



INVESTMENT BROCHURE

REAL ESTATE | STRATEGY | APPRECIATION

INVEST IN SPACE H

Strategic Real Estate
Investment Opportunities
in Abuja



STRATEGIC
LOCATIONS



CAPITAL
APPRECIATION



VERIFIED
OPPORTUNITIES



LONG-TERM
VALUE

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ABUJA • NIGERIA



COMPANY OVERVIEW & INVESTMENT PHILOSOPHY

SPACE H is a real-estate and technology company focused on identifying, securing, developing, and managing high-potential property opportunities.

We combine **real estate intelligence, technology,** strategic partnerships, and disciplined market positioning to help investors participate in the growth of emerging locations.

We believe real estate investment is not simply about buying land or buildings—it is about **positioning capital ahead of development.**



OUR INVESTMENT PHILOSOPHY

REAL ESTATE MEETS TECHNOLOGY



LOCATION

We identify areas with strong indicators of future growth—expanding infrastructure, population movement, government development, accessibility, and increasing commercial activity.



EARLY POSITIONING

The greatest opportunities often exist before an area reaches its full development potential. We seek to position clients early in carefully selected locations so they can benefit from potential appreciation as development progresses.



DUE DILIGENCE

Every opportunity must be investigated. We work to validate ownership, documentation, location, development status, and transaction structure before recommending an investment.



VALUE CREATION

We look beyond acquisition. Through land banking, development partnerships, joint venture, property sales, and strategic asset positioning, we seek to create additional value after acquisition.



TECHNOLOGY & TRANSPARENCY

Space H brings technology into the real-estate experience—making property opportunities easier to evaluate, monitor, market, and manage.



OUR PHILOSOPHY IS SIMPLE:

Identify the right place,
Enter at the right time,
Verify the fundamentals,
And build for **long-term value.**



WHY ABUJA? WHY NOW?

A growing city.
A stronger tomorrow.
A smarter investment.



A GROWING POPULATION

Increasing demand
for homes, businesses
and lifestyles.



NEW INFRASTRUCTURE

Roads, transport
and development
opening new
opportunities.



GOVERNMENT & BUSINESS HUB

A stable, vibrant
economy with global
and local institutions.



STRATEGIC GROWTH CORRIDORS

Emerging areas with
high future potential.



LAND WITH LONG-TERM VALUE

A solid asset
for wealth creation.

INVEST IN ABUJA. BUILD A BRIGHTER TOMORROW.



ACQUIRE



VERIFY



POSITION



DEVELOP/RESELL



REALISE VALUE

LAND BANKING

POSITIONING CAPITAL AHEAD OF DEVELOPMENT

Land banking is the strategic acquisition and holding of land in locations where infrastructure, population, accessibility and development can drive future demand.

At **SPACE H**, we identify high-potential land opportunities in Abuja and position investors early—before the next phase of development is fully reflected in market pricing.

OUR CURRENT **ABUJA** OPPORTUNITIES

01 **APO-WASA**

A GROWING
CORRIDOR WITH
STRONG DEVELOPMENT
POTENTIAL.



Apo-Wasa is one of the locations we are actively positioning investors in because of its accessibility, expanding residential activity and wider development trajectory.

The land has been marketed for only a relatively short period, with a price review expected at the end of November based on the current sales structure.

As development expands around the corridor, we anticipate increasing demand for residential land and property.



OUR STRATEGY

ACQUIRE TODAY → HOLD →
APPRECIATE → RESELL OR DEVELOP

02 **F06 / IJA CORRIDOR**

AN EMERGING
CORRIDOR WITH
ROOM TO GROW.



F06 and the surrounding Ija corridor represent another strategic land position within our Abuja investment portfolio.

Our focus is on locations where accessibility, infrastructure and surrounding development can support future demand.

Rather than waiting for an area to become fully established, Space H seeks to identify opportunities while there is still room for early positioning.



OUR STRATEGY

ENTER EARLY → HOLD STRATEGICALLY
→ CAPTURE POTENTIAL GROWTH

WHY LAND BANKING?

LAND IS LIMITED. CITIES KEEP GROWING.
STRATEGICALLY LOCATED LAND CAN BECOME MORE VALUABLE
AS INFRASTRUCTURE AND DEVELOPMENT MOVE OUTWARD.



EARLY POSITIONING

Enter before
full development.



CAPITAL APPRECIATION

Benefit from potential
increases in land value.



FLEXIBILITY

Hold, resell or develop,
subject to the investment
structure.



REAL ASSET

Your investment is
connected to identifiable
physical property.

WHY SPACE H?

OUR STRENGTH.
YOUR OPPORTUNITY.



DIRECT ACCESS

We have direct access to landowners and relevant mandates for selected opportunities.



DUE DILIGENCE

We undertake ownership, documentation and location verification before recommending an opportunity.



MARKET POSITIONING

We identify locations where current pricing may not yet fully reflect anticipated development.



EXIT SUPPORT

Following acquisition, we can assist with marketing and connecting investors with prospective buyers where appropriate.



DEVELOPMENT NETWORK

Our network allows us to connect landowners, investors and developers for potential development structures.

THE SPACE H APPROACH

A CLEAR PROCESS
FOR REAL OPPORTUNITIES.



IDENTIFY

Find emerging locations with strong fundamentals.



VERIFY

Investigate ownership, documentation and development status.



ACQUIRE

Secure strategically positioned land.



HOLD / DEVELOP / RESELL

Choose the appropriate value-creation strategy.



REALISE VALUE

Support the investor through an appropriate exit or development pathway.

THE APO-WASA LAND BANKING MODEL

Our strategy is not limited to holding land indefinitely. Where appropriate, investors can acquire larger parcels and subsequently participate in the subdivision and resale strategy, subject to approved layouts, infrastructure requirements, applicable regulations and transaction costs.

APO-WASA



EXPANDING
INFRASTRUCTURE



GROWING
RESIDENTIAL ACTIVITY



STRONG
APPRECIATION POTENTIAL



STRATEGIC LOCATION
IN ABUJA

ILLUSTRATIVE 1-HECTARE SCENARIO

01 ACQUIRE 1 HECTARE



Current indicative
acquisition:

₦250 MILLION

02 PLAN & SUBDIVIDE



After accounting for
roads, drainage and other
planning considerations, a
an illustrative layout could
produce approximately:

16 x 500 SQM PLOTS

03 MARKET VALUE PER PLOT



At an indicative
market price of:

**₦25 MILLION
PER 500 SQM**

04 POTENTIAL GROSS SALES VALUE



16 x ₦25 million

= ₦400 MILLION

ILLUSTRATIVE VALUE GAP



ACQUISITION

₦250M



ILLUSTRATIVE
GROSS SALES

₦400M



ILLUSTRATIVE
GROSS DIFFERENCE

₦150M



This represents a gross scenario
before infrastructure, development,
transaction, marketing, taxes,
professional fees and other associated
costs. It is not a guaranteed return
or profit projection.

Strategic Land Today
Greater Possibilities
Tomorrow.

NAVY EMBASSY

A Better Place to Call Home

APO • ABUJA

Navy Embassy is a premium residential property opportunity in Apo, Abuja, marketed by SPACE H in partnership with Anchor Homes & Properties.

Designed for secure living, accessibility, modern infrastructure and long-term value.



THE OPPORTUNITY

A property is more than the structure built on it. It is the location, accessibility, surrounding development and future demand that ultimately influence its long-term value.

Navy Embassy is positioned to give buyers access to a carefully selected location in Apo while providing flexible plot sizes for different investment capacities.



AVAILABLE PLOT SIZES

Plot Size	Indicative Price
150 sqm	₦7.5 Million
250 sqm	₦12.5 Million
350 sqm	₦17.5 Million
450 sqm	₦22.5 Million
500 sqm	₦25 Million

Prices and availability are subject to confirmation at the time of purchase.

WHY NAVY EMBASSY?



01 STRATEGIC LOCATION

Located in Apo, Abuja, within an established and expanding residential environment.



02 ACCESSIBILITY

Well-positioned with access to major roads, surrounding neighbourhoods and the wider Abuja metropolitan area.



03 RESIDENTIAL DEMAND

As Abuja continues to expand, demand for residential land and housing remains strong.



04 FLEXIBLE OWNERSHIP

Multiple plot sizes available to match different investment capacities.



05 LONG-TERM VALUE

Positioned for continued development and demand which can contribute to long-term property value.

BUILT FOR MORE THAN OWNERSHIP

Navy Embassy can serve different investment objectives.



BUILD

Acquire land and develop a personal residence, investment property or income-producing asset.



HOLD

Acquire strategically and hold the property as a long-term land asset.



RESELL

Where market conditions permit, investors may choose to exit through resale.



DEVELOP

Explore residential development opportunities within the applicable planning and regulatory framework.

THE NAVY EMBASSY EXPERIENCE



SECURE ENVIRONMENT
A residential setting designed around safety and community.



GOOD ACCESS
Positioned within the broader Apo growth environment.



GREEN SPACES
A focus on creating a pleasant residential environment.



INVESTMENT VALUE
Property positioned with both lifestyle and long-term ownership in mind.

SPACE H × ANCHOR HOMES & PROPERTIES

Navy Embassy is marketed through a partnership between SPACE H and Anchor Homes & Properties, combining property marketing, market access and real-estate technology.

Our objective is to make property acquisition clearer, more accessible and more strategically positioned for today's investor.

OWN A PLACE IN ABUJA

Whether you are purchasing your first plot, building a family home or expanding your property portfolio, Navy Embassy offers multiple entry points into the Apo property market.

JOINT VENTURE

Connecting Landowners With Development Capital

Many landowners have strategically located land but lack the capital, technical capacity or development network to unlock its full potential. At **SPACE H**, we connect qualified landowners with developers and investors who can transform suitable land into viable residential, commercial or mixed-use developments.

HOW THE MODEL WORKS

01 LANDOWNER SOURCING



We maintain access to landowners seeking credible developers and partners.

- ✓ Location
- ✓ Land size
- ✓ Ownership structure
- ✓ Documentation
- ✓ Development potential
- ✓ Landowner expectations
- ✓ Proposed development model

02 INITIAL DUE DILIGENCE



We facilitate searches and validation of the property's documentation through relevant authorities (e.g. FCDA or AGIS, where applicable).



VERIFY THE OPPORTUNITY
before significant development capital is committed.

03 OPPORTUNITY FILTERING



We filter opportunities based on the developer's requirements:

- ✓ Capital
- ✓ Experience
- ✓ Development plan
- ✓ Timeline
- ✓ Target market

Landowner requirements, including any premiums, are communicated clearly for the developer to assess.

04 STRUCTURING THE PARTNERSHIP



Once aligned, the parties negotiate a suitable Joint Venture structure, which may involve:

- ✓ Land contribution
- ✓ Development capital
- ✓ Development expertise
- ✓ Profit/asset sharing

The final structure is documented through appropriate legal agreements.

SPACE H'S ROLE

We act as the connection and transaction-support layer between landowners, developers and investors.



LAND SOURCING

Identifying suitable landowners and opportunities.



DOCUMENT VERIFICATION

Coordinating preliminary searches and validation.



OPPORTUNITY SCREENING

Filtering opportunities according to developer requirements.



NEGOTIATION SUPPORT

Helping bring the parties to a workable commercial structure.



DEVELOPMENT CONNECTION

Connecting suitable projects with developers who have the capacity to execute.

JV ENTRY & DUE-DILIGENCE FEE



#2 MILLION
INITIAL FEE

Covers mobilisation, preliminary searches, documentation checks, validation and related opportunity-screening activities, subject to the agreed scope of work.

- ✓ Not a payment for ownership of the property.
- ✓ Does not by itself constitute approval of a Joint Venture.
- ✓ Further legal, technical, surveying, valuation or statutory costs may apply depending on the project.

WHO IS THIS FOR?



DEVELOPERS

Looking for strategic land opportunities.



INVESTORS

Seeking development opportunities.



LANDOWNERS

Who possess land but require development capital and execution capacity.



INSTITUTIONAL PARTNERS

Looking for structured property-development opportunities.

THE SPACE H JV ADVANTAGE



ACCESS

We connect you to opportunities within our network.



FILTERING

We reduce time spent evaluating unsuitable opportunities.



VERIFICATION

We encourage documentation and ownership checks before commitment.



STRUCTURE

We help bring the relevant parties together.



EXECUTION

Subject to the capacity, agreements and responsibilities of the participating parties.

FROM LAND TO DEVELOPMENT



LANDOWNER



SPACE H
SOURCING &
SCREENING



DUE
DILIGENCE



DEVELOPER
MATCHING



JV
NEGOTIATION



LEGAL
AGREEMENT



DEVELOPMENT

SPACE H PARTNERSHIP

OWN A STAKE. PARTICIPATE IN THE GROWTH.

The Space H Partnership Model is designed for individuals and strategic investors who want to participate more deeply in the growth of the Space H real-estate ecosystem.

THE PARTNERSHIP OPPORTUNITY



**UP TO
5% OWNERSHIP**

Eligible partners may receive up to 5% equity ownership in Space H, subject to the applicable valuation, investment amount, shareholder arrangements and definitive legal documentation.



**TARGET
30% ANNUAL RETURN**

The proposed partnership model provides for up to 30% annual return on qualifying capital, subject to the agreed investment terms, company performance and definitive legal agreements. Returns are not guaranteed.

WHY PARTNER WITH SPACE H?

01 PARTICIPATE AT COMPANY LEVEL

The partnership model allows investors to participate beyond a single property transaction and potentially benefit from the broader activities and growth of the Space H business.

02 MULTIPLE REVENUE OPPORTUNITIES

Space H operates across several real-estate activities, including:



LAND BANKING

Strategic acquisition and positioning of land in emerging Abuja corridors.



PROPERTY MARKETING

Connecting properties with buyers and investors.



JOINT VENTURES

Connecting landowners with capable developers.



PROPERTY DEVELOPMENT

Creating and supporting development opportunities.



REAL-ESTATE TECHNOLOGY

Using technology to improve how properties, opportunities and investments are accessed and managed.

HOW THE PARTNERSHIP WORKS

A CLEAR AND STRUCTURED PROCESS.



EXPRESSION OF INTEREST

Indicate intended capital commitment.



INVESTMENT REVIEW

Space H evaluates the proposed investment and commercial terms.



DUE DILIGENCE

Receive relevant corporate, financial and investment information.



AGREEMENT

Execute the appropriate shareholder, investment or partnership documentation.



CAPITAL DEPLOYMENT

Capital is deployed according to the agreed structure.



PARTNER PARTICIPATION

Participate according to the rights, returns and ownership percentage established in the agreement.

WHAT MAKES THE MODEL DIFFERENT?



PROPERTY INVESTMENT

You own an asset.

You participate in the potential appreciation or income generated by that particular property.



SPACE H PARTNERSHIP

You participate in the company.

Your investment is connected to the broader Space H business rather than being limited to a single parcel or project.

PARTNERSHIP LEVEL



₦5M+

QUALIFYING CAPITAL

POTENTIAL STRUCTURE:

UP TO 5% EQUITY

+

UP TO 30% ANNUAL RETURN

Final ownership percentage, return structure, duration, rights and obligations are determined through the specific investment agreement.

OUR COMMITMENT

Strong partnerships are built on:



TRANSPARENCY

Clear communication and documented terms.



ACCOUNTABILITY

Responsible deployment of partner capital.



GROWTH

Building a scalable real-estate platform with multiple avenues for value creation.



ALIGNMENT

Creating structures where the interests of the company and its partners are clearly defined.

BECOME A SPACE H PARTNER

The Space H Partnership Model is for investors who want more than a property transaction. It is for those who want to participate in building the company behind the opportunities.



Investment enquiries:

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LET'S BUILD VALUE TOGETHER

Building Value. Creating Assets.
Programming Tomorrow's Living.

Whether you are looking to acquire land, invest in property, explore a joint venture, develop an asset, or become a strategic partner, Space H is ready to connect you with the right opportunity.



GET IN TOUCH



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Phone
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Instagram
@SPACEHABITATION_



Location
Abuja, Federal Capital Territory, Nigeria

START A CONVERSATION

Invest. Develop. Partner. Build.

Space H works with investors, landowners, developers, property buyers and strategic partners to identify opportunities, verify assets and create pathways toward long-term value.

INVESTMENT RISK & DISCLAIMER

IMPORTANT INFORMATION FOR INVESTORS

This brochure has been prepared by Space H for general information, investment discussion and opportunity presentation purposes. It is not intended to constitute financial, legal, tax, investment or professional advice.

01 INVESTMENT INVOLVES RISK



Real estate and company investments involve risks. Property values may increase, remain unchanged or decrease. Market conditions, infrastructure development, government policies, economic conditions, demand, liquidity, title issues and other factors may affect the performance and value of an investment.



Past price movements or historical appreciation should not be interpreted as a guarantee of future performance.

02 PROPERTY & LAND INVESTMENTS



All property prices, availability, projected values, development assumptions and market information presented in this brochure are indicative and subject to change.

Before committing capital, investors should independently verify:

- ✓ Ownership and title documentation
- ✓ Land allocation and planning status
- ✓ Searches and applicable government records
- ✓ Physical location and boundaries
- ✓ Development and infrastructure plans
- ✓ Applicable taxes, fees and transaction costs
- ✓ Market value and resale conditions
- ✓ Any restrictions, encumbrances or third-party interests

Where applicable, searches may be conducted through relevant authorities, including AGIS or FCDA, depending on the property and jurisdiction.

03 ILLUSTRATIVE RETURNS



Any projected appreciation, resale value, gross sales value, profit illustration or development scenario contained in this brochure is illustrative only.

For example, projected land-banking outcomes are not guaranteed returns and may be affected by:

 Acquisition costs	 Infrastructure (roads & drainage)	 Planning & approvals	 Taxes	 Professional fees
 Marketing	 Holding costs	 Market conditions	 Transaction costs	 Timing

Actual outcomes may differ materially from any illustration contained in this brochure.

06 INDEPENDENT ADVICE



Prospective investors should conduct their own due diligence and obtain independent legal, financial, tax, valuation and other professional advice appropriate to their circumstances before making an investment decision.

04 JOINT VENTURES



Space H may facilitate introductions and support the sourcing, screening and preliminary validation of land opportunities.

Any joint venture is subject to satisfactory due diligence, negotiation, legal documentation and the execution of definitive agreements.

Any premium, fee, contribution or refundable amount must be expressly stated in the applicable written agreement. **No verbal representation** should be relied upon as a guarantee of refund, ownership or transaction completion.

05 SPACE H PARTNERSHIP



Any proposed company ownership, equity participation or investment return — including references to up to **5% ownership** or up to **30% annual return** on qualifying capital above **¥5 million** — represents proposed commercial terms and is subject to:

- ✓ Corporate approvals
- ✓ Valuation and agreed investment structure
- ✓ Definitive legal agreements
- ✓ Applicable law and regulation
- ✓ Company performance
- ✓ The specific terms agreed with each investor

Such figures should not be interpreted as guaranteed returns, dividends or profits.

07 NO GUARANTEE



Space H does not guarantee that any investment will achieve a particular return, appreciation, resale price, development outcome or investment timeline.

Every investment decision should be based on the investor's own assessment of the opportunity, risks, documentation, financial position and objectives.

INVEST WITH UNDERSTANDING.

- ✓ Understand the asset.
- ✓ Verify the fundamentals.
- ✓ Understand the structure.
- ✓ Assess the risks.
- ✓ Then make your decision.