

INVEST

IN FUTURE-READY
Industrial & Residential
Real Estate



Agbara Estate
Keffi Smart City
Ibese Land Scheme

Executive Summary

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Who We Are

LandAfrique Group is a Pan-African conglomerate operating across real estate development, housing, estate management, energy and security services. Our work is guided by a singular vision: to create integrated communities that enable people to live well, work productively, and grow sustainably.

What We Do

We operate at the intersection of real estate development, land and infrastructure activation, facility management, and security services. Through this ecosystem of capabilities, we design, deliver, and manage environments that support Africa's urban growth, industrial expansion, and rising middle class.

'From little acorns do mighty oaks grow'. That was a favourite saying of the Founder of our business, Chief Adeyemi Lawson.

His vision created the Agbara Estate, long before Nigerians began to contemplate large scale real estate business. His vision was to create a modern new town to accommodate the burgeoning growth of the city of Lagos.

This gave rise to the seed of an idea - the little acorn - which has grown to a mighty oak: today after much work, you have the Agbara Estate, Nigeria's foremost mixed use development, accommodating large multinationals like Nestlé, Unilever, Beta Glass, commercial enterprises including branches of almost every bank in Nigeria and a burgeoning residential section currently hosting nearly 800 families with an expansion in the pipeline to add an additional 4,000+ residential units.

The oak tree is a European tree. But we have our own giant tree in Africa, mightier even than the oak: the Baobab tree. This is what you see in the LandAfrique logo: a Baobab tree, symbolizing our vision to grow beyond the oak tree that is the Agbara Estate to a giant Baobab tree, planted all over Africa, giving shelter, hope and aspiration to millions across the African Continent.

Kolapo Lawson
Chairman, LandAfrique Group

Dear Prospective Partner,

At LandAfrique, we believe that Africa's growth story presents one of the most compelling investment frontiers today.

For nearly five decades we have combined deep local insight, international standards of sustainability and technology as well as strategic partnerships to unlock value through industrial parks, affordable housing, sustainable infrastructure and logistical hubs.

As Managing Director, I am proud of what our team has achieved. From our flagship 454 hectare Agbara Industrial Estate to emerging residential and infrastructure projects across West, East and Southern Africa.

Yet our greatest ambition lies ahead, building environments where people live, work and thrive, and where investors realise both purpose and profit.

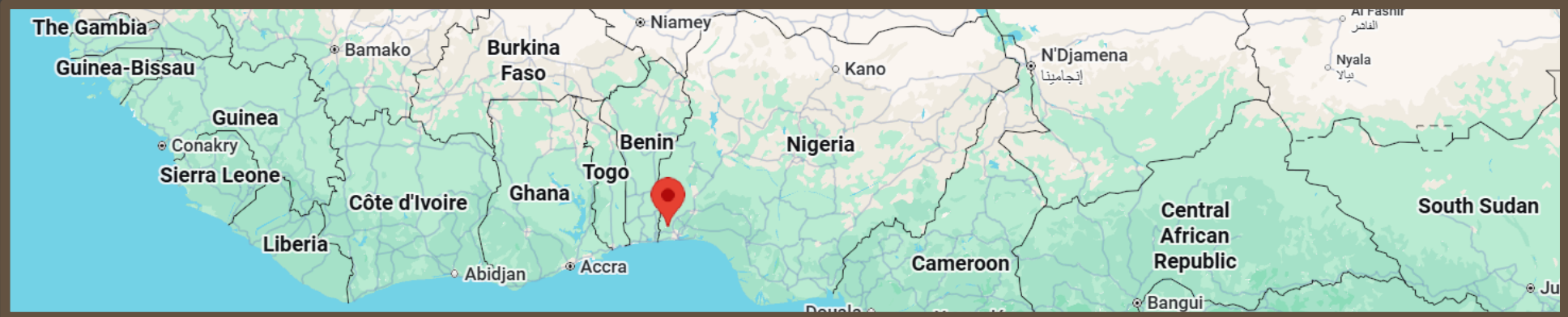
I invite you to explore this catalogue of carefully selected opportunities and join us in shaping a prosperous Africa together.




Tunji Lawson
MD, LandAfrique Group

Our Offerings



Ibese Land Scheme



-  Land Size: **142 Hectares**
-  Location: **Ibese, Ogun State**
-  Designation: **Industrial & Residential**

STRATEGICALLY LOCATED TO SERVE THE BROADER WEST AFRICAN CORRIDOR (BENIN, TOGO & GHANA), AND A 10 MINUTE DRIVE FROM DANGOTE CEMENT FACTORY

Project Overview

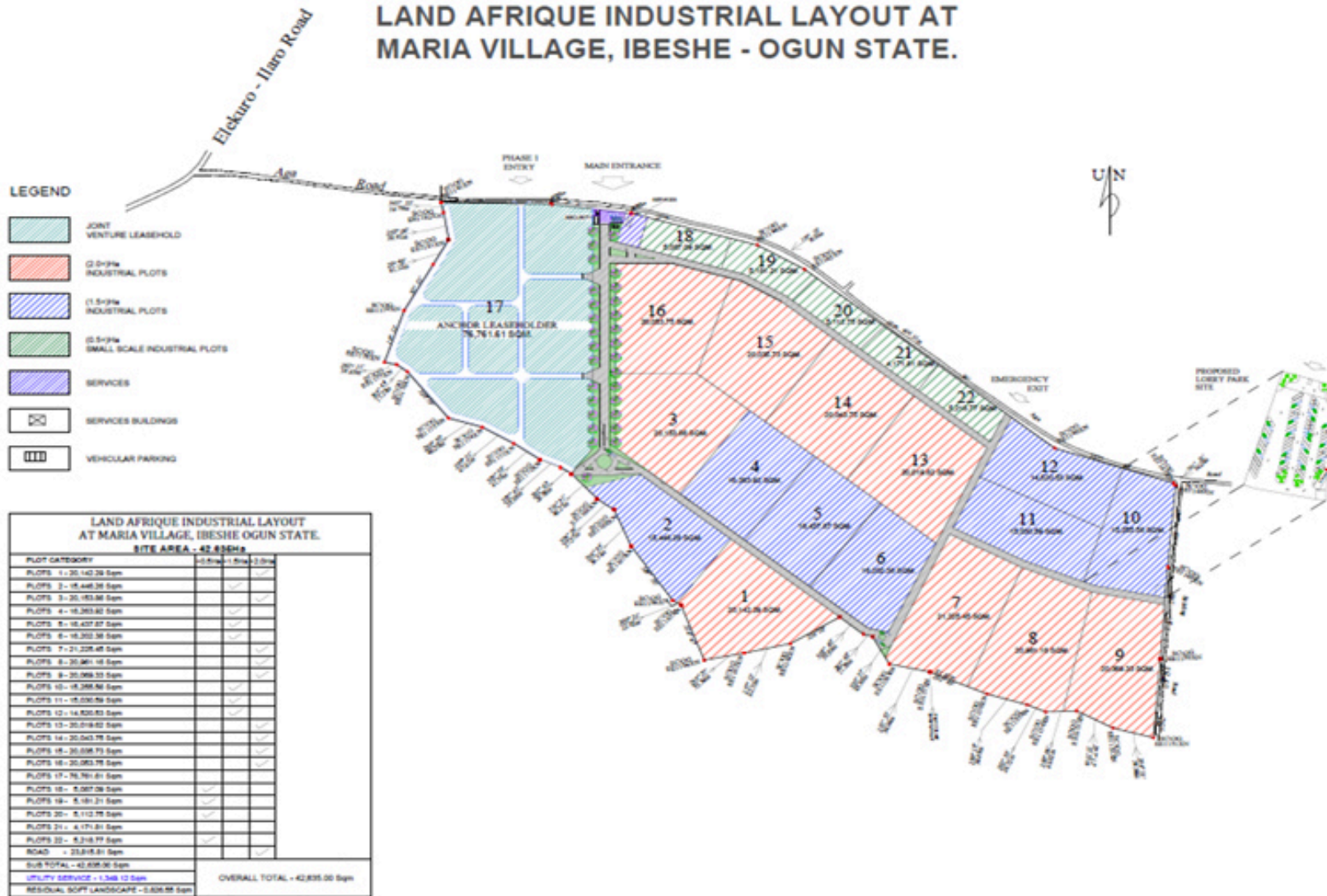
Ibese is positioned at the heart of Ogun State's industrial corridor, with easy access to key markets such as Lagos, Apapa Seaport and Tin Can Island Port. Ideal for logistics, export-oriented manufacturing, and residential housing serving Lagos and the South-West region.

Phase 1: 42 Hectares for industrial

Phase 2: 100 Hectares for industrial and Residential

Ibeshe Land Scheme

LAND AFRIQUE INDUSTRIAL LAYOUT AT MARIA VILLAGE, IBESHE - OGUN STATE.



Ibese Land Scheme

Opportunities

Industrial Growth and Demand Drivers

Home to Dangote's 12MTPA Cement Plant, one of the largest in Africa

Growing presence of industrial players and supporting services

Increased job creation fueling demand for housing and infrastructure

Government interest and investments aimed at transforming Ibese into a major economic zone

Residential Development Potential

The topography and accessibility of the 100ha parcel make it highly suitable for gated estates, staff housing, or mixed-use developments

Expanding road networks and improved logistics make the area increasingly attractive for live-work communities

Close proximity to the industrial zone enhances

Strategic Advantages

Ibese is positioned at the heart of Ogun State's industrial corridor, with easy access to key markets

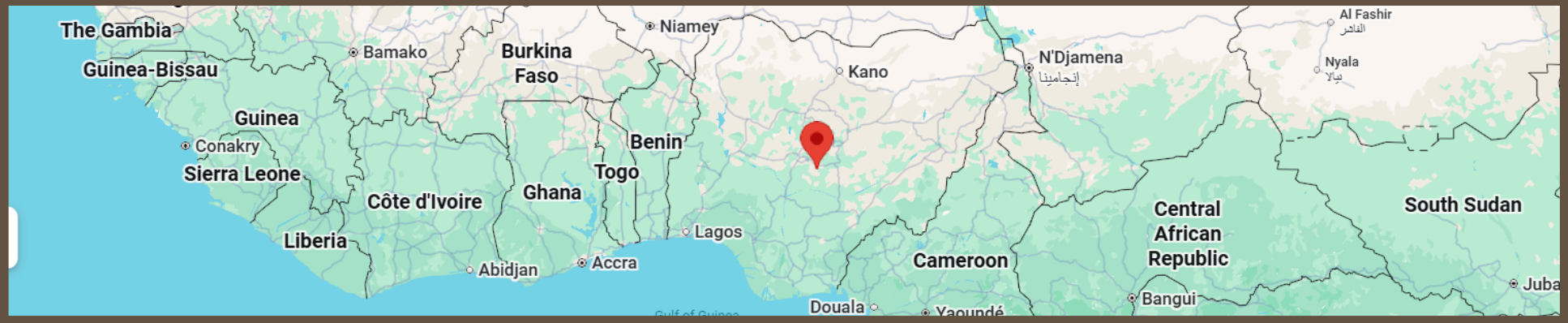
Approx. 60km from Lagos, Nigeria's commercial capital

Proximity to major seaports - Apapa Port (60-70km)

Tin Can Island Port: Similar distance ideal for logistics, export-oriented manufacturing, and residential housing serving Lagos and South-West region

Ibese is also strategically located to serve the broader West African corridor, enabling direct access to regional markets such as Benin, Togo, and Ghana through nearby ports. This makes it an ideal base for export-driven industries.

Keffi Smart City



Land Size: 8.3k Hectares

Location: Keffi, Nassarawa State

Designation: Industrial, Agricultural & Residential

A FULLY INTEGRATED , MULTI-SECTORAL URBAN DVELOPMENT THAT COMBINES HOUSING, AGRICULTURE, INDUSTRY AND RENEWABLE ENERGY IN ONE STRATEGIC LOCATION

Project Overview

The Keffi Smart City project in Nasarawa State represents one of the most ambitious and integrated development plans in Nigeria, combining large scale residential, agricultural, industrial, and renewable energy components to create a sustainable, modern urban environment.

Strategically located near Abuja, this development offers unparalleled opportunities for investors, developers, and stakeholders to participate in a transformative economic growth hub.









The AgriTech Green Zone ("AGZ Keffi") is a flagship private agricultural and agro-industrial development that is earmarked to be located within the upcoming Keffi Smart City in Nassarawa State, Nigeria.

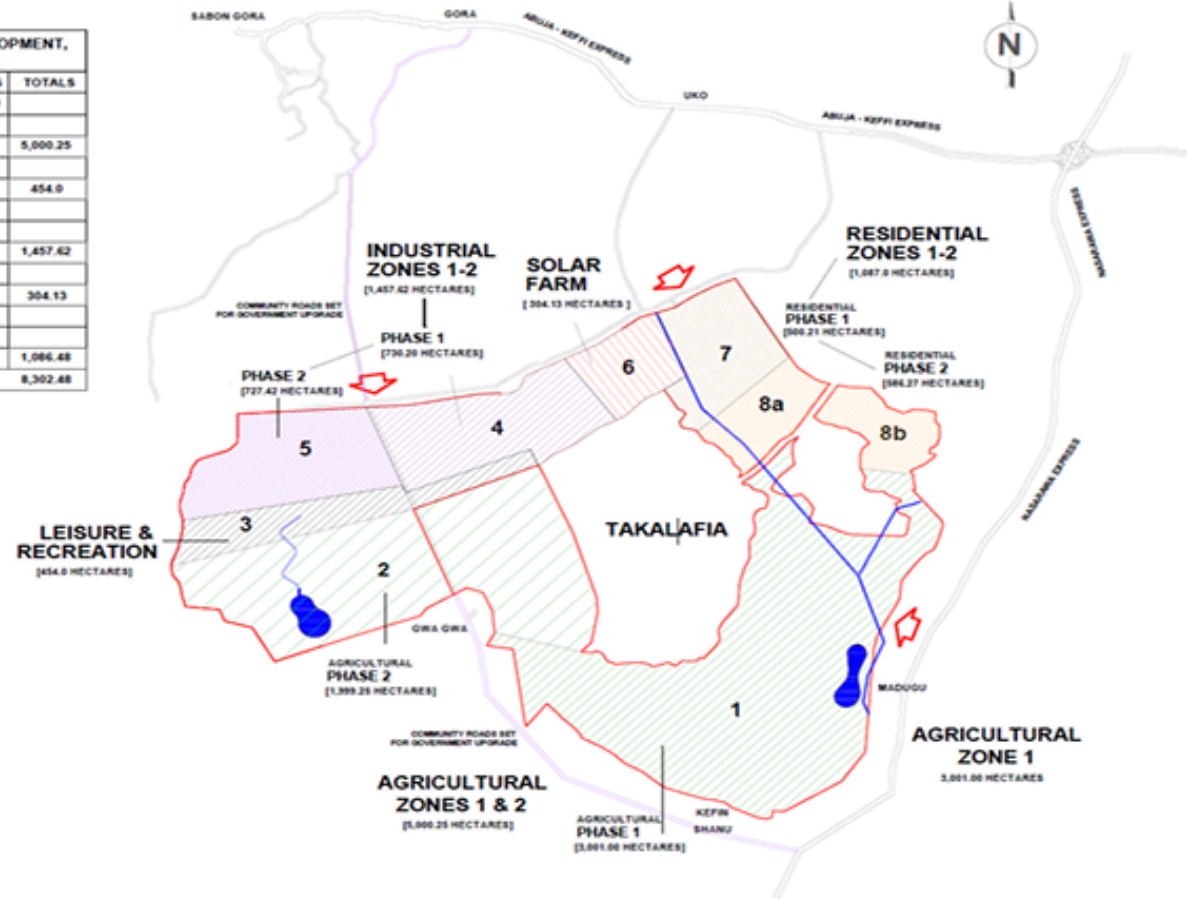
Keffi Smart City

LAND AFRIQUE: PROPOSED MIXED USE DEVELOPMENT, KEFFI, NASARAWA STATE.

LAND AFRIQUE MIXED USE DEVELOPMENT, LAND USE - AREA TABLE			
	ZONES	AREAS	TOTALS
1	AGRICULTURAL ZONE 1	3,001.00	
2	AGRICULTURAL ZONE 2	1,999.25	
	SUB TOTAL		5,000.25
3	LEISURE & RECREATION	454.00	
	SUB TOTAL		454.0
4	INDUSTRIAL ZONE 2	730.20	
5	INDUSTRIAL ZONE 1	727.42	
	SUB TOTAL		1,457.62
6	SOLAR FARM	304.13	
	SUB TOTAL		304.13
7	RESIDENTIAL ZONE 1	500.21	
8	RESIDENTIAL ZONE 2	586.27	
	SUB TOTAL		1,086.48
	OVERALL AREA		8,302.48

LEGEND

-  COMMUNITY ROAD
-  EXISTING ROADS
-  1-2 AGRICULTURAL ZONE
-  3 LEISURE & RECREATION
-  4-5 INDUSTRIAL ZONE
-  6 SOLAR FARM
-  7, 8a, 8b RESIDENTIAL ZONE
-  RIVER COURSE
-  WATER RESERVOIR



Opportunities



Residential Development Opportunities

The residential component of Keffi Smart City is divided into two zones: a 912-hectare middle-income zone and a 689-hectare high-income zone.

The residential areas will benefit directly from the project's integrated infrastructure, green spaces, proximity to economic hubs, and access to clean, reliable power from the project's renewable energy



Agricultural Development Opportunities

The project allocates 500 hectares for cattle improvement and processing, horticulture, and large-scale agricultural activities.

These agricultural zones are designed to enhance food security, promote agribusiness, and generate income through the entire value chain - from production to processing and distribution.



Industrial Development Opportunities

The industrial hub within Keffi Smart City is positioned to become a major driver of regional economic growth.

It will house manufacturing plants, logistical hubs, and technologically driven industries, serving both local and export markets.



Renewable Energy & Infrastructure

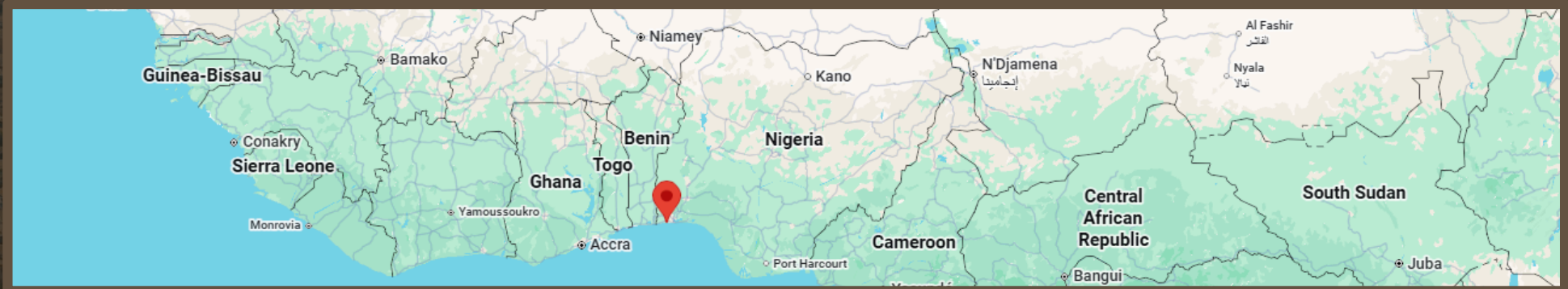
A key differentiator for the Keffi Smart City is its commitment to renewable energy and sustainable infrastructure.

The planned 300-hectare solar farm and other renewable energy projects will provide stable, affordable, and clean electricity for residential, industrial, and agricultural users.

Strategic Advantages




- 6,500 hectares dedicated to integrated agriculture and agro-industrial hubs
- Phased development with scalable infrastructure and irrigation systems
- Strategic location within the upcoming Keffi Smart City with direct logistics access to Abuja and Northern markets
- Embedded renewable energy systems for power independence
- High-yield production zones including greenhouses, orchards, and open-field crops
- Agro-processing factories for value addition and export readiness
- Over 10,000 direct and indirect job opportunities
- Partnership potential with state government and agricultural off-takers
- Close collaboration with Nassarawa State government & local communities
- Aligned with Nigeria's Agricultural Transformation Agenda and AFCFTA trade goals

Agbara Estate



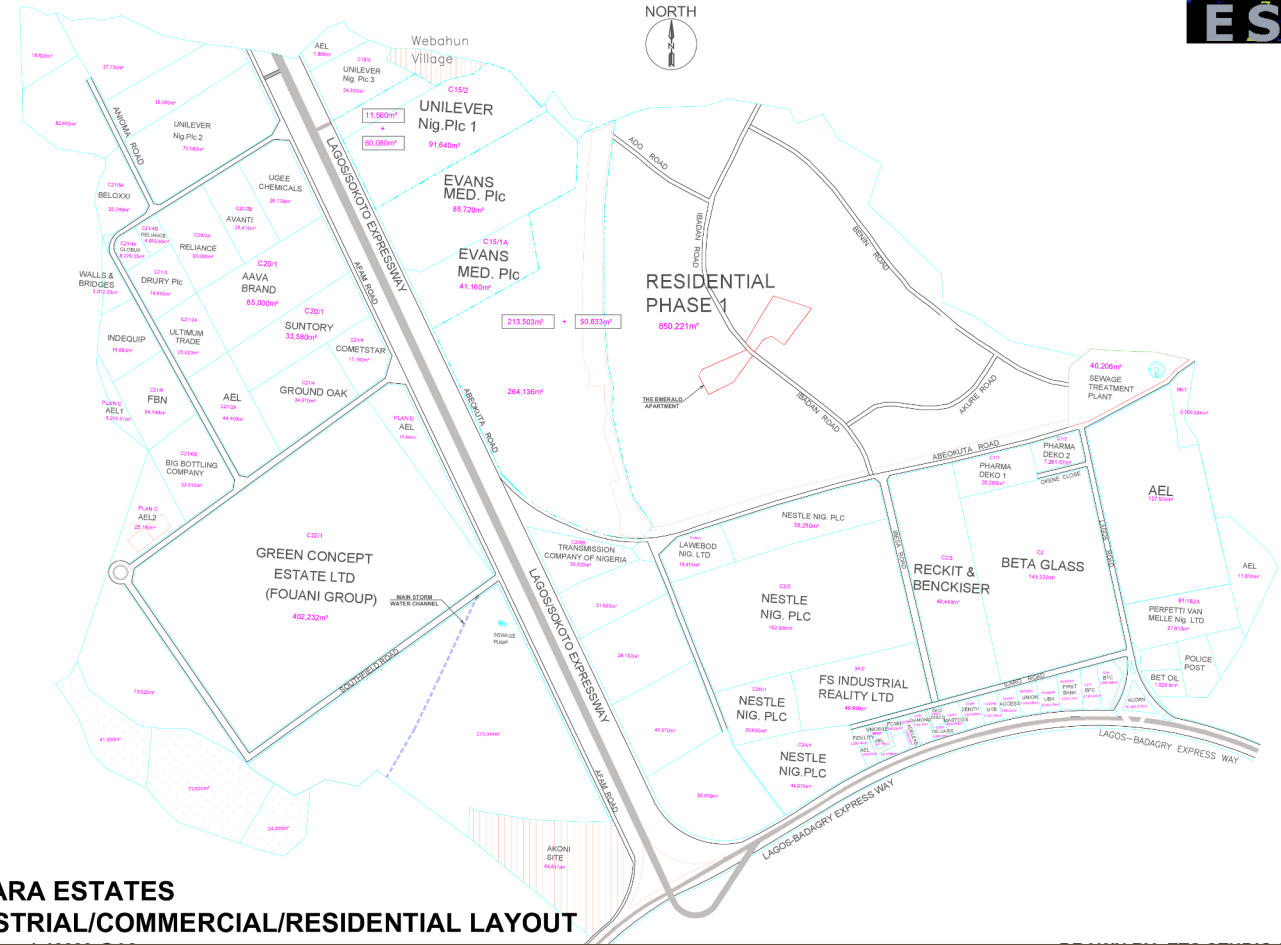
Available Land



-  Land Size: **450 Hectares**
-  Location: **Agbara, Ogun State**
-  Designation: **Industrial, Commercial & Residential**

Agbara Estate is strategically positioned on the edge of Lagos, offering a prime vantage point for development and growth. Its location provides unparalleled access to key transportation routes, logistical hubs, and urban centers, making it an ideal site for a globally significant mixed-use estate.

Keffi Smart City



**AGBARA ESTATES
INDUSTRIAL/COMMERCIAL/RESIDENTIAL LAYOUT**

Opportunities

Southfields Estate

Southfields Estate is a modern community designed for families, professionals, and forward-thinking investors.

The estate is part of the ambitious Agbara 2.0 transformation, a massive upgrade to one of Nigeria's most established industrial and residential hubs

This means homeowners are buying into a community that is already thriving, but also being actively renewed for the future.

Other Opportunities

Joint Venture opportunities are available for planes projects such as Trailer Parks, Shopping Mall, Mass Market and other infrastructure upgrades.

11-Hectare site allocated for Tech Hub, with 3,000sqm office space within phase 1 (c. 20,000sqm over 3-5 year horizon).

Demand from banks/insurance back-up centers 30km from Lagos Island HQs.

Strategic Advantages



Major proximity to West African Corridor

The Abidjan-Lagos Expressway is a large-scale infrastructure project connecting Abidjan, Cote d'Ivoire to Lagos, Nigeria, via Ghana, Togo, and Benin.



Emerging global hub for commerce, industry & community living

Its location provides unparalleled access to key transportation routes, logistical hubs, and urban centers, making it an ideal site for a globally significant mixed-use estate.



Transition to satellite 'Smart City'

Agbara Estate is evolving into a world-class smart city. The development will feature an independent Power Plant, tier-3 Data Center and Techno Park to drive innovation.

Why Choose LandAfrique

Years of Experience

With almost half a century of proven expertise, LandAfrique has been at the forefront of African real estate and infrastructure development. Our flagship 454 ha Agbara Estate has hosted leading global manufacturers, been an engine for employment.

Trusted Partners

We collaborate with leading International and local institutions across sectors - Including global manufacturing brands, major telecom and utilities providers, and government infrastructure programmes.

From master-planned residential estates to industrial parks and logistics hubs, we design, build and manage environments that deliver value, security and sustainability.

Who Trusts Us?



SUNTORY





Contact Us

Phone

+234 816 941 6783

Email

info@landafriquegroup.com

Address

3rd Floor, Motorways Centre,
1 Motorways Ave, Alausa, Ikeja,
Lagos, Nigeria.

www.landafriquegroup.com