



Weekly Real Estate News Digest

Abuja Real Estate: The Developments Shaping the Capital This Week

September 04 - September 10, 2026

Abuja's real estate and investment landscape remained active this week as authorities intensified efforts to address flooding and building safety, while Nigeria's property investment market recorded strong growth and the country prepared for one of Africa's biggest public offerings.

For property investors, these developments are important because infrastructure, development control, investment performance, market conditions and major corporate investments can all influence the future value and attractiveness of property.

1. Abuja Intensifies Action Against Flood Risks

The Federal Capital Territory Administration has intensified its response to flooding across Abuja after heavy rainfall affected several parts of the city.

A flood assessment carried out by agencies including the FCDA, FCT Emergency Management Department and NEMA identified inadequate drainage systems, undersized bridges and obstruction of natural waterways as major factors contributing to flooding.

The assessment particularly examined areas around the Lugbe Airport Road corridor, where inadequate drainage infrastructure caused stormwater to flow towards the Airport Expressway.

The FCTA has also commenced citywide desilting and clearing of drainage channels, culverts and other waterways to improve the city's ability to manage heavy rainfall.

For property investors, the development highlights the importance of looking beyond the land itself when assessing an investment. Drainage, road infrastructure, surrounding development and proximity to waterways can all affect the safety, accessibility and long term value of a property.

2. Abuja Building Collapse Raises Fresh Safety Concerns



A three storey building in Wuse Zone 4, Abuja, collapsed on September 7, shortly after officials from the FCTA's Development Control Department had sealed the structure and directed occupants to leave.

The building had reportedly shown signs of distress before the collapse. Emergency responders, including the Federal Fire Service, were deployed to the scene as rescue operations continued.

The incident has renewed attention on building safety, development control and the condition of older structures within Abuja.

For property buyers and investors, the incident is another reminder that proper due diligence should go beyond confirming ownership documents. Buyers should consider the structural condition of a property, building approvals, planning compliance and the history of the development before committing funds.

For developers, it also reinforces the importance of following approved building standards and ensuring that construction is properly supervised from the foundation stage to completion.

3. Nigeria Real Estate Investment Trust Records 328% Profit Growth

Nigeria Real Estate Investment Trust, NREIT, reported a significant increase in its financial performance for the first half of 2026.

According to its financial report released on September 4, NREIT recorded **N6.05 billion in profit**, representing a **328.17% increase** compared with N1.41 billion recorded in the same period of 2025.

Total income also increased by more than 357% to N7.97 billion, while total assets rose to N215.83 billion. The REIT also declared a **N1.72 per unit distribution** to qualifying unitholders, with payment scheduled for September 8.

The development is significant because REITs provide investors with an alternative way to gain exposure to real estate without necessarily purchasing and managing physical property directly.

NREIT's performance also comes at a time when Nigerian investors are increasingly considering different asset classes, including equities, fixed income instruments and real estate investment vehicles.

For property investors, the development highlights the growing role of professionally managed real estate investments within Nigeria's wider investment market.

4. Dangote Refinery Moves Towards Major IPO and Expansion

Nigeria's Dangote Petroleum Refinery has moved closer to what is expected to become one of Africa's largest public offerings.

On September 7, the company announced plans to raise about **\$1.63 billion through an IPO**, with the offering expected to run from September 14 to October 13. The company plans to offer 4.1 billion shares at ₦525 per share.

The refinery also announced a **\$14.3 billion expansion plan** that would increase its processing capacity from 700,000 barrels per day to 1.4 million barrels per day by 2029.

The development is significant for Nigeria's investment market because the IPO is expected to attract a large number of retail and institutional investors while increasing the number of major investment opportunities available on the Nigerian capital market.

It also demonstrates how large scale industrial investments can create wider economic activity around infrastructure, logistics, employment and supporting businesses.

For property investors, major investments of this scale can have longer term effects on surrounding economies and the demand for residential, commercial and industrial property.

What This Means for Property Investors

This week's developments show that **property investment is increasingly connected to infrastructure, regulation, financial markets and wider economic activity.**

The flooding situation in Abuja reinforces the importance of drainage, accessibility and proper planning when choosing where to invest. A property may appear attractive because of its price or location, but the surrounding infrastructure and environmental conditions can significantly affect its long term potential.

The Wuse building collapse also highlights the importance of proper building approvals, structural safety and development control. For buyers, property due diligence should include more than confirming ownership documents.

At the same time, the strong performance recorded by NREIT shows that real estate continues to play an important role within Nigeria's investment landscape. Investors now have different ways of gaining exposure to property, from direct ownership to professionally managed real estate investment vehicles.

The Dangote Refinery IPO also demonstrates the scale of capital currently being mobilised into major Nigerian businesses. As large investments expand, they can influence employment, infrastructure, business activity and demand for housing and commercial spaces.

For anyone considering property investment in Abuja, the key lesson is simple: **look beyond today's price and consider what is happening around the property.**

Infrastructure projects, drainage systems, government planning decisions, development control, investment activity and economic growth can all shape the future value of real estate.

Weekly De Velli News

Keeping you informed about Abuja real estate, property investment and the developments shaping the capital.

Sources

- *The Guardian, September 4, 2026* — FCTA identifies faulty bridges, inadequate drainage and blocked waterways as major flood risks in Abuja.
- *The Abuja Inquirer, September 3, 2026* — FCTA begins citywide desilting and drainage clearing following flooding in Abuja.
- *Vanguard, September 8, 2026* — Building collapses in Wuse Zone 4 shortly after FCTA sealing.
- *Nairametrics, September 5, 2026* — NREIT reports 328.17% increase in H1 2026 profit and declares N1.72 per unit distribution.
- *Reuters, September 7, 2026* — Dangote Refinery announces \$14.3 billion expansion plan and IPO plans.
- *Financial Times, September 8, 2026* — Dangote Refinery targets \$1.6 billion through Africa's largest expected IPO.