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Buying real estate is not only the best way, the quickest way, the safest way, but the only way to become wealthy.

Marshall Field







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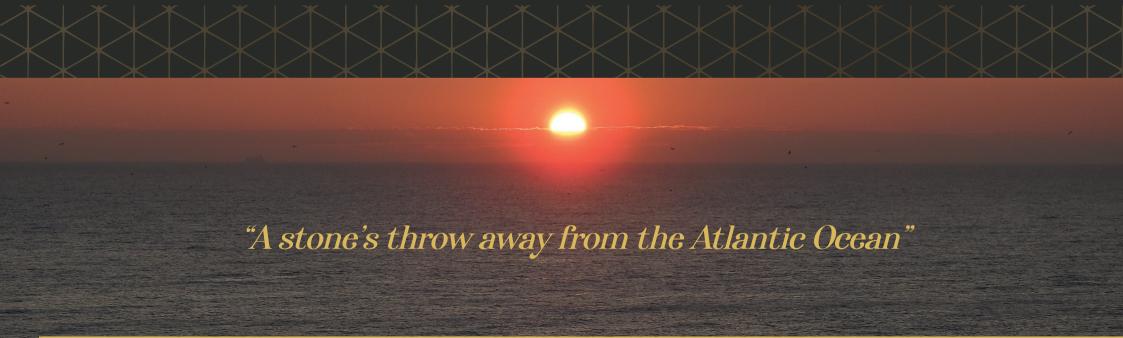
Payment Plans



Overview

Welcome to one of Eko Atlantic's most amazing structures. A&A Towers is a new premium apartment complex in the Eko Atlantic's Ocean Front District. It is centrally positioned in the city, allowing for easy access to all regions of Eko Atlantic. A&A Towers features modern, spacious apartments as well as cafés, restaurants, and recreational amenities.

A&A Towers is part of a long-term plan to build exceptional houses that are appropriate of this spectacular location in a world-class city. It's a reinterpretation of top-tier city living, a crossroads where sass and innovation meet in the middle.



A&A Towers designed by the renowned Turkish architect Atilla Ilhan; is an exciting development by Arkland Properties & Investment Co. Ltd. Throughout its entire cycle, A&A Towers will be an environmentally responsible and resource efficient construction. It will have a good impact on the environment and its residents in terms of design, building, operation, maintenance, and renovation.

A&A Towers will include 98 units, including 1,2- and 3-bedroom apartments and very high-end furnishings. With its majestic facade, gorgeous architecture, attractive landscape, and fantastic vistas, this is a genuinely remarkable location to call home.

A&A Towers is a combination of lush environment and cutting-edge construction science for the world class standard, sharing in the peacefulness of important trends. A&A Towers could not sit more eminently anyplace else, thanks to the dynamic combination of culture, class, and technology.



Location Eko Atlantic City

Lagos is Nigeria's economic hub and the continent's most populous country. Lagos is excellently positioned to play a leadership role in the African economy and become a significant worldwide force, thanks to its coastal location and vast natural resources, especially with a population of 18 million people, which is predicted to rise to 25 million by 2015. A new headquarters was required for the continent's main entry point. The solution was Eko Atlantic. Eko Atlantic, on the other hand, is more than a city. It's a clear foresight into the future. It appears to construct a living and working area out of thin air.

An oceanfront wonder is not only fast evolving, but it is also giving a good answer to global concerns like as population expansion and coastal erosion due to climate change by reclaiming degraded land. Lagos' grandiose multi-billion-dollar new city, Eko Atlantic City, is supposed to be West Africa's new financial center and is built on 10 million square meters of reclaimed ground at Victoria Island.

A quarter of a million people will live and work in the dynamic 21st century metropolis. The city will be a lively, vibrant place by day and by night. All the elements of modern city life will be conveniently located: workspace, shops, services, schools, ciltural and recreational areas, places for religious worship, modern hospitals, contemporary offices and high-end shopping malls will be a world-class safe environment in which to live, work and play. Both reliable and secure, Eko Atlantic's state of the art infrastructure, including its own water processing plant (providing potable tap water) and modern utility systems (all under one management company) guarantees an exceptionally comfortable lifestyle.

Eko Atlantic will be the best-connected city in West Africa thanks to a new ecologically friendly transportation system that includes a modern freeway, up-to-date ferry service, and helicopter service linking the city to Lagos. The A&A Towers are only 600 meters from Lagos' financial district. The location is close enough to avoid long commutes to work, but far enough away to enjoy the splendor of quiet living.

The Districts

1. Harbour Lights: This is a "Mini Manhattan" concept with high-rise towers dominating the skyline. The Marina at West Point is a gateway to the Business District and is surrounded by homes, boutiques and waterfront dining. These will fan out in ever-widening circles to the shoreline. The marina will also serve as an access point to the intra-island waterways.

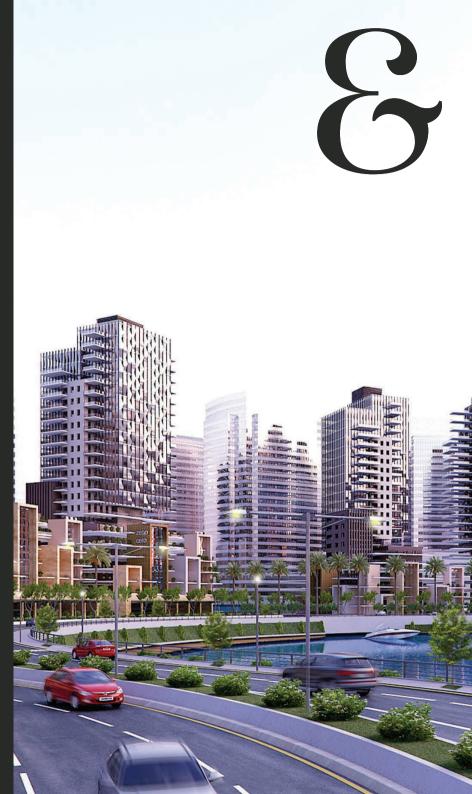
2. Business District: The Boulevard (2 km x 60 m) will be much like New York's Fifth Avenue, or Paris' Champs-Elysées.

3. Eko Drive: This offers rapid commuter access and abundant office space. Trees will line the streets, shopping complex and luxury residential high-rises.

4. Marina: A marina for yachts, sailboats and other vessels.

5. Ocean Front: The Ocean Front will offer modern, airy homes. For the pleasure of the residents, cafés, bars, restaurants, and leisure facilities will be available with a car-free, landscaped promenade directly adjacent to the ocean. Hotels will also be located here.

6. Avenues: Avenues stretch west to east and the trees lining this district will enhance the city's overall air quality. Adjacent to the main intra-island waterway, Avenues will also offer berths for boats.



Location The Oceanfront District

Within this innovative new metropolis, the elite Oceanfront District is one of 10 expertly created residential and business zones. The Oceanfront neighborhood, located near Eko Atlantic's commercial sector and Lagos' new financial center, offers fashionable and premium seaside living with a multitude of amenities in a curated, smart community. The Oceanfront District offers city living at its finest, with its opulent yacht club, modern shopping mall, and lovely pedestrianized promenade with boutiques, cafes, bars, and restaurants, as well as a bustling piazza.

A Cosmopolitan Lifestyle

The Oceanfront District within Eko Atlantic offers an unrivaled living experience with its stunning harbor-side restaurants, yachts, great stores, and magnificent promenade. A&A Towers offers distinctive waterfront living in the midst of this lovely, cosmopolitan area. The project is a stunning example of modern architecture that captures the glitz and glam of its cosmopolitan host city.



The Residences "Enjoy the luxury of modern spaces".

The most opulent residences in the city will be found at A&A Towers. Custom detailing, the best natural finishes, and some of Lagos' most dynamic vistas can be found in these vast spaces. The remarkable footprint of A&A Towers enables for the building of the city's most opulent homes. The city's vast living and entertaining venues are carefully placed across the metropolis and the fenestrations of the residences are situated properly in order to maximize multiple panoramas and ocean view.

Each unit is designed to be luxurious, with only the best materials used. All are outfitted with the most up-to-date high-tech appliances, ranging from district cooling air conditioning to high-speed internet (which is also provided throughout the entire city).

Design Options

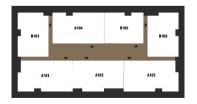
The apartments have been thoughtfully built to accommodate large parties and families. The apartment's bedrooms are exceptionally large, with plenty of room for king-sized beds and wardrobes. The one, two, and three bedroom apartments are positioned on floors five through nineteen and have excellent views of both the cityscape and the ocean. For quick access to your apartment, the residence has an elevator.







Typical Apartments Floor Plan



66

Meticulously designed, A&A Towers exemplifies the optimal in tropical living, where elegant aesthetics, unpairable comfort and high-spec functionality coexist in unison. Touches of finesse define the contemporary interior design of the 1,2 and 3 bedroom luxury apartments of Pearl Towers, while the unobstructed sea views compliment their open plan configuration.





An outstanding opportunity, A&A Towers offers state of the art one bedroom. two bedroom, three bedroom apartments and four bedroom, five bedroom and six bedroom villas on the pent floor.

One & Two Bedroom Apartment



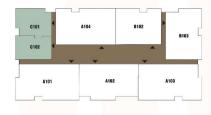




ClOl One Bedroom Apartment - Type A

Footprint 73sqm

Living room & Kitchenette	32sqm
Bedroom	18sqm
Bath	4sqm
Visitor's Toilet	3sqm
Terrace	16 sq m



Cl02 One Bedroom Apartment - Type B

Footprint 65sqm

Living room & Kitchenette	32 sq m
Bedroom	17sqm
Bath	5sqm
Visitor's Toilet	4sqm
Terrace	7sqm

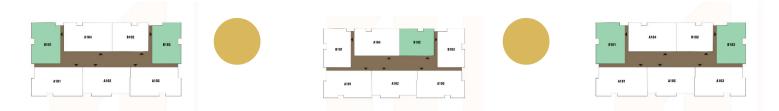














BlOl Two Bedroom Apartment - Type A

Footprint 138sqm

Living room & Dining	45sqm
Kitchenette	13 sq m
Bedroom 1	18sqm
Bath	5sqm
Bedroom 2	20sqm
Bath	7sqm
Visitor's Toilet	4sqm
Maid's room	5 sqm
Bath	3sqm
Terrace 1	16 s q m
Terrace 2	7sqm



B102 Two Bedroom Apartment - Type B

Footprint 129sqm

Living room & Dining Kitchenette Bedroom 1 Bath Bedroom 2 Bath Visitor's Toilet Maid's room Bath Terrace 1 Terrace 2

45sqm 12sqm 13sqm 4sqm 23sqm 4sqm 5sqm 7sqm 4sqm 7sqm 5sqm 5sqm



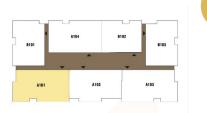
B103 Two Bedroom Apartment - Type C

Footprint 136sqm

45sqm
12sqm
13 sq m
5sqm
20sqm
7sqm
4sqm
6sqm
4sqm
13 sq m
7sqm

Three Bedroom Apartment





A101

Three Bedroom Apartment - Type A

Footprint 170sqm

54sqm	Maid's room	7sqm
12sqm	Bath	4sqm
15sqm	Bedroom 2	15sqm
4sqm	Bath	4sqm
4sqm	Bedroom 3	20sqm
24 sq m	Bath	7sqm
	12sqm 15sqm 4sqm 4sqm	12sqm Bath 15sqm Bedroom 2 4sqm Bath 4sqm Bedroom 3









A102 Three Bedroom Apartment - Type B

Footprint 157sqm

Living room & Dining
Kitchen
Bedroom 1
Bath
Visitor's Toilet
Terrace

50sqm	Maid's room
13 sq m	Bath
15sqm	Bedroom 2
4sqm	Bath
4sqm	Bedroom 3
16sqm	Bath

7sqm 4sqm l5sqm 4sqm 18**sq**m 7sqm













AlO3 Three Bedroom Apartment - Type A

Footprint 168sqm

Living room & Dining	51sqm	Maid's room	7sqm
Kitchen	13sqm	Bath	4sqm
Bedroom 1	l5sqm	Bedroom 2	l5sqm
Bath	4sqm	Bath	4sqm
Visitor's Toilet	4sqm	Bedroom 3	20sqm
Terrace	24sqm	Bath	7sqm





AlO4 Three Bedroom Apartment - Type D

Footprint 163sqm

Living room & Dining	51sqm	Maid's room
Kitchen	llsqm	Bath
Bedroom 1	14sqm	Bedroom 2
Bath	5sqm	Bath
Visitor's Toilet	4sqm	Bedroom 3
Terrace	20sqm	Bath

8sqm 4sqm 14sqm 5sqm 20sqm 7sqm

Penthouse

The stunning penthouse of A&A Towers is a gem on the island, offering a really luxurious experience. These suites are a true treasure for those seeking the ultimate in luxury at Eko Atlantic. To provide an even better and richer home experience, these apartments include a large bright living room and dining area. The penthouse sits on the 19th and 20th floors, providing spectacular views of the Atlantic Ocean and Atlantic City. The spectacular penthouse crowns the A&A Tower with its panoramic outlook and lovely deck.

Type D

Type A

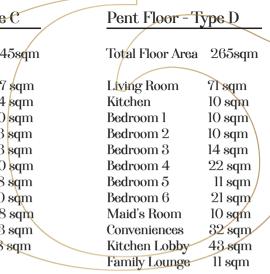
Туре В



Type C



Pent Floor - T	ype A	Pent Floor - T	ype B	Pent Floor - Ty) e
Total Floor Area	245sqm	Total Floor Area	245sqm	Total Floor Area	24
Living Room	84 sq m	Living Room	81 sq m	Living Room	71
Kitchen	15 s q m	Kitchen	13 s q m	Kitchen	14
Bedroom 1	24 sqm	Bedroom 1	10 s q m		10
Bedroom 2	18 sqm	Bedroom 2	13 sqm	Bedroom 2	13
Bedroom 3	22 sq m	Bedroom 3	20 sqm	Bedroom 3	13
Bedroom 4	39 sq m	Bedroom 4	14 s q m	Bedroom 4	20
Maid's Room	8 sqm	Bedroom 5	22 sqm	Bedroom 5 a	38
Conveniences	33 sq m	Maid's Room	10 sqm	Maid's Room	10
Kitchen Lobby	38 sqm	Conveniences	30 sq m		28
•	-	Kitchen Lobby	32 sqm		38
		•	-		18
		NY LIDIKE H 100			B. Contraction
			- a lat	0-0	_
	KITCHENETTE/LOBBY 43 50#		MASTER BEDROOM 21 Stam	MASTE	EBEDR 2 SOM
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	REVATOR .	ELEVATOR FIRE-HALL	STAIR HALL	ELECT. RM LOBBY	ATOR





Other Facilities Concierge

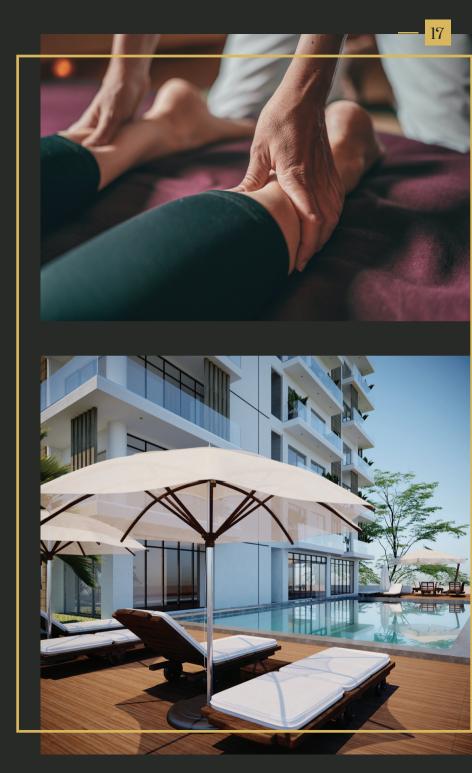
The airy light-filled lobby will have a welcoming concierge to help homeowners at any time of the day or night or guide visitors to apartments, our concierge desk is available to take care of your EVERY need 24/7 in a timely and orderly fashion. Make your bookings, arrange for spa services, and get other services cordinated on the go. The service takes the stress out and brings in effectiveness at the same time. The concierge would also provide personalized service for any special need or requests. This includes assistance with transportation, city tours, flower deliveries, restaurant reservations and a lot more.

Spa

Take a minute to enjoy yourself and give your body exactly what it needs. Leave behind the pressures of everyday life and enter a world where time stands still and relaxation pervades. Balance your mind and soul.

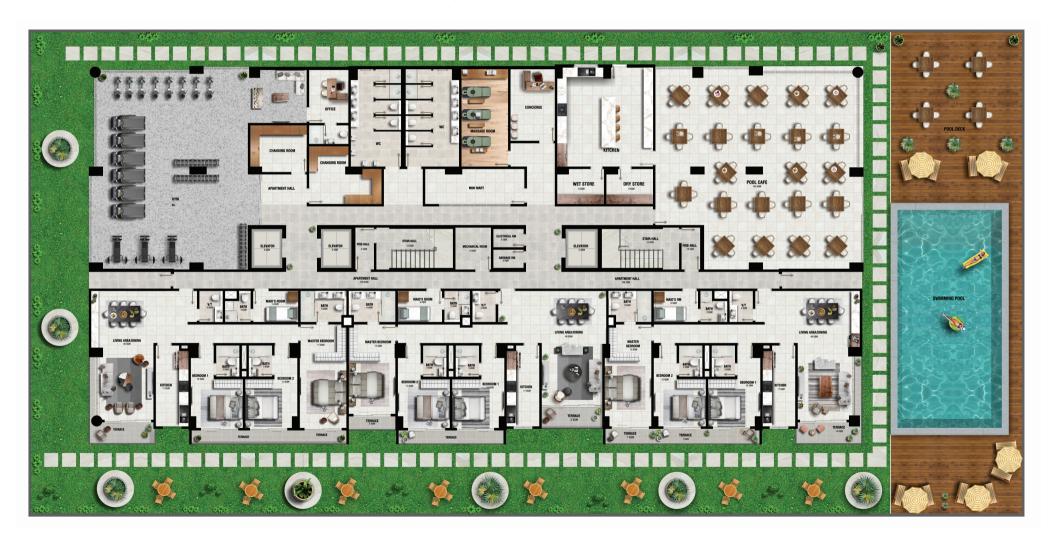
The Outdoor Terrace

Located on the 5th floor the podium terrace features a 60-foot swimming pool, sundeck, and cabanas featuring poolside food and beverage service. Residents can enjoy the impressive outdoor swimming pool or relax on the spacious terrace.



The Podium

The Podium will offer approximately 800 square meters of thoroughly curated luxury amenities spread across the 5th Floor providing a unique experience complemented by five-star service.



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Health & Fitness

Health is indeed the basic ground for wealth. We want to make sure you are healthy and fit throughout your stay at A&A Towers by providing you with suitable facilities for workout. For a fresh and energetic start to the day, workout with a wide selection of modern equipments at our health center or pamper yourself and get some time to relax from a stressful day at our sauna – steam rooms.



Restaurant & Bar

Explore the art of cuisine as it is practiced with complexity and panache with classic and innovative dishes fused with unrivalled service and hospitality at A&A Towers. Have a taste of regional food and drinks within the building. Enjoy the luxury and comfort of our millenial services helping you chew on and gulp down only the best and satisfying meals.

Car Parking Spaces

The parking spots are distributed between the basement floors to the fourth floor. Each apartment will have a minimum of 2 parking spots. In addition, 30% of the allocated parking spots are specially dedicated for visitors.

Car parking spots are also provided for occupants of the office spaces.



Retail Spaces

Because we know you would want to get some items quickly and painlessly, we have a retailer service, that is very reliable and accessbile. Get anything for stationery to personal items easily at reasonable princes. A&A Towers will also offer a mix of trendy upscale shopping options right at your doorstep.

Office Spaces

A&A Towers provides high-quality office space, allowing tenants to work in a productive and sophisticated setting. All office spaces are immaculately presented and equipped with 24-hour security and CCTV cameras as well as providing state of the art communication tools, high speed internet connection and individually controlled central air-condition system.





Development & Specifications

Every element of the A&A Towers has been meticoulously planned to create the living space of your dream. The common areas feature generous spaces particularly in high traffic spots, like the parking lot, corridors, hallways and elevators. There is a standby maintenance team that offers round the clock upkeep to keep A&A Tower's common areas in perfect condition. Our maintenance team is always reachable 24/7 to serve you. Some of these common areas include:

The Swimming pool Landscaped paths and sitting areas Gym

In addition to living in the newest prime area of Lagos, residents will enjoy first class infrastructure facilities, including uninterrupted power, water, and security services. Overview of facilities/services provided:



24 hours electricity





24 hours security



24 hours janitorial/ concierge services



Intrusion alert system



Satellite and Master Antennae





Video Phone System



Home automation system



E-tag system for vehicle entry/exit

Dedicated lifts with specific ID systems for penthouses

Ducting provision for Telecommunications

Ventilation. Mechanical Ventilation for all basements

Lightning Protection

Fire Detector System

BATHROOM

High-end contemporary vitrified ceramic-granite floor tiles and ceramic-granite wall tiles.

Contemporary sanitary ware with stainless steel mixer taps.

Wall-mounted WC.

Walk-in showers with glass shower screens $\boldsymbol{\&}$ wall mounted chrome rain showerheads.

KITCHEN

Modern style open or enclosed kitchen (Client's choice).

High-gloss finished cabinetry, soft closing drawers and doors with tiled backsplash.

Integrated extractor fan, cooker hub and oven with washing machine connections.

ELECTRICAL & COMMUNICATION

Video phone access control system.

Hidden access pipes and wiring for cable TV and internet.

Loop-through TV points to all rooms.

Ceramic-granite floor tiles. (Upgrade option of treated hardwood or marble flooring available).

Floor to ceiling aluminum/opvc double glazed 8mm heat reducing tinted windows fixed and sliding.

High-quality Solid core Monobloc MDF door panels.

Suspended ceilings with recessed LED lighting and concealed cooling vents.

HEATING & VENTILATION

Energy-efficient VRV HVAC cooling system controlled by zoned and remote controls.

Smart building design to control all systems even from outside by your phone.

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Payment Plans

Initial deposits range from 20% to 30% for 2 and 3 bedroom units, with the opportunity to stretch the balance over 24 months. Payments can also be made on a quarterly basis.

MONTHLY PAYMENT

N 10M x Balance spread across monthly N2OM x Balance spread across monthly N3OM x Balance spread across monthly 30% x Balance spread across monthly

QUATERLY PAYMENT

N10M x Balance spread across quarterly
N20M x Balance spread across quarterly
N30M x Balance spread across quarterly
30% x Balance spread across quarterly

N20 Million

FAQS IS EKO ATLANTIC SAFE?

1.WHAT IS A STORM SURGE?

Storm Surge is water from the ocean that is pushed towards the shore by the force of the winds whirling around a hurricane that was created by a raging storm. This advancing surge merges with the normal tide of the ocean and increases the water tides.

Storm Surges combined with waves can cause extensive and catastrophic damage.

2.WHAT IS THE CAUSE OF THE COMING STORM SURGE?

The coming storm surge is caused by climate change. It is the direct result of the acts of global climate change around the world.

3.WHAT IS THE GREAT WALL?

The Great Wall of Lagos is the cities defense against the direct cause of climate change (storm surge) on the Atlantic Ocean.

The great wall of Lagos is the city only protection from rising global sea levels caused by Climate change. Experts have predicted sea levels to at least meters in the coming years and this rise will submerge Lagos under water so something had to be done.

4.IS THE CREATION OF EKO ATLANTIC CAUSING THE CURRENT FLOODS IN LAGOS?

No!

The aging drainage system, plastic pollution and climate change are responsible for the flooding of Lagos?

5.WILL THE GREAT WALL PROTECT THE CITY FROM THE COMING STORM SURGE?

Yes!

The Great Wall of Lagos will protect Eko Atlantic City and its environs. However, the great wall of Lagos will not protect the entire city of Lagos. The Great Wall of Lagos was created to protect Eko Atlantic and its immediate environment.

6.IS EKO ATLANTIC SINKING? No!

Eko Atlantic is not sinking, it is the safest and most secure landmark in Lagos. Eko Atlantic was built to last and its engineering was done by some of the world's most renown engineering experts.

66 The Great Wall of Lagos is the cities defense against the direct against the direct cause of climate change (storm surge) on the Atlantic Ocean.

7.YOU SAY EKO ATLANTIC IS SAFE AND SECURE, DO YOU HAVE EVIDENCE? Yes!

There are resources on ekoatlantic.com

which can give details on the science behind the building of the Great Wall and sand filling the city. Also, it is important to note that the American Embassy had previously investigated the city and its structural integrity for 7 years before investing million dollars to purchase land on Eko Atlantic in 2019.

8.WHY HAS THE CITY NOT TAKEN OFF?

Perception: there is a general believe that the city will be submerged by water in some years which is a wrong perception.

Eko Atlantic city is a reclaimed land from the ocean which was originally land was eroded by the ocean via a storm surge. The storm surge that occurred in Lagos in 2012 claiming 16 lives birthed the perception that Eko Atlantic is reclaimed land of the ocean.

Land Area:

Land is sold at \$1250/sqm to \$4000/sqm. The Marina on the other hand is sold at o \$4000sqm.

Peculiarity:

The nature of a high-rise building is such that construction must be done at a just the right paced and nothing should be rushed. Experts on the projects like Yasnas ITB also advice in the importance guaranteeing the safety of the residents when building

FAQS IS EKO ATLANTIC EXPENSIVE?

1.WHO IS SELLING PROPERTY ON EKO ATLANTIC AT 40% BELOW MARKET RATE?

ARKLAND PROPERTIES & DEVELOPMENT is selling the A&A Towers at 40% below market rate. The A&A Towers is a 16-Billion Naira project that is due to be completed in May 2021. The project is currently at piling stage s and our partners are Yasnas and ITB.

2.WHY EKO ATLANTIC?

Eko Atlantic is a city project worth over 7 billion dollars with investors all around the world contributing to the vast development of the city. The city upon completion will have a population of seasoned business men and multinational companies from different parts of the world. Eko Atlantic is the primmest and the most adequate environment and is eco-friendly to both residents and commercial occupants. Foreign embassies like the American Consulate and its foreign counterparts will be relocating to the city.

The United States government has investigated the city for years and testing its structural integrity and upon confirmation, the United States government have purchased land worth 65 million dollars in Eko Atlantic. Eko Atlantic is the future of Lagos which is the commercial capital of Nigeria and her center for Excellence. In the history of development, the creation of the city will be one of a kind.

3.HOW ARE YOU ABLE TO SELL AT 40% BELOW MARKET RATE?

We can sell below market because of our business model and they are premised on solid business principles which are explained in the steps below

STEP 1:

JOINT VENTURE: We have a history of working only on Joint Venture JV Developments. This ensures that no extra expense is incurred through buying the land.

STEP 2:

NO LOAN: We don't have any bank loans; neither do we receive funding from any external sources. We do not believe that loaning is a sustainable business model or a method for financing the business.

STEP 3:

WEARE SELF-FUNDED: All the investments we put into all our projects are generated through thepast on projects that we have done.

4.WHY IS ARKLAND SELLING AT SUCH A LOW PRICE?

The mode of entry and cost of construction are a few of the reasons Arkland is selling at its current rate because once the middle man is taken out, construction funds become cheaper and as a reputable company. We are known for our credibility and accountability to deliver the very best on not just A&A Towers but to our past and existing projects.

Arkland target market is focused on the middle upperclass and in the process, it is creating leverage for more home owner and solving the problem of housing deficiency at an affordable rate.

All funds and resources gotten for this project are from proceeds from completed projects and deposits from clients that have purchased plan. We pride ourselves in NO LOAN principle.

5.WHY ARE YOUR PROPERTIES SMALL?

Construction cost per sqm are bigger in the city than projects outside the city. However, with A&A Towers the request for more space is achievable by joining two apartments at a cost.

6.WHY IS THE MANAGING DIRECTOR NOT KNOWN?

The MD/CEO of Arkland Properties is Mr. Jide Olumodimu with vast experience and completed developments to his name. He has over the years chosen to build his Pedigree and structure not just putting his name out there to be known.

The achievement of having to start and complete all these projects depicts his credibility and has over the years represented his voice. We also welcome you to visit our properties which are listed to check and vet our claims.



7.WHAT IS THE TOTAL VALUE OF ALL THE DEVELOPMENTS YOU HAVE IN NIGERIA?

We have built 12 Housing Residents in Nigeria since our inception in with an estimated total value of N12 billion naira.

8.YOU ARE A YOUNG COMPANY. HOW ARE YOU ABLE TO BUILD 12 UNITS IN SUCH A SHORT TIME?

We have a business strategy to build multiple units at the same time and we have worked on projects simultaneously. We construct a minimum of 2-4 projects in a year.

9.YOU ARE SUCH A SMALL COMPANY, HOW ARE THE INVESTORS CERTAIN THAT YOU WILL COMPLETE THE A&A TOWERS BUILDING PROJECT?

Our Pedigree: We have a reputation that has been built over time. We have successfully completed developments and we have SOLD OUT ON ALL developments.

10.WHY ARE YOUR PROPERTIES SMALL?

Construction cost per sqm are bigger in the city than projects outside the city. the request for more space is achievable by joining apartments at a cost.

11. HAVE YOU EVER HAD ANY HISTORY OF AN ABANDONED PROJECT?

No.

We have never had one abandoned project since our inception. We have also sold out on all our project!

12. WHAT DOCUMENTARY EVIDENCE DO YOU HAVE WITH REGARDS TO YOUR CLAIM TO JOINT VENTURE?

We have a Deed of Assignment and we are willing to make it available to all parties who have been qualified as customers that are about to pay or ready to buy.



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