

Finland / Site / Published revision 1

XTX Markets Kajaani data center complex

22.5 MW · IT load

First campus building, three data halls combined

Development status: under construction, planned

XTX Markets is developing a campus for its own machine-learning computing in Kajaani. The first building was announced with 22.5 MW IT capacity and planned 2026 operation; operation has not been established. September 2026 evidence confirms third-building construction progress. Additional buildings remain part of the announced five-building plan.

Last researched: 2026-10-07 | Last verified: Not independently verified

Tracked dataset only. Unknown values are not zero. Evidence dates and measurement definitions must be considered when comparing sites.

Site photographs

No approved property photo available.

Site profile

Field	Published information
Operator	XTX Markets [1] [4]
Owner	XTX Markets [1]
Business model	owner operated [1]
Scale	unknown
Country	Finland [1] [2]
State / region	Kainuu [7]
Metro area	Unknown
City / locality	Kajaani [1] [6]
Address	Unknown
Coordinates	Unknown · unknown precision. Sources identify Tihisenniemi and the Sokajärventie vicinity in Kajaani; no corroborated facility point or street number established.
Parent	Not assigned

Capacity evidence

Do not add these claims together. IT load, facility power, grid connection and unspecified power are different measurements. Cumulative and incremental scopes remain separate.

Measurement	Development scope	Evidence / accounting
22.5 MW IT load	First campus building, three data halls combined under construction · cumulative	[1] reported · 2025-01-22 Excluded from totals. As_of is operator announcement date. Design IT capacity, not measured operation or ultimate campus capacity; independently repeated by the construction consultant.
250 MW Unspecified power	Intended Kajaani campus expansion planned · cumulative	[8] reported · 2025-04-16 Excluded from totals. As_of is Yle publication date. Report attributes expansion plans to the country head; IT versus facility/grid basis is not established. Expansion depends on transmission development.
250 MW Unspecified power	Five-building Kajaani development planned · cumulative	[10] reported · 2025-06-10 Excluded from totals. As_of is regional report date. Report calls the project under construction but does not show all 250 MW built or operational; ultimate figure retained as planned and overlaps c2.

Development timeline

2025-01-22 · announcement · Campus investment and expansion announced

Operator announced investment above €1 billion, first-building construction and intention to pursue four additional buildings. [1]

2026 · planned · First-building operation target

Original target for first-building operation; achievement remains unconfirmed. [11]

2026-03-18 · actual · Second-building fit-out underway

YIT reported fit-out and building-services work underway after structural completion. [4]

2027 · planned · Second-building completion target

Expected completion reported by YIT; not an actual commissioning date. [4]

2026-06-17 · announcement · Third-building shell-and-core contract

YIT announced agreement and planned summer 2026 construction start. [5]

2026-09-25 · actual · Third-building shell and core completed

YIT reported successful shell-and-core completion and signed fit-out, MEP and commissioning agreement. [3]

late 2026 · planned · Third-building fit-out phase start

Latest construction phase scheduled to start in late 2026. [3]

Disclosed specifications

Land area: 478 acres

Operator-reported owned campus site area; legal subsidiary and cadastral extent unresolved. [1]

First-building floor area: 15,000 square meters

Building-specific, not campus total. [11]

First-building accommodation: Three data halls; mechanical plant, warehouse and office space for 50 people

Announced design configuration. [11]

Cooling: Use of naturally low ambient air temperature; no water consumption in core operations planned

Operator design claim, without operating measurements or detailed cooling architecture. [1]

Heat reuse: Exploring free waste-heat provision to the local community

Intent only; no commissioned heat-delivery scheme established. [11]

Electrical and fiber infrastructure: 110 kV cabling, two approximately 3 km runs, and fiber works

Eltel contractor scope; June 2026 completion was a target in the presentation, not verified achievement. Voltage is not MW capacity. [9]

Proposed grid reinforcement: Approximately 30 km 400 kV Suksisuo-Vuottolahti connection

Government EIA describes pending route alternatives; not an energized connection or a disclosed MW allocation. [6]

Developer and contractors: XTX Markets developer; YIT main contractor; AINS construction-management consultant; Bravida electrical installations

Roles supported by dated project announcements; contractors are not site operators. [12]

Research gaps

- First-building commissioning and operational date
- Facility street number and sourced coordinates
- Ultimate campus capacity basis and implementation schedule
- Legal property-owning subsidiary
- Building-specific capacities beyond the first building
- Metro designation
- Racks, density, PUE, certifications and energy procurement
- Confirmed heat-reuse implementation
- Import permission for property imagery

Sources and field evidence

Attribution does not establish independent verification or permission to reuse images. URLs refer to public evidence.

[1] XTX Markets plans to invest over €1bn in large-scale data centre project in Finland

<https://files.txmarkets.com/publications/kajaani/index.html>

Published: 2025-01-22 · Retrieved: 2026-10-07

Operator announcement identifies its Kajaani property, own-compute purpose, first-building IT capacity and five-building development intention.

[2] XTX Markets plans to invest over €1bn in large-scale data centre project in Kajaani, Finland

<https://kajaani.fi/en/news/xtx-markets-plans-to-invest-over-e1bn-in-large-scale-data-centre-project-in-kajaani-finland/>

Published: 2025-01-22 · Retrieved: 2026-10-07

Municipal publication reproduces the operator announcement and links to the original release.

[3] YIT continues the construction of XTX Markets' data center campus in Kajaani - delivers the fit-out and MEP works for the third data center

<https://news.cision.com/yit-oyj/r/yit-continues-the-construction-of-xtx-markets--data-center-campus-in-kajaani---delivers-the-fit-out-,c4397923>

Published: 2026-09-25 · Retrieved: 2026-10-07

Third-building shell and core completed; fit-out, MEP and commissioning contract signed, with latest phase scheduled for late 2026.

[4] YIT and XTX Markets agree on interior finishing and building services contract for the second data center building in Kajaani

<https://news.cision.com/yit-oyj/r/yit-and-xtx-markets-agree-on-interior-finishing-and-building-services-contract-for-the-second-data-c,c4322832>

Published: 2026-03-18 · Retrieved: 2026-10-07

Second-building fit-out underway after structure and envelope completion; facility completion expected in 2027.

[5] YIT to build shell and core of XTX Markets' third data center in Kajaani

<https://news.cision.com/yit-oyj/r/yit-to-build-shell-and-core-of-xtx-markets--third-data-center-in-kajaani,c4363863>

Published: 2026-06-17 · Retrieved: 2026-10-07

Third-building shell-and-core agreement; construction scheduled to begin in summer 2026.

[6] XTX Markets, Suksisuo - Vuottolahti 400 kV voimajohtohanke, Kajaani

<https://www.ymparisto.fi/fi/osallistu-ja-vaikuta/ymparistovaikutusten-arviointi/xtx-markets-suksisuo-vuottolahti-400-kv-voimajohtohanke-kajaani>

Published: 2026-05-13 · Retrieved: 2026-10-07

Government EIA page, updated 2026-08-10, locates the data center at Tihisenniemi and describes a proposed approximately 30 km 400 kV connection toward Otanmäki.

[7] National and International Cooperation

<https://kainuunliitto.fi/en/national-and-international-cooperation/>

Published: Unknown · Retrieved: 2026-10-07

Regional Council explicitly lists Kajaani among Kainuu's eight municipalities; displayed update date is 2023-12-05.

[8] XTX tarvitsee Kajaaniin nykyistä paremman sähköyhteyden jotta se voi rakentaa lisää datakeskuksia

<https://yle.fi/a/74-20156607>

Published: 2025-04-16 · Retrieved: 2026-10-07

Yle reports a planned 250 MW development and expansion dependence on transmission capacity, quoting the Finland country head. Caption identifies five-building rendering at Tihisenniemi.

[9] Eltel AB Q3 2025 presentation

<https://www.eltelgroup.com/en/wp-content/uploads/sites/2/2025/10/Eltel-AB-Q3-2025-presentation.pdf>

Published: Unknown · Retrieved: 2026-10-07

Slide 19 labels Kajaani project 250 MW, describes five buildings, but separately states 2.5 MW IT power without a clear scope; also describes 110 kV cabling and fiber work.

[10] Topsun seurantaraportti keväällä 2025

https://kainuunliitto.fi/assets/uploads/2025/06/TOPSun-seurantaraportti-kevaalla-2025_10.6.25.pdf

Published: 2025-06-10 · Retrieved: 2026-10-07

Regional Council report, page 11, describes XTX's 250 MW project, five centers and first-part completion planned for 2026.

[11] AINS Group supports XTX Markets in its data center project

<https://www.ains.fi/en/newsroom/ains-group-supports-xtx-markets-in-its-data-center-project>

Published: 2025-01-29 · Retrieved: 2026-10-07

Construction consultant confirms three data halls totaling 22.5 MW IT, 15,000 square meters and intended 2026 operation.

[12] Bravida Finland awarded additional installation contract for XTX Markets' data center complex in Kajaani

<https://www.bravida.se/en/press/press-releases/2026/bravida-finland-awarded-additional-installation-contract-for-xtx-markets-data-center-complex-in-kajaani/>

Published: 2026-06-25 · Retrieved: 2026-10-07

First-building electrical installations completed; second-building electrical work underway, with project completion expected in 2027. Electrical completion does not establish operation.

[13] Kajaaniin tulee datakeskus, jonka taustayhtiön perustaja on Iso-Britannian suurin veronmaksaja

<https://yle.fi/a/74-20083024>

Published: 2024-04-11 · Retrieved: 2026-10-07

Reporting and site-sign/map captions place XTX's data-center property along Sokajärventie, on the former proposed pulp-mill plot beside the Kajaani River.

[14] Tontin 205-7-8-1, (Sokajärventie 29) varaaminen XTX Finland Oy:lle kokous-, koulutus- ja saunatilojen suunnittelua varten

<https://kajaani.cloudnc.fi/download/noname/%7Bd89f587f-00a2-4c1c-b776-8640d85b58a2%7D/58317>

Published: 2024-11-15 · Retrieved: 2026-10-07

Municipal decision dated 2024-11-11 reserves Sokajärventie 29 for meeting, training and sauna facilities; it does not establish the data-center address.

Name: [1] [2]

Kind: [1] [3]

Country: [1] [2]

Region: [7]

City: [1] [6]

Operator: [1] [4]

Owner: [1]

Business Model: [1]

Statuses: [1] [3] [4]

Summary: [1] [3] [4] [11]

Location: [6] [13]

Stable identifier: 16c613b5-103d-407c-9a59-b4fe3560e6ec