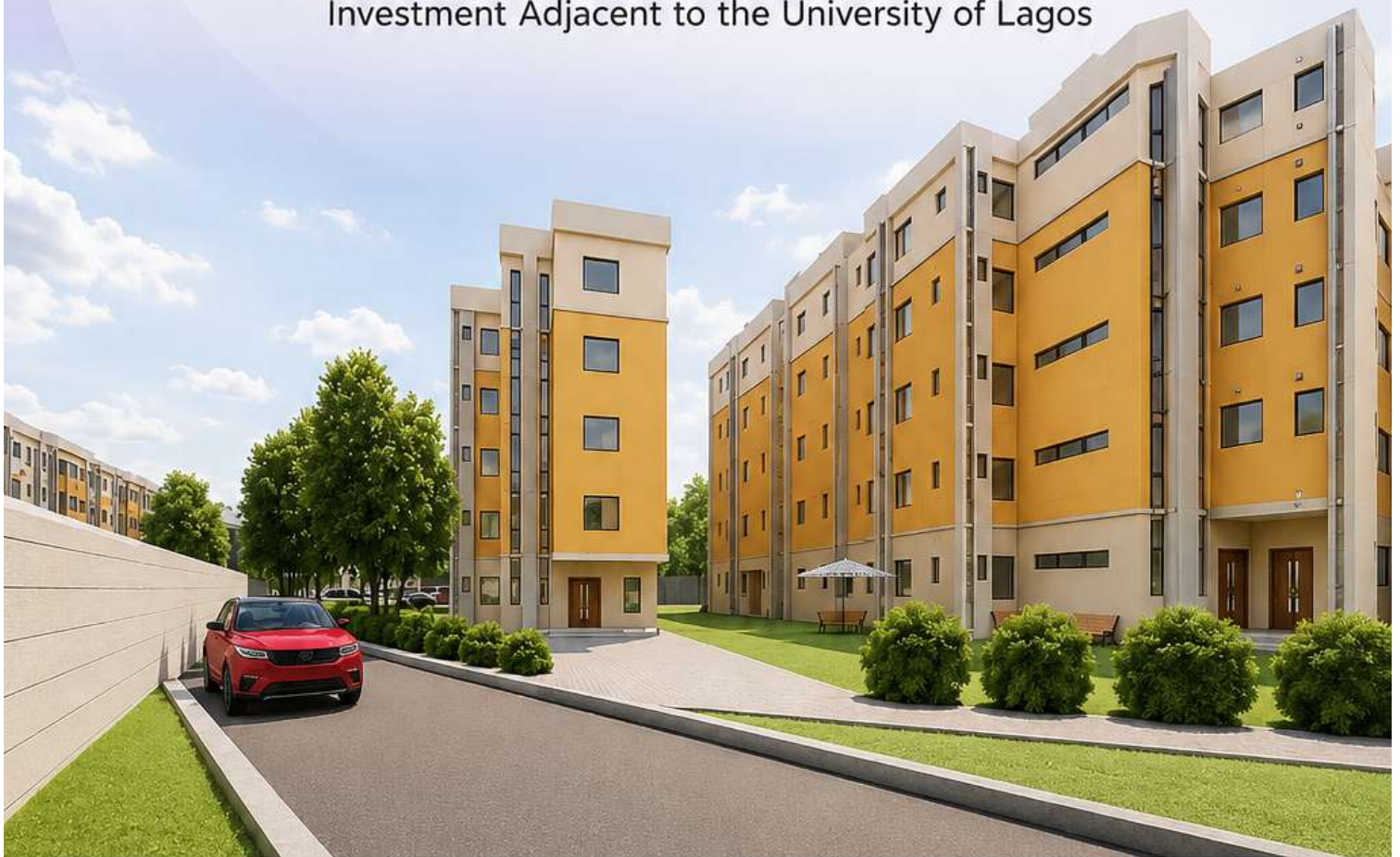




PARADIGM
HOSTELS LTD

PARADIGM UNILAG STUDENT HOSTEL

A Purpose-Built Student Accommodation
Investment Adjacent to the University of Lagos



From
₦30 MILLION



28-YEAR
INTEREST



PROFESSIONALLY
MANAGED



INCOME-PRODUCING
REAL ESTATE



INVEST IN THE DEMAND FOR QUALITY STUDENT ACCOMMODATION

Paradigm offers investors the opportunity to acquire a **28-year interest** in a purpose-built student accommodation room adjacent to the University of Lagos (UNILAG) and receive the economic benefits, including **rental income**, during the tenure.



28-YEAR

LEASEHOLD / SUBLEASE INTEREST

This is **not** a perpetual **freehold** property.

Your investment is a 28-year leasehold / sublease interest derived from Paradigm Hostels Ltd's underlying concession rights.

At the end of the 28-year tenure, your contractual interest terminates in accordance with the transaction documents.



KEY INVESTMENT HIGHLIGHTS



PRIME LOCATION

Adjacent to the University of Lagos (UNILAG)



PURPOSE-BUILT STUDENT ACCOMMODATION

Designed specifically for modern student living.



PROFESSIONAL FACILITIES MANAGEMENT

Expert management to maintain quality and operational excellence.



INDEPENDENT RENT ADMINISTRATION

Transparent rent collection and distribution through independent administration.



LONG-TERM RENTAL INCOME OPPORTUNITY

Potential for stable rental income with periodic reviews to reflect market conditions.



A professionally managed, income-producing real estate investment designed to deliver long-term value.

INVEST TODAY. SECURE TOMORROW.



STRONG UNDERLYING ACCOMMODATION DEMAND

Paradigm Unilag Student Hostel is positioned to serve one of the largest and most established student populations in Nigeria.

≈**60,000**

UNILAG STUDENT
POPULATION



SIGNIFICANT
DEMAND-SUPPLY
GAP

≈**11,000**

SUITABLE ACCOMMODATION
SUPPLY WITHIN / IMMEDIATELY
AROUND THE UNIVERSITY



The gap between the number of students and the available suitable accommodation within and around UNILAG creates a **compelling opportunity** for quality, purpose-built student accommodation.



WHY ACCOMMODATION CLOSE TO CAMPUS MATTERS



HIGH CONVENIENCE

Students prefer living close to campus for shorter commutes and easier access to academic activities.



STRONG PREFERENCE

Proximity to campus is a key factor in student accommodation decisions.



QUALITY & SAFETY

Purpose-built facilities provide a more secure, comfortable and conducive living environment.



COMMERCIAL POTENTIAL

The imbalance between student numbers and suitable supply supports the potential for attractive rental returns.



This gap creates a strong investment case for purpose-built, professionally managed student accommodation.

PLEASE NOTE: Demand does not guarantee occupancy or specific rental income. Actual performance may vary.

RIGHT NEXT TO THE OPPORTUNITY

 **Lawani Street**, immediately adjacent to the University of Lagos main campus, Akoka, Lagos.



UNIVERSITY OF LAGOS
MAIN CAMPUS, AKOKA

**PARADIGM UNILAG
STUDENT HOSTEL**

LAWANI STREET

WHY LOCATION MATTERS



IMMEDIATE PROXIMITY TO UNILAG

Located right next to the main campus, reducing travel time and increasing appeal to students.



ACCESS TO A LARGE STUDENT POPULATION

Tap into one of Nigeria's largest and most established university communities.



CONVENIENCE FOR RESIDENTS

Easy access to lectures, libraries, facilities, and campus life.



ESTABLISHED AKOKA / YABA ENVIRONMENT

Well-developed neighbourhood with essential services, transport links, and commercial activity.



REDUCED DEPENDENCE ON LONG COMMUTES

Saves time and cost for students, making on-campus living more attractive.

KEY DESTINATIONS FROM THE HOSTEL



UNILAG Main Campus
2-3 min walk



BRT / Major Roads
3-5 min drive



Yaba Market
5-7 min drive



Teaching Hospital
(LUTH)
10-12 min drive



Lagos Island
15-20 min drive



Location drives demand. Proximity creates preference.
A strategic location for a strong, long-term investment.

THE ROOM

PURPOSE-BUILT FOR MODERN STUDENT LIVING

Each investment relates to a defined studio room thoughtfully designed to accommodate four students comfortably while providing privacy, convenience and a conducive environment for academic success.



KEY ROOM FEATURES



APPROX.
27m²

Well-planned space for comfortable living.



4-BED STUDIO

Designed to accommodate four students.



FULLY FURNISHED

Comes complete with quality furniture and fittings.



ENSUITE

Private ensuite bathroom for comfort and convenience.



KITCHENETTE

Equipped kitchenette for everyday meal preparation.



AIR-CONDITIONED

Air-conditioned environment for year-round comfort.



**DESIGNED
FOR STUDENTS.
BACKED BY
EXPERIENCE.**

These rooms are part of a professionally developed student accommodation facility created to meet the lifestyle, security and convenience needs of today's university students.

YOU INVEST IN A ROOM. WE MANAGE THE REST.



MORE THAN A ROOM. A COMPLETE STUDENT LIVING ENVIRONMENT.

Paradigm Unilag Student Hostel is being developed as a modern, purpose-built accommodation community with the infrastructure and amenities students need to live, learn and thrive.



DEVELOPMENT & FACILITIES



**ADMINISTRATIVE
FACILITIES**



**SECURITY
INFRASTRUCTURE**



EATERIES



**RETAIL /
SERVICE AREAS**



**LAUNDROMAT
FACILITIES**



**WATER SUPPLY,
STORAGE &
TREATMENT**



**SEWAGE TREATMENT
INFRASTRUCTURE**



**DEDICATED
ELECTRICAL
INFRASTRUCTURE**



**SOLAR
STANDBY POWER**



**INTERNAL ROADS,
WALKWAYS &
LANDSCAPING**



PARKING



**PERIMETER
SECURITY**



TARGETED COMPLETION:
AUGUST 2027

Developed to meet the highest standards of safety, sustainability and student well-being.



UNDERSTAND WHAT YOU ARE ACQUIRING

This investment is structured through a concession arrangement to deliver **long-term, professionally managed rental income** from a purpose-built asset.



UNIVERSITY OF LAGOS

Grantor of the underlying concession rights.



CONCESSION ARRANGEMENT

Long-term concession agreement in place.



PARADIGM HOSTELS LTD

Developer and operator under the concession.



28-YEAR ROOM INTEREST

You acquire a 28-year contractual interest in a defined room.



INVESTOR

Receives the economic benefits associated with the interest, including applicable rental income, during the 28-year tenure.

Your investment gives you the contractual right to the **economic benefits** of the room, including rental income, for a period of **28 years**, in accordance with the transaction documents.



DURING THE 28-YEAR TENURE, YOU BENEFIT FROM:



Entitlement to rental income and other applicable returns.



Professional management of the accommodation and facilities.



Structured rent administration through an independent trustee.



Periodic rent reviews to reflect inflation and market conditions.



THIS IS NOT A PERPETUAL FREEHOLD PROPERTY.

It is a 28-year leasehold / sublease interest derived from Paradigm Hostels Ltd's underlying concession rights.



AT THE END OF THE APPLICABLE 28-YEAR TENURE,

your contractual interest in the room expires in accordance with the transaction documents.



Please read all transaction documents carefully and seek independent professional advice to ensure this investment is suitable for your individual financial objectives.



CHOOSE HOW YOU WANT TO INVEST

Flexible purchase options designed to make your investment in Paradigm Unilag Student Hostel simple and accessible.



OUTRIGHT PURCHASE

₦30 MILLION
PER ROOM



FULL PAYMENT
One-time payment in full.



INSTALMENT PURCHASE

₦33 MILLION
PER ROOM



₦15 MILLION
INITIAL PAYMENT



₦18 MILLION
BALANCE
Spread over **9 Months**



MULTIPLE-ROOM & BLOCK ACQUISITIONS

Available subject to availability.
Whether you are an individual investor or a group,
you can acquire multiple rooms or entire blocks.



Ideal for HNIs, insurance
companies, cooperative
societies and other
institutional investors.



A COMPLETE BLOCK COMPRISES
38 ROOMS

Secure a larger stake in a high-demand,
purpose-built student accommodation
asset near UNILAG.



AN ASSET DESIGNED TO GENERATE RENTAL INCOME

Paradigm Unilag Student Hostel is positioned to deliver steady rental income from a high-demand student accommodation market.

**PROJECTED INITIAL NET ANNUAL
RENTAL INCOME PER ROOM**

₦2.6M – ₦3M



RENTAL RATES ARE INTENDED TO BE REVIEWED PERIODICALLY.

This helps to ensure that rental income keeps pace with changing economic conditions.



REVIEWS MAY REFLECT INFLATION, PREVAILING ACCOMMODATION PRICES AND MARKET CONDITIONS.

The goal is to maintain the long-term value of your investment.



INVESTORS ARE NOT REQUIRED TO PERSONALLY SOURCE TENANTS OR COLLECT RENT.

Professional management and independent rent administration handle tenant placement, rent collection and distributions.

WHAT THIS MEANS FOR YOU



Access to a high-demand student accommodation market adjacent to UNILAG.



Professionally managed operations designed to support consistent performance.



Rental income is distributed to investors according to the agreed structure.



A long-term, income-producing asset with periodic rental reviews.



ANTICIPATED PAYBACK PERIOD: APPROXIMATELY

8 YEARS

Based on projected inflation-adjusted rentals and underlying assumptions.
Actual performance may differ.



PROJECTED RENTAL INCOME IS NOT GUARANTEED.

Rental income depends on various factors including occupancy rates, operating expenses, market conditions and future economic variables. Investors should read all transaction documents carefully.



This information is for general guidance only and does not constitute a guarantee of returns. Please conduct your own assessment and seek professional advice as appropriate.

OWN THE INVESTMENT. LET PROFESSIONALS MANAGE THE OPERATIONS.

Paradigm Hostels Ltd and our partners have put in place a professional management and governance framework designed to protect your investment and deliver long-term value.



1. PROFESSIONAL FACILITIES MANAGEMENT

The hostel's common areas, infrastructure and general operations are professionally managed.



2. INDEPENDENT RENT ADMINISTRATION

Messrs STL Trustees Ltd is intended to collect rental proceeds and remit applicable distributions to room owners under the agreed structure.



3. CUSTODY / ESCROW DURING CONSTRUCTION

Buyer funds are intended to be held under independent custody/escrow arrangements, with controlled release against agreed project/construction milestones.

STL TRUSTEES LTD – CREDENTIALS*



SEC-LICENSED TRUSTEE

Licensed by the Securities and Exchange Commission (SEC) to provide trust and fiduciary services.



OVER 30 YEARS' EXPERIENCE

Three decades of proven experience in trust administration and fiduciary services.



BUSINESS SIZE EXCEEDS ₦3 TRILLION

Scale and capacity to deliver robust, institutional trust and administration services.



BALANCE SHEET EXCEEDS ₦50 BILLION

Strong financial position and capital base to support our fiduciary responsibilities.



*IMPORTANT NOTICE

The information above regarding STL Trustees Ltd's credentials is provided for general information purposes only and will be used in public materials only after Paradigm Hostels Ltd and STL Trustees Ltd confirm that the claims are accurate and approved for publication.

A STRUCTURED RENTAL MODEL

A transparent process designed to collect rent efficiently, manage costs responsibly and distribute income fairly.



1. STUDENTS PAY RENT

Students pay rent for their accommodation.



2. RENTAL RECEIPTS COLLECTED

Rental payments are collected through approved channels.



3. INDEPENDENT RENT ADMINISTRATION

Messrs STL Trustees Ltd manages the rental receipts on behalf of investors.



4. APPLICABLE COSTS / DEDUCTIONS

Operating costs, management fees and other agreed deductions are applied.



5. DISTRIBUTION TO INVESTORS

Net proceeds are distributed to room owners according to the agreed rental structure.



PROPOSED POOLING ARRANGEMENT

Rather than making the performance of an investor completely dependent on whether their specific room happens to be occupied at a particular time, **rental receipts are intended to be pooled and distributed** among participating rooms according to the agreed rental-management structure.



YOU DON'T NEED TO:



Advertise for tenants



Interview students



Personally collect rent



Handle routine hostel administration



Personally manage the facility



HANDS-OFF INVESTMENT

You own the investment.
We and our partners handle the operations, rent administration and investor distributions.



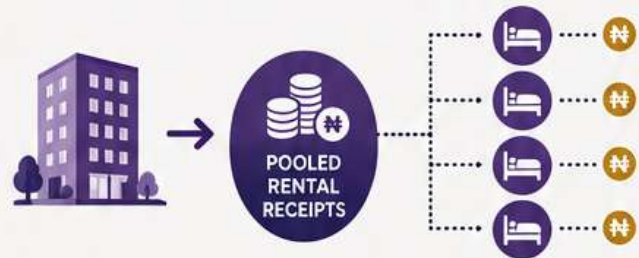
A STRUCTURED RENTAL MODEL

A transparent process designed to collect rent efficiently, manage costs responsibly and distribute income fairly.



PROPOSED POOLING ARRANGEMENT

Rather than making the performance of an investor completely dependent on whether their specific room happens to be occupied at a particular time, rental receipts are intended to be **pooled and distributed among participating rooms** according to the agreed rental-management structure.



YOU DON'T NEED TO:

- Advertise for tenants
- Interview students
- Personally collect rent
- Handle routine hostel administration
- Personally manage the facility



HANDS-OFF INVESTMENT

You own the investment.
We and our partners handle the operations, rent administration and investor distributions so you can enjoy returns with peace of mind.



WHY CONSIDER PARADIGM?

- Prime location adjacent to UNILAG
- Large underlying student population
- Purpose-built student accommodation
- Professionally managed operations
- Independent rent administration
- Periodically reviewed rental rates
- Entry from ₦30 million
- 28-year income-producing real estate interest
- Multiple-unit opportunities for larger investors

WHO IS THIS FOR?

- Individual Investors
- High-Net-Worth Individuals
- Cooperative Societies
- Insurance Companies
- Institutional Investors
- Investment Groups / Syndicates



EXPRESS YOUR INTEREST

Interested in learning more about available investment units?
Complete the Expression of Interest form to speak with an investment adviser.

EXPRESS INTEREST



SCAN TO EXPRESS INTEREST
Secure • Fast • Convenient

- WhatsApp: 08034030433
- Call: 07048005803