# Oaktree seeks £800m investment to fuel Pure Data Centres’ global expansion



Oaktree Capital Management is preparing a major funding drive for its data centre development arm, Pure Data Centres Group (Pure DC), as it looks to raise at least £800 million through the sale of a 20% to 40% minority stake. The deal, which values Pure DC between £4 billion and £5 billion, signals Oaktree’s confidence in the accelerating global demand for hyperscale digital infrastructure.

Pure DC currently operates more than 500MW of capacity across the UK, Europe, the Middle East and Asia, serving clients in fast-growing sectors such as cloud computing and artificial intelligence. The fundraising process is expected to begin as early as November, although details of timing and structure are still being finalised.

A key element of Pure DC’s growth strategy is its £1 billion joint venture with property investment firm SEGRO PLC to build a 56MW data centre in Park Royal, West London. The three-storey, 30,000 square metre facility—SEGRO’s first fully fitted data centre—will occupy a 10-acre site on Premier Park Road with 70MVA of secured power. Designed to support next-generation cloud and AI workloads, the site is expected to be pre-let to a major hyperscale customer on a lease of at least 15 years.

Construction is scheduled to begin in 2026, subject to planning and financing approvals, with completion targeted for 2029. SEGRO will contribute about £150 million in cash equity, with projected net returns of between 9% and 10%. The development is expected to create hundreds of local jobs during the build phase and will include initiatives to upskill local workers and promote diversity in technology.

Analysts see both the Park Royal project and the proposed stake sale as evidence of Oaktree’s strategic intent to capitalise on the soaring demand for large-scale data infrastructure worldwide. With digital transformation accelerating and AI workloads growing rapidly, such investments are becoming central to the UK’s ambition to lead in digital innovation and responsible AI.

Oaktree’s decision to bring new investors into Pure DC underlines rising confidence in data centre infrastructure as a cornerstone of the global digital economy. The Park Royal venture, in particular, stands as a model for how private capital can drive technological progress while delivering lasting community and economic benefits.

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## Bibliography

1. <https://totaltele.com/oaktree-looks-to-raise-800m-through-pure-dc-stake-sale/> - Please view link - unable to able to access data
2. <https://www.investing.com/news/stock-market-news/oaktree-seeks-investors-for-pure-data-centres-at-5-billion-value-93CH-4271002> - Oaktree Capital Management is seeking new minority investors for its data centre development arm, Pure Data Centres Group (Pure DC), aiming to raise at least £800 million ($1.1 billion) by selling a 20-40% stake. The company is valued between £4 billion and £5 billion. The formal fundraising process could commence as early as November, though discussions are in preliminary stages, and the final size and timing of the deal may evolve. Pure DC operates over 500MW of capacity across the UK, Europe, the Middle East, and Asia. Its most recent development is a £1 billion joint venture with SEGRO PLC to develop a fully fitted 56-megawatt data centre in Park Royal, London. This stake sale reflects Oaktree's bullish outlook on the expanding data centre market, positioning Pure DC to capitalise on the increasing demand for hyperscale data infrastructure amid growing digitalisation and cloud adoption trends, both in the UK and internationally.
3. <https://www.standard.co.uk/business/data-centre-park-royal-london-digital-ai-cloud-b1218621.html> - A new £1 billion data centre is set to be built at the Park Royal industrial estate near Acton, London. The 30,000 sq m three-storey centre is being developed as a 50:50 joint venture between UK warehouse investor SEGRO and Pure Data Centres Group (Pure DC), which is owned by Oaktree Capital Management. The facility is expected to be pre-let to a hyperscaler on a long-term lease of at least 15 years before its completion in 2029. The data centre aims to support next-generation cloud and AI workloads and is anticipated to generate hundreds of local jobs during its construction phase.
4. <https://www.datacenterdynamics.com/en/news/segro-and-pure-dc-team-up-to-build-56mw-data-center-in-park-royal-west-london/> - Property investor SEGRO and Pure Data Centres Group (Pure DC) have formed a joint venture to build a 56MW data centre in West London. The JV, known as SEGRO Pure Premier Park Data Centre Limited, will develop a 30,000 sqm data centre at Premier Park, an industrial site owned by SEGRO located on Premier Park Road in the Park Royal area of West London. SEGRO will provide the land and carry out remedial work to prepare the site, which is currently home to a vacant warehouse, for development. Pure DC has secured access to 70MVA of power from the grid, which will enable it to provide 56MW of IT capacity at the site. The companies expect to lease the data centre to a hyperscale tenant once completed.
5. <https://www.cretech.com/news/segro-and-pure-dc-launch-1b-data-centre-jv-to-power-londons-digital-future/> - SEGRO has partnered with Pure Data Centres Group (owned by Oaktree) in a landmark £1 billion joint venture to develop its first fully fitted data centre, marking a significant step into the hyperscale digital infrastructure market. The 56MW, 323,000 sq ft facility will be built on a 10-acre site at Royal Park in West London, adjacent to SEGRO Park Premier Road. Backed by SEGRO’s £150 million cash equity and Pure DC’s expertise in data centre delivery, the three-storey centre is expected to be pre-let to a major hyperscaler and will support next-generation cloud and AI workloads. With 70MVA of power already secured, SEGRO projects a net yield on cost of 9–10%. Construction is slated to begin in 2026, pending planning approval, lease agreements, and financing.
6. <https://www.finanznachrichten.de/nachrichten-2025-03/64916400-segro-plc-segro-and-pure-data-centres-group-announce-gbp-1bn-jv-650.htm> - SEGRO PLC has announced a joint venture with Pure Data Centres Group Limited (Pure DC), owned by Oaktree, to develop a fully fitted data centre in Park Royal, West London. The joint venture aims to develop a 56MW data centre in a key London Availability Zone with limited competing supply of land and power. The gross capital investment is anticipated to be approximately £1 billion, with SEGRO's cash equity contribution being around £150 million. The project is expected to deliver a net yield on cost of 9 to 10 per cent. The development is expected to generate hundreds of jobs during its multi-year construction phase, complemented by a comprehensive package of support designed to upskill the local community, with an emphasis on fostering a diverse and inclusive future workforce for the technology sector.
7. <https://www.slaughterandmay.com/recent-work/segro-on-its-entry-into-a-joint-venture-with-pure-dc-to-develop-a-fully-fitted-data-centre/> - Slaughter and May advised SEGRO plc on its entry into a joint venture with Pure Data Centre Group Limited (Pure DC) to develop a fully-fitted data centre. The joint venture is an innovative partnership to develop a 56MW data centre in Park Royal, West London, with gross capital investment anticipated to be approximately £1 billion. The joint venture brings together a 10-acre super-prime industrial site owned by SEGRO and 70MVA of power secured by Pure DC. The data centre will be SEGRO’s first fully-fitted data centre project, building on SEGRO’s experience of delivering powered shells to major data centre operators for over 20 years. Pure DC is a global data centre operator with over a decade of experience in the design, build and operation of world-class data centres for the most sophisticated hyperscale users. It is anticipated that the construction of the shell will commence in 2026 with the fully fitted space available for customer use from 2029.