



Weekly Real Estate News Digest

Abuja Real Estate: The Developments Shaping the Capital This Week

September 18th – September 25th, 2026

Abuja's real estate and investment landscape continues to be shaped by infrastructure development, housing supply, land administration and investment activity. This edition of the De Velli Weekly Real Estate News Digest follows developments across Abuja, Nigeria and the global property market, with a focus on what the reported changes mean for property owners, investors and the wider real estate industry.

Abuja Real Estate & Infrastructure

1. Federal Government Targets 24 Hour Electricity for Abuja's Idu Industrial Estate

The Federal Government has commenced a 50 megawatt electricity project aimed at improving power supply to businesses operating within the Idu Industrial Estate in Abuja. The project was officially launched in September, with the first phase expected to deliver 10MW by December 2026 and the remaining 40MW planned for rollout through 2027. The initiative involves Welbeck Electricity Distribution Limited, Abuja Electricity Distribution Company and Shell Gas Limited.

According to reports by NTA and BusinessDay, the project is part of a wider government initiative to provide dedicated electricity to industrial clusters and reduce the cost of operating businesses that currently depend on alternative power sources.

For Abuja's property market, improved electricity supply could support industrial activity, encourage business expansion and increase demand for commercial and industrial spaces around the Idu corridor. The actual impact will depend on project delivery, electricity availability and the infrastructure supporting surrounding developments.

2. Housing Minister Inspects Abandoned Kubwa-Karsana Housing Estate

The Minister of Housing and Urban Development, Muttaqha Rabe Darma, has announced plans to rehabilitate and complete abandoned government housing projects before the end of 2026. During an inspection of the National Housing Programme estate in the Kubwa-Karsana District of Abuja on September 25, the minister stated that abandoned housing properties would be upgraded and put to productive use.

The announcement forms part of the Federal Government's Renewed Hope Housing Agenda, which aims to expand access to housing and address Nigeria's housing deficit. The minister also stated that viable projects would be completed to enable Nigerians to benefit from the housing programme.

For Abuja residents and property investors, the development highlights the importance of completing existing housing projects alongside the construction of new estates. The eventual impact on housing supply will depend on the rehabilitation timelines, funding and actual delivery of completed homes.

3. Abuja Real Estate Fest 2026 Brings Investors and Developers Together

The 2026 edition of Abuja Real Estate Fest was announced on September 18, bringing attention to the opportunities and challenges shaping Nigeria's property market. According to Vanguard, the event is expected to convene investors, developers, financiers, architects, construction companies, property professionals, technology innovators and policymakers.

The event is themed "Investing, Developing and Transforming Nigeria's Real Estate Capital" and is focused on the Federal Capital Territory and the wider Nigerian property industry.

The gathering reflects continued industry attention on Abuja's property market, particularly housing development, financing, technology, and investment. Such platforms also provide opportunities for professionals and stakeholders to discuss infrastructure needs, access to capital and the future of property development in the capital.

4. Construction Industry Warns of Funding Crisis and Job Losses

The Federation of Construction Industry (FOCI) has warned that Nigeria's construction sector is facing significant financial pressure due to inadequate funding, delayed payments and rising operating costs. In a statement reported by THISDAY and other media outlets in September, the federation said that contractors were struggling with unpaid certified projects, reduced operations and the suspension of some construction activities.

FOCI reported that the funding challenges had contributed to substantial job losses, including more than 40,000 junior workers and over 1,000 senior staff. The organisation also raised concerns about the gap between government budget allocations and the actual release of funds for infrastructure projects.

The situation is relevant to Nigeria's real estate sector because construction financing affects project completion, housing delivery, employment and development costs. Delays in payments and unpredictable funding can also affect contractors' ability to meet project timelines and

maintain construction activity.

For property developers and investors, the development highlights the importance of assessing project financing, construction progress and delivery capacity when evaluating real estate developments.

5. Nigeria's Real Estate Investment Trust Market Records Strong Trading Activity

Nigeria's real estate investment market recorded notable activity during the week, with UPDC Real Estate Investment Trust emerging as the Nigerian Exchange's top-performing stock for the week ended September 18, 2026.

According to Nairametrics, UPDC REIT gained 34.91 per cent, rising from ₦13.75 to ₦18.55 over the period. The report linked the movement to increased investor activity and improved rental income reported in the company's first-half performance.

Real Estate Investment Trusts allow investors to gain exposure to income-generating property through a professionally managed investment vehicle without necessarily purchasing or managing physical property themselves.

The reported market activity highlights the connection between property investment and the Nigerian capital market. It also shows that investors can access real estate through different structures, each with its own considerations relating to liquidity, income, management and market risk.

6. Nigeria's Equities Market Reaches a New Market Capitalisation Record

The Nigerian Exchange recorded a new market capitalisation milestone during the week ended September 18, according to Nairametrics. The market closed at approximately ₦162.16 trillion, while the All Share Index gained 2.78 per cent week on week to close at 249,804.56 points. UPDC REIT was among the major gainers during the period, reflecting the participation of property-related investment instruments in the broader equities market.

The development is relevant to the property industry because capital market activity can influence investor sentiment, access to investment capital and the performance of listed real estate instruments. However, movements in the equities market do not necessarily translate directly into changes in physical property prices or rental values.

For investors, the figures provide a snapshot of activity in Nigeria's financial markets during the reporting period and illustrate the range of investment channels available beyond direct property ownership.

7. Global Cross-Border Property Investment Rises by 56 Per Cent

Global cross-border investment in commercial real estate increased by 56 per cent to \$71.8 billion in the first half of 2026, according to data from property consultancy JLL reported by Reuters on September 18. Overall commercial property transactions worldwide rose by 10 per cent to \$604.6

billion during the same period.

The report indicated that cross-border investment activity was particularly strong in Asia and Europe. Investment in Asian property quadrupled to \$19.3 billion, while European investment increased by 31 per cent to \$39.9 billion. Singapore recorded \$8.7 billion in cross-border investment, placing it among the leading markets.

However, the report also highlighted potential challenges for the second half of the year, particularly rising borrowing costs and their possible effect on property investment volumes. For Nigerian property investors, the figures illustrate how international capital continues to participate in commercial real estate markets. They also highlight the importance of financing costs, market conditions and investor confidence in shaping property investment activity across different countries.

What This Means for Property Investors

The developments reported between September 18 and September 25, 2026, highlight several issues shaping Abuja's property market and the wider real estate industry.

First, infrastructure remains an important consideration in property investment. The planned 50MW electricity project at Idu Industrial Estate and the proposed rehabilitation of housing estates in Kubwa-Karsana demonstrate the connection between infrastructure delivery, housing supply and the development of surrounding areas.

Second, construction financing and project delivery remain significant concerns. The construction industry's funding challenges underline the importance of examining a developer's financial capacity, project progress and ability to meet delivery commitments.

Third, real estate investment continues to extend beyond direct ownership of land and buildings. The activity recorded by UPDC REIT and the growth in global cross-border property investment illustrate the role of financial markets and institutional capital in property investment.

Finally, developments in international markets show that property values, rental income and investment activity are influenced by factors such as interest rates, financing costs, demand and economic conditions.

For anyone considering property investment in Abuja, the key lesson is to examine the property, its documentation, infrastructure, development plans and financing structure together.

Understanding these factors provides a clearer picture of the opportunities and risks associated with real estate investment.

Weekly De Velli News

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

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