



DataPro



BOND RATING REPORT

VERITASI HOMES & PROPERTIES PLC

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July, 2025

VERITASI HOMES & PROPERTIES PLC

This report is provided by DataPro subject to the Terms & Conditions stipulated in our Terms of Engagement

DataPro Rating:

A

Security Type: Up to N10b Series 1 Senior Secured Medium Term Bond
Maturity Date: 2028
Rating Outlook: Stable
Currency: Naira
Rating Watch: Applicable
Date Issued: 4 June, 2025
Valid Till: 3 June, 2026

Reference:

Abiodun Adeseyoju, FCA.
Abimbola Adeseyoju.
Oladele Adeoye.

Up to N10,000,000,000.00 Fixed Rate Senior Secured Medium Term Bond Issuance under the N30,000,000,000.00 Medium-Term Bond Issuance Programme Due 2028

EXECUTIVE SUMMARY

	2024 N'000	2023 N'000	2022 N'000	2021 N'000	2020 N'000
Turnover	20,522,075	27,228,536	33,022,862	19,488,204	15,006,888
Pre-Tax Profit	2,006,345	3,399,733	11,122,014	2,936,640	1,449,950
Equity	24,439,711	16,806,672	11,454,140	3,791,469	1,793,430
Fixed Asset	16,922,094	21,626,601	568,661	607,768	616,427
Total Asset	45,987,348	44,739,574	22,680,740	9,586,955	6,398,754
Short-term Debt	12,747,822	15,817,236	9,604,705	2,744,617	3,483,824

Rating Explanation

The Long-Term Rating of **A** indicates **Low Risk**. It shows very good Financial Strength, Operating Performance and Business Profile when compared to the standard established by **DataPro**. This Issuer, in our opinion, has strong ability to meet its ongoing obligations.

ISSUE QUALITY

- The Issuer has the ability to continually generate Revenue by carrying out the business of Real Estate.
- The Issue is secured by an existing Debenture managed by the Security Trustees with a Forced Sales Value of N40.04b and Open Market Value of N57.19b.
- A Debt Service Reserve Account established under the management of the Trustees funded from the Operating Cashflow of the Issuer.
- Sales Proceeds Account jointly managed by the Issuer and Trustees, created to warehouse the cash inflows from the unsold 30 units out of 82 units from the Eko Atlantic Project.
- The Issuer's irrevocable undertaking to be responsible for the prompt settlement of the payment obligations under the Issue.

This report does not represent an offer to trade in securities. It is a reference source and not a substitute for your own judgment. As far as we are aware, this report is based on reliable data and information, but we have not verified this or obtained an independent verification to this effect. We provide no guarantee with respect to accuracy or completeness of the data relied upon, and therefore the conclusions derived from the data. This report has been prepared at the request of, and for the purpose of, our client only and neither we nor any of our employees accept any responsibility on any ground whatsoever, including liability in negligence, to any other person. Finally, DataPro and its employees accept no liability whatsoever for any direct or consequential loss of any kind arising from the use of this document in any way whatsoever.

THE ISSUE

The Issue ("The Bond") is a ₦10,000,000,000 Series 1 Fixed Rate Senior Secured Bond Issuance under the ₦30,000,000,000 Medium Term Bond Issuance Program undertaken by *Veritasi Homes & Properties Plc ("The Issuer")*.

The Issue is a three (3) year tenured Bond due to mature in 2028. It shall be restricted to only Qualified Institutional Investors and High Networth Individual Investors.

The Issue shall be constituted by the Trust Deed to be executed between the Issuer and the Trustees (*UTL Trust Management Services Limited & STL Trustees Limited*). The Issue shall constitute direct, secured, senior and unconditional obligations of the Issuer. The Notes shall rank pari-passu at all times and without any preference among themselves. Coupon shall be paid semi-annually in the 6th and 12th month from the Bond issuance date and shall be redeemable on an amortization basis.

The Issue shall be backed by an undertaking of the Issuer and the Trustees on behalf of the Bondholders. The Issuer irrevocably undertakes to be responsible for the prompt settlement of the payment obligations under the Issue to the Bondholders.

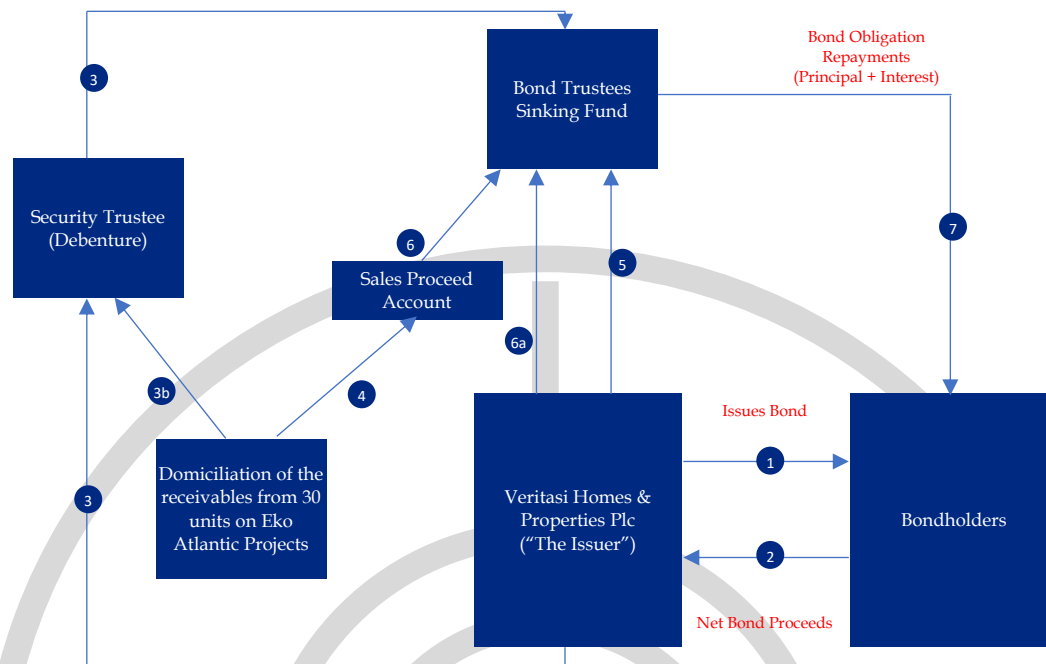
The Issue shall also be secured by an existing All-Assets Debenture with an Open Market Value of ₦57.19b and Forced Sales Value of ₦40.04b. The Debenture is currently being managed by *UTL Trust Management Services Limited* as the Security Trustee. Additionally, a *Debt Service Reserve Account (DSRA)* will be established under the management of the Trustees. The Issuer will make a quarterly payment from its operating cashflow into the *DSRA* account towards servicing the Bond obligations.

Aside the Issuer, other parties to the Issue include: *Pathway Advisors Limited (Lead Issuing House)*, *FirstCap Ltd*, *Lighthouse Capital*, *SCM Capital Limited*, *WealthBridge Capital Partners Limited and Renaissance Capital Africa (Joint Issuing Houses/Arrangers)*, *DoC Advisory (Auditors)*, *The New Practice (TNP) (Solicitors)*, *Apel Capital Registrars Limited (Registrars)* and *Deloitte & Touche (Reporting Accountants)*.

TRANSACTION STRUCTURE

The Transaction Structure is backed by the Trust Deed and presented as follows:

TRANSACTION STRUCTURE



Source: Veritas Homes & Properties Plc

Description of Transaction Structure

1. Veritasi Homes & Properties Plc ("Veritasi" or "the Issuer") will establish a ₦30 billion Medium-term Bond Programme and thereunder issue up to ₦10 billion Series 1 Medium-term Bonds to Qualified Institutional Investors (QII) and High Net Worth Investors (HNI's).
2. Investors subscribe to Veritasi Homes & Properties Plc. The net proceeds from the Bonds will be received by the Issuer and be put for use in accordance with the provisions of use of proceed in this pricing supplement.
3. The Bond will be secured by:
 - a. Legal Mortgage in favour of the Security Trustee ("*UTL Trust Management Services Limited*") over the Issuer's asset at Government Allocation Resettlement Scheme, Abomiti Community, Epe, containing an area of 600,120.385 sq mtrs with certificate of occupancy no: 96/96/2021F, with an Open Market Value (OMV) of ₦57.19 billion and a Forced Sale Value (FSV) of ₦40.04 billion, as valued by Ubosi Eleh & Co.
 - b. And domiciliation of receivables from the 30 units with an indicative pricing of ₦36.09 billion out of 82 units from the Eko Atlantic Project.
4. Sales Proceeds Account is created to warehouse the inflows from project sales on 30 units. Subscribers make payment directly to the Sales Proceeds Account (SPA). The account is jointly managed by the Bond Trustees and Veritasi.

5. The Issuer appoints UTL Trust Management Services & STL Trustees Limited as the Bond Trustees. A Debt Service Reserve Account (“DSRA”) will be established under the management of the Trustees.
6. On a quarterly basis, the Bond Trustees shall transfer funds from the SPA to the DSRA towards servicing the bond obligations (Principal and Coupon Payment).
 - a. If the funds in the SPA are insufficient to meet required obligations, Veritasi will cover the shortfall to ensure all outstanding amounts are fully settled. Once bondholders’ obligations are fulfilled, any surplus remaining in the SPA will be transferred to Veritasi’s operations account.
7. The Bond Trustees fulfill the Bond obligations (Principal and Coupon) to the Bondholders in line with the bond repayment schedule and Series 1 Trust Deed.

REDEMPTION AND USE OF PROCEEDS

The net proceeds from the Bonds will be used by the Issuer to finance the development of *Tinuola Towers 2*, a 26-storey high rise luxury residential project located at Eko Atlantic City, Lagos. The proceeds will cover key project components, including construction, land acquisition and associated costs, ensuring the timely completion of the project to meet modern living standards and investor expectations.

The Coupon and Principal repayment obligations from the Series 1 Bond issuance shall be made out of the *DSRA*. The Bond Trustees shall transfer funds from the *SPA* to the *DSRA* not later than five (5) Business Days prior to the date on which a Coupon payment is due and with the relevant amount due on the bond at maturity. If the funds in the *SPA* are insufficient to meet the required obligations, the Issuer shall cover the shortfall to ensure full settlement of all outstanding amounts. Any surplus remaining in the *SPA* after bondholder obligations are met shall be transferred to the Issuer’s operations account.

THE ISSUER

Veritasi Homes & Properties Plc (“The Company”), previously known as *Veritasi Homes & Properties Limited*, was incorporated on May 11, 2017 and began operations in the year 2018. However, it transitioned into a Public Limited Liability Company in October, 2023.

The Company provides Real Estate services including marketing, advisory and development across the Residential, Commercial and Retail sub-sectors of the industry.

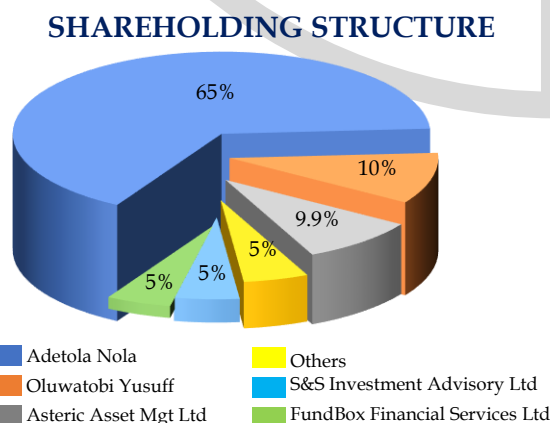
The Company currently operates across Lagos and Ogun States, as well as the Federal Capital Territory (FCT). It has successfully delivered nearly 3,000 housing units as

well as serviced plots. It has properties in the Lekki corridor in Lagos and is principally engaged in the business of acquisition, development, sales and management of serviced residential properties in the Luxury, Premium and Classic segments of the Real Estate Market in Nigeria.

Projects carried out by the Company are as presented:

S/N	PROJECTS	TYPE	STATUS
1	Camberwall Advantage 1	Residential	Completed
2.	Camberwall Advantage 2	Residential	Completed
3.	Camberwall Court 1	Residential	Completed
4.	Camberwall Court 2	Residential	Completed
5.	Camberwall Advantage 3	Residential	Completed
6.	Silverton Gardens	Residential	Completed
7.	Starcity Garden - 1	Residential	Completed
8.	Starcity Garden - 2	Residential	Completed
9.	The Claridge 1	Residential	Completed
10.	The Claridge 2	Residential	Completed
11.	Osborne Phase II	Investment	Not Started
12.	Lekki New Airport	Investment	Not Started
13.	Abuja Project	Mixed Use	Not Started
14.	New land - Ikoyi (macgregory)	Investment	Not Started
15.	Camberwall Advantage 4	Residential	Ongoing
16.	Camberwall Advantage 5	Residential	Ongoing
17.	Camberwall Advantage 5 Annex	Residential	Ongoing
18.	Banana Island Project	Residential	Ongoing
19.	Itunu Residential	Residential	Ongoing
20.	Itunu City	Mixed Use	Ongoing
21.	Itunu Hills, Idera	Investment	Ongoing
22.	Eko Atlantic	Investment	Ongoing

Source: Veritasi Homes & Properties



The Company largely operates in Lagos with a workforce of 58 employees. Its ownership is distributed among six (6) Shareholders. However, *Nola Rilwan Adetola* holds majority of the Shares at a shareholding of 65%.

Source: Veritasi Homes & Properties

Directors' Profile

The Directors of the Company are: *Mr. Olumide Onakoya- Chairman; Mr. Nola Rilwan Adetola-Managing Director/CEO; Mr. Yusuff Olarenwaju Oluwatobi; Mr Korede Lawrence; Famuyiwa Kazeem; Dr Nkemdilim Iheanachor; Dr Olayinka Opeke; Mr. Isaac Orolugbagbe and Dr Angela Ekwem.*

The Directors profile is as follows:

- 1. Name:** Mr. Olumide Onakoya
Position: Chairman
Profession: Retired Chemical Engineer
Experience (Years): 32 years
Education:
 - Lagos Business School**Job Experience:**
 - Mobil Oil Nigeria**Year of Board membership:** 2023

- 2. Name:** Mr. Nola Rilwan Adetola
Position: Managing Director
Profession: Property Developer/Strategy consultant
Experience (Years): 11 years
Education/Professional:
Qualification:
 - B. Sc – Obafemi Awolowo University, Ile-Ife
 - Lagos Business School
 - London Business School
 - School of business and finance, London
 - London School of Economics (LSE, UK)
 - Harvard Business School**Job Experience:**
 - Grenadines Homes
 - Nola Travels
 - Parlton Morgan Holding
 - Pineapples Luxury Fashion Retail Store**Year of Board membership:** 2017

- 3. Name:** Mr. Yusuff Olarenwaju Oluwatobi
Position: Executive Director
Profession: Media consultant/Property Developer
Experience (Years): 13 years in Investment Management and Finance
Education/Professional:
Qualification:
 - B. Sc – Obafemi Awolowo University, Ile-Ife
 - Certified Institute of marketing (Shaw Academy), UK
 - Lagos Business School

Job Experience:

- Copenhagen Business School
- Ink Business Design
- Zenera Consulting
- AQME Ventures

Year of Board membership: 2017

4. **Name:** Korede Lawrence
Position: Executive Director
Profession: Realtor
Experience (Years): Over 19 years
Education/Professional:
Qualification:

- B.Sc - University of Lagos
- De Montfort University
- Senior Management Program - Lagos Business School

Job Experience:

- Graciano Oak
- DAMAC Properties
- Mixta Africa SA
- Trojan Estate Group
- William Hill
- Intercontinental Bank, Plc
- Netconstruct Nigeria Limited
- TILCOR Roofing System Limited

Year of Board membership: 2018

5. **Name:** Famuyiwa Kazeem
Position: Executive Director/Chief Operating Officer
Profession: Accountant
Experience (Years): Over 16 years
Education/Professional:

- HND Accounting

Qualification:

- Institute of Chartered Accountants of Nigeria

Job Experience:

- Adron Homes
- AllView Real Estate

Year of Board membership: 2023

6. **Name:** Dr Nkemdilim Iheanachor
Position: Non-Executive Director
Profession: Accountant
Experience (Years): Over 18 years
Education/Professional:
Qualification:

- B.Eng. - Nnamdi Azikiwe University
- General Management - Lagos Business School

Job Experience:

- Mphil, Strategic Management- Pan Atlantic University
- PhD, Strategic Management- Lagos Business School
- Lecturer, Lagos Business School
- Accelon Professional Services
- AfriCapital Investment Limited
- KPMG Nigeria
- Zenith Bank, Plc

Year of Board membership:

2023

7. Name:

Dr Olayinka Opeke

Position:

Non- Executive Director

Profession:

Entrepreneur

Experience (Years):

Over 17 years

Education/Professional:
Qualification:

- Doctorate of Business Administration- Walden University
- M.Sc - Queen Mary University of London
- Project Management Institute, UK
- University of Ibadan

Job Experience:

- Smart Gas & Petroleum Limited
- D'Acero Limited
- Stanbic Bank

Year of Board membership:

2023

8. Name:

Mr. Isaac Oroluagbagbe

Position:

Non- Executive Director

Profession:

Accountant

Experience (Years):

Over 17 years

Education/Professional:
Qualification:

- MBL - University of South Africa
- Institute of Chartered Accountants of Nigeria
- B.Sc (Accounting) - Obafemi Awolowo University

Job Experience:

- QSV Logistics Limited
- Accelstra Limited
- Isaac Development Company, Limited
- Sifax Group
- Lagos Business School
- Skyway Aviation Handling Company Limited
- Red Star Express Plc

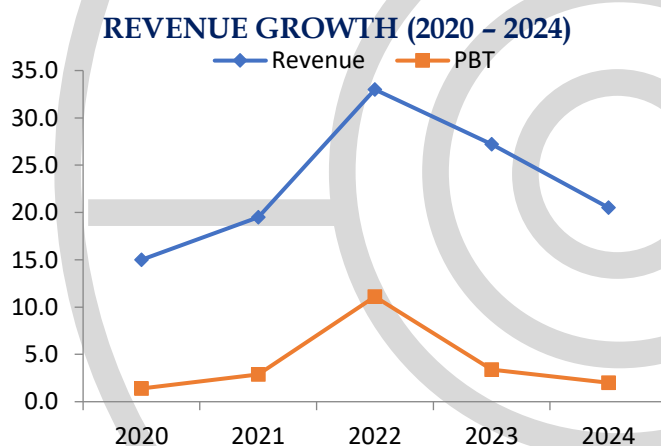
Year of Board membership:

2023

- 9. Name:** Dr. Angela Ekwem
Position: Non- Executive Director
Profession: Legal Practitioner
Experience (Years): 23 Years
Education/Professional:
Qualification:
 - University of Science and Technology, Port Harcourt
 - Nigeria Institute of Advanced Legal Study
 - Institute of Work and Family Integration**Job Experience:**
 - E & E Legal**Year of Board membership:** 2023

FINANCIAL PERFORMANCE

EARNINGS AND PROFITABILITY PROFILE

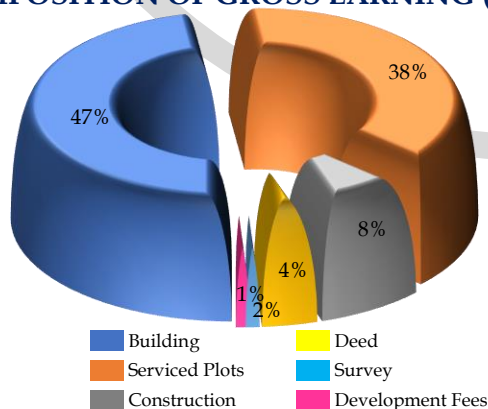


Source: Veritasi Homes & Properties

The Company generated Revenue from Sale of Serviced Plots, Building, Construction, Deed, Survey, and Development Fees. Income from Building contributed the most to Revenue in the year 2024. It grew by 21% and constituted 47% of the Total Revenue generated.

However, the Company recorded a 25% decrease in Revenue. In real terms, Revenue dipped from ₦27.2b (Yr. 23) to ₦20.5b (Yr. 24). The decline in the Company's top-line performance in 2024 was attributed to a strategic decision in Q3 to reserve a portion of its land bank for the development of *Itunu Green*. This decision temporarily constrained the availability of Serviced Plots for sale, thereby impacting Revenue generation during the period.

COMPOSITION OF GROSS EARNING (2024)



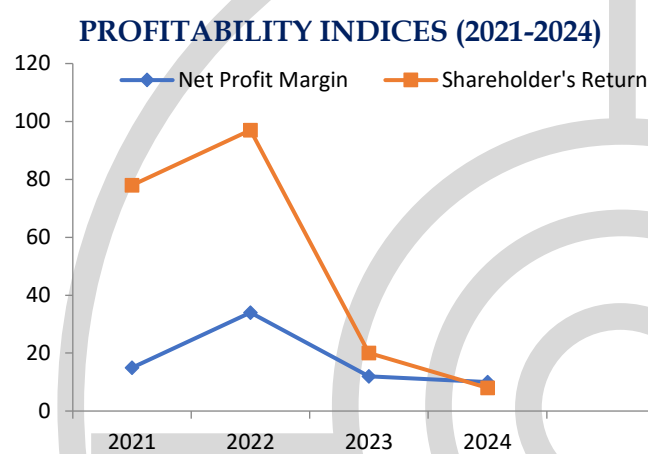
Source: Veritasi Homes & Properties

This was further compounded by a reduction in Construction Sales from ₦6.6b (Yr. 23) to ₦1.7b (Yr. 24).

The downturn was primarily as a result of regulatory issues including delays in

government approvals of documentation relating to the portion of the properties held for sale. However, some of the projects have started yielding results as reported in the first quarter of 2025, with Revenue reaching ₦7.6b. This translates to an average monthly revenue of ₦1.89b (Q1 2025), compared to a monthly average of ₦1.7b (Yr. 24).

Costs associated with Sales decreased from ₦21.7b to ₦16.6b in the years 2023 and 2024 respectively. Despite this, Gross Profit recorded a 30% decline in the year 2024. Therefore, efficiency level as expressed by Gross Profit Margin reduced from 21% (Yr. 23) to 19% (Yr. 24).



Source: Veritasi Homes & Properties

Operating Expenses including Personnel Costs and Depreciation amounted to ₦1.4b (Yr. 24), against ₦1.2b (Yr. 23). The Company incurred Finance Cost accruing from Bank Charges, Commercial Paper Issuance and Discount Expenses. Aggregately, these amounted to ₦0.7b (Yr. 24). However, Interest received from its investments amounted to ₦0.2b in the same year.

In the financial year 2024, Profit Before Tax dropped from ₦3.3b (Yr. 23) to ₦2b (Yr. 24). Consequently, Net Profit Margin declined from 13% (Yr. 23) to 10% (Yr. 24). Similarly, Shareholders' Return decreased from 20% in the year 2023 to 8% in the year 2024.

• CAPITALIZATION

The Company augmented its Capital base with the issuance of ₦2b Ordinary Shares

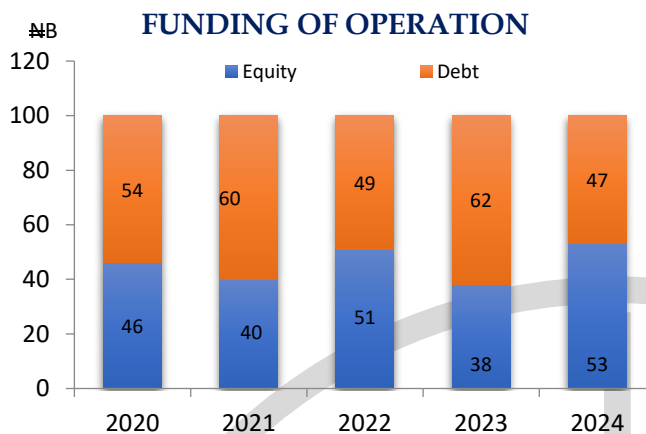
BREAKDOWN OF TOTAL ASSETS (2023-2024)

Item	2023 ₦'000	%	2024 ₦'000	%
Non-Current Assets	21,626,601	48	16,922,094	37
Current Assets	23,112,974	52	29,065,254	63
Total Assets	44,739,575	100	45,987,348	100

Source: Veritasi Homes & Properties

in the year 2024. Additionally, it executed a 2-for-1 share split, doubling its Ordinary Shares from 4 billion to 8 billion. These issued shares from the split were reissued at a premium of ₦0.75. Subsequently, Issued & Paid-Up Share Capital closed at a

balance of ₦4b, while Share Premium stood at ₦2b as at the year ended December 31st, 2024.



Source: Veritasi Homes & Properties

This position was further strengthened by an upward trajectory in Retained Earnings and Fair Value Reserve which grew by 10% and 199% respectively.

Following these major upswings, Total Equity was enhanced by 45%, from ₦16.8b (Yr. 23) to ₦24.4b (Yr. 24). This trend continued into the first quarter of 2025 with Equity reaching ₦25.4b as at March 31st 2025.

Total Assets value increased from ₦44.7b (Yr. 23) to approximately ₦46b (Yr. 24). The bulk of these Assets was Liquid in nature, constituting 63% of the Total Assets.

The Company leaned towards Equity issuance rather than debt financing in the financial year. Therefore, Equity funding of operations improved from 38% (Yr. 23) to 53% (Yr. 24).

• ASSET UTILITY

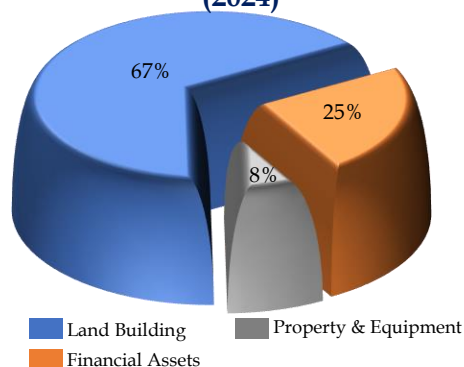
SCHEDULE OF INVESTMENTS (2024)

S/N	PROPERTY NAME	SIZE	COST (₦)
1	Idera	15 Hectares	1,300,000,000
2.	New Land-Veritasi	25 Hectares	2,500,000,000
3.	Amen State	40 Hectares	5,000,000,000
4.	Banana Island Projects	2,725.85 Square Meters	4,800,000,000
5.	Osborne Projects	2,917.74 Square Meters	2,500,000,000
6.	Eko Atlantic Projects	2,400 Square Meters	2,091,000,000
	TOTAL		18,191,000,000

Source: Veritasi Homes & Properties

As at 31st December 2024, Total Assets amounted to ₦46b, reflecting a 3% rise from the prior year's value. Non-Current Assets formed 37% of the Total Assets value in the financial year. This Asset category declined by 22%, from ₦21.6b (Yr. 23) to ₦16.9b (Yr. 24).

COMPOSITION OF NON-CURRENT ASSETS (2024)



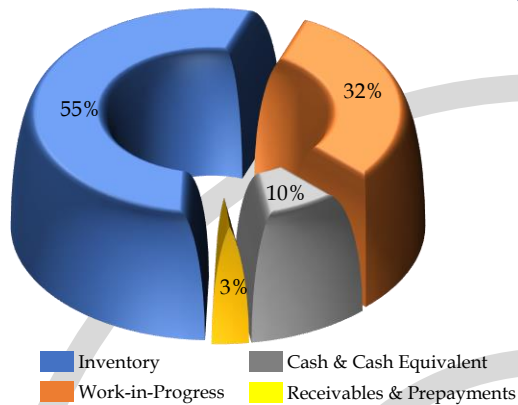
Source: Veritasi Homes & Properties

The decrease was as a result of transfer from Long-term Investment to Inventory Work-in-Progress. These were funds deployed towards the *Banana Island* and *Eko Atlantic Projects*. Consequently, the value of Land Banking was adjusted from ₦18.2b (Yr. 23) to ₦11.3b (Yr. 24).

In addition, the Company held Long-term Investments in Listed

and Unlisted Equity Securities. These Financial Assets amounted to ₦4.3b (Yr. 24) as against ₦2b (Yr. 23). Property and Equipment recorded a slight decline from ₦1.38b (Yr. 23) to ₦1.3b (Yr. 24).

COMPOSITION OF CURRENT ASSETS (2024)



Source: Veritasi Homes & Properties

Current Assets significantly grew by 26% on the account of Inventory Work-in-Progress which amounted to ₦9.3b (Yr. 24). Inventory scaled up from ₦14.5b to ₦15.9b between the years 2023 and 2024 respectively. These were Land and buildings held for sales. Other components of Current Assets included Cash, Receivables as well as Prepayments.

The Company's ability to effectively generate Revenue using its Assets declined from 61% (Yr. 23) to 45% (Yr. 24). Similarly, ability of the Company to deploy its Assets in profit generation shrank to 4% (Yr.24) from 8% (Yr.23). This is expected to improve as projects launched in the financial year are completed and fully operational.

• LIQUIDITY

In the year 2024, the Company repaid ₦3.3b from its outstanding Loan balance. Also, the Deferred Tax Liability associated with the 2022 financial year was reclassified as a

LOAN PORTFOLIO (2024)

S/N	INSTITUTION	TYPE	AMOUNT	RATE	MATURITY
1	Providus Bank	Loan	3,000,000,000	25%	2027
2.	Keystone Bank	OD	1,000,000,000	34%	2026
3.	Globus Bank	OD	250,000,000	29%	2025
4.	Commercial Paper	CP-Series 8	1,641,511,842	25%	2025

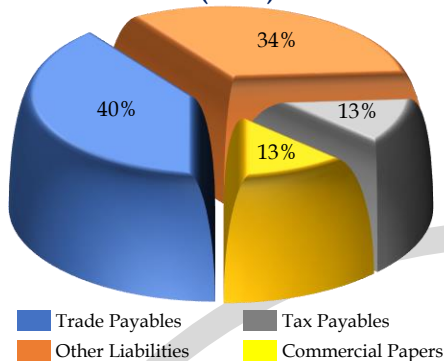
Source: Veritasi Homes & Properties

₦4.7b (Yr. 24). Following these adjustments, the Company's Total Liabilities declined significantly from ₦27.9b (Yr. 23) to ₦21.5b (Yr. 24).

Tax Savings for the year 2024. Accordingly, this reassessment provided a succor of ₦3.5b (Yr. 24) for the Company's Tax position. Therefore, Current Tax Payable closed at a balance of ₦1.7b (Yr. 24) as against

Non-Current Loans amounted to ₦1b (Yr. 24), compared with ₦4.4b (Yr. 23). The Company also had other Long-term Liabilities which totaled ₦7.7b in both years 2023 and 2024. A big chunk of these Funds represented the capital secured in a **Joint Venture** agreement between the Company and **Jurassique Investment Limited**. This Joint Venture Financing of ₦4.9b (Yr. 24) was allocated for the development of its **Banana Island** project.

COMPOSITION OF CURRENT LIABILITIES (2024)



Source: Veritasi Homes & Properties

Current Obligations included Trade Payables, Commercial Papers and Tax Payable. Aggregately, Current Liabilities amounted to ₦12.7b (Yr. 24), representing a 19% reduction from the preceding year's position.

The Company's Liquidity expressed in terms of Current Ratio increased from 146% (Yr. 23) to 228% (Yr. 24). This signified a strong ability to meet its Current Obligations with a

Working Capital of ₦16.3b (Yr. 24) as against ₦7.3b (Yr. 23).

POLITICAL ENVIRONMENT

Nigeria is a multi-ethnic and culturally diverse federation of 36 Autonomous States and the Federal Capital Territory. The country has over 250 ethnic groups, with the most populous and influential being Hausa and Fulani (29%), Yoruba (21%) and Igbo (18%).

The political context in Nigeria in 2024 was marked by significant challenges and transitions. His Excellency, President Bola Ahmed Tinubu's administration faced critical issues related to economic management, security, governance, and public trust.

President Bola Ahmed Tinubu has set a tone for cooperation, working with politicians from other parties. The administration introduced four tax reform bills aimed at restructuring revenue allocation, though resistance from northern governors and lawmakers created delays.

Despite attempts at economic reforms and policy changes, persistent problems such as terrorism, economic instability, and governance inefficiencies hindered progress. Issue-based coalitions are gaining traction, focusing on shared goals like security, youth development and economic survival. Politicians have begun reevaluating party loyalty, prioritizing influence, relevance and policy impact.

In the year 2025, expectations remain high for economic stabilization, improved governance, and effective implementation of reforms.

ECONOMIC ENVIRONMENT

Nigeria continues to assert its position as a leading economic force in Africa, with a population exceeding 200 million and a rapidly developing Real Estate Sector. In the fourth quarter of 2024, the country's Gross Domestic Product (GDP) demonstrated a

real-term growth of 3.84% year-on-year, an improvement over the 3.46% growth recorded in Q4 2023 and Q3 2024. This growth was largely driven by the Services Sector, which contributed 57.38% to aggregate GDP and expanded at a rate of 5.37%.

In real terms, the Real Estate Sector's growth for the fourth quarter of 2024 stood at 0.86%. This was lower than the growth recorded in the fourth quarter of 2023 by 0.47% points, and higher than Q3 2024 by 0.18%. Overall, the Sector grew by 0.79% in the year 2024, compared to 1.68% in the year 2023. In 2024, the overall contribution of the Sector to real GDP was 5.45% relative to 5.59% in 2023.

There are several key players whose activities control or regulate the housing sector. The key players include; Federal Ministry of Lands, Housing and Urban Development, Financial Institutions and Property Developers, Nigerian Institution of Estate Surveyors and Valuers (NIESV), Nigerian Institute of Town Planning (NITP), Nigerian Institute of Quantity Surveyors (NIQS) and Nigerian Institute of Building (NIOB).

Also, there are a number of Legislations in existence including the Federal Mortgage Bank Act, the Land Use Act, the Mortgage Institutions Act, the National Housing Fund Act, the Investments and Securities Act and the Federal Housing Authority Act.

The challenges in the Nigerian Real Estate Services Sector include scarcity of skilled labour and quality materials, bureaucratic and slow process of land registration, high cost of infrastructure as well as high interest rates and inflation.

Despite these challenges, the sector holds significant prospects. This is in view of rapidly of the expanding population in Nigeria necessitating the demand for residential and commercial properties.

Therefore, a proper administration by the key players and deep understanding of macro-economic trends remains critical factors to taking advantage of market opportunities within the Sector.

ISSUE QUALITY

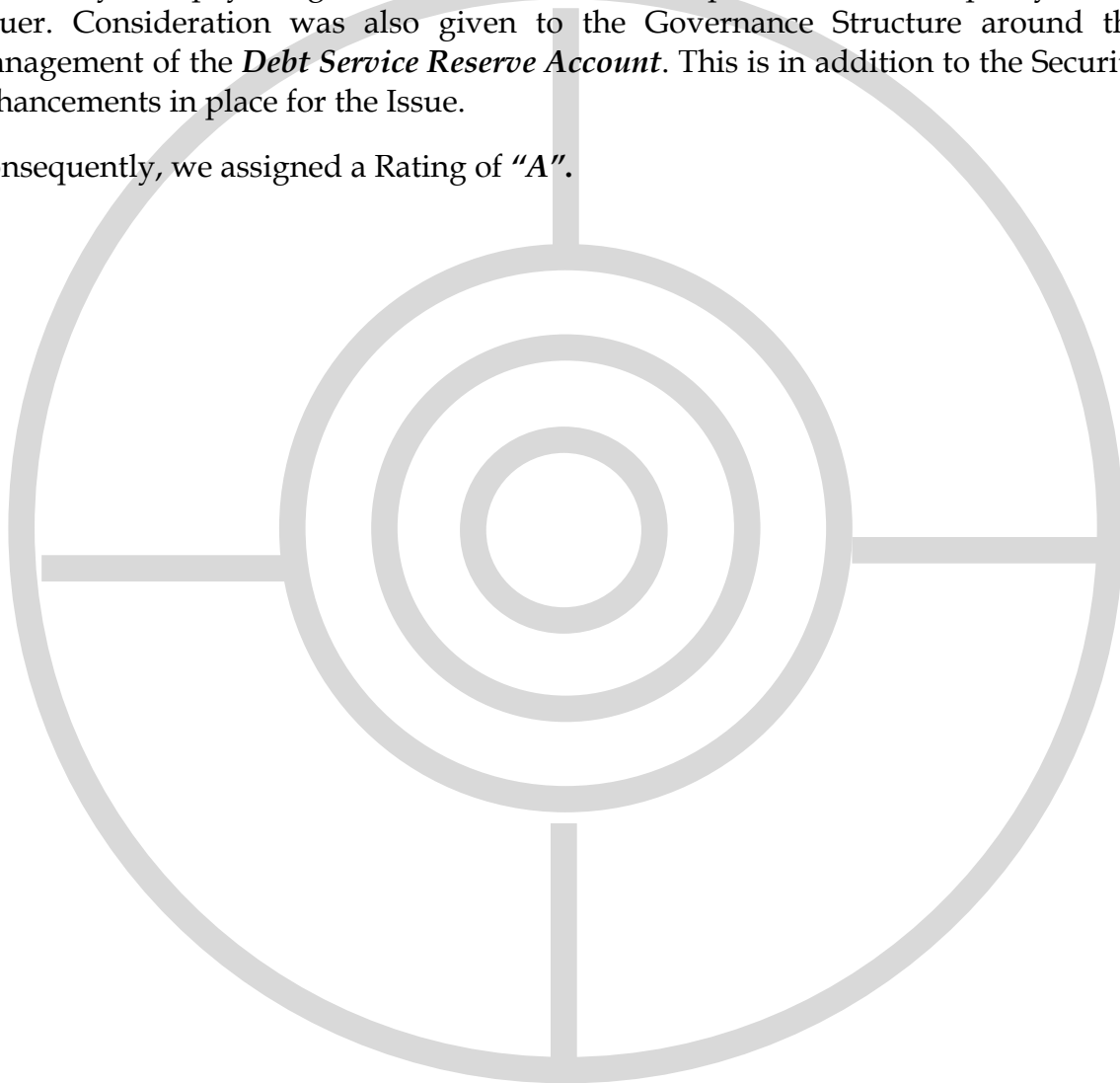
- The Issuer has the ability to continually generate Revenue by carrying out the business of Real Estate.
- The Issue is secured by an existing Debenture managed by the Security Trustees with a Forced Sales Value of ₦40.04b and Open Market Value of ₦57.19b.
- A Debt Service Reserve Account established under the management of the Trustees funded from the operating Cashflow of the Issuer.
- Sales Proceeds Account jointly managed by the Issuer and Trustees, created to warehouse the cash inflows from the unsold 30 units out of 82 units from the Eko Atlantic Project.


- The Issuer's irrevocable undertaking to be responsible for the prompt settlement of the payment obligations under the Issue.

CONCLUSION

We have reviewed the documents relating to the Transaction Structure of the Issue. The ability to repay obligation under the Issue is dependent on the capacity of the Issuer. Consideration was also given to the Governance Structure around the management of the *Debt Service Reserve Account*. This is in addition to the Security enhancements in place for the Issue.

Consequently, we assigned a Rating of "A".



Signed: 
Name: Oladele Adeoye
Designation: Chief Rating Officer
Date: 4th July, 2025

For and on behalf of:
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USER GUIDE

DataPro's credit rating is an opinion of an issuer's/issues overall creditworthiness and its capacity to meet its financial commitment.

Our *short-term* ratings have a time horizon of less than 12 months in line with industry standards reflecting risk characteristics. The ratings place greater emphasis on the liquidity to meet financial commitment in a timely manner.

The long-term risk indicator is divided into 8 bands ranging from AAA through DD. Each band could be modified by + or -. With + representing slightly less risk than -. Such suffixes are not added to the 'AAA' long -term rating category and to categories below 'CCC'. Or to short-term rating older than A1+.

LONG-TERM RATING

Investment Grade

Indicator	Meaning	Explanation
AAA	Lowest Risk.	<i>(Superior)</i> Assigned to issuers which have superior financial strength, operating performances and profile when compared to the standards established by <i>DataPro Limited</i> . These issuers, in our opinion, have a Excellent ability to meet their ongoing obligations.
AA	Lower Risk	<i>(Excellent)</i> Assigned to issuers which have excellent financial strength, operating performance and profile when compared to the standards established by <i>DataPro Limited</i> . These issuers, in our opinion, have a very strong ability to meet their ongoing obligations.
A	Low Risk	<i>(Very Good)</i> Assigned to issuers which have very good financial strength, operating performance and profile when compared to the standards established by <i>DataPro Limited</i> . These issuers, in our opinion, have a strong ability to meet their ongoing obligation.
BBB	Slight Risk	<i>(Fair)</i> Assigned to issuers which have fair financial strength, operating performance and profile when compared to the standards established by <i>DataPro Limited</i> . These issuers, in our opinion, have an

ability to meet their current obligations, but their financial strength is vulnerable to adverse changes in economic conditions.

Non-Investment Grade

Indicator Meaning Explanation

BB	Moderate Risk	<i>(Marginal)</i> Assigned to issuers which have, marginal financial strength, operating performance and profile when compared to the standards established by <i>DataPro Limited</i> . These issuers, in our opinion have an ability to meet their current obligation, but their financial strength is vulnerable to adverse changes in economic conditions.
B	High Risk	<i>(Weak)</i> Assigned to issuers which have, weak financial strength, operating performance and profile when compared to the standard established by <i>DataPro Limited</i> . These issuers, in our opinion have an ability to meet their current obligation, but their financial strength is vulnerable to adverse changes in economic conditions.
CCC	Higher Risk	<i>(Poor)</i> Assigned to issuers, which have poor financial strength, operating performance and profile when compared to the standards established <i>DataPro Limited</i> . These issuers, in our opinion may not have an ability to meet their current obligation and their financial strength is extremely vulnerable to adverse changes in economic conditions.
DD	Highest Risk	<i>(Very Poor)</i> Assigned to issuers, which have very poor financial strength, operating performance and profile when compared to the standards established by <i>DataPro Limited</i> . These issuers, in our opinion may not have an ability to meet their current obligation and their financial strength is extremely vulnerable to adverse changes in economic conditions.