DATA CENTRE UPDATE

AMSTERDAM

WINTER 2020-2021

**CUSHMAN &
WAKEFIELD**

Key Indicators

Under Construction
23 MW

Vacancy
12%

MORE INFORMATION

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GLOBAL DATA CENTER ADVISORY GROUP

Cushman & Wakefield's Data Center Advisory Group is a global team of elite professionals delivering specialized real estate solutions for mission critical users, owners, and environments. With scalability, reliability, and security as a driving force, our highly knowledgeable and responsive professionals guide clients to make effective financial decisions. Our expertise ranges includes colocation facilities, control centers, greenfields, powered shell, and trading floors. We lend additional value through our understanding of global dynamics and their impact on local markets.

Market Overview

The cities of Amsterdam and Haarlemmermeer spent the summer reviewing strategic proposals for future data centre development, ultimately coming to no imminent decision on further builds and likely pursuing a final choice in 2021. Recent press reports indicate that a new data centre community could spring up nearby in Almere, though this would require certain changes in zoning and overall public acceptance, along with the agreement of local power utilities and industry personnel. The situation in greater Amsterdam is the first and currently most intense of what will likely be a greater global decision process, of how best to manage the positive business creation aspects of data centres whilst balancing power loads and land requirements.

This decision will be crucial as data centres continue to be in extreme demand. The local AMS-IX internet exchange set a new local record in early November, with throughput reaching 9 terabits per second as more internet capacity is utilized than ever before thanks to the continued effects worldwide from COVID-19. Certain pre-approved new builds are continuing, with Global Switch in particular moving ahead with their new Amsterdam East facility. A variety of cloud services continue to deploy new products in Amsterdam as one of their primary initial hubs, adding greater value to the local market and providing corporate clients with greater choice as they develop their own hybrid IT strategies. Exploration of using waste heat to warm local homes continues alongside similar developments across Scandinavia, and the city remains key for data centre green initiatives. Cautious optimism then for further multi-layered growth in 2021!

Ecosystem Developments

- **3W Infra** has relocated their main operational data centre and headquarters to maincubes Amsterdam, attracted by the flexibility on offer and the independent ownership structure. 3W provides hosting and other Infrastructure-as-a-Service options for their clients.

- In further **maincubes** news, the AMS01 data centre has become the first in continental Europe to receive the OCP ready classification, able to deliver the density and cooling required for resource-heavy applications.

- In their bid to become a zero-waste company, **Microsoft** has piloted their Circular Centre program locally in Amsterdam with the company using machine learning to determine if servers require recycling or repurposing. The successful program will see expansion throughout the world in coming years, as Microsoft plans to be carbon-negative by 2030.

- **CyrusOne** is exploring their own renewable initiative around waste heat, working with the municipality of Haarlem and the PolanenPark business park to warm local homes. If successful, the project could serve 15,000 dwellings and assist the city in their pursuit away from natural gas.

- Cloud hosting provider **Vexxhost** recently launched their new data centre in Amsterdam, their first in Europe and third worldwide. The Montreal-based company offers a variety of compute and storage options.

Ecosystem Developments

- Similar to the CyrusOne project discussed elsewhere in this report, **Caransa Groep**, Westpoort Warmte, and the Port of Amsterdam are working together on their own residual heat/home heat framework. Plans on the proposed facility would allow for the residual heat to be available to the utility from original construction rather then retrofitting the data centre in later years.

- **Cloudflare** recently released their Cloudflare Network Interconnect product, allowing users to directly connect to Cloudflare services rather than utilizing the public cloud. The company is partnering with several global providers to offer this platform, and Amsterdam is joining 22 other major metros to have this service at launch.

- **Equinix** launched their new Equinix Metal bare metal service in autumn, with the new option fully integrational with Equinix Fabric for companies pursuing a hybrid IT plan. Amsterdam is the initial market for Equinix Metal in Europe, launching alongside three US cities. euNetworks also signed an agreement with the global REIT, offering their services on ECX Fabric in Amsterdam and four other European markets. Equinix is also underway on a local expansion at AM7.

- **Greenhouse Datacenters** has signed a new agreement with i4 Networks, with i4 now providing a nationwide fibre network directly connected to the Greenhouse campus in Naaldwijk. The new i4 point-of-presence (PoP) allows for full access to further carriers and several internet exchanges.

- Locally-based hosting firm **Leaseweb** shifted offices in November, with the company now based at Hessenbergweg 95. The Leaseweb portfolio now tallies 15 data centres across the globe, with locations in the Americas, EMEA, and APAC.

Options Regionally

As Amsterdam and the greater Randstad serve as the economic and popular hub of the Netherlands other data centres throughout the country are often overlooked, despite the major operators and capacity present. The recent moratorium on new builds in Amsterdam have caused the spotlight to shift regionally, where 40 MW of capacity are available across the eastern half of the country. American REIT QTS has been a big proponent of this strategy, with two data centres in the cities of Eemshaven (close to the COBRA Cable) and Groningen giving them the largest capacity of any colocation operator in smaller markets. Equinix has smaller facilities in Enschede and Zwolle, and more locally focused operators BIT, Dataplace, NorthC, and Serverius also offering capacity. As the edge continues to drive compute closer to the end user, these options may continue to grow going forward.

> *Moratorium or not, phased development continues for those already permitted and the local ecosystem continues to be among the global leaders for the green data centre movement.*

Construction Update

OPERATOR	LOCATION	SIZE (SQM)	POWER (MW)	STAGE / EST. DELIVERY
Digital Realty	Amsterdam	12,359	9.2	Under Construction / Q4 2020
Iron Mountain	AMS-1 Phase 3	1,254	1.1	Under Construction / Q1 2021
	AMS-1 Phase 4	6,271	5	Under Construction / Q4 2021
Equinix	AM7 Phase 3	2,000 (est)	1.5	Under Construction / Q1 2021
Global Switch	Amsterdam East	32,000	6	Under Construction / Q4 2021