



THE SYLVESTAR PARKVIEW FOUNDERS' PARTNERSHIP

Sylvestar Parkview Residences

Help Build Abuja's Next Landmark Community

A private presentation for selected prospective Founding Partners

THE PROJECT

SYLVESTAR PARKVIEW RESIDENCES



LOCATION

Plot 121, Cadastral Zone,
Lokogoma District, Abuja, FCT.

ESTATE SIZE

15.13 hectares

TITLE

FCDA Right of Occupancy (C of O inview)

CHARACTER

Master-planned, premium residential community

The land is held. The next step is infrastructure.

THE PROBLEM

The market doesn't need more promises.

– Delayed infrastructure



– Undeveloped estates

– Poor communication



– Unrealistic promises

– Delayed delivery



BUILD WHAT WE PROMISE.

SHOW WHAT WE BUILD.

REPORT WHAT WE DO.

DELIVER.

THE TRANSFORMATION

From landholding to community



TODAY

- Earthworks
- Gatehouse & security
- Landscaping



INFRASTRUCTURE

- Waterway treatment & drainage
- Lighting
- Residential development



PARKVIEW TOMORROW

- Stone-based roads
- Water infrastructure
- The Experience Centre

The opportunity is in the transformation.

MARKET CONTEXT

What does property cost around Parkview?

Patriot Island

₦140,000 / SQM

A kilometer after Parkview

Farther along the axis; access road currently untarred; drainage and landscaping not fully completed; FCDA R-of-O / CoFo

The Cape by Hall7

₦157,500 /SQM

The kilometer after Parkview

Farther along the axis; access road currently untarred; drainage and landscaping not fully completed; FCDA R-of-O / CoFo

Premium Lokogoma Plot around Parkview

₦162,000 / SQM

Farther along the axis; access road currently untarred; drainage and landscaping not fully completed; FCDA R-of-O / CoFo

Parkview Founders' Allocation

₦125,000 /SQM

Farther along the axis; access road currently untarred; drainage and landscaping not fully completed; FCDA R-of-O / CoFo

Founder contribution per sqm: 512 sqm ≈ ₦123,047 • 300 sqm ≈ ₦123,333 • 200 sqm ≈ ₦125,000

These are market reference, not identical properties: they establish a general sense of land value on the Lokogoma axis.

Indicative market references supplied by Sylvastar and subject to independent verification. Comparisons are illustrative and do not constitute an independent valuation.

THE FOUNDER PARTNERSHIP CONTRIBUTION

Where Parkview currently sits

Allocation	Current Parkview Price	Founder Partnership Contribution	Founder Allocation Available
512 sqm Residential Plot	~~₦110,000,000~~	₦63,000,000	10
300 sqm Residential Plot	~~₦72,000,000~~	₦37,000,000	10
250 sqm Residential Plot	~~₦50,000,000~~	₦25,000,000	12

Founder Partnership includes: specifically identified allocation · formal documentation · Infrastructure Development Levy waiver · Monthly Founders’ Digest · quarterly engagement · priority access to future opportunities · Founder recognition · Founders’ Referral Reward (subject to approved terms) · assisted resale support (subject to agreed terms).

SYLVESTAR PARKVIEW RESIDENCE PROTOTYPES

PROTOTYPE



Plot: 200 SQM

Description: 3 BEDROOM TERRACE DUPLEX WITH BQ

Parkview price: ₦50,000,000

Founders' price: ₦25,000,000



Plot: 300 SQM

Description: 4 BEDROOM SEMI-DETACHED DUPLEX

Parkview price: ₦72,000,000

Founders' price: ₦37,000,000



Plot: 512 SQM

Description: 5 BEDROOM VILLA + BQ

Parkview price: ₦110,000,000

Founders' price: ₦63,000,000

SKIN IN THE GAME

₦1.5 Billion Parkview Infrastructure Commitment

$$\begin{array}{ccccc} \text{₦1.3bn} & & \text{₦200m} & & \text{₦1.5bn} \\ \text{Founders' Contributions} & + & \text{Sylvastar Residences} & = & \text{Parkview Infrastructure} \\ & & \text{Sponsor Contribution} & & \text{Programme} \end{array}$$

Sylvastar is putting its own capital alongside the Founders.

12-MONTH INFRASTRUCTURE PROGRAMME

- Economic tree compensation & site clearing
- Stone-based roads
- Water infrastructure
- Earthworks
- Gatehouse & security
- The Sylvastar Parkview Experience Centre
- Waterway treatment & drainage
- Site lighting
- Professional fees, project management & contingency



Target execution horizon; subject to site conditions, approvals, contractor performance and other factors affecting construction.

OUR COMMITMENT

The Parkview Promise

- | | | |
|----|----------------|---|
| 01 | BUILD | The Infrastructure |
| 02 | SHOW | Document the transformation. |
| 03 | REPORT | Keep Founders informed monthly. |
| 04 | ENGAGE | Maintain structured quarterly Founder engagement. |
| 05 | DELIVER | Turn commitments into visible progress. |
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YOUR INVESTMENT. YOUR CHOICE.

The Exist Plan

Investors have flexible exit options designed to protect their investment and provide liquidity as the project progresses.

01 — Sell Your Plot

Exit by reselling your allocated plot at the prevailing market value, subject to the project's transfer terms.

02 — Hold & Benefit from Appreciation

Retain your plot as infrastructure and development progress increase the value of the property.

03 — Upgrade / Reallocate

Where available, convert your investment into another eligible property or unit within the development.

04 — Transfer Your Investment

Transfer ownership to another qualified buyer, subject to the project's documentation and transfer conditions.

Built for Flexibility

You are not simply buying into a project. You are securing an asset with multiple paths forward.

EVIDENCE OF EXECUTION

**Don't take our word for it.
See Redwood.**



Redwood by Sylvastar Residences is a 9 units mini estate four-bedroom townhouse development near Nizamiye Turkish Hospital, Abuja. It is not a comparable product to Parkview. What it establishes is that Sylvastar has taken a residential development through a visible construction sequence that can be examined rather than asserted.

THE EXPERIENCE CENTRE

See Parkview before it is complete.

THE SYLVESTAR PARKVIEW EXPERIENCE CENTRE

- VR Studio
- Live Construction Dashboard
- Private Advisory Lounge
- Interactive Masterplan
- Founders' Lounge
- Presentation & meeting facilities

The place where Parkview becomes real before it is complete.

FOUNDER VISIBILITY

Monthly Founders' Digest • Quarterly Founder Engagement

Sylvastar keeps project governance internally, and makes progress visible to Founders — through documentation, the monthly Digest, and quarterly engagement, not through delegated monitoring authority.

THE PROCESS

What happens after today's meeting?

- | | | |
|-----------|--------------------------------|---|
| 01 | EXPRESS INTEREST | Pay the approved Expression of Interest, form fee of N100,000 |
| ↓ | | |
| 02 | RECEIVE THE PIM | Receive the Private Information Memorandum. |
| ↓ | | |
| 03 | DUE DILIGENCE | Review, ask questions, and take professional advice where required. |
| ↓ | | |
| 04 | FOUNDERS' DINNER | Receive your invitation to the private Founders' Dinner. |
| ↓ | | |
| 05 | 32-DAY FOUNDERS' WINDOW | Complete the required commitment within the applicable 32-day period. |
| ↓ | | |
| 06 | FOUNDING PARTNER | Complete allocation and documentation. |

Some communities are bought.

Some communities are built.

Parkview will be built.

The question is not simply whether you would like to own property in Parkview.

Would you like to be one of the 32 people who helped build what Parkview becomes?

EXPRESS YOUR INTEREST

Your next step is a formal Expression of Interest, after which the Private Information Memorandum will be provided.

HELP BUILD ABUJA'S NEXT LANDMARK COMMUNITY.