

AILO AI and ALBS Launch Jordan's First 100MW AI Factory DOHA, QATAR – 4th of February 2026

AILO AI Limited ("AILO"), a European vertically-integrated AI-optimized infrastructure development company, advisory and investment firm focused on the AI sustainable and sovereign data center industry, and ALBS Holding ("ALBS"), a diversified conglomerate of the United Arab Emirates, a dedicated branch of the Al-Bunnia Family Office, founded and led by the historic Al Bunnia Family, today announced a landmark joint venture to purpose-build Jordan and the Levant's first, "AI Factory Jordan".

The partnership was formalized with the signing of a Memorandum of Understanding (MOU) today at the Web Summit 2026 in Doha, Qatar. As part of the agreement, starting with an initial 6 months phase of modular computing delivery on site, with scale up of the capacity, AILO enterprise clients will act as the initial major Offtakers, pledging to anchor offtake up to 35 megawatts (MW) of compute power once the facility is operational. This commitment, valued at \$183 million in subsequent phases, validates the significant market demand for sovereign AI infrastructure. The partners are already planning a second phase to expand capacity and capabilities to 100 megawatts (MW) between 2027 and 2028 on the site owned by ALBS Holding and brought to the JV, which will be valued at \$1.5 billion.

The campus will be deployed in phased development, beginning with an initial 5MW modular rollout in 2026, scaling toward 50MW in 2027, and reaching 100MW capacity in 2028, subject to infrastructure readiness and validated demand milestones. The project forms part of the broader NUJŪM16 initiative, a phased regional AI compute platform designed to establish interconnected AI Factory sites across Jordan and Iraq, creating a sovereign and cross-border AI infrastructure network serving the Levant.

The location of the AILO-ALBS Jordan AI Factory is located miles away from Amman Airport. The JV intends to mobilize significant investment to set a new regional standard for sovereign computing for AI workloads. The partnership represents a structured collaboration between AILO AI's technical, financial and offtake capabilities and ALBS's local infrastructure, land ownership, and institutional alignment, including regulatory coordination and infrastructure enablement, and marks a significant milestone in the adoption of sovereign AI computing, to supply Jordan and the Levant governments and enterprises with the compute power needed to capture AI economic growth opportunity.

The facility is designed in part under a secure "data embassy" model, enabling sovereign AI workloads to operate within clearly defined jurisdictional and governance frameworks. In addition to serving Jordanian demand, the project is positioned to support emerging AI compute needs in Iraq through geographic proximity and cross-border digital connectivity, while future domestic AI infrastructure development in Iraq is advanced under subsequent phases of the NUJŪM16 roadmap.

Discussions are ongoing with relevant authorities regarding long-term energy procurement structures, including concessionary grid tariffs and infrastructure incentives aligned with Jordan's national digital infrastructure strategy, as well as potential renewable energy integration frameworks to support sustainable compute deployment.

“Securing access to this facility through this partnership is a transformative moment for ALBS and our partners and customers in Jordan and beyond in the MENA,” said Ahmad Al Bunnia, CEO of AI Factory Jordan. “This is not just a partnership; it is the future of AI adoption for enterprises and companies in Jordan and in the Levant. We are delighted to be aligned with the Hashemite Kingdom of Jordan's Digital Economy Strategy 2021–2025 and the broader Economic Modernization Vision, particularly in advancing digital infrastructure, data sovereignty, AI capability development, and positioning Jordan as a regional technology hub. The forward-thinking approach of the Jordanian government toward digital transformation, infrastructure modernization, and technology investment has been a decisive factor in our commitment to develop this project in the Kingdom, further reinforcing our confidence in Jordan as a long-term AI and digital infrastructure hub.”

“Our partnership with ALBS is a strategic move to position Jordan at the forefront of the AI revolution,” said Mustapha Mokass, CEO of AILO AI. “The demand for data sovereignty has never been higher. By developing this first AI Factory in the region, we are not only bringing world-class technology to the region but also building a secured, sustainable ecosystem for governments and enterprises to innovate safely in the region.”

The project aims to roll out modular, energy and water-efficient solutions designed to address the unique density and performance demands of AI workloads, reducing both environmental impact and operational costs.

AILO AI has developed a portfolio of sustainable and sovereign AI factory sites in Europe and MENA, to support the digital growth of its clients through scalable and secure storage, AI-performance computing and GPU solutions. AILO AI portfolio in Europe totalizes over 1GW capacity (Norway, Sweden, Lithuania, France and UK), with more than 500 MWs in the next 3 years. AILO AI also has a pipeline of 300 MWs in MENA (Jordan, Morocco and Qatar).

“Our mission at AILO AI has always been to power AI innovation with sustainable and sovereign infrastructure while innovatively de-risking such climate-smart infrastructures,” said Mustapha Mokass, CEO of AILO AI. “Building Jordan first AI Factories is a testament to our shared vision for MENA and Europe.”

About AILO AI Infra: A European technology company, providing all-in-one tailored solutions for scalable, sustainable and sovereign AI infrastructure. Founded by senior recognized experts in AI hardware, software, datacenters building, energy systems, infrastructure finance, and sustainable technology, [Ailo AI](#)'s scalable and energy-efficient datacenter methodology enables organizations to deploy powerful sustainable AI infrastructure anywhere, allowing capex control through innovative technical and finance mechanisms, reducing both environmental impact and operational costs while accelerating innovation.

About ALBS Limited: is a dedicated branch of the Al-Bunnia Group, one of Iraq's oldest and most respected family business institutions, founded in 1910. As part of the Abdullatif Bunnia lineage within the broader multi-generational enterprise, ALBS Limited operates with a clear mandate: to steward its share of the family's diversified assets, strengthen governance, and drive strategic growth across Iraq and the wider region. The company leverages over a century of the Al-Bunnia family's commercial legacy spanning FMCG distribution, industrial manufacturing, real estate, trading, and infrastructure to build a modern, agile vehicle capable of pursuing new opportunities while maintaining the values and reputation the family is known for. ALBS Limited focuses on structured expansion, operational excellence, and disciplined investment, ensuring that its portfolio continues to evolve in line with regional market needs and global standards. With a strong emphasis on professionalism, transparency, and long-term value creation, ALBS Limited serves as both a custodian of inherited assets and an engine for future ventures.