



SUSTAINABLE HOUSING

Abuja FCT Q1 | Q2 | Q3 | Q4 | 2026

Green Building Standards Reshaping the Capital • Q1 2026



Market at a Glance

Green building is moving from niche to **mainstream** in Abuja. Nigeria recorded **41** newly EDGE-certified developments in 2025 (up from 7 in 2021), with the Federal Capital Territory accounting for **~38 %** of the national pipeline. Rising energy costs, federal energy-efficiency codes and the Green Building Council Nigeria-Sintali partnership have combined to shift the cost-benefit calculus.

The **EDGE framework** — an IFC-backed certification — sets three tiers: **Certified** ($\geq 20\%$ savings in energy, water and embodied energy), **Advanced** ($\geq 40\%$ on-site energy savings) and **Zero Carbon** (100% renewables). Flagship Abuja schemes such as Karmod's **Abacus One** (90 units, EDGE Advanced) and the **Greenage Student Housing** at the University of Abuja exemplify the new standard.

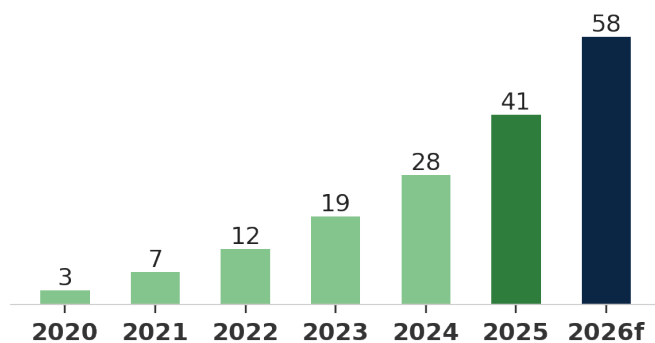
The **cost premium** for a certified build has fallen from $\sim 8\%$ in 2022 to **3 - 5 %** in 2026 as local supply chains for solar PV, LED and low-flow fixtures mature. On a 10-year horizon, tracked EDGE residential units are **break-even by year 4** and deliver **~40 - 55 %** lower diesel spend than conventional estates — a decisive advantage at current fuel prices.

Fast Facts

	Q1 2026	Change YoY
EDGE Certs (2025)	41 projects	+46 %
Abuja FCT Share	38 %	+400 bp
Solar PV Adoption	58 %	+16 pp
Energy Savings (Avg)	46 %	
Cost Premium	3 - 5 %	-300 bp
Break-even	Year 4	
2026f Certifications	58 projects	+41 %

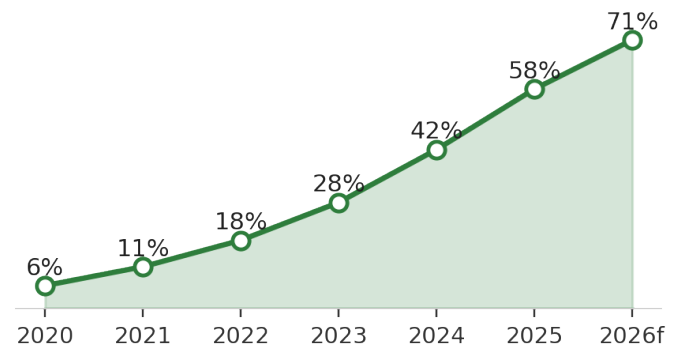
EDGE Certifications — Nigeria

new developments certified each year



Solar PV Adoption — Abuja

share of new residential developments with solar backup





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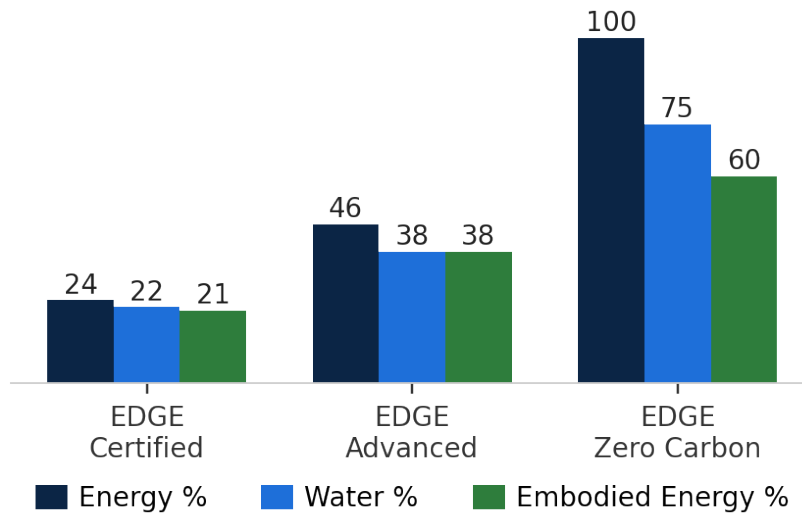
The EDGE Framework — Three Certification Levels

minimum thresholds and where Abuja developments are landing

EDGE CERTIFIED $\geq 20\%$ savings threshold	EDGE ADVANCED $\geq 40\%$ savings threshold	ZERO CARBON 100% savings threshold
Minimum threshold: 20 % savings in energy, water, and embodied energy versus a standard benchmark building in the same climate zone.	On-site energy savings of at least 40 %. Typical in high-performance office and residential builds across Abuja, Lagos and Port Harcourt.	Net-zero operational carbon. 100 % renewable on-site or off-site, plus verified carbon offsets for any residual emissions.

Savings Delivered by Certification Tier

% reduction vs. standard benchmark building (energy, water, embodied energy)





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Notable Abuja Pipeline

selected EDGE-certified and targeted developments

Greenage Student Housing	Univ. of Abuja	EDGE CERTIFIED	2023
Abacus One Estate	Abuja (Karmod)	EDGE ADVANCED	2024
Solaris Heights	Katampe Ext.	EDGE CERTIFIED	2025
Savannah Gardens	Lugbe	EDGE ADVANCED	2025
OASIS Grove Kuje	Kuje	EDGE CERTIFIED	2027 target
Asokoro Eco-Residences	Asokoro	ZERO CARBON	2028 target

Abuja Submarkets — Green Builds

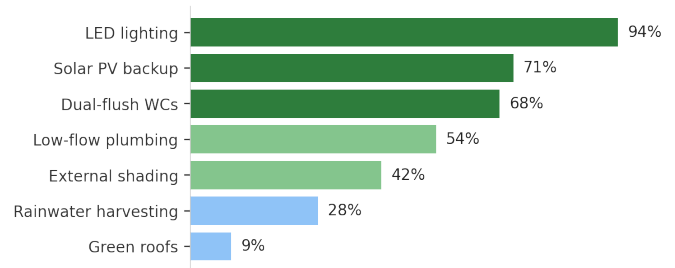
share of 2025 EDGE pipeline by district



- Katampe Ext. / Jahi**
38 %
- Maitama / Asokoro**
24 %
- Lugbe / Kuje**
18 %
- Gwarinpa / Kado**
12 %
- Other FCT**
8 %

Feature Adoption (2025)

% of new Abuja builds including each feature





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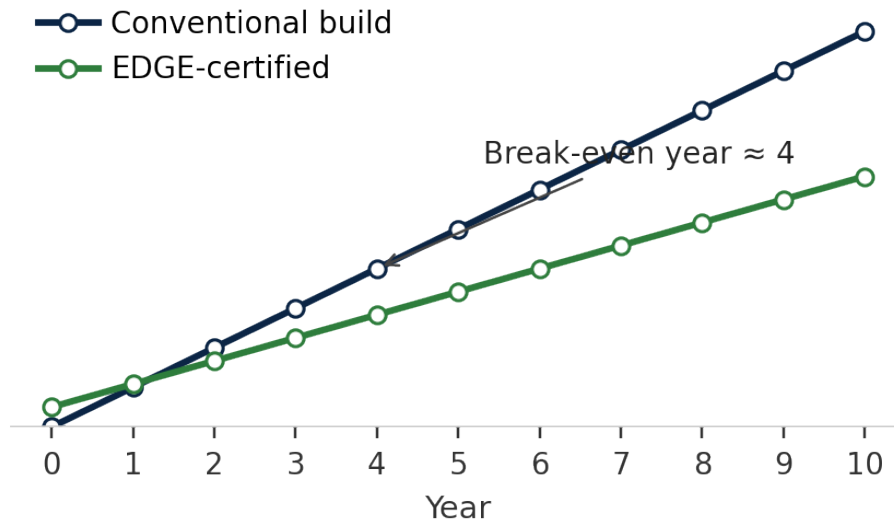
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10-Year Total Cost of Ownership

EDGE-certified vs. conventional build — indexed cumulative cost



Policy & Finance Tailwinds

five frameworks accelerating adoption across the FCT

Building Energy Efficiency Code (BEEC)

Federal Ministry of Power, mandatory minimum U-values and lighting density for new builds.

Nigeria Green Building Council + Sintali

Accelerating EDGE adoption; 100+ projects in pipeline as of 2026.

FCT Sustainable Development Policy

Abuja-specific incentives: density bonuses, expedited permits, land-use concessions.

GIZ / BMZ Energy Efficiency Programme

Technical assistance and concessional finance for certified developers.

Central Bank's RSSF / Green Finance

Below-market loans for certified housing; NMRC refinance window for green mortgages.



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Outlook — 2026 - 2028

base-case view on green building adoption in Abuja

- **Supply:** EDGE-certified units in Abuja expected to cross **2,500 homes** by end-2027, up from ~450 in 2024.
- **Cost premium:** declining from ~8 % in 2022 to ~**3 - 5 %** by 2026 as supply chains for solar, LED, and low-flow fixtures localise.
- **Utility savings:** tracked EDGE residential units show ~**40 - 55 % lower** diesel spend vs. conventional estates — a major selling point under current fuel prices.
- **Mortgage incentive:** NMRC refinance window for certified green housing is expected to open **H2 2026**, adding up to **150 bp** of rate advantage.

Contact

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MAR 2026 BRIEFING

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