

# Data Centres Unlocked: Opportunities and Challenges

In our latest episode of the Alternative Insights podcast, [Pete Blackburn](#), Director, Global Client Relationship Lead - Real Assets, is joined by special guest Zahl Limbuwala, Partner at DTCP (Digital Transformation Capital Partners), for a conversation that cuts through the noise surrounding data center investment.

## During this episode they discuss:

- The accelerating demand for data centers and whether this exponential demand will hit a ceiling and when that might happen
- Power availability and grid constraints are becoming the biggest factors shaping location, feasibility and returns in data center investments
- The Middle East, Latin America and parts of Africa are seeing fast growth as digital infrastructure expands globally
- Technological change, especially in AI, is creating ongoing step-change improvements, requiring investors to plan for long-term adaptability and future-proofing.

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