MIXTA REAL ESTATE PLC
RC: 645036

ISSUE OF ₦2,179,104,000.00 SERIES 33 COMMERCIAL PAPER NOTES UNDER THE ₦25,000,000,000 COMMERCIAL PAPER ISSUANCE PROGRAMME

This Pricing Supplement must be read in conjunction with the Programme Memorandum, originally dated January 17, 2022 prepared by FBNQuest Merchant Bank Limited on behalf of Mixta Real Estate plc in connection with its ₦25,000,000,000 Commercial Paper Issuance Programme, as amended and/or supplemented from time to time (the "Programme Memorandum").

Any capitalised terms not defined in this Pricing Supplement shall have the meanings ascribed to them in the Programme Memorandum.

This document constitutes the Pricing Supplement relating to the issue of Commercial Paper Notes ("CP Notes" or the "Notes") described herein. The Notes described herein are issued on and subject to the Terms and Conditions as amended and/or supplemented by the Terms and Conditions contained in this Pricing Supplement. To the extent that there is any conflict or inconsistency between the contents of this Pricing Supplement and the Programme Memorandum, the provisions of this Pricing Supplement shall prevail.

This document has been prepared in accordance with the Central Bank of Nigeria Guidelines on the Issuance and Treatment of Bankers Acceptances and Commercial Paper, issued on November 18, 2009 the CBN letter to all deposit money banks and discount houses dated July 12, 2016 on Mandatory Registration and Listing of Commercial Papers (together the "**CBN Guidelines**") and the Commercial Paper Registration and Quotation Rules (the "**Rules**") of FMDQ in force as at the date thereof.

This document is not required to be registered with The Nigerian Stock Exchange ("The NSE") or the Securities and Exchange Commission ("SEC"). This document is important and should be read carefully. If any recipient is in any doubt about its contents or the actions to be taken, such recipient should consult his/her Banker, Stockbroker, Accountant, Solicitor or any other professional adviser for guidance immediately.

Lead Arranger and Dealer,
Issuing, Calculation and Paying Agent

FBNQUEST MERCHANT BANK LIMITED

RC: 264978

Joint Arrangers and Dealers

CORONATION MERCHANT BANK LIMITED
RC: 207138
UNITED CAPITAL PLC
RC: 444999
ARM SECURITIES
RC: 125242

This Pricing Supplement is dated 08 November 2023

Issuer	Mixta Real Estate PLC
Arranger and Dealer, Issuing, Calculation and Paying Agent	FBNQuest Merchant Bank Limited
Joint Arrangers and Dealers	Coronation Merchant Bank Limited, United Capital Plc, ARM Securities
Sponsor to the Quotation on FMDQ Securities Exchange	FBNQuest Merchant Bank Limited, Coronation Merchant Bank Limited, United Capital Plc, ARM Securities
Auditors	Deloitte & Touche
Solicitors	Banwo & Ighodalo
Custodian	Central Securities Clearing System PLC
Series Number	33
Programme Size	₦25,000,000,000.00
Issued and Outstanding at the date of this Pricing Supplement	₦18,551,769,000.00
Face Value	₦2,179,104,000.00
Discounted Value	₦1,930,833,167.83
Nominal Amount Per Note	₦1,000
Tenor	270 days
Maturity Date	26 July 2024
Final Redemption Amount	₦2,179,104,000.00
Minimum Subscription	₦5,000,000 and multiples of ₦1,000 thereafter
Specified Currency	Nigerian Naira (₦)
Status Of Notes	Each Note constitutes a direct, unconditional, unsubordinated and unsecured obligation of the Issuer, and the Notes rank *pari passu* among themselves, and save for certain debts mandatorily preferred by law, pari passu with other present and future senior unsecured obligations of the Issuer outstanding from time to time
Restriction on the Issuance/Sale and Transfer of the CP Notes	The issuance, sale, and transfer of the Notes shall be restricted to Qualified Institutional Investors ("QIIs")
Form of Notes	Uncertificated
Quotation recognized Exchange	Notes shall be quoted on FMDQ Securities Exchange Limited or any other
Taxation	Please refer to the 'Tax Considerations' section in the Programme Memorandum
Method Of Offer	Fixed Price Offer
(A) Effective Yield	17.5000%
(B) Discount Rate	15.49793%
(C) Basis For Determining Amount(s) Payable	PV=FV*(1-(DR*t/actual number of days in a year)

Day Count Fraction	Actual/Actual (actual number of days in a month and actual number of days in a year)
Business Day Convention	Any day except Saturdays, Sundays and public holidays declared by the Federal Government of Nigeria
Use of Proceeds	To support short term funding requirements
Source of Repayment	General cash flows of the issuer
Redemption/Payment Basis	Redemption at par
Issuer's Early Redemption	Not Applicable
Issuer's Optional Redemption	Not Applicable
Other Terms Applicable On Redemption	Not Applicable
Offer Opens	24 October 2023
Offer Closes	27 October 2023
Allotment Date	27 October 2023
Notification Of Allotment	All applicants will be notified through an email of their allotment by no later than 27 October 2023
Issue Date	30 October 2023
Details Of Bank Account(s) To Which Payments Are To Be Made In Respect Of The Notes	**Bank:** FBNQuest Merchant Bank Limited **Account Name:** Mixta Real Estate PLC CP Issue Proceeds Account **Account Number:** 1100596209
Settlement Procedures And Settlement Instructions	Purchases will be settled via direct debit, electronic funds transfer (NIBBS, NEFT, RTGS, etc.)
Issuer Rating	"BBB" Long term (extended to December 2023) by DataPro Limited
Specified Office of the Arranger	**FBNQuest Merchant Bank Limited** 02 Broad Street Lagos Island Lagos

Corporate Actions
Except as disclosed in this document, there have been no corporate actions since the December 31, 2022 audited accounts.

Material Adverse Change Statement
Except as disclosed in this document, there has been no material adverse change in the financial position or prospects of the Issuer since the December 31, 2022 audited accounts.

Responsibility
The Issuer and its Executive Management accept responsibility for the information contained in this Pricing Supplement, which when read together with the Programme Memorandum, contains all information that is material in the context of the issue of the Notes.

Signed at Mixta Real Estate plc, 8 Kasumu Ekemode Street, Off Saka Tinubu Street, Victoria Island, Lagos, on this 8th day of November 2023.

For and on behalf of
Mixta Real Estate PLC



Capacity: Director Benson Ajayi
Who warrants his/her
authority hereto



Capacity: Director Ugochukwu Ndubuisi
Who warrants his/her authority hereto