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Project Atlas launches in London: Egypt's First AI Compute campus built for Europe

Income Egypt and Sustainable Infra Capital (SIC) unveil Egypt's only data center campus dedicated 100% to offshore workloads, before an audience of digital infrastructure analysts and international media.

London, 22 October 2026. Project Atlas, an AI data center campus in New Borg El Arab on Egypt's Mediterranean coast, made its international public debut today at an event in London. Digital infrastructure industry analysts, investors and media attended the launch.

Atlas is sponsored, developed and brought to market by an international consortium of the diversified conglomerate Income Egypt for Infrastructure & Investment, and Sustainable Infra Capital (SIC), the regional private equity platform. It is Egypt's only data center campus dedicated 100% to offshore workloads, and it is designed from the ground up to serve European AI.

The launch took place at Cushman & Wakefield's London head office, alongside the release of the firm's new white paper, "***Where Next for the Mediterranean?*** **The Emerging Geography of Data Centres and AI Infrastructure"**

Attendees came from leading research firms, investment houses and international media, and the response in the room was strongly positive. The Q&A was lively, with analysts pressing on latency, power supply and data governance. The enthusiasm for seeing a project of this ambition launched from Egypt was clear throughout the session.

Power, land and permits: Europe's three bottlenecks

Demand for AI capacity in Europe is growing faster than the continent can build for it. Grid connections in the main data center markets take years to secure, large sites near power are scarce, and permitting timelines keep stretching. Atlas addresses all three.

- **Power.** Grid supply from two substations, combined with a solar plant on the campus site.
- **Land.** A 5.4 million m² master campus, with room for Atlas to grow in phases.
- **Permits.** Atlas has its permits in hand, so Phase 1 can move straight to delivery.

Phase 1 delivers 180 MW of IT capacity and is scheduled to be ready for service in Q4 2028.

Solar on site

Around 40% of the energy powering Atlas will come from solar generated on the campus site itself. The solar plant is built for Atlas's own use, making clean energy part of the campus design from day one.

A model for offshoring AI workloads

Much of today's AI work, from model training to large-scale inference, does not need to run next door to its users. Atlas sets out a model for running European AI workloads where power, land and permits are available, and returning the results to Europe at low latency over subsea cable.

European control over European workloads

Atlas has built a governance architecture that maintains EU sovereignty over workloads processed on the Atlas campus. The campus is completely isolated, both physically and in its governance. It connects directly to Europe through the cable landing station and operates under a dedicated free zone framework. Governance is designed in from the start, not added later.

Egypt's subsea cables leveraged for strategic regional advantage

Egypt is one of the world's busiest crossroads for international data. It is linked to Europe by 15 subsea cables. For decades, that traffic has passed straight through. Atlas uses those cables to carry AI workloads to and from Europe at low latency, with its own dedicated fiber linking the campus to the cable landing station.

What the sponsors said

"Europe needs AI capacity faster than its grids, land and permitting systems can deliver it," said Ahmed Abdellatif, Lead Consultant, Project Atlas. "Atlas has the power, the land and the permits, and it sits at the end of 15 subsea cables to Europe. In London today we showed that offshoring AI workloads is practical, well governed and ready to build."

"For decades, the world's data has crossed Egypt on its way somewhere else," said Aly Sheta, Head of Strategy, Income Egypt for Infrastructure & Investment. "Atlas keeps that work here. With around 40% of its energy from solar on its own site, it shows how AI infrastructure can be built responsibly, and we're proud to launch it from Egypt."

"Europe's AI ambitions are now limited by power, not demand, and compute follows power," said Rabeaa Fattal, Managing Partner & CEO, Sustainable Infra Capital (SIC). "Having developed and operated three solar assets in Egypt with Income Egypt, we are bringing that partnership to AI Infrastructure with a platform built to scale with European demand. London showed the question is no longer whether European AI moves offshore, but where to. We intend the answer to be Egypt, and we are now in discussions with the partners and customers who will build it with us."

Next steps. Following the London launch, the sponsors are engaging with prospective strategic and technical partners, as well as hyperscale and AI customers, ahead of Phase 1 delivery.

Project Atlas at a glance

Location	New Borg El Arab, Alexandria Governorate, Egypt
Master campus	5.4 million m²
Phase 1 IT capacity	180 MW
Phase 1 ready for service	Q4 2028
Energy	Around 40% from on-site solar
Connectivity	15 subsea cables linking Egypt to Europe

Sponsors	Income Egypt for Infrastructure & Investment; Sustainable Infra Capital (SIC)

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Notes to editors

About Project Atlas. Project Atlas is an AI data center campus in New Borg El Arab, on Egypt's Mediterranean coast, built to serve European AI workloads. Developed by Atlas Data Centers S.A.E., it is Egypt's only data center campus dedicated 100% to offshore workloads. Phase 1 delivers 180 MW of IT capacity, with around 40% of its energy from solar generated on site.

About Income Egypt for Infrastructure & Investment. Income Egypt for Infrastructure & Investment (INCOME) is a family-led Egyptian infrastructure and investment group and part of IGI Group. INCOME develops large-scale infrastructure in Egypt and partners with international companies entering the Egyptian market. Its close working relationships across government and regulators help it take complex projects from land and permits through to delivery. Its track record includes three large-scale solar assets in Egypt, developed with SIC. With Project Atlas, INCOME is extending that platform into AI and digital infrastructure.

About Sustainable Infra Capital (SIC): SIC is a Dubai-based investment platform backed by Shoaibi Group (Saudi Arabia) and KCC (South Korea), investing in sustainable infrastructure across emerging markets in Africa, Central Asia and Eastern Europe, with a focus on renewable energy, green data centers, water and other critical infrastructure. SIC's track record in Egypt includes the development, construction and operation of three large-scale solar assets within one of the world's largest solar parks, under a joint venture with a leading European IPP.

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