



18/01/2026.

Dear Investor,

INVITATION AS AN INVESTOR FOR DEVELOPMENT OF AN 88-UNITS APARTMENTS ESTATE ON INDUSTRIAL AVENUE, YABA, LAGOS

I feel privileged to invite you to join a closed circle of investors in a proposed real estate development right at the heart of Yaba.

It is no news that the real estate market in Lagos is growing at a phenomenal rate. While some may resent the burgeoning of this sector, and look on, the very smart ones are keying in and getting rewarded. I wish I could say the rate of growth will decelerate, but the trend in other mega cities across the world gives an indication that this may continue for a while. The demand is growing by the day, the supply is hardly scratching the surface. Hence this opportunity is a great one.

The size of the land available for this project, the location, and the team behind it give great assurance for success and profitability. Yaba centrality, good layout and drainage, closeness to infrastructures and educational institutions has made it one of the fastest growing real estate investment destinations in Lagos.

ABOUT SKYWARDER LIMITED

Skywarder Limited is a Civil Engineering and Real Estate development company with a board of director having over 70 years of experience between them, and across different aspects of engineering development and project management. We build infrastructures that are stable, functional and aesthetically appealing.

Our company profile is attached.

ABOUT THE PROJECT

Technical Headlines:

Land size: 5,034sqm

Land Document: Registered Title Document (Original Federal Allocation, 1958)

Proposed Development:

- **5 blocks of 4-floors building (G+3)**, comprising of **88 units of mix of 3-bedroom, 2-bedroom, 1-bedroom flats.**
- One block of Commercial building facing Industrial Avenue
- Ample parking
- Common green area
- Generator, transformer and other common services.

Financial Headlines

- Land Value: 3.0 Billion Naira
- Construction (including all preconstruction): 7.38 Billion Naira
- Total Project Cost 10.38 Billion Naira
- Potential Return on Investment 41%
- Project duration 20-24 months

Note: Land Value of 3 billion Naira is the land owners' equity in the project. The value of the land will be recovered from sale of units allotted to them, as shown in the attached financial breakdown document.

FINANCING MODEL

The usual financing models for most developments of this nature is "off-takers". We are NOT adopting this method because of the propensity for conflict, piece-meal payments that affect construction speed and efficiency, and lack of flexibility during material price changes.

Our approach is **INVESTOR-BASED** financing.

How this works:

- Selling price for unit are not determined now, and everyone is an investor first- financial investors, land equity owners, the development team and other promoters.
- Investors circle is kept small. Few individuals or institutions make fund administration and communication easy.
- This call for investment is to raise at least 50% of construction cost (3.69 billion naira) within the first quarter of 2026.
- Investment sizes are in 3 classes, beginning with N150 million naira. The higher the investment stake, the higher the Rol rate.
- The available liquidity enables the following:
 - Speed and efficiency in execution with minimal redundancy.

- Opportunity for better bargain on construction input.
- Speed is a hedge against general inflation and sudden sharp price changes
- This round of investments will take the project to carcass level where buyers can begin to commit. This is a safe point to determine selling price, and a place of greater confidence from the buyer.
- **Investment cycle period is 18 months.**
- **Investment Rol is 29-33%** depending on investment level
- **Early Rol:** investors can request partial Rol payout at 17 – 19% at the 12th month with a balance Rol paid at 18 months. (Rol rates and investment categories will be shown below). Early Rol request are expected to be funded within 28 days.
- At full maturity (18 months) Investors have the right-of-first-refusal on the apartment sales, therefore an investor can convert cash investment to ownership of unit(s), at a rate 2.5% lower than the selling price for incoming buyers at that point. This will be negotiable, as priority will be given to investors over the general public. Selling price will be determined by mean average sales price data collected, but not exceeding the projected selling price in the cashflow document.
- Investors can also request full cash out.

CLASS OF INVESTMENT AND ROI PAYABLE

CLASS	AMOUNT RANGE	Rol at full maturity (18 months)	Mid-way Rol Demand (12 months)	Balance Rol at 18 months
Silver	150mill – 250mill	29%	17%	10%
Gold	300mill – 500mill	31%	18%	11%
Diamond	600mill – 1 bill	33%	19%	12%

Notes:

- For whatever investment class chosen, payment can be made in two tranches over a 31 days period; each tranche tenure commencing on its disbursement date.
- You may increase portfolio within a space of 6 months in amounts shown below, but the Rol class will be maintained regardless of being less than original entry figure. For example:

INVESTMENT CLASS	EXAMPLE AMOUNT	ENTRY	MINIMUM MONTHLY INCREASE INSTALMENT	ROI
SILVER	250 mill		50 mill	29%
GOLD	400 mill		75 mill	31%
DIAMOND	700 mill		100 mill	33%

MERIT OF INVESTING IN THIS PROJECT NOW

- The technical team and their experience and commitment to professional standards: the promoters and all consulting firms have extensive experience in engineering and real estate construction. Their commitment to professional standards ensures good workmanship, stable structures that are easy on the eyes and sell fast. Quality workmanship, good design and plan for building services amplifies the appeal of a property greatly. We have mastered these.
- Location and ease of sales: Yaba is one of the fastest growing real estate locations in Lagos for mid-income earners, most of whom are relocating from the traffic and drainage problems of the island to the safe, easy-navigation, and fun-filled locations on the mainland, especially, Yaba, Surulere, Gbagada, Anthony and Ogudu.
- Flexibility: the investment plan is flexible, though it does not accept lower value of entry figures. This approach is to ensure life for the project, which will eventually give all stakeholder benefits.
- Safety in low-numbers: we are promising excellent connection with our investors, prompt project updates, openness to visit the site. This is easier with a few people.
- Speed of Execution: with your investment coming in on time, we will adopt our fast track processes for timely delivery.
- Competitive Return on Investment: we have promised a realistic, yet attractive return on investment

WHAT'S NEXT

Below are the steps to following to engage this opportunity:

- Reply this letter/email with a statement indicating your interest and request further documents.
- We will send the land document, project draft architectural plan/layout, and financials which include: projecting cost details and project cashflow projection.
- We will set up a meeting (on your request) to discuss details such as: investment amount, disbursement terms, project execution plan and other questions you might have.
- After this meeting, we will send in a formal agreement with details of our discussion for your signature
- We expect disbursement

We want to thank you for reading and considering investing with us. We are looking forward to further discussions with you, and to have you on this journey with us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Boye Falonipe', with a stylized flourish at the end.

Boye Falonipe

Managing Director