



OKUMGBA ISLANDS

MASTER DEVELOPMENT PLAN & INVESTMENT OPPORTUNITIES

Three Islands. One Extraordinary Destination.

THE VISION

A World-Class Destination for People, Nature and Opportunity

The Okumgba Islands will be developed as a unique, nature-integrated destination that combines international tourism, permanent residential communities, medical tourism, education and research, clean-energy manufacturing, and maritime commerce — creating lasting economic, social and environmental benefits for Rivers State, Nigeria.

A UNIQUE INVESTMENT OPPORTUNITY



INTERNATIONAL TOURISM DESTINATION
Beaches, resorts, eco-tourism and marine recreation



DIVERSE ECONOMIC ANCHORS
Industry, energy, maritime commerce, medical tourism, education and research



SUSTAINABLE DEVELOPMENT
30% natural conservation and eco-tourism



MULTI-INVESTOR MODEL
Multiple development opportunities across distinct sectors



*Proposed Future Vision
A nature-integrated destination with resorts, residences, marinas and supporting facilities.*

A REMARKABLE LOCATION

The Okumgba Islands comprise 119.21 acres of existing land in a strategic waterfront location with access to regional and international markets. Their natural beauty, protected waterways and proximity to Port Harcourt create an unparalleled opportunity for a world-class development.

A COMMITMENT TO NATURE

At least 30% of the islands will be preserved as natural conservation areas, protecting their unique environment while providing eco-tourism experiences, marine habitats and green spaces for residents and visitors.

THOUGHTFUL EXPANSION

Essential dredging and reclamation will expand the development area, enabling the creation of an integrated destination with the space needed for tourism, industry, transportation, housing and community facilities, while respecting the islands' natural character.

A MULTI-INVESTOR DEVELOPMENT

The Okumgba Islands will be developed through a multi-investor approach, allowing investors to participate in individual components or in multiple sectors. This structure enables focused investment, reduces risk and accelerates development, while creating a cohesive, world-class destination.



**TOURISM
& RESIDENTIAL**



**MEDICAL
TOURISM**



**EDUCATION
& RESEARCH**



**INDUSTRY
& ENERGY**



**MARITIME
COMMERCE**

THE ISLANDS TODAY

THE AUTHENTIC LANDSCAPE BEFORE DEVELOPMENT

The Okumgba Islands are three largely undeveloped, low-lying islands in the Okrika area of Rivers State, Nigeria, within the Bonny River estuarine system. The aerial photographs below document the actual landscape: dense natural vegetation, tidal waterways and extensive waterfront edges.



Drone view: vegetation and tidal channels



Drone view: shoreline and estuarine setting

76.41	23.75	19.05	119.21
Island 1 / acres	Island 2 / acres	Island 3 / acres	Total / acres

Current use and access: The islands have no permanent residential population. Fishermen make temporary visits with family permission. Access is exclusively by boat. Existing features include the remains of an unfinished school from an earlier government initiative.

Source: family-supplied drone photographs and historical land-area figures.
Images show existing conditions, not proposed reclamation or construction.

DREDGING, LAND RECLAMATION & WATERFRONT INFRASTRUCTURE

Expanding Possibilities Through Strategic Reclamation

Strategic dredging and land reclamation will expand the Okumgba Islands, enhance navigability, create developable land for key economic activities, and provide modern waterfront infrastructure, while preserving the islands' natural character and surrounding waterways.

THE ISLANDS TODAY 119.21 ACRES (EXISTING LAND)



KEY INVESTMENT OPPORTUNITIES



DREDGING & RECLAMATION
Create additional developable land and maintain navigable waterways.



MARINE INFRASTRUCTURE
Jetties, marinas, ferry terminals and cargo facilities.



ISLAND CONNECTIVITY
Improved water transport and internal infrastructure.



ENVIRONMENTAL MANAGEMENT
Best-in-class engineering and environmental safeguards.

PROPOSED RECLAMATION AND WATERFRONT INFRASTRUCTURE ≥ 50% EXPANSION (ILLUSTRATIVE)



CREATING DEVELOPABLE LAND

The Okumgba Islands comprise 119.21 acres of existing land. Through strategic dredging and land reclamation, we propose to expand the total land area by at least 50%, creating additional space for tourism, residential, industrial and community facilities, while maintaining natural buffers and navigable waterways.

119.21
ACRES
EXISTING LAND

≥50%
EXPANSION
THROUGH RECLAMATION

ENGINEERED SOLUTIONS

Reclamation will be carried out using modern, environmentally responsible engineering methods, including:



CONTROLLED DREDGING
To create additional land while maintaining channel depth and navigability.



ENVIRONMENTAL SAFEGUARDS
To protect marine ecosystems and water quality.



ENGINEERED SHORELINES
With revetments, seawalls and green buffers.



MARINE FACILITIES
Jetties, marinas, ferry terminals and cargo berths.

BENEFITS AND OUTCOMES



Increased developable land for multiple economic activities.



Improved access for residents, visitors and cargo.



World-class waterfront amenities for tourism and recreation.



A platform for industrial, maritime and commercial development.



Sustainable development that balances economic growth with environmental stewardship.

CONSERVATION, ECO-TOURISM & NATURE EXPERIENCES

Conservation, Eco-Tourism & Nature Experiences

The Okumgba Islands will reserve 30% of existing land for natural conservation and eco-tourism (approximately 35.76 of 119.21 acres). Proposed reclaimed land is excluded from this allocation.

KEY CONSERVATION AND TOURISM INITIATIVES

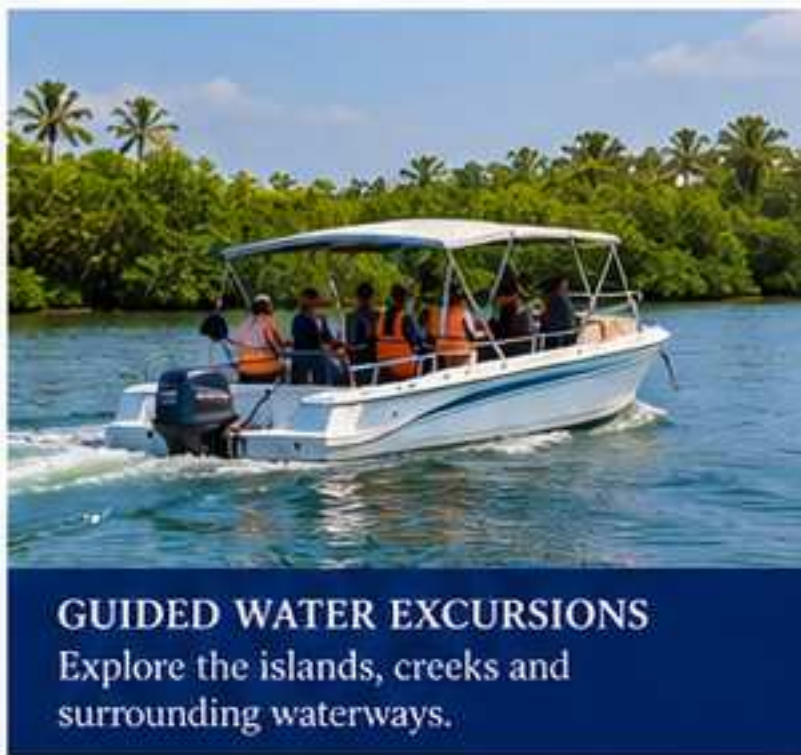
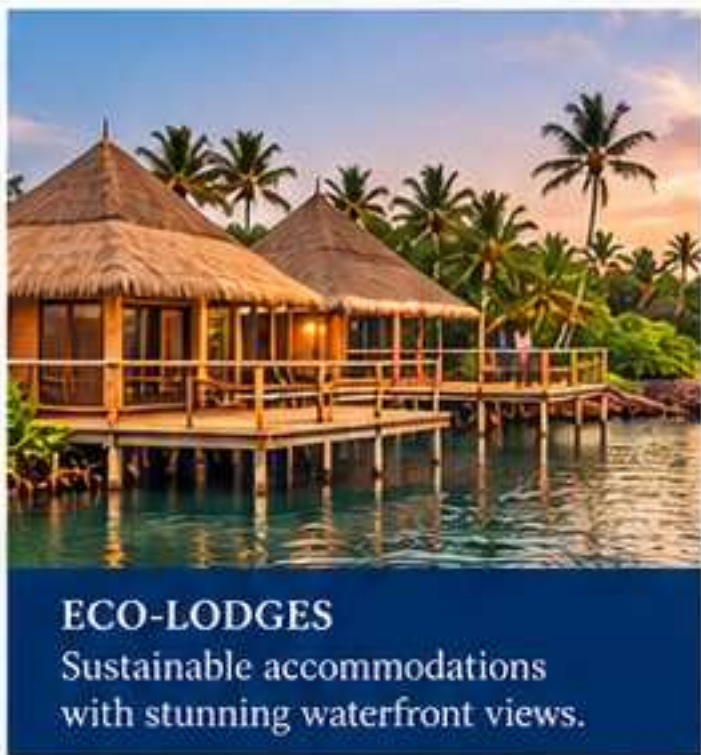
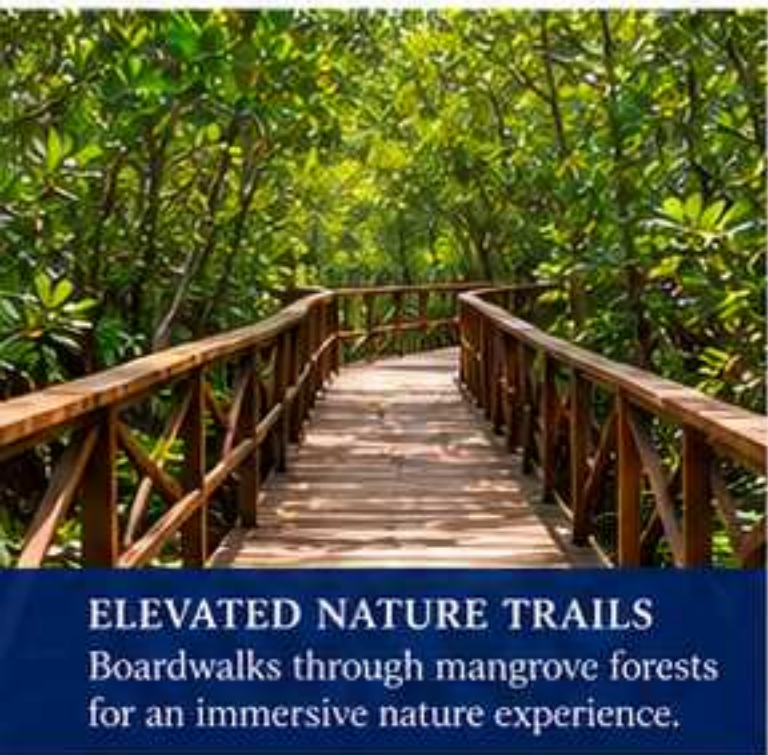
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MANGROVE CONSERVATION
Protect and restore mangrove forests and coastal ecosystems.
- 

NATURE EXPERIENCES
Birdwatching, nature trails and guided island tours.
- 

ECO-TOURISM FACILITIES
Sustainable eco-lodges, boardwalks and visitor centers.
- 

ENVIRONMENTAL EDUCATION
Research, conservation programs and community engagement.



CONSERVATION ALLOCATION 30% OF EXISTING LAND

The conservation planning target applies to the original 119.21-acre landholding, not to future reclaimed land.

35.76 ACRES

NATURAL CONSERVATION & ECO-TOURISM

BENEFITS AND OUTCOMES

- 

Preserves natural ecosystems and biodiversity.
- 

Attracts eco-tourism and research opportunities.
- 

Creates jobs and economic opportunities for local communities.
- 

Enhances climate resilience and protects shorelines.
- 

Offers unique nature and cultural experiences for visitors.

SUSTAINABLE TOURISM FEATURES

- 

Mangrove conservation and reforestation programs
- 

Elevated boardwalks and nature trails
- 

Birdwatching hides and observation platforms
- 

Eco-lodges and waterfront retreats
- 

Guided island and creek tours
- 

Environmental education and research facilities

LUXURY RESORTS, MEDICAL TOURISM & WORLD-CLASS HOSPITALITY

World-Class Hospitality and Medical Tourism

Island 1 will be the premier hospitality and wellness destination, with luxury resorts, a medical tourism and wellness campus, a conference centre and world-class amenities, all integrated with extensive natural conservation areas. This unique blend of hospitality, healthcare and nature will create an exceptional destination for rest, renewal and global connectivity.



KEY HOSPITALITY AND WELLNESS FEATURES



LUXURY RESORTS
Beachfront resorts, island villas and eco-lodges.



MEDICAL TOURISM
International medical centre, wellness and rehabilitation facilities.



INTERNATIONAL CONFERENCE CENTRE
Conferences, retreats and special events.



BEACHES AND RECREATION
White-sand beaches, water sports and leisure activities.



RESTAURANTS AND CULTURAL EXPERIENCES
Fine dining, local cuisine and cultural showcases.

Island 3
19.05 acres
(Sidel CREN energy, manufacturing and agricultural development)

Illustrative view of the Okumgba Islands showing proposed hospitality development on Island 1 with extensive natural areas, and existing Islands 2 and 3.



LUXURY ISLAND RESORTS
Elegant, low-rise resorts and villas with stunning waterfront views.



MEDICAL TOURISM & WELLNESS
International medical centre with wellness and rehabilitation facilities.



INTERNATIONAL CONFERENCE CENTRE
Modern, flexible venues for global conferences, retreats and special events.



RESTAURANTS AND CULTURAL EXPERIENCES
Fine dining, local cuisine and authentic cultural showcases.

HOSPITALITY DEVELOPMENT FOCUS

Island 1 will offer an integrated destination combining luxury resorts, medical tourism, conference facilities and premium amenities, while preserving natural ecosystems and biodiversity. At least 30% of the existing 119.21 acres across the islands will be conserved as natural habitat.



RESORTS & VILLAS



MEDICAL TOURISM



CONFERENCES & EVENTS



DINING & CULTURE

KEY BENEFITS AND OUTCOMES



Attracts international and regional tourism.



Creates jobs and business opportunities for local communities.



Showcases the natural beauty and cultural heritage of the islands.



Supports health, wellness and quality of life.



Generates sustainable revenue through tourism, medical services and events.



Supports conservation through responsible and well-planned development.

SUSTAINABLE HOSPITALITY PRINCIPLES



Low-rise, environmentally sensitive design.



Protection of mangrove forests and coastal ecosystems.



Sustainable construction and waste management.



Renewable energy and water conservation.



Local community participation and benefit sharing.

UPSCALE RESIDENTIAL COMMUNITIES, VACATION HOMES & THE OKUMGBA FAMILY ESTATE

Exclusive Island Living and the Okumgba Family Estate

Island 2 will feature an upscale residential community with waterfront homes, vacation villas and the protected Okumgba Family Estate, all within a serene natural environment. Designed for privacy, security and world-class amenities, this unique community offers a premium island lifestyle while preserving extensive green spaces for future development and conservation.

KEY RESIDENTIAL FEATURES AND AMENITIES



LUXURY WATERFRONT HOMES
Custom-designed villas with stunning water views.



UPSCALE APARTMENTS AND VILLAS
Modern, low-rise residences with premium finishes.



THE OKUMGBA FAMILY ESTATE
A private, secure estate set within a natural landscape.



RECREATION AND LIFESTYLE AMENITIES
Parks, walking trails, marina access and community facilities.



NATURAL ENVIRONMENT
Preservation of mangroves and green spaces for a balanced lifestyle.



LUXURY WATERFRONT HOMES
Elegant, custom-designed villas with private docks and panoramic water views.



UPSCALE APARTMENTS AND VILLAS
Modern residences designed for comfort, style and island living.



THE OKUMGBA FAMILY ESTATE
A private and secure estate set within a natural environment.



RECREATION AND LIFESTYLE
Marina, walking trails, parks and community facilities.

RESIDENTIAL DEVELOPMENT FOCUS

Island 2 will provide a premium residential community that blends luxury living with nature, offering waterfront homes, vacation villas and the Okumgba Family Estate, while preserving green spaces and leaving room for other development components.



WATERFRONT HOMES



APARTMENTS & VILLAS



FAMILY ESTATE



PARKS & GREEN SPACES

KEY BENEFITS AND OUTCOMES



Attracts high-net-worth individuals and investors.



Creates jobs and business opportunities for local communities.



Showcases the natural beauty and cultural heritage of the islands.



Generates sustainable revenue through property sales, rentals and related services.



Supports conservation through responsible and well-planned development.

SUSTAINABLE RESIDENTIAL PRINCIPLES



Low-rise, environmentally sensitive design.



Protection of mangrove forests and coastal ecosystems.



Sustainable construction and waste management.



Renewable energy and water conservation.



Local community participation and benefit sharing.

ENERGY, MANUFACTURING & AGRICULTURAL DEVELOPMENT

Sidel CREN

A Regional Power and Industrial Anchor

Sidel CREN proposes an integrated energy, thermal-storage manufacturing and food-production precinct on **Island 3**. The



Developer-supplied concept illustration — not a surveyed site plan or approved construction design.

19.05 ACRES

Existing Island 3

20–21 ACRES

Proposed reclamation

~40 ACRES

Target integrated precinct

PROPOSED INTEGRATED FACILITIES

Power: Gas turbines, concentrated solar thermal collectors, thermal energy storage, organic Rankine-cycle heat recovery and battery storage. **Manufacturing:** A proposed 200,000 sq ft TESS assembly plant on an eight-acre parcel. **Agriculture:** A six-acre greenhouse precinct with cultivation and packing facilities.

PRELIMINARY OPERATING TARGETS

135 MWh/day electricity supply target (49.275 GWh/year); **67–87** estimated direct operating positions; **180–360 tonnes/year** illustrative greenhouse production. The submitted energy balance does not independently establish additional capacity for the wider Okrika distribution ambition.

INVESTMENT & DELIVERY

Sidel CREN intends to arrange project financing, including its proposed land expansion and industrial facilities. Family land participation and commercial terms remain to be negotiated; reclamation, marine access, grid delivery and technical performance require detailed feasibility and permits.

ENVIRONMENTAL RESEARCH, CONSERVATION AND INTERNATIONAL EDUCATION

Research and Education for a Sustainable Future

The Okumgba Islands will host a postgraduate environmental research station on Island 1 and an international primary and secondary school on Island 2. Together, these facilities will support scientific research, environmental protection, and quality education for future generations, while preserving at least 30% of the existing land across the islands as protected green space.

KEY FEATURES AND BENEFITS



30% CONSERVATION AREA
At least 30% of existing land preserved across the islands.



POSTGRADUATE RESEARCH
Marine and tropical research, oil-pollution remediation and conservation.



INTERNATIONAL SCHOOL
Primary and secondary education with modern facilities and global curriculum.



COMMUNITY BENEFITS
Jobs, skills development and stronger local communities.



GLOBAL PARTNERSHIPS
Collaboration with universities, research institutions and international organizations.

Island 1 76.41 acres

- Hospitality & Medical Tourism
- Conference Facilities
- Postgraduate Environmental Research Station
- Conservation Areas

Conservation Area
(~30% of existing land across the islands)

Environmental Research Station
(Postgraduate Research)

Island 2 23.75 acres

- Residential Community
- Vacation Homes
- International Primary and Secondary School
- Family Estate

International Primary and Secondary School

Okumgba Family Estate

Island 3 19.05 acres

(Sidel CRÉN energy, manufacturing and agricultural development)

ENVIRONMENTAL RESEARCH STATION (ISLAND 1)

A compact, low-impact research station for postgraduate researchers, supporting marine and tropical ecosystem research, oil-pollution remediation, mangrove conservation and coastal resilience.

INTERNATIONAL PRIMARY AND SECONDARY SCHOOL (ISLAND 2)

A modern, secure and inspiring learning environment with international standards, designed to develop future leaders and contribute to community transformation.

RESEARCH STATION FOCUS AREAS



Marine and coastal ecosystem research.



Oil-pollution remediation and environmental restoration.



Tropical ecology, mangrove conservation and biodiversity protection.



Data collection, innovation and practical solutions for sustainable development.



Partnerships with global universities and research organizations.

SCHOOL KEY FEATURES



International curriculum (primary and secondary).



Modern classrooms, science and technology laboratories.



Sports facilities, arts and cultural programs.



Safe, secure and nurturing environment.



Character development and global citizenship.



Scholarships and outreach for children from local communities.

BENEFITS AND OUTCOMES



Protection of natural habitats and healthier coastal ecosystems.



Quality education, research and human capital development.



Jobs and skills training for the local community.



Sustainable, low-impact development.



Regional and international recognition for environmental leadership and educational excellence.

WATERFRONT COMMERCIAL, ENTERTAINMENT AND CULTURAL VILLAGE

A Vibrant Waterfront Village Experience

The reclaimed beachfront on Island 1 will host a vibrant commercial, entertainment and cultural village featuring waterfront restaurants, retail shops, Nigerian arts and crafts, souvenir markets, cultural performances and leisure facilities.

This village will celebrate our heritage, create jobs, attract local and international visitors, and complement the resorts, conference centre and medical tourism facilities.

KEY FEATURES AND BENEFITS

**WATERFRONT DINING**

Restaurants, cafés and bars with spectacular views.

**RETAIL AND MARKETPLACE**

Boutique shops, Nigerian arts and crafts, souvenirs and local products.

**CULTURAL EXPERIENCES**

Live music, dance, art exhibitions and cultural performances.

**JOBS AND ENTREPRENEURSHIP**

Business opportunities for local communities and small businesses.

**TOURISM GROWTH**

A signature destination attracting local and international visitors.

**ISLAND 1 – RECLAIMED BEACHFRONT**

Waterfront commercial, entertainment and cultural village complementing the resorts, conference centre, medical tourism facilities and other developments on Island 1.

**WATERFRONT RESTAURANTS AND CAFÉS**

A variety of local and international cuisines with views overlooking the beach and marina.

**RETAIL SHOPS, ARTS AND CRAFTS**

Boutique shops, Nigerian arts and crafts, souvenirs and local products.

**CULTURAL PERFORMANCES**

Live music, dance, art exhibitions and cultural events celebrating our heritage.

VILLAGE FACILITIES

Restaurants, cafés and beach bars.



Retail shops and souvenir markets.



Open-air performance space.



Beach amenities and recreation.



Small marina for visitor boats.



Landscaped promenades and seating areas.

COMMUNITY AND ECONOMIC IMPACT

Jobs and business opportunities for local communities.



Support for local entrepreneurs, artisans and small businesses.



Promotion of Nigerian culture, arts and heritage.



Increased tourism and international visibility.



Partnerships with cultural organizations and tourism stakeholders.

SUSTAINABLE DEVELOPMENT

Development on reclaimed beachfront to minimize impact on natural habitats.



Low-rise, environmentally sensitive design.



Responsible waste management and clean energy solutions.



Protection of marine and coastal ecosystems.



Aligned with the 30% conservation commitment across the islands.

Maritime Transportation, Ferry Terminals & Marine Services

Reliable Connections. Greater Access. Expanded Opportunities.

Modern ferry terminals, marine services and logistics facilities will connect the Okumgba Islands with Port Harcourt, Okrika and the wider Bonny River economy, supporting tourism, residences, businesses and industrial operations.

KEY FEATURES AND BENEFITS



PASSENGER AND VEHICLE FERRY TERMINAL
Safe, modern and reliable transport for visitors, residents and businesses.



MULTIPLE MARINE SERVICES
Ferries, water taxis, resort launches and emergency marine access.



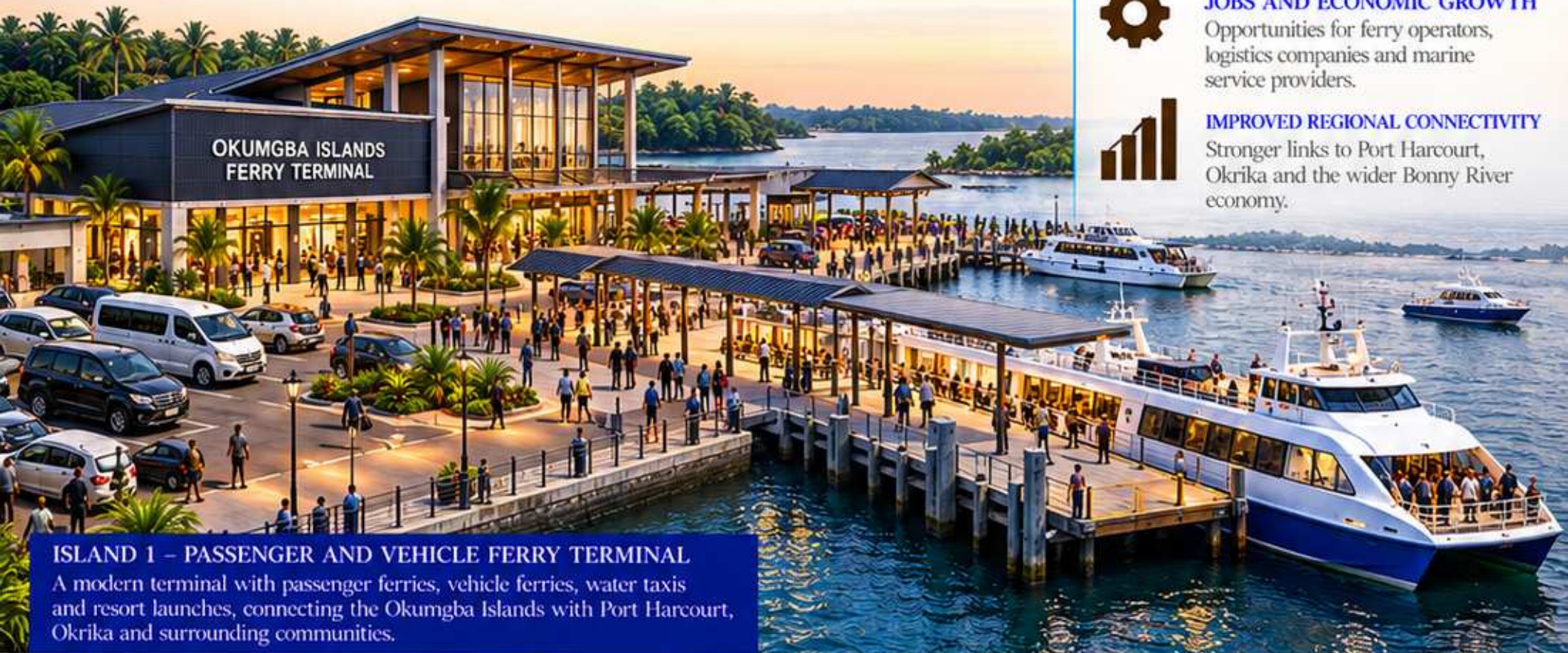
INDUSTRIAL CARGO JETTY (ISLAND 3)
Supports Sidel CREN and industrial logistics, separated from passenger operations.



JOBS AND ECONOMIC GROWTH
Opportunities for ferry operators, logistics companies and marine service providers.



IMPROVED REGIONAL CONNECTIVITY
Stronger links to Port Harcourt, Okrika and the wider Bonny River economy.



ISLAND 1 – PASSENGER AND VEHICLE FERRY TERMINAL

A modern terminal with passenger ferries, vehicle ferries, water taxis and resort launches, connecting the Okumgba Islands with Port Harcourt, Okrika and surrounding communities.



VEHICLE AND PASSENGER FERRIES

Transport for vehicles, passengers, goods and supplies with efficient loading facilities.



WATER TAXIS AND RESORT LAUNCHES

Convenient transport for residents, visitors and resort guests.



ISLAND 3 – INDUSTRIAL CARGO JETTY

Receives equipment, fuel and materials for Sidel CREN and dispatches finished thermal energy storage systems.

MARINE TRANSPORTATION FACILITIES



Passenger ferry terminal with sheltered waiting areas.



Vehicle ferry ramps and loading facilities.



Water taxis and resort launches.



Jetties and berths for multiple vessels.



Ticketing, passenger amenities and parking facilities.



Emergency and security marine access.

MARINE SERVICES AND SUPPORT



Fuel and marine provisioning.



Boat maintenance and repair services.



Mooring, navigation and safety services.



Support for tourism, residential and industrial operations.



Environmental compliance and responsible marine operations.



Opportunities for local marine service providers and entrepreneurs.

INVESTMENT OPPORTUNITIES



Ferry and water taxi operations.



Terminal development and management.



Marine logistics and cargo handling.



Boat building and maintenance services.



Retail and commercial services at the terminal.



Public-private partnerships and concessions.

Island Infrastructure, Utilities & Connectivity

Modern Infrastructure for a Thriving, Sustainable Community.

Reliable infrastructure and utilities will support the residences, resorts, commercial facilities, cultural attractions and industrial operations across the Okumgba Islands, ensuring safety, resilience, environmental stewardship and long-term growth.

KEY FEATURES AND BENEFITS



MODERN ROAD NETWORK
Well-planned internal roads and potential inter-island bridges.



WATER SUPPLY AND TREATMENT
Reliable, high-quality water supply and distribution.



WASTEWATER MANAGEMENT
Modern treatment systems to protect the marine environment.



TELECOMMUNICATIONS
High-speed internet, mobile coverage and smart infrastructure.



ENVIRONMENTAL SUSTAINABILITY
Green infrastructure and climate-resilient design.



SAFETY AND RESILIENCE
Emergency services, drainage and flood protection.



COMMUNITY CONNECTIVITY
Seamless links between residential, commercial, tourism and industrial areas, and to the mainland.



ISLAND 1 – INTERNAL ROAD NETWORK

Modern, landscaped roads with pedestrian walkways, cycling paths, utility corridors and smart lighting, connecting key facilities across the islands.



INTER-ISLAND BRIDGES

Proposed bridges will enhance connectivity between the islands, complementing ferry services and supporting efficient movement of people and goods.



WATER SUPPLY AND WASTEWATER TREATMENT

Modern water treatment, storage and distribution systems, and advanced wastewater treatment facilities to ensure a clean and healthy environment.



TELECOMMUNICATIONS AND SMART ISLANDS

High-speed internet, mobile networks and smart infrastructure to support residents, businesses, tourism and industrial operations.

CORE INFRASTRUCTURE FACILITIES



Internal roads and potential inter-island bridges.



Water supply, storage and distribution.



Wastewater treatment and drainage.



Utility corridors for water, communications and other services.



Smart lighting and security systems.



Connections to ferry terminals and jetties.

SUPPORTING SERVICES



Solid waste management and recycling.



Telecommunications and high-speed internet.



Emergency services and disaster preparedness.



Environmental monitoring and protection systems.



Operations and maintenance facilities.



Support facilities for marine and island services.

INVESTMENT OPPORTUNITIES



Road construction and bridge development.



Water and wastewater treatment facilities.



Telecommunications infrastructure.



Waste management and recycling services.



Operation and maintenance contracts.



Smart and green infrastructure solutions.



Public-private partnerships and concessions.

The 10-Year Development & Implementation Roadmap

A PHASED, OVERLAPPING APPROACH TO AN INTEGRATED ISLAND ECONOMY

The Okumgba Islands will be developed over a **10-year period** from the time of funded project mobilization. Development will be phased, with overlapping activities, allowing individual investors — including Sidel CREN — to commence their projects as soon as their financing, permits, site preparation and essential infrastructure requirements are satisfied.

KEY PRINCIPLES

- ✓ Completion within 10 years
- ✓ Dredging and reclamation as priority enabling infrastructure
- ✓ Parallel development by multiple investors
- ✓ 30% of existing land reserved for conservation
- ✓ High-rise (up to 8–10 stories) residential district on Island 2
- ✓ Sidel CREN independently financed and may provide its own staff housing
- ✓ Infrastructure expanded in line with development needs



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INVESTMENT ESTIMATE & IMPLEMENTATION PLAN

OKUMGBA ISLANDS | MASTER DEVELOPMENT PLAN & INVESTMENT OPPORTUNITIES

INDICATIVE TOTAL DEVELOPMENT INVESTMENT

US\$500M – US\$900M

Central planning estimate: approximately US\$700M

Broad indicative estimate for the complete 10-year development, including reclamation, infrastructure, hospitality, residences, medical tourism, education, research, commerce and Sidel CREN. Not a detailed budget or contractor quotation.



KEY DEVELOPMENT OPPORTUNITIES

Reclamation & marine works	Infrastructure & utilities	Hospitality & conference	Residential development	Medical tourism & wellness	Education & research	Commercial & cultural village	Sidel CREN industrial precinct
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10-YEAR IMPLEMENTATION FRAMEWORK

PHASE 1 YEARS 1–2	PHASE 2 YEARS 3–5	PHASE 3 YEARS 6–8	PHASE 4 YEARS 9–10
Reclamation, marine access, initial utilities and mobilization	Parallel industrial, hospitality, residential and utility works	Expand tourism, healthcare, education, research and commerce	Complete remaining projects, commission and mature operations

Illustration: previously accepted Page 2 three-island future vision; conceptual, not a surveyed site plan.

Indicative investment range is an early conceptual estimate; specialist investors finance individual components.

PROJECT STRUCTURE & PRINCIPAL PARTIES

DOCUMENTED ROLES | UNIFIED STEWARDSHIP | INTERNATIONAL INVESTMENT ENGAGEMENT

PROJECT SPONSOR & LAND STEWARD



David Amapakaye Okumgba Foundation

- Stewardship of the three islands
- Unified land management and governance
- Community liaison and engagement
- Oversight of agreed social commitments

INTERNATIONAL DEVELOPMENT ADVISOR



CrowCorp Investment Corporation

- Investor engagement and international marketing
- Transaction structuring and negotiations
- Institutional Investment Memorandum
- Interface with developers and financiers

INVESTMENT & DEVELOPMENT PARTNERS

INVESTMENT PARTNERS

Developers, Operators, DFIs & JV Partners

- Independent project financing
- Specialist development and operation
- Project-specific commercial agreements
- Technical and operational expertise

PROJECT RELATIONSHIP

Foundation stewardship + CrowCorp transaction management + independently financed development partnerships

Institutional roles sourced from Executive Investment Prospectus v1.1 (2024), Section 06, page 8.
Commercial terms, land rights and investment arrangements remain subject to negotiation.

SECTION 16

Investment Participation & Partnership Opportunities

Strategic opportunities across key sectors to develop a world-class waterfront destination with long-term economic, social and environmental impact.

A UNIQUE DESTINATION. MULTIPLE INVESTMENT OPPORTUNITIES.

The Okumgba Islands offer a diversified platform for strategic investment and development, combining natural beauty, prime location and long-term potential. We invite investors, developers, operators and financial institutions to partner with us to create sustainable value across multiple sectors.



DREDGING, RECLAMATION & SHARED INFRASTRUCTURE

- Island-wide dredging and land reclamation
- Shoreline protection and coastal infrastructure
- Roads, bridges and utilities (water, power, communications)
- Creating development-ready land for all investors



HOSPITALITY, TOURISM & CONFERENCE FACILITIES

- Resorts and hotels
- Conference and retreat centers
- Eco-tourism and cultural experiences
- Marina and waterfront leisure facilities
- A premier destination for business and leisure



RESIDENTIAL DEVELOPMENT

- Luxury and mid-market residential communities
- Waterfront estates
- Serviced apartments and short-term rentals
- A vibrant, secure and sustainable living environment



HEALTHCARE AND WELLNESS

- Specialist hospital and medical facilities
- Wellness and rehabilitation centers
- Private healthcare partnerships
- Support for regional healthcare access



EDUCATION AND RESEARCH FACILITIES

- International school and learning centers
- Research and innovation hubs
- Maritime, environmental and sustainability studies
- Partnerships with global academic institutions



COMMERCIAL AND CULTURAL VILLAGE

- Retail, dining and entertainment facilities
- Business and innovation hubs
- Cultural and heritage centers
- Mixed-use commercial development



PROSPECTIVE ANCHOR INDUSTRIAL INVESTOR (SIDEL CREN)

- Integrated energy, manufacturing and agricultural precinct
- Proposed land requirement of approximately 40 acres
- Potential electricity supply to the islands and wider Okrika community
- Subject to agreement, technical feasibility and investor-arranged financing

PARTNERSHIP STRUCTURES

We offer flexible investment structures to meet the objectives and capabilities of different partners.



Joint Ventures

Co-development with strategic partners



Equity Participation

Direct investment in project entities



Long-Term Leases

Development and operating leases on designated sites



Concessions

Sector-specific concessions for infrastructure and services



Project Financing

Collaboration with development finance institutions



Operator Partnerships

With experienced global operators and brands

WHY INVEST IN THE OKUMGBA ISLANDS



STRATEGIC LOCATION

Access to regional and international markets



DIVERSIFIED OPPORTUNITIES

Across tourism, residential, healthcare, education, commercial, industrial and maritime sectors



STRONG PARTNERSHIP FRAMEWORK

Supported by a reputable land steward and international development advisor



SUSTAINABLE DEVELOPMENT

Environmental stewardship and community impact



LONG-TERM VALUE

A landmark destination for West Africa and beyond

Investor Engagement & Next Steps

A clear pathway for international investors, coordinated remotely by CrowCorp.

01	02	03	04
EXPRESSION OF INTEREST Contact CrowCorp and identify the preferred investment sector or partnership opportunity.	VIRTUAL PRESENTATION Review relevant materials and discuss the opportunity through remote meetings and presentations.	DUE DILIGENCE & SITE ASSESSMENT Examine surveys, drone imagery and project documentation; local representatives may facilitate an in-person inspection where needed.	PARTNERSHIP NEGOTIATION Discuss project-specific terms, proposed financing, responsibilities and investment agreements with the project sponsor through CrowCorp.

INITIAL INVESTOR INQUIRIES

CrowCorp Investment Corporation

International Development Advisor & Transaction Manager

Dr. David Okumgba

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AUTHENTIC OKUMGBA ISLANDS DRONE PHOTOGRAPH | INITIAL INVESTOR CONTACT: CROWCORP