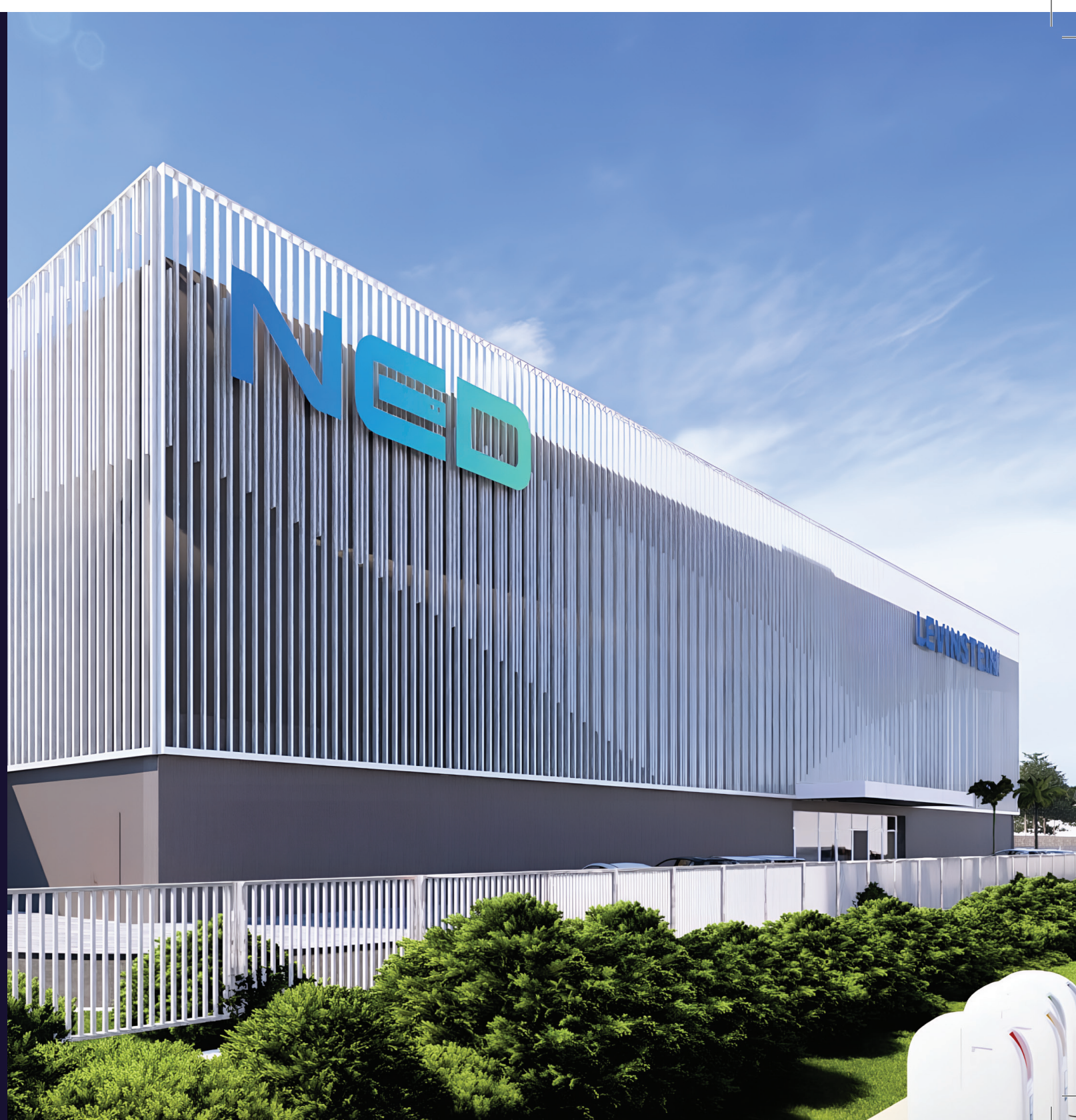


NED

Netanya Data Center Campus

Shaping the Future of Digital
Infrastructure



Introduction

The Netanya Campus is one of the region's premier data center developments, designed to set new standards in innovation, efficiency, and sustainability. As the first in a series of advanced eco-friendly data centers, it is purpose-built to meet the growing needs of Hyperscale and Neocloud clients, delivering AI-ready infrastructure with a strong focus on scalability and resilience.

Developed through a strategic partnership between NED and the Levinstein Group, the campus brings together deep industry expertise and a shared commitment to long-term, sustainable infrastructure. This collaboration ensures the delivery of a highly reliable, high-performance campus supporting the region's ongoing digital transformation.

Netanya Campus

The Netanya Campus is a state-of-the-art 64 MVA data center campus located in central Israel. Comprising three data center buildings, the campus is designed to meet the evolving needs of today's tech-driven landscape. Its advanced infrastructure is designed to support hyperscale and neocloud clients, enabling AI-driven, high-density compute with seamless scalability. Built to exceed Tier III standards and reinforced to withstand missile impacts, the Netanya Campus delivers a resilient, future-ready facilities for next-generation digital workloads, with phase one ready in Q4 2026.



Flexible Data Hall Model

Our design allows us to offer tailored solutions, ranging from secured pods to entire data halls



Attractive Location

Located in the heart of the northern data center cluster, Alpha is in close proximity to major high-tech and R&D hubs.



Fortified Bunkered Underground

Built to withstand a hit from heavy & medium missiles. It also includes 1,200 sqm of protected customer DR offices and storage space. Data Center built 18 meters underground.



AI & HPC Ready

Versatile cooling options, Direct Liquid Cooling (DLC) of 100 kW and above per rack, in-rows and rear-door heat exchangers.



Global Data Center Track-Record

NED is part of an international consortium operating data centers across EMEA. Offering a proven track-record with hyperscale and AI clients.



Sustainable, LEED gold certified

Designed to be Israel's greenest data center and the ESG market leader.

Netanya Campus

	Netanya I - In Construction	Netanya II - In Construction	Netanya III - In Planning
Power and Capacity	Capacity	16 MVA	16 MVA
	IT	10.5 MW IT	10.5 MW IT
	Building	3,600 sqm white floor space	3,600 sqm white floor space
	Power Feeds	16 MVA back-up feed	
	Autonomy	72 hours of entirely autonomous operation - power generation and cooling	
	Cooling	Tailored design for pods (225 kW) and up to entire data halls (4,500 kW) Space for 2,200 server racks	
	Data Halls	4 Data Halls of 900 sqm each	4 Data Halls of 900 sqm each
	Data Hall Capabilities	Versatile cooling options with Direct Liquid Cooling (DLC) available 100 kW and above per rack, CDU-ready in every hall. Continuous cooling via ring- based distribution	
	PUE	Market Leading	
Capabilities	Design	Concurrently maintainable Tier III infrastructure design	
	Energy	Renewable Energy Use	
	ESG	Designed for LEED Gold certification	
Security	Fortification	Built to withstand a direct hit from small missiles and a close-proximity hit from heavy missiles, 1,200 sqm protected customer DR offices and storage space	
	Security	Analytic CCTV, 7 protected zones with biometric/card readers, motion detectors. High-level and advanced 24/7 security	



With over 100 years of combined experience, NED is an Israel-based data center platform founded in 2020 by Daniel Efrati, David Bloom, and Shelly Landsman. NED is at the forefront of advancing digital infrastructure in Israel, with deep expertise across data center strategy, design, construction, operations, and financing.

NED works in close collaboration with Kao Data and is backed by Noé Group, a multi-family office managing over \$3 billion in assets. This combination of operational expertise and long-term capital enables NED to deliver scalable, resilient infrastructure across Israel's digital ecosystem.

Levinstein Group | קבוצת לויןשטיין

Founded in 1945 by Meshulam Levinstein, the Levinstein Group is one of Israel's leading engineering and construction firms, with a long-standing role in shaping the country's infrastructure landscape. The Group is known for delivering complex, large-scale projects across commercial, industrial, office, hotel, and residential sectors.

With over 75 years of experience and listed on the Tel Aviv Stock Exchange since 1982, the Levinstein Group is recognized for excellence, precision, and reliability, bringing deep engineering and execution expertise to the Netanya Campus development.

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