

Weekly Real Estate & Investment News Digest

Nigeria: The Developments Shaping Land, Property and Investment

October 25– 1st September, 2026

Nigeria's real estate and investment landscape saw important developments this week, from the inauguration of a major highway linking Abuja to the North to new discussions about housing affordability, construction investment and the country's economic outlook. The Federal Government also announced fresh infrastructure spending approvals and defended a proposed external borrowing programme, while renewed attention to flooding highlighted the importance of environmental risks in property ownership.

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For investors in Abuja and across Nigeria, these developments reinforce the need to assess infrastructure, affordability, land documentation and climate exposure before making property decisions. The following stories cover developments reported between October 24 and 29, 2026, with particular attention to Abuja, land, real estate, investment, inflation and the wider economic environment

Abuja Real Estate & Infrastructure

1. Abuja Real Estate and Construction Expo Targets New Investment

ThisDay reported on October 26 that the eighth Real Estate and Construction Expo, RECON Expo 2026, was scheduled to take place in Abuja from October 28 to 30 at the Shehu Musa Yar'Adua Centre. The event is expected to bring together property developers, construction companies, building materials manufacturers, financial institutions and policymakers to explore investment opportunities and partnerships across the built environment.

The expo is being organised around the theme, "Exploring Opportunities in the Real Estate Sector for Economic Development." Its stated objectives include encouraging business connections, improving access to construction products and financing opportunities, and promoting collaboration among industry participants.

For property developers and investors, the event highlights the importance of partnerships and cost management in a market where construction expenses and housing affordability remain major concerns. Access to reliable suppliers, mortgage institutions and suitable financing arrangements can influence whether projects remain commercially viable. However, the expo's announced objectives should be distinguished from confirmed investments or completed housing projects.

Source: ThisDay, October 26, 2026

Nigeria's Economy, Inflation & Investment

2. Government Targets Single-Digit Inflation to Reduce Borrowing Costs

Reuters reported on October 26 that Finance Minister Taiwo Oyedele said Nigeria aims to reduce inflation to single-digit levels before the end of 2027. He argued that lower inflation could create room for substantially cheaper borrowing, noting that lending rates faced by businesses were approaching 30 per cent. The minister contrasted these financing costs with Nigeria's reported economic growth rate of approximately 4.43 per cent.

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The government's target reflects the relationship between inflation, monetary policy, lending rates and private investment. When borrowing costs are high, property developers may face more expensive construction finance, while prospective homebuyers can struggle to secure affordable mortgages. Developers may consequently delay projects, adjust payment plans or pass some financing costs on to buyers.

The target is not a guarantee that inflation or interest rates will reach the proposed levels by the stated deadline. For investors, the key indicators to monitor include subsequent inflation reports, Central Bank decisions, commercial lending rates and the cost of building materials. A sustained improvement across these areas would provide a stronger basis for long-term property planning.

Source: Reuters, October 26, 2026

3. Federal Government Defends Proposed $21.7 Billion External Borrowing Plan

Channels Television reported on October 28 that the Federal Government had defended President Bola Tinubu's proposed $21.7 billion external borrowing programme, describing it as investment in productive assets rather than borrowing for consumption. Finance Minister Taiwo Oyedele explained that the proposal covered a multi-year financing programme of approximately five years rather than an immediate withdrawal of the entire amount.

The proposed funding is intended to support priority development programmes across sectors including transportation, security, healthcare, agriculture, energy, digital infrastructure, education and social welfare. The government has also indicated that transportation infrastructure would

receive a substantial share of the proposed financing.

For the property market, investment in roads, railways, electricity and other essential infrastructure can improve access to development areas, reduce operating costs and support commercial activity. These benefits could create opportunities for residential, commercial and industrial property over time. However, the borrowing proposal should not be interpreted as money already disbursed or as proof that every proposed project has secured funding. Implementation, financing terms, public debt sustainability and project delivery will determine the eventual economic benefits.

Source: Channels Television, October 28, 2026

4. Federal Executive Council Approves ₦631.3 Billion for Nine Road Projects

Voice of Nigeria reported on October 28 that the Federal Executive Council approved approximately ₦631.3 billion for nine road construction, reconstruction and rehabilitation projects across Nigeria. Works Minister David Umahi announced the approvals after the Council meeting at the Presidential Villa in Abuja.

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Among the projects highlighted was the reconstruction of the 95 kilometre Etuke–Okeni–Ankpa–Otopa Road in Kogi State, approved at a contract sum of ₦167 billion. The Council also approved ₦28.218 billion for rehabilitation of a 17 kilometre section of the Sokoto–Illela Road. The announcement included updates on the Abuja–Kaduna–Zaria–Kano highway corridor and other transport infrastructure initiatives.

Road infrastructure is an important consideration in property investment because accessibility affects residential demand, commercial activity, logistics and the cost of moving construction materials. Better transport connections may improve the attractiveness of locations that were previously difficult to access. Nevertheless, investors should distinguish between an approved contract, an ongoing project and a completed road. Property decisions should be based on verifiable project progress rather than announcements alone.

Source: Voice of Nigeria, October 28, 2026

Climate, Flooding & Land Investment

5. Flooding Remains a Critical Risk for Land and Property Owners

Flooding remained a serious concern in Nigeria during October, with the National Emergency Management Agency reporting on October 23 that 673,350 people had been affected across 134 local government areas in 28 states as of October 20. The agency recorded 245 deaths and 214,997 displaced people and called for stronger coordination and preparedness ahead of the anticipated 2026–2027 El Niño phenomenon. Although the report was published just before this

digest's reporting window, the figures provide important context for assessing property and environmental risks during the period.

In Abuja, flooding has previously raised questions about buildings constructed along waterways, blocked drainage channels, encroachment on green areas and the enforcement of planning regulations. The Federal Capital Territory's exposure to flooding is particularly relevant to land buyers because a plot can have ownership documents and still be unsuitable for a proposed development if it falls within a floodplain, drainage corridor or restricted planning zone.

Climate change can increase the pressure on vulnerable locations through changes in rainfall patterns, more intense rainfall events and longer periods of extreme weather. Across Nigeria, the consequences vary by location. Flooding can damage foundations, erode soil, disrupt access roads, destroy infrastructure and reduce the attractiveness of affected properties. In other areas, prolonged dry conditions, heat, erosion and desertification can create different challenges for land use and construction.

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For investors in Abuja, due diligence should therefore extend beyond confirming a land title. Buyers should investigate the plot's elevation, drainage, soil conditions, flood history, approved land use and proximity to waterways. Where necessary, professional surveys and environmental assessments can help identify risks before payment or construction begins.

Sources: Punch, October 23, 2026; BusinessDay, September 11, 2026, on Abuja's persistent flooding and land-use concerns

What This Means for Property Investors

This week's developments point to several important considerations for anyone investing in land, housing or commercial property in Nigeria.

First, infrastructure improvements can create opportunities, but investors should verify construction progress and assess whether improved access is likely to translate into genuine demand. Second, inflation and borrowing costs remain important determinants of property affordability, construction budgets and mortgage access. Third, government spending and borrowing announcements should be evaluated against actual project implementation and financing outcomes.

Finally, climate resilience must become part of land acquisition and property development decisions. In Abuja, buyers should confirm that a plot complies with approved planning regulations and is not affected by waterways, drainage reservations or flood risks. Across Nigeria, environmental conditions can influence the long-term usability, maintenance costs and value of property.

The strongest property decisions combine location analysis, proper documentation, realistic financial planning and environmental due diligence. A promising location is only a sound investment when the land is legally suitable, physically appropriate for development and supported by sustainable demand.

Sources

1. Voice of Nigeria
2. ThisDay
3. Reuters
4. Channels Television
5. Punch
6. BusinessDay

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