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3Q 2026 EMEA **Data Center Market Report**



Powered by datacenterHawk's 29 market experts worldwide.

CAPACITY OVERVIEW

EMEA added capacity and vacancy still fell

Europe's Market Size grew 40% in a year and the Middle East's grew 71%, while vacancy fell in both.



16.6 GW

Europe Market Size



2.1 GW

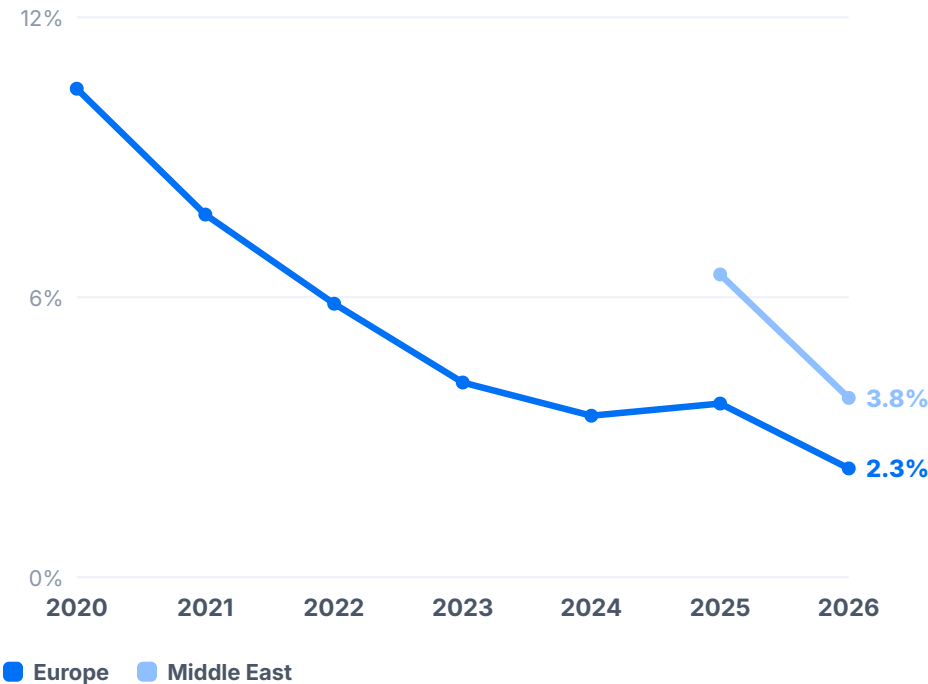
Middle East Market Size



94%

Middle East colocation power in four markets

Colocation vacancy, %



Source: [datacenterHawk Platform](#), 3Q 2026

MARKET LEADERBOARD

The markets leading 2026

Finland climbed from 7th to 1st. Five markets leased 100 MW or more in 3Q, up from two a year ago.

2026 Absorption so far, top five markets, with each market's regional rank for all of 2025

1	<u>Finland</u> Europe		841 MW	▲ #7 in 2025
2	<u>Norway</u> Europe		546 MW	▲ #3 in 2025
3	<u>Milan</u> Europe		449 MW	▲ #6 in 2025
4	<u>United Arab Emirates</u> Middle East		318 MW	#2 in 2025
5	<u>Israel</u> Middle East		275 MW	▲ #10 in 2025

Source: [datacenterHawk Platform](#), 3Q 2026

NEW MARKETS · THE NORDICS

Europe's leasing is moving out of FLAP-D

The Nordics have taken nearly half of Europe's leasing so far in 2026, up from 10% in 2023. In 3Q, [Finland](#) alone leased more than all five FLAP-D markets combined, and [Barcelona](#) leased ten times its previous best quarter.

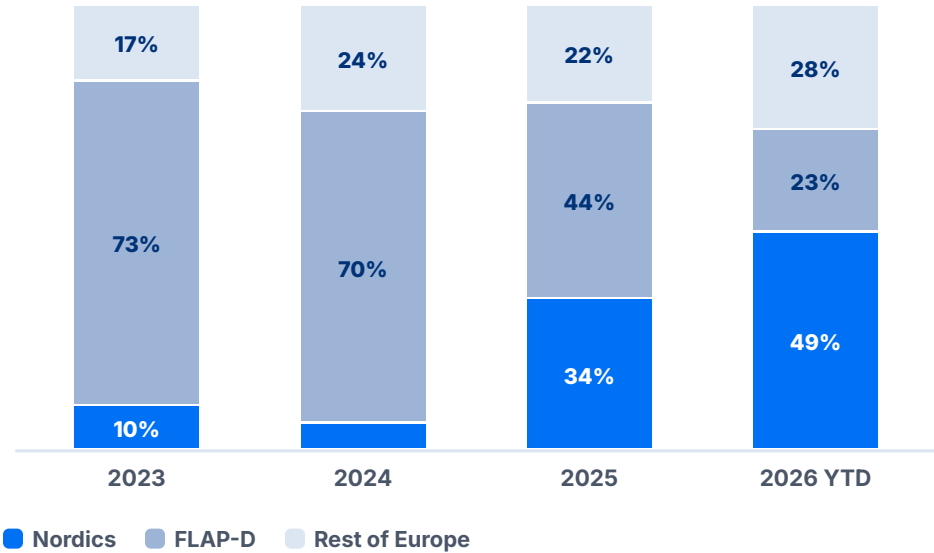


"If you can't obtain permitting for a large site in Frankfurt, you're going to have to pivot and go and find somewhere where you can do that."

David Sandars · Regional Director, EMEA

► [Watch David on the 3Q update](#)

Share of Europe's leasing, %



Source: [datacenterHawk Platform](#), 3Q 2026

LEASING · EUROPE

2026 is Europe's biggest leasing year on record

Europe has leased 3.4 GW so far, more than 2024 and 2025 combined, in its three biggest quarters on record. About 90% of it was preleased.

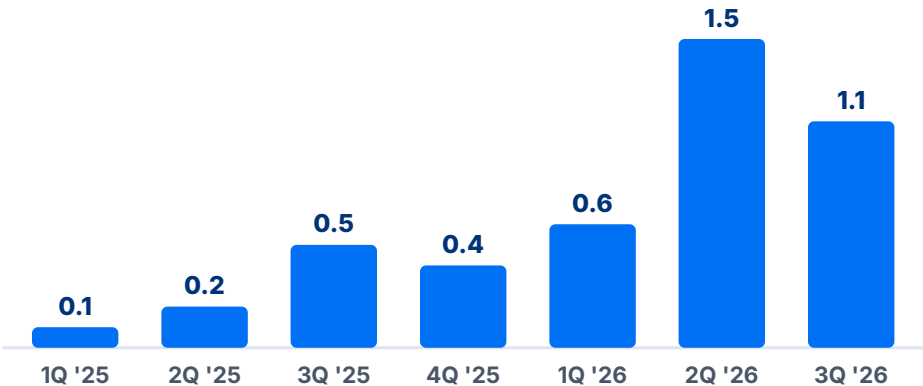


"2026 has been an unprecedented year for absorption."

David Sandars · Regional Director, EMEA

► [Watch David on the 3Q update](#)

Europe leasing by quarter, GW



Source: [datacenterHawk Platform](#), 3Q 2026

The Middle East kept leasing through the conflict

The region leased between 230 and 290 MW in every quarter of 2026, reaching 2.7 times its 2025 total, with 98% preleased.

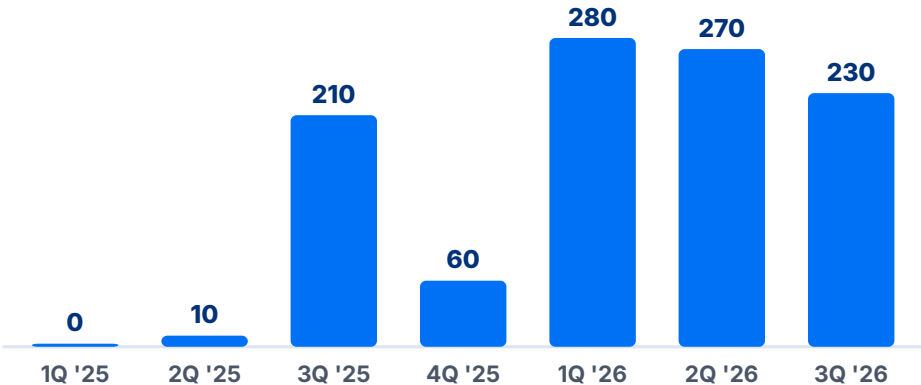


"Despite well-publicized troubles in the region, the data center industry has continued to grow at a consistent rate."

David Sandars · Regional Director, EMEA

► [Watch David on the 3Q update](#)

Middle East leasing by quarter, MW



Source: [datacenterHawk Platform](#), 3Q 2026

PRICING · EUROPE

Operators are gaining pricing power across Europe

Rates for 4 to 25 MW deals rose more than 8% across Europe in a year, led by Amsterdam at about 47%, while wholesale and retail held roughly flat. The Middle East remains the most expensive region for every deal size up to 100 MW.

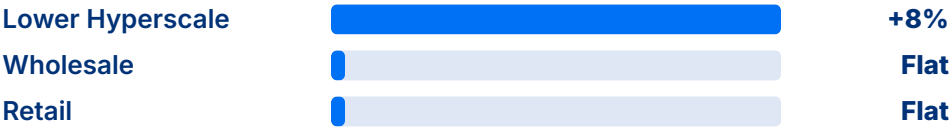


"The operators are getting more aggressive on pricing. Where the tenant used to be a lot more in control of the rate, the tables are turning slightly."

David Sandars · Regional Director, EMEA

► [Watch David on the 3Q update](#)

Change in lease rate range midpoint, Europe, 2025 to 2026



Source: [datacenterHawk Platform](#), 3Q 2026

CLOSING NOTES

What to watch into 2027

Grid access is shaping where EMEA can build, and the pipeline keeps growing.



Planned capacity 4.6 times the market

Europe's planned capacity more than doubled in a year to 77.0 GW. The Middle East's planned capacity nearly doubled to 8.6 GW.



Grid priority rules

Norway now requires zoning, financing and a six-year build for 100 MW+ loads, and Denmark's grid bill puts most data centers last in line.



Connection freezes and fees

Israel froze new connections for 8 MW+ data centers for 140 days, and Great Britain proposed commitment fees for grid connections.



Where the pipeline points

Denmark's pipeline is more than 15 times its current footprint, Madrid's more than 10 times and Finland's nearly 10 times.

WHY THIS DATA IS DIFFERENT

Verified at the source

Every figure here is sourced directly from operator relationships, verified by an in-region research team, and refreshed quarterly.



11,000+

Facilities tracked



460+

Markets covered



1,100+

Operators tracked



600+ GW

Power tracked

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