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AIP is putting up for tender the provision of highspeed internet services to the entire park

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New access control portals and processes to be in place in 2021

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Road works to start in September

A RENEWED WORLD CLASS ESTATE

Welcome to our renewed periodic newsletter.

During the first year of Covid, 2020, we prepared a reset strategy for Sub Sahara's leading industrial estate, which includes a series of infrastructural upgrades that will allow all partners to live and operate with more efficiency, safety, and comfort with a focus on an Environmental, Social and Governance (ESG) mindset.

In 2021, we started the process of planning, engineering, and other process relevant preparations to implement the new vision, dubbed as Agbara 2.0.

From today onwards, you will receive valuable information regarding the day-to-day operations, upcoming works, infrastructure updates, health, and safety tips and much more in each edition.

Developing tomorrow's Africa, today!"



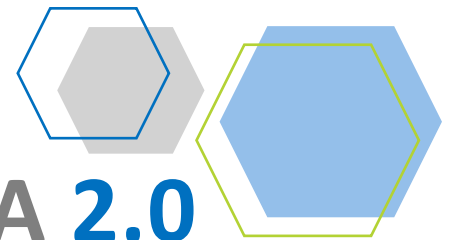
FIBRE INTERNET

After an eleven month long process, Agbara Estate has agreed on the long-awaited infrastructural upgrade agreement to provide the ultimate nexus of telecommunication services for its tenants.

The entire 454 Ha of Agbara Estate will have the potential to access high-speed broadband internet through fibre cabling in 2022.

MTN has been selected as the trusted partner for the implementation of this critical infrastructure upgrade.

Both parties are committed to bring the best of internet speed and reliability to Agbara Estate’s industrial, commercial, and residential clients.



THE UPGRADE TO A NEW WORLDCLASS STANDARD

Agbara Estate started as the state-of-the art industrial estate in the 1970’s by the hand of the late visionary chief Adeyemi Lawson, who pioneered the “Work, Live & Play” concept.

In 2022 the industrial enclave has existed for more than four decades, and we have been preparing to upgrade to a new world class standard throughout the Covid pandemic.

The AGBARA 2.0 Vision - 2022-2025, includes among others:

- High speed broadband fibre internet
- New solar streetlights
- An independent power plant of 100 MW
- New access control facilities and procedures
- Renewed internal roads
- Residential and warehousing developments
- Amenities, leisure and relaxation facilities

DRAINAGE WORK

During recent months, AEPSL has carried out major maintenance works on the drainage network:

- a. Perfetti - Vitamalt - CSTP junction on Lagos road.
- b. Beta Glass - Pharma Deko on Lagos road.
- c. Reckitt - Pharma Deko on Abeokuta road.
- d. Nestlé - Estate office on Igbesa road.
- e. Suntory - Cometstar on Afam road.





YOUR SECURITY & SAFETY IS OUR PRIORITY

AUTHORIZED ACCESS ONLY

2022 is the year of focus on safe and secure accessibilities.

The actual main entrance to the estate has been inundated with the local market, street selling and the occupation of Okada's on the access road.

As a short-term measure to resolve this challenge, the main entrance along the Badagry Expressway will receive an initial temporary barrier manned with both security and police forces in Q2 2022, whilst palliative roadworks will improve the difficult access and the safety of all users (both vehicles and pedestrians). Simultaneously, the Phase III entrance is also earmarked for works to improve the access procedures.

Accessibility and Traffic designs were completed in February.

Although Agbara Estate is considered a safe haven in the region, the introduction of renewed access control facilities and procedures will further enhance the security of people, equipment and products.

AEPSL will continue to request that residents and companies identify employees, vehicles and registered vendors to be inserted in an encrypted and confidential database to enhance the controlled access to the estate.

Please ensure that you and/or your firm is timely in sharing the relevant information to avoid operational disruptions.



PROPERTY INSPECTIONS

AEPSL has received the mandate to periodically inspect the tenants of Agbara Estates Ltd. This is in line with the covenants of the signed agreements that make provision for visits to premises.

In the aforementioned context, AEPSL will continue to notify tenants in a timely fashion in relation to property visits. Failure to enable the visit is considered a legal breach.

The duration of each visit shall be less than two hours and a photographic report will be made. Visits will culminate in an AEPSL official sharing verbal recommendations on health and safety related matters.

Please ensure that you have someone from your team present and guiding AEPSL throughout the short visit.





NEW STREETLIGHTS

NIGHT VISIBILITY INCREASES SAFETY

In line with the new strategy for an Agbara 2.0 the renewed focus is on health, safety, security and environment.

During Q2 2022 the deployment of new solar streetlights will start, increasing night visibility and thus adding further safety & security. The works will be executed in phases and will be clearly identified to avoid any potential hazards.

AEPSL is engaging with a professional Nigerian firm that has large scale experience in setting up and maintaining streetlights and other engineering solutions.

We look forward to shine bright LED lights and to take your Agbara experience to another level.

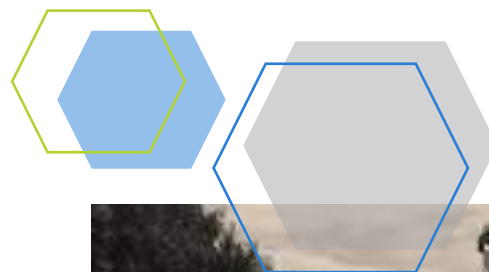
ROAD REPAIRS COMMENCING IN 2022

ROAD WORKS

The works at both the Lagos Badagry and Agbara Atan Expressways are finally seriously being executed with the interventions of Lagos and Ogun States. This is perfectly in sync with our own plans to restructure the entrances to the estate, as well as re-introducing access control.

To increase travelling efficiency and road safety, AEPSL will commence the repair works on the internal road network in 2022, commencing with the aforementioned palliative intervention at the main entrance.

These works will be synchronized with the programmed access control works, resulting in having only authorized Agbara Estate tenants and visitors benefit from these enhancements in the near future and creating an even more secure estate. Please be cooperative and understanding during these works and be aware of eventual temporary detours.



RESIDENTIAL ID-CARD

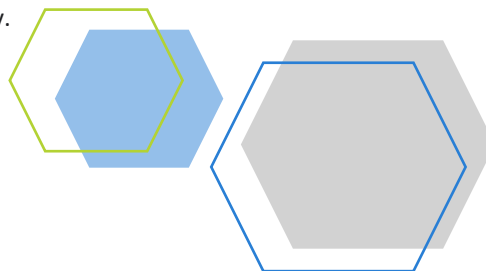
YOUR SECURITY & SAFETY IS OUR PRIORITY

Importance of a valid identification access system in a controlled and guarded environment such as AE Residential Estate cannot be over-emphasized.

To this end, a biometric ID card will be introduced for all residents in 2022. A dry-run phase 1 will be for identification purposes only, which would later be graduated to being used for access control on boom barrier, turnstile, and other communication processes through an encrypted software.

A rapid identification of residents, employees and visitors is key to minimize the risk of impersonation, theft and enhance the overall security.

We look forward to your cooperation.



DEFAULTING CONTRIBUTIONS

TIMELY PAYMENT OF CONTRACTUAL OBLIGATIONS

To live and operate in a shared environment, it is crucial that all stakeholders understand that their contributions are not only a legal obligation, but also imperative to execute an operating budget, which results in safety, security, and maintenance implications for themselves and for your neighbours. We are grateful to all of those tenants who continue to maintain timely payment of rent, service charges and capital contributions.

Naturally, if the contributions are not received in a timely manner, it has a direct impact on the performance of the services rendered on the estate.

Below follows a status overview of the contractual obligations as per 1st of March 2022:

Sub-lessee - INDUSTRIAL	Default	Rent	Service Charge	Capital contribution
Big Bottling Company	Yes	X		X
Beloxi Industries Ltd	Yes	X	X	X
Colodense Nigeria Limited	Yes	X	X	X
Cometstar	Yes		X	X
Drury	Yes	X	X	X
Evans Medical	Yes		X	
Globus resources Ltd.	Yes		X	
Grand Foundry & Eng Works Ltd	Yes		X	
Green Concept Estates Ltd / Fouani Group	Yes			X
Pace Heritage	Yes	X		X
Pharma Deko	Yes	X	X	X
Suntory Beverage & Food Nig. Ltd.	Yes		X	

SOUTHFIELDS HOUSING



2,600 NEW BUILT HOMES WITHIN PHASE III

Agbara Estates Ltd, a reputed name in the real estate industry, which pioneered the “Work, Live, Play” concept in the 1970’s, combining Nigeria’s leading industrial park with a commercial area and the breath-taking and secure residential infrastructure, will soon commence work on a series of new affordable housing developments.

The new phase of the estate known as SouthFields will improve on the existing estate which is reputed for its lavish architecture. During a pre-launch event held late February at the Lagos Metropolitan Club, the Group Chairman of LandAfrique, the parent company of Agbara Estates Ltd, Mr Kolapo Lawson, noted that, “we are very excited about the new development which builds further upon the original master-plan of our visionary founder, late Chief Adeyemi Lawson”.

“With the visible efforts to complete the Lagos – Badagry and Agbara – Atan Expressways and the associated Light Rail project, we are witnessing an alignment of elements that add value to our efforts to provide housing solutions for the significant tenant demand of young professional medium income households. This demand comes from the approximately 12,000 people directly employed on Agbara Estate as well as the over 30,000 indirectly employed. Not forgetting the increasing desire of Nigerians in the diaspora to own a house at home”, noted Paulo Cruz, the group CEO.

“The SouthFields will benefit from Agbara’s 2.0 Vision, the execution of which started in 2021 with a series of infrastructure projects, comprising MTN’s fibre broadband, an already acquired 42 MW gas-fired power plant, solar and waste-to-energy projects, resurfaced internal roads, renewed access control gates & systems and a fully refurbished sewage treatment plant”.

According to, Mr. Philip Obih, GM Sales, “The Southfields is a 2,600-unit residential development on 26 hectares – consisting of several residential typologies- that focuses on affordable homes, townhouses, penthouses, detached and semi-detached homes, apartments, villas and plots of land. The modern and sustainable development will break ground in April 2022 and the first phase of the new project are the Aspire Homes 116 units of affordable 2-bedroom and 3-bedroom bungalows, offering homeowners the opportunity to own a secure, robust and modern home”.

Agbara Estate, the 454 Ha Sub Saharan Africa leading industrial enclave in Ogun State is managed by AEPSL – AE Property Services Ltd.

AEPSL’s mission is to provide bespoke property management services and is committed to raise the standard according to the AGBARA 2.0 Vision.

