as energy management, water consumption and data security. DataVita demonstrate robust mitigations across all risk areas, including a strong track record of energy and environmental management at their current sites, ambitions to reach Net Zero by 2030, and sufficient controls in place regarding data security and customer privacy. The company are obligated to report on Scope 1, 2 and 3 emissions

³ McKinsey projections suggest the UK could face a 5GW compute gap by 2030 – UK Compute Roadmap Evidence Annex

⁴ The Productivity Institute, 2023 data

⁵ DataVita hold REGO certification, ensuring that their grid connection is supplied by renewable energy sources

across construction and operational phases of the Project and must provide notification of any non-compliance to an accepted ESG policy should it occur.

Impact metrics

<u>Impact</u>	<u>Metric</u>
c.100	Direct Jobs Created and Supported
£252.5m	Private Finance Mobilised