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OASISBAUEN

HOLDINGS LIMITED

Investor Guide

*Who we are, where we are raising,
and how each platform contributes to the group.*

OasisBauen Holdings Limited

Abuja, Nigeria

Executive Summary

OasisBauen Holdings Limited is a private holding company headquartered in Abuja, Nigeria. We operate across five platforms in real estate development, civil engineering and infrastructure, architecture, cross-border compliance, and investment management.

This guide is written for investors who are evaluating OasisBauen Holdings ahead of our pre-IPO programme and our planned listing on the Nigerian Exchange. It explains who we are building for, the capital raise programme we are running between today and that listing, how each platform contributes to the group, and the terms on which we engage with new investors.

It complements the *OasisBauen Pre-IPO Roadmap*, which describes our path to public markets in more detail.

Who is the OasisBauen Investor?

OasisBauen Holdings is purpose-built for investors who think long term, who value platform-style holding-company exposure, and who want to participate in the next phase of African real estate, infrastructure, and cross-border financial services.

We expect our cap table — at and beyond the listing — to reflect the four investor archetypes described below. Most allocations will run alongside founder equity and strategic operating partners.

Investor archetype	Profile	Stage
Diaspora HNW investors	Nigerian and pan-African individuals based in Europe, North America, or APAC who want exposure to home-market real estate and infrastructure under a credible, professionally governed structure.	Core
Family offices	Pan-African, Middle Eastern, and European family offices seeking long-duration African real-asset exposure with diversified platform mix and disciplined capital allocation.	Core
Strategic institutional partners	Real estate, infrastructure, and development-finance institutions (DFIs and similar) interested in platform-level partnerships across one or more of the five subsidiaries.	Strategic
Pre-IPO crossover funds	Specialist late-stage and pre-IPO investors entering ahead of the NGX listing as the audit cycle and governance build-out completes.	Pre-IPO

We are happy to talk to investors at smaller ticket sizes too — but our reporting cadence and communication rhythm is designed for committed, longer-horizon participants rather than short-term traders.

Investment Thesis

- **Diversified holding-company exposure.** Five operating platforms covering complementary parts of the real-asset value chain — development, infrastructure, design, advisory, and asset management — under a single governance framework.
- **Founder-led with institutional intent.** Operating leadership runs each platform on its own P&L, with a holding-company Investment Committee being formalised as part of our pre-IPO governance build-out.
- **Cross-border by design.** The group is structured to serve the Nigerian diaspora and to channel international capital into well-governed Nigerian projects, with European and North American touchpoints built in.
- **Listed-market path with discipline.** We are not racing to the public market. The plan is to establish profitability, two consecutive audited years, and an independent board before approaching the NGX.
- **Niche-focused operating units.** Each subsidiary is positioned in a defensible niche, rather than competing as a generalist — see the platform pages that follow.

Capital Raise Programme

Our capital strategy is layered. We raise the right kind of capital at the right stage, sized to the operational maturity of the platform receiving it. The phases below describe how we move from founder-led equity through to the public market.

Phase	Use of proceeds	Status
Founder equity & friends-and-family	Working capital and early operating spend across the existing platforms.	Active
Seed / strategic	Targeted strategic capital at the platform level. Used for completing the operating build-out and the diaspora marketing programme.	Active
Series A growth round	Group-level institutional round. Funds platform scale-up, pipeline acquisition, and the audit and governance build-out.	Near-term
Series B / pre-IPO	Crossover and specialist pre-IPO capital. Bridges the company into the NGX listing window.	Mid-term
NGX listing	Public offering on the Nigerian Exchange Main Board or Growth Board, subject to regulatory approval and market conditions.	Target horizon

Stage labels are directional and indicative — specific timing is set out in the Pre-IPO Roadmap and updated quarterly.

Platform Positioning

Each of the five subsidiaries is positioned in a defensible niche. The columns below summarise our market positioning today and the valuation thesis we use internally when thinking about each platform. Specific valuation figures will follow once the audit cycle establishes a public base for them.

Platform	Market position	Valuation thesis
Oasis Real Estate Development	Residential and mixed-use estates in the FCT and surrounding states. Differentiated by site selection, professional delivery, and a diaspora-friendly buying experience.	Asset-base economics; valuation grows with delivered units and recurring rental NOI.
BaumeisterCivil	Civil engineering and infrastructure contracting across roads, modular construction, real estate, oil & gas, industrial setup, offices, and urban estates. Serves both private and public-sector clients in Abuja, Lagos, Port Harcourt and other regions.	Backlog-driven valuation; benefits from operating leverage as the modular and project pipeline scales.
OasisBridge Management	Cross-border compliance and advisory for the Nigerian diaspora and institutional cross-border investors. Berlin anchors the European footprint.	Recurring fee model; valuation responds to AUA and cross-border deal volume.
OasisArch Planners	Architecture and design serving group projects and external commissions. Targets EDGE certification on new projects.	Project-fee model; valuation scales with portfolio quality and brand recognition.
Oasis CapFund	Investment management vehicle financing real estate and infrastructure assets, with a disciplined underwriting framework.	Asset-management economics; valuation built on AUM, fees, and carry.

Group-Level Thesis

A holding company is more than the sum of its platforms. The OasisBauen group thesis is built on three reinforcing ideas:

1. Capital allocation as a competitive advantage

Our holding-company structure lets us move capital between platforms based on relative opportunity and execution capacity, rather than being trapped in any single business line. Over a full cycle, this is intended to compound book value at a higher rate than any single platform could achieve standalone.

2. Cross-platform deal flow

A residential project sourced by Oasis Real Estate Development can be designed by OasisArch Planners, built by BaumeisterCivil, financed by Oasis CapFund, and sold cross-border via OasisBridge Management. The group is engineered for that kind of internal coordination.

3. Listed-market discipline applied early

We are running the company today on the standards we will be required to meet at listing — audit cadence, board governance, related-party transparency. This means lower switching costs when the listing event eventually arrives.

The combined group valuation will be reset around our first audited year. The thinking above is what informs how we are building toward that valuation moment.

Investment Terms & Process

New investors typically engage with OasisBauen Holdings via the holding company directly. Platform-specific deals (joint ventures, project-level co-investment, etc.) are also available subject to the operating subsidiary's structure.

Item	Description
Structure	Equity in OasisBauen Holdings Limited (preferred or common, depending on stage) or platform-level participation as a co-investor.
Minimum ticket	Set per round and communicated as part of the engagement letter. We accommodate a wider range than typical institutional minimums for diaspora HNW participants.
Governance	Investor information rights, quarterly reporting (improving toward the audited cadence), and board observer status for qualifying investors at certain stages.
Exit	Primary expected exit route is the planned NGX listing. Secondary liquidity may be available via tender offers, NASD OTC trades, or buyback programmes ahead of listing.
Process	Initial conversation → mutual NDA → information memorandum and platform briefings → diligence → term sheet → final documentation and closing.

Risk Factors

Investing in OasisBauen Holdings involves material risks. The list below is summary-level — it is not exhaustive, and a more detailed risk section is included in the Pre-IPO Roadmap and in deal-specific documentation.

- **Execution risk.** Our work programme spans operations, governance, audit, and capital structure. Delays in any track can push the listing schedule out.
- **Market and regulatory risk.** NGX listing requirements, SEC review timelines, and Nigerian capital-markets conditions can change.
- **Profitability risk.** The roadmap assumes a sustained run of group profitability. Macro conditions, project delays, FX volatility, or capital cost increases may push that horizon out.
- **Foreign exchange risk.** A material portion of our addressable diaspora base transacts in foreign currency. Naira volatility against USD, GBP, and EUR affects pricing and reported results.
- **Concentration risk.** Our current operations are concentrated in the Federal Capital Territory and surrounding states. Geographic diversification is part of the roadmap but is not yet fully realised.
- **Liquidity risk.** Pre-listing equity has limited secondary liquidity. Investors should assume a multi-year holding period until the planned NGX listing.
- **No assurance of listing.** Nothing in this document constitutes an assurance that any IPO will occur, or that any IPO, if it occurs, will be at any particular valuation or timing.

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Companion document See also *OasisBauen Pre-IPO Roadmap 2026* for the full path-to-listing detail.

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