



2026 • VERSION 1.0

Luna Property Investor & Trust Guide

Building the Future, One Home at a Time.

A guide for UK and international clients considering carefully
selected property opportunities in Nigeria.

WELCOME

A letter from the Founder

Dear Investor,

Thank you for taking the time to learn more about Luna Property.

Luna Property was established to make the process of purchasing quality property in Nigeria clearer and more accessible for buyers in the United Kingdom and across the global diaspora.

We believe Nigeria has the potential to become one of the world's most important investment destinations over the coming decade. Our purpose is to help clients consider that opportunity early, with professional support, transparent communication and a structured purchasing journey.

Through Luna Property Developments Ltd in the United Kingdom and Luna Home Ltd in Nigeria, our long-term ambition is to build a trusted household name recognised in both markets and across the wider diaspora.

Whether you are purchasing a future home, investing in an off-plan development, acquiring land or preparing a rental portfolio, we aim to help you move forward with greater clarity and confidence.

Thank you for considering Luna Property.

David Awobadejo

Founder & Managing Director

CONTENTS

Inside the guide

01	Welcome & Company Overview	02–06
02	The Luna Promise	07–08
03	Our Services & Client Journey	09–12
04	Featured Development: Urban Prime 3	13–18
05	Trust Centre	19–22
06	Frequently Asked Questions	23–24
07	Contact & Important Information	25–26

ABOUT LUNA PROPERTY

Building opportunities across borders

Luna Property connects UK and international buyers with carefully selected residential opportunities in Nigeria.

Our role is to make the client journey easier to understand by bringing together local market access, professional communication and ongoing support from the first enquiry through to completion and aftercare.

We focus on off-plan developments, land investment, diaspora property purchases and rental management.

UK

Client relations and international support

NG

Local operations through Luna Home Ltd



OUR DIRECTION**01****Mission**

To make Nigerian property investment clearer and more accessible for UK and diaspora clients through professional guidance, transparent communication and consistent support.

02**Vision**

For Luna Property and Luna Home to become trusted household names in the United Kingdom, Nigeria and across the global diaspora.

03**Purpose**

To help clients establish an informed foothold in a market we believe holds significant long-term potential.

Integrity

Transparency

Professionalism

Quality

Long-term relationships

OUR JOURNEY

A foundation built across two markets

06 FEB 2026

Luna Property Developments Ltd

Incorporated in England and Wales as a private company limited by shares.

12 MAY 2026

Luna Home Ltd

Incorporated in Nigeria as a private company limited by shares.

2026

Local development relationship

Formal commercial documentation evidences a relationship with LandWey Investment Limited.

2026

Urban Prime 3 introduced

A premium residential opportunity positioned within the Abraham Adesanya–Ogombo growth corridor.

NEXT

Digital growth

Expanded investor resources, client support, rental management and further development opportunities.

THE LUNA PROMISE

Confidence is built through clarity.

01

Clear communication

We aim to explain each stage in straightforward language and keep clients informed throughout their journey.

02

Transparent documentation

Clients should understand what they are signing, what is being purchased and what documents are expected at each stage.

03

Professional support

Every enquiry deserves a prompt, respectful and considered response.

04

Long-term relationships

Our ambition is not simply to complete a sale, but to become a trusted partner as clients build and manage their portfolios.



“We do not simply introduce developments. We work to build confidence in every step.”

An aerial photograph of a city skyline at sunset. The sky is filled with orange and yellow clouds. The city is densely packed with skyscrapers and buildings. A large body of water is in the foreground, with several boats. A highway with many cars is visible on the right side of the image.

OUR BELIEF

Today's decisions can create tomorrow's opportunities.

Our role is to help clients consider those decisions with greater structure, information and support.

WHAT WE DO

Property support built around diaspora needs

01

Off-plan developments

Access to selected homes offered during construction, supported by clear development information and payment milestones.

02

Land investments

Opportunities for clients seeking to secure land for future ownership, development or long-term portfolio growth.

03

Diaspora purchases

Guidance designed for clients purchasing from overseas who need reliable communication and a clear process.

04

Rental management

Planned support for owners seeking help preparing, marketing and managing completed property for rental use.

HOW IT WORKS

A structured path from enquiry to ownership

01

Initial enquiry

Tell us your objectives, budget, preferred location and intended use.

02

Consultation

We discuss suitable options, the purchase structure and key considerations.

03

Property selection

Review the development information, availability, pricing and payment plan.

04

Verification and reservation

Complete required identity, source-of-funds and reservation steps.

05

Documentation and payments

Receive relevant documents and follow the agreed payment schedule.

06

Updates, completion and aftercare

Receive progress information and support through completion, handover and future management.

PROFESSIONAL STANDARDS

Designed to create a clearer purchasing experience

Identity verification

Clients may be asked to provide identification and supporting information as part of standard due-diligence procedures.

Source-of-funds checks

Information may be required to understand how a purchase is being funded and to support anti-money-laundering obligations.

Document review

Clients should carefully review all legal and commercial documents and obtain independent legal advice before committing.

Payment records

Payments should follow documented instructions and be supported by appropriate receipts and records.

Important: Luna Property is not a law firm, tax adviser, financial adviser or investment manager. Clients should obtain independent professional advice appropriate to their circumstances.

WHY CHOOSE LUNA PROPERTY

A bridge between international buyers and local opportunity

Our dual-company structure is intended to support communication and operations across the UK and Nigeria.

UK registered

Luna Property Developments Ltd is incorporated in England and Wales.

Nigeria registered

Luna Home Ltd is incorporated in Nigeria.

Diaspora focused

Our service model is designed around the concerns of overseas buyers.

Ongoing support

We aim to support clients beyond the first conversation and through later ownership stages.

URBAN 3

FEATURED DEVELOPMENT

Urban Prime 3

Premium 3-bedroom terrace residence with attached BQ

Abraham Adesanya–Ogombo Corridor

Lagos, Nigeria

Construction ongoing

INVESTMENT OVERVIEW

A residential asset positioned for lifestyle and long-term ownership

Urban Prime 3 is presented as a limited collection of contemporary 3-bedroom terrace residences with attached service quarters within an established gated estate along the Abraham Adesanya–Ogombo corridor.

The development is intended for homeowners, diaspora purchasers and clients considering premium residential property within the Lekki–Sangotedo axis.

LAUNCH PRICE

₦300m

Subject to availability, developer confirmation and applicable terms.

3

Bedrooms

1

Attached BQ

6–8

Months estimated fully finished delivery*

Gated

Estate environment

*Timelines are estimates provided in the sales material and may change.

THE RESIDENCE

Designed for contemporary family living

- Premium 3-bedroom terrace home
- Attached fully ensuite BQ
- Contemporary architectural design
- Spacious living and dining areas
- Ensuite bedrooms
- Modern kitchen layout
- Premium finishing specification
- Ample parking
- Private outdoor areas
- Secure gated environment

Estate infrastructure

Controlled access and security · professional estate management · paved internal roads · functional drainage · power infrastructure · street lighting · landscaping · established residential community.

PURCHASE STRUCTURE

Flexible payment options

OPTION A

Outright acquisition

¥300,000,000

Full purchase price, subject to contract and availability.

OPTION B

Construction-linked plan

20% initial deposit

Balance stated as spread over six months in the supplied sales document.

OPTION C

Extended plan

25% initial deposit

Structured quarterly payments, with the balance stated as spread across nine months.

All pricing and payment structures must be reconfirmed before reservation. Custom structures may be subject to approval.

ILLUSTRATIVE OUTLOOK

Potential outcomes supplied in the development sales material

Completion estimate

**¥375m–
¥400m**

Illustrative estimated value at completion.

Annual rental estimate

**¥18m–
¥35m+**

Range shown for standard executive and premium furnished models.

Illustrative gross yield

6%–12%

Based on the rental scenarios stated in the supplied material.

These figures are not guaranteed. They are projections from the supplied sales document, may be affected by market conditions, exchange rates, costs, taxation, occupancy, construction performance and other factors, and should not be treated as financial advice.

NEXT STEPS

Interested in Urban Prime 3?

Request the latest availability, confirmed price, payment schedule and supporting documentation before making a decision.

WhatsApp / Phone

07853 083618

Email

info@luna-property.co.uk

Before reserving

- Confirm the specific unit and current price
- Review the payment schedule
- Request the applicable contract documents
- Obtain independent legal advice
- Understand fees, taxes and exchange-rate exposure
- Keep copies of all payments and correspondence

TRUST CENTRE

Evidence, registration and transparency

The following pages present the core company-registration documents currently available for Luna Property Developments Ltd and Luna Home Ltd, together with limited evidence of a formal commercial relationship connected to the featured development.

[UK incorporation](#)[Nigerian incorporation](#)[Commercial documentation](#)

UNITED KINGDOM

Luna Property Development Ltd

Company number **17016985**.

Incorporated in England and
Wales on 6 February 2026 as a
private company limited by
shares.

Certificate of Incorporation · Companies House



CERTIFICATE OF INCORPORATION OF A PRIVATE LIMITED COMPANY

Company Number **17016985**

The Registrar of Companies for England and Wales, hereby certifies that
LUNA PROPERTY DEVELOPMENTS LTD

is this day incorporated under the Companies Act 2006 as a private company, that the
company is limited by shares, and the situation of its registered office is in England
and Wales.

Given at Companies House, Cardiff, on **6th February 2026**.

The above information was communicated by electronic means and authenticated by the
Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



NIGERIA

Luna Home Ltd

Company registration number
9537685.

Incorporated in Nigeria on 12
May 2026 as a private company
limited by shares.

Certificate of Incorporation · Corporate Affairs
Commission



**COMMERCIAL
RELATIONSHIP**

Partnership evidence

The displayed cover page evidences an agreement involving LandWey Investment Limited and Luna Home Limited.

Only the non-confidential front page is presented here. Commercial terms and sensitive details are not disclosed in this public guide.

Limited public extract · Confidential terms withheld

LND-LG-CD-CS-003	1	CBDAl7032026, V1
CONTRACT OF SALE FOR RESIDENTIAL CARCASS BUILDING DEVELOPMENT		
BETWEEN		
LANDWEY INVESTMENT LIMITED		
(VENDOR)		
AND		
LUNA HOME LIMITED		
(PURCHASER)		
WITH RESPECT TO ALL THAT CARCASS DEVELOPMENT COMPRISING OF SIX UNITS OF 3-BEDROOM TERRACE (SERIES 2) FORMING PART OF THE URBAN PRIME THREE PHASE TWO LAVADIA LYING, BEING AND SITUATE AT URBAN PRIME THREE PHASE TWO ESTATE, LOCATED AT LEKKI PENINSULA SCHEME II, ETI-OSA LOCAL GOVERNMENT AREA OF LAGOS STATE, NIGERIA.		
For Vendor:		For Purchaser:

FAQ

Common questions from overseas buyers

Can I purchase while living outside Nigeria?

Yes, purchases may be progressed remotely, subject to identity checks, document execution, payment requirements and legal advice.

Do I need independent legal advice?

We strongly recommend that every buyer obtains independent Nigerian legal advice before signing or paying.

Are projected returns guaranteed?

No. Any appreciation, rental or yield figures are illustrative and can change.

How do I verify the current price?

Request written confirmation of unit availability, price, payment terms and applicable fees before reservation.

Will I receive construction updates?

The Urban Prime 3 sales material states that investors receive periodic updates and scheduled site inspections.

Can Luna manage the property after completion?

Rental management is part of our intended service offering and will be confirmed based on the property, location and management terms.

MORE INFORMATION

What documents should I expect?

The exact documents depend on the transaction. Your solicitor should confirm the required title, contract, survey, allocation, consent and completion documents.

What if timelines change?

Construction and completion dates are estimates. The contract should set out the applicable rights, obligations and remedies.

Is property investment risk-free?

No. Property values, rental demand, costs, completion dates and legal outcomes can all vary.

How should payments be made?

Follow verified written instructions, confirm the beneficiary details independently and retain receipts and correspondence.

Can exchange rates affect my cost?

Yes. Overseas buyers should consider currency fluctuations and transfer costs when budgeting.

How do I begin?

Contact us with your budget, objectives and preferred timeframe. We will share the latest available information.

START A CONVERSATION

Your next property decision should begin with clear information.

Speak with Luna Property about Urban Prime 3, future developments, land opportunities or diaspora purchase support.

PHONE & WHATSAPP**07853 083618****EMAIL****info@luna-property.co.uk****WEBSITE****luna-property.co.uk****UK OFFICE****Unit 19 Repton Court
Basildon, Essex, SS13 1LN****NIGERIAN OFFICE****Details to be added**

Instagram · @lunapropertyofficial

Facebook · Luna Property UK

LinkedIn · Luna Property UK



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Important information: This guide is for general information and marketing purposes only. It is not legal, tax, financial or investment advice, and it does not constitute an offer, guarantee or binding commitment. Property details, availability, prices, payment plans, forecasts, timelines and service offerings may change. Prospective purchasers must complete their own due diligence and obtain independent professional advice before entering any transaction.