MANROE REALTY LIMITED

INVESTOR PITCH · COMPLETION FUNDING

Manroe Signature

Fund the final stage.
Earn 14% in six months.

₦600M	28%	6	₦684M
FUNDING REQUIRED	INTEREST PER ANNUM	MONTHS PAYBACK	TOTAL REPAYMENT



NO. 2 SAMUEL OLADELE CRESCENT · KATAMPE DISTRICT · ABUJA

OPPORTUNITY SUMMARY

A short-term, high-yield *completion facility.*

MANROE REALTY LIMITED is seeking **₦600 million** to complete **MANROE SIGNATURE**, a development of 8 luxury 3-bedroom duplex apartments at No. 2 Samuel Oladele Crescent, Katampe District, Abuja, just 2 minutes from Maitama. The development is at its **final stage of completion**: roofing and finishing are the remaining works.

The facility pays **28% per annum** over a **6-month** term. That is **14% for the period**: ₦84 million in interest and **₦684 million repaid** at the end of month six. Repayment comes from the sale of the completed units, which are already being marketed.

YOUR RETURN

14%

in 6 months (28% per annum)

REPAYMENT COVER

4.1×

₦2.8B unit sales value at the offer price vs ₦684M repayment

WHAT IT FUNDS

Roofing and finishing

The last works needed to fully deliver the 8 units

CLEAR EXIT

2 sales cover it

2 units at ₦350M = ₦700M, more than the full ₦684M repayment



MANROE SIGNATURE BY NIGHT



THE PROJECT

Eight homes. *One signature address.*

MANROE SIGNATURE is a four-storey block of **8 luxury 3-bedroom duplex apartments**, four duplexes on top of four. Two **glazed elevator towers** rise through the façade, and the building is crowned by the lit cursive **"Manroe Signature"** sign. Every home is fully furnished and fully automated with an AI-controlled system and state-of-the-art security technology.

8	3	4+4	2
luxury units	bedrooms each	duplexes, stacked	glazed elevator towers

Prime location

No. 2 Samuel Oladele Crescent, Katampe District, Abuja: 2 minutes from Maitama, Abuja's most prestigious neighbourhood.



PROJECT STAGE AND USE OF FUNDS

The final stage: *roofing and finishing.*

MANROE SIGNATURE is at its final stage of completion. The remaining works are roofing and finishing, and a total of **₦600 million** is required to fully deliver the development. The facility will be applied to these categories of work:

Roofing
Completion of the roof structure and covering.

Finishing works
Internal and external finishes across all 8 duplexes.

Fittings and furnishing
Imported fittings, premium flooring, designer kitchens, luxury bathrooms and full furnishing.

Smart home and security installation
AI-controlled smart-home system, CCTV, access control, smart lighting and climate control.

External works
Estate finishing, including the gated, secure surroundings.

DETAILED BUDGET AVAILABLE ON REQUEST





FUNDING REQUIREMENT AND TERMS

Clear terms. *Simple to follow.*

BORROWER	MANROE REALTY LIMITED
FACILITY AMOUNT	**₦600,000,000** (₦600 million)
PURPOSE	Completion of MANROE SIGNATURE: roofing and finishing
INTEREST RATE	28% per annum
TENOR	6 months
INTEREST FOR THE TERM	14% of principal (28% × 6/12) = **₦84,000,000**
TOTAL REPAYMENT	**₦684,000,000 at the end of month 6**
REPAYMENT STRUCTURE	Bullet repayment of principal plus simple interest at maturity
SOURCE OF REPAYMENT	Proceeds from the sale of the 8 completed units
INVESTOR PROTECTIONS	To be agreed (see page 9)

WHAT YOUR MONEY EARNS IN 6 MONTHS

YOU INVEST	INTEREST (14%)	YOU RECEIVE AT MONTH 6
₦50M	₦7M	₦57M
₦100M	₦14M	₦114M
₦200M	₦28M	₦228M
₦300M	₦42M	₦342M
₦600M (full facility)	**₦84M**	**₦684M**

Simple interest on the principal for the 6-month term; no compounding. Final terms will be set out in a formal loan agreement.

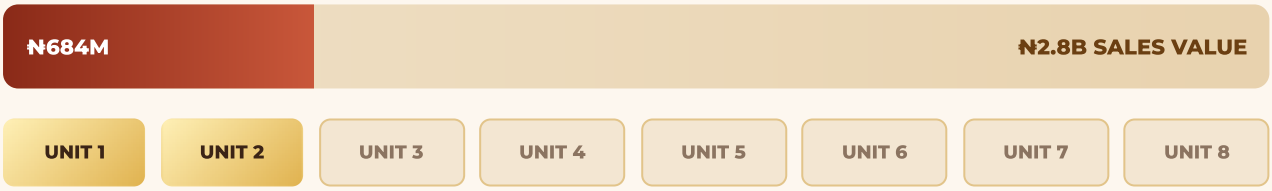
REPAYMENT PLAN AND COVER

Repaid from sales. *Covered more than four times.*

The 8 completed units are already being marketed at the **December Special Offer of ₦350 million** per unit, rising to the regular price of **₦400 million** from January. The full repayment of ₦684 million is a small share of the development's sales value.

	AT OFFER PRICE ₦350M PER UNIT	AT REGULAR PRICE ₦400M PER UNIT
Gross sales value, 8 units	₦2.8 billion	₦3.2 billion
Total repayment	₦684 million	₦684 million
Repayment as a share of sales value	24.4%	21.4%
Cover (sales value ÷ repayment)	**4.1×**	**4.7×**

REPAYMENT VS SALES VALUE AT THE OFFER PRICE



The sale of **just 2 of the 8 units** at the offer price (₦700M) covers the entire ₦684M repayment.

WHAT DRIVES DEMAND

Active marketing

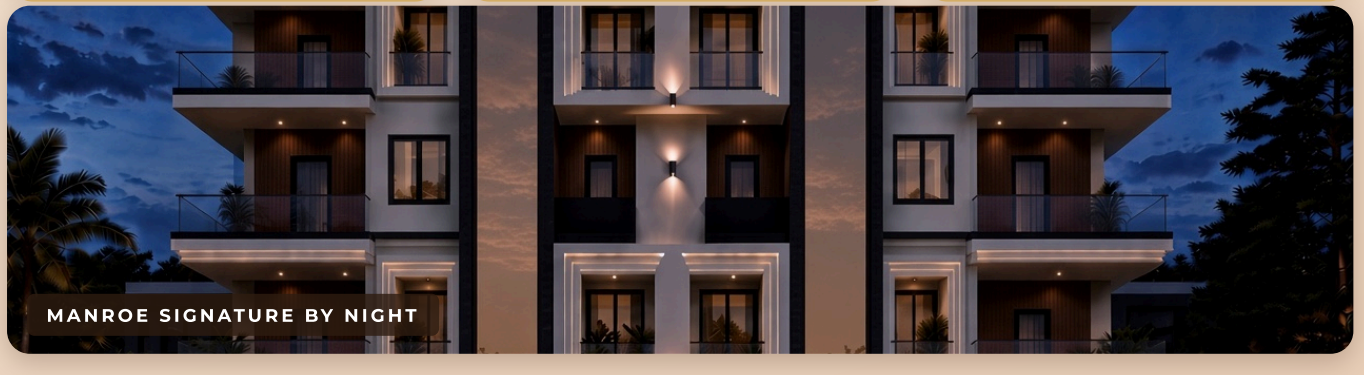
Flyers and investor booklets for the units are already in circulation.

10% yearly returns

MANROE REALTY LIMITED manages completed units and pays owners 10% of the purchase price every year.

Rare product

Only 8 fully furnished, AI-automated duplexes, 2 minutes from Maitama.



MANROE SIGNATURE BY NIGHT

WHY INVEST

Ten reasons to *back the finish.*

Attractive return
28% per annum: 14% in just 6 months, with a fixed, simple calculation.

Short tenor
Your money is committed for 6 months only, with a single repayment at maturity.

Strong repayment cover
The sales value of the units is over four times the total repayment.

A real, near-complete asset
Funds go into a building at its final stage, with only roofing and finishing left.

Value that grows
Completed property in this location appreciates in value year after year.

Prime location
Katampe District, Abuja: 2 minutes from Maitama.

Built-in demand
Owners earn 10% a year under MANROE REALTY LIMITED management, a strong pull for buyers.

Strong maintenance culture
The development is kept in pristine, as-new condition, protecting its value and appeal.

Strong, reliable and sustainable partnership
Clear, documented terms with MANROE REALTY LIMITED, and a relationship built to last.

Positive contribution to economic growth
Your funds complete a viable asset that delivers quality homes and lasting value to Abuja.



TWO GLAZED ELEVATOR TOWERS

WHAT IS BEING DELIVERED

Luxury, ready *from day one.*

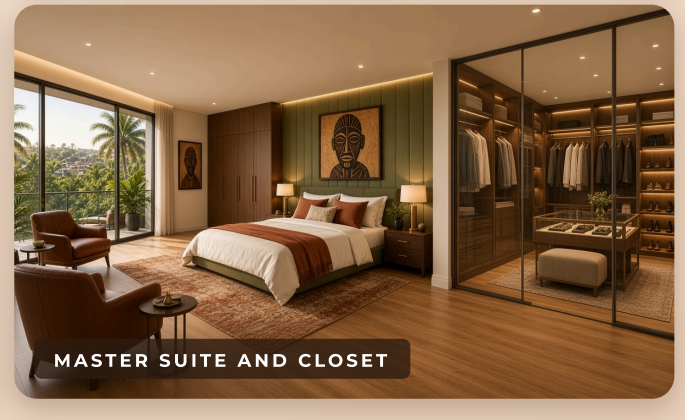
Imported fittings, premium flooring, designer kitchens and luxury bathrooms. Every home is fully furnished and ready for premium short-let or corporate tenants.











SMART, SECURE ESTATE LIVING

Run by AI. *Protected by the best.*









- Gated, secure estate
- Backup power
- Water treatment
- Dedicated facility management
- AI-controlled smart home
- State-of-the-art security
- Fully furnished
- All international premier movies
- Unlimited TV channels, including all sports
- Value appreciates every year
- Strong maintenance culture

INVESTOR PROTECTIONS

Options we are open to agreeing

The following protections are **available on request and subject to agreement** with each investor. They are options for discussion, not commitments made by this document.

1. A formal loan agreement setting out all terms
2. Post-dated cheques for principal and interest
3. A legal charge or allocation over specified units
4. Direction of unit sale proceeds towards repayment
5. Regular progress updates and site visits



NEXT STEPS

Four steps to *get started.*

01 Express interest
Call or email to state the amount you wish to commit.

02 Review
Receive the detailed budget and draft loan agreement; visit the site.

03 Agree and sign
Agree the protections and sign the loan agreement.

04 Fund and earn
Funds complete the works; ~~₦~~684M total is repaid at month 6 for the full facility, pro rata for smaller amounts.



CALL THE MANAGEMENT

0803 777 7760

info@manroestates.com

The Management, MANROE REALTY LIMITED · No. 2 Samuel Oladele Crescent, Katampe District, Abuja

This document is for information only and is not a binding offer. All terms, including any investor protections, are subject to a formal loan agreement.