



Weekly Real Estate & Investment News Digest

Abuja and Nigeria: The Developments Shaping Land, Property and Investment

Nigeria's property and investment landscape stayed busy this week, with a major road milestone linking Abuja to the North, a high profile Abuja land dispute reaching the EFCC, fresh housing finance figures, continental interest in Nigeria's housing partnership model and a sharp move in the naira. Each of these carries lessons for land buyers and investors.

The following five stories focus on developments reported between October 16 and October 25, 2026, with particular attention to Abuja, land ownership, property development and investment.

Abuja Real Estate & Infrastructure

1. Tinubu Inaugurates 81km Section of the Abuja to Kaduna Highway

Voice of Nigeria reported on October 24 that President Bola Tinubu inaugurated an 81 kilometre section of the Abuja to Kaduna highway on Saturday, ahead of the official flag off of the APC presidential campaign in Kaduna. The section uses continuously reinforced concrete pavement and has street lighting. It forms part of the Abuja, Kaduna, Zaria and Kano corridor, which connects the Federal Capital Territory with major commercial centres in the North.

Works Minister David Umahi said the section was completed in 13 months, according to Leadership. The Presidency's Bayo Onanuga said 118 kilometres of Lot 1 and 164 kilometres of Lot 2 of the highway have been completed, and that the Federal Government has finished 348 kilometres of road projects across the North West, with another 1,811 kilometres at various stages.

For investors, better road access can influence where people live, where businesses operate and where developers choose to build. However, improved roads do not automatically raise property prices or rents. Electricity, water, security, affordability and demand still matter, and one completed stretch does not mean the whole corridor is finished.

Source: [Voice of Nigeria, October 24, 2026](#) and [Leadership, October 25, 2026](#)

2. Abuja Land Dispute Reaches the EFCC

Arise News and Legit.ng reported this week that two claimants, Safwan Garba and GY Global Oil & Gas Nigeria Limited, have petitioned the EFCC over an alleged \$2.1 million land transaction involving Jordan Nyesom-Wike, son of FCT Minister Nyesom Wike.

The claimants allege the money was paid to facilitate 60 hectares of land, 30 in Katampe and 30 in Guzape. Their lawyer said the EFCC has acknowledged receiving the petition but has not yet acted on it, and that a related civil case is ongoing before an Abuja court. Jordan Nyesom-Wike has denied the allegations.

These are allegations, not findings, and no court has ruled on them. The case still offers a clear lesson for Abuja buyers. Promised allocations, facilitation payments and arrangements involving intermediaries carry serious financial and legal risk. Buyers should verify title, seller authority and the proper allocation process before any payment is made.

Source: [Arise News, October 2026](#) and [Legit.ng, October 2026](#)

Housing Finance & Policy

3. FMBN Approves Over ₦208 Billion in Housing Loans

Nairametrics and the News Agency of Nigeria reported on October 19 that the Federal Mortgage Bank of Nigeria approved more than ₦208 billion in housing and mortgage loans in 2025 and financed 6,911 affordable housing units. The units represent 96 per cent of the bank's annual target of 7,200. Its managing director, Shehu Osidi, also said more than ₦120 billion was disbursed.

The figures were shared in Abuja at the World Habitat Day and World Cities Day commemoration, organised by the Federal Ministry of Housing and Urban Development. The bank also pointed to its Rent-to-Own Scheme, Home Renovation Loans, NHF Diaspora Mortgage Loan and Non-Interest Mortgage Financing.

The numbers show real activity in housing finance. Approvals and disbursements do not, on their own, show how many homes were completed and occupied, or how affordable they are for ordinary buyers.

Source: [Nairametrics, October 19, 2026](#) and [News Agency of Nigeria, October 19, 2026](#)

4. African Countries Eye Nigeria's Housing PPP Model

The News Agency of Nigeria reported on October 20 that African countries have shown interest in replicating Nigeria's Renewed Hope Housing public private partnership model, which was

presented at the Second Forum for Public Private Partnership Units in Africa in Addis Ababa. The forum drew delegations from 36 countries, and Nigeria presented a project alongside Malawi, Kenya, Djibouti and Côte d'Ivoire.

Dr Jobson Ewalefoh, Director General of the Infrastructure Concession Regulatory Commission, said the Renewed Hope Cities programme is designed to deliver 100,000 housing units through a joint venture concession with the private sector, with government reducing project risk instead of financing construction directly. He said commercial lending rates in Nigeria, now above 23 per cent, make market rate housing finance difficult. Government measures include identifying middle income civil servants as off-takers, building access roads and facilitating concessionary funding, which he said cut the effective project cost by about 30 per cent.

International interest is encouraging, but it does not prove the programme has met its housing targets. For buyers, the high cost of borrowing is a reminder of why flexible, structured payment options matter.

Source: [News Agency of Nigeria, October 20, 2026](#)

Nigeria's Economy & Investment

5. Naira Falls to ₦1,365 Per Dollar in Sharpest Daily Drop Since April 2025

Nairametrics reported on October 23 that the naira weakened by ₦28 to close at ₦1,365 per dollar on October 22, down from ₦1,337 the day before. That is about a 2.1 per cent fall in one session and the biggest daily decline since April 9, 2025, according to Central Bank of Nigeria data.

The move followed a quiet start to the month, when the naira traded largely between ₦1,330 and ₦1,340. Foreign exchange demand reached a 15 year high of \$18.34 billion in the second quarter of 2026, according to Nairametrics analysis of FMDA data. Gross reserves stood at \$54.86 billion on September 24, above the Central Bank's projected year end level of about \$51.04 billion.

For property developers and investors, currency movements can affect the cost of imported building materials, financing conditions and the purchasing power of diaspora buyers. One day of depreciation does not confirm a lasting trend, so the coming weeks of exchange rate data will matter.

Source: [Nairametrics, October 23, 2026](#) and [Nairametrics, September 2026](#)

What This Means for Property Investors

This week's developments point to three practical considerations for investors in Abuja and across Nigeria.



First, verification comes before payment. A confident introduction or a promise to facilitate land is not a title, and buyers should confirm ownership, seller authority and the proper allocation process every time.

Second, financing and currency conditions shape affordability. Public housing finance is expanding, yet borrowing remains expensive and the naira can move sharply, so buyers should plan payments they can comfortably sustain.

Third, infrastructure creates opportunity, but delivery is what counts. New roads and housing programmes can strengthen the case for certain locations, provided completion, maintenance and supporting services follow.

For buyers considering land in Abuja, due diligence should always come before payment.

De Velli Group