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Atan Land Investments
EST. AGRICULTURAL PLATFORM

CORPORATE DOCUMENTATION

Corporate Profile

Atan Family Land Development Project — Epe, Lagos State

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ACRES — ATAN, EPE	SECTIONS	DRAFT VERSION	PREPARED

SECTION 1

Company Overview

Atan Family Land Development Project is a proposed land development and investment platform established to unlock the commercial, agricultural and social value of approximately **500 acres of family land located in Atan**.

The project is being promoted as a structured development initiative designed to attract investment, technical partnerships, grants, concessional finance and commercial loans for the productive use of the land.

The project will focus on the development of a commercially viable enterprise supported by:

- Modern infrastructure;
- Professional management;
- Sustainable land-use practices;
- Strong corporate governance;
- Strategic partnerships;
- Local community participation; and
- Transparent investor reporting.

The project is open to bringing qualified investors and strategic partners into the ownership and governance structure as shareholders, board members, lenders, technical partners or other agreed stakeholders.

CORPORATE STATUS

The appropriate legal entity, ownership structure and registration details should be confirmed and inserted before this profile is circulated formally. The project may be implemented through a special-purpose company, tentatively referred to as **Atan Development Company Limited**, subject to availability of the name and incorporation.

SECTION 2

Company Details

Particular	Details
Proposed name	Atan Development Company Limited
Project name	Atan Family Land Development Project
Sector	Agriculture, land development, agro-processing and related infrastructure
Project location	Atan, Epe LGA, Lagos State, Nigeria

Particular	Details
Land area	Approximately 500 acres
Nature of land	Family land
Land authority	Power of attorney held by Akinlade Oluwatoyosi and Adeniyi Adebiyi
Legal structure	Pending
Registered office	Pending
Date of incorporation	Pending
Registration number	Pending
Contact details	See Section 22

SECTION 3

Background

The Atan Family Land Development Project was conceived to transform a substantial family landholding into a productive and sustainable commercial asset.

The project sponsors recognise the increasing demand for:

- Food production;
- Agricultural infrastructure;
- Agro-processing;
- Employment creation;
- Rural enterprise development;
- Climate-smart investment;
- Local supply chains; and
- Responsible land development.

The project seeks to combine the landholding and local relationships of the Atan family with external capital, professional expertise, technology and market access.

The intention is to create an enterprise that generates financial returns for investors while also delivering employment, skills development and economic opportunities for surrounding communities.

SECTION 4

Vision

To become a leading and professionally managed land development and agro-investment platform that converts underutilised land into sustainable commercial, agricultural and community assets.

SECTION 5

Mission

To develop approximately 500 acres of family land through responsible investment, modern technology, strategic partnerships and sound corporate governance in order to generate sustainable financial, economic and social value.

SECTION 6

Core Values

Integrity

We are committed to transparency, honesty and responsible stewardship of land, capital and stakeholder relationships.

Professionalism

We will operate with disciplined management, qualified personnel, documented procedures and measurable performance standards.

Sustainability

We will pursue development practices that protect the environment, preserve productive capacity and promote long-term value creation.

Partnership

We recognise that successful development requires collaboration with investors, communities, government institutions, financial institutions, technical partners and customers.

Accountability

We will maintain clear reporting systems, responsible financial controls and appropriate oversight for investors and other stakeholders.

Inclusion

We aim to create meaningful opportunities for local communities, women, young people, smallholder farmers and other underrepresented groups.

SECTION 7

Strategic Objectives

The company's principal objectives are to:

1. Secure and document enforceable rights over the project land;
2. Establish a properly governed project company;
3. Conduct technical, legal, environmental and commercial feasibility studies;
4. Develop a phased master plan for the land;
5. Raise venture capital, grants, loans and strategic investment;
6. Develop supporting infrastructure, including roads, water, power and storage;
7. Establish profitable production and processing operations;
8. Create direct and indirect employment;
9. Develop partnerships with investors, offtakers and technical operators;
10. Promote sustainable and climate-resilient land-use practices; and
11. Scale the business into a credible regional enterprise.

SECTION 8

Proposed Business Activities

Subject to feasibility studies, regulatory approvals and investor requirements, the company may undertake the following activities:

Agricultural Production

- Crop cultivation;
- Horticulture;
- Greenhouse farming;
- Irrigated farming;
- Livestock production;
- Poultry;
- Aquaculture; and
- Contract or outgrower farming.

Agro-Processing

- Cleaning and grading;
- Drying;
- Milling;

- Packaging;
- Cold storage;
- Food processing;
- Warehousing; and
- Distribution of agricultural products.

Agricultural Infrastructure

- Farm roads;
- Irrigation systems;
- Water storage;
- Renewable energy systems;
- Warehouses;
- Processing facilities;
- Security infrastructure;
- Staff and operational buildings; and
- Logistics facilities.

Strategic Land Development

Where legally permissible and commercially appropriate, the company may also evaluate:

- Agricultural estate development;
- Farm settlement schemes;
- Commercial leasing;
- Agricultural logistics parks;
- Agro-industrial clusters;
- Renewable-energy projects; and
- Other approved land-based enterprises.

Any use of the land will be subject to title verification, planning requirements, environmental assessment and relevant government approvals.

SECTION 9

Land and Development Rights

The project comprises approximately **500 acres of family land situated in Atan**.

The power of attorney over the land is held by:

1. **Akinlade Oluwatoyosi**; and
2. **Adeniyi Adebiyi**.

The proposed project structure may involve:

- A long-term lease to the project company;
- A development agreement;
- A joint venture with the family;
- A transfer of legally transferable development rights; or
- Another structure approved by independent legal advisers.

The project sponsors acknowledge that the power of attorney must be reviewed and verified to confirm its scope and validity. In addition, the underlying ownership, family consent, survey, registration status, existing interests and development restrictions must be independently confirmed.

No investor should rely on the land as security or as an equity contribution until the relevant title and authority documentation has been reviewed by qualified legal counsel.

SECTION 10

Investment Proposition

The company is seeking capital to put the land to productive use and establish a commercially scalable enterprise.

The fundraising programme may include:

- Venture capital;
- Private equity;
- Impact investment;
- Commercial loans;
- Development finance;
- Grants;
- Concessional funding;
- Equipment finance;
- Strategic corporate investment; and
- Blended-finance structures.

Proposed Use of Funds

Investment proceeds may be applied towards:

- Legal and title documentation;
- Surveys and land mapping;
- Feasibility studies;
- Environmental and social assessments;
- Land clearing and preparation;
- Roads and drainage;

- Irrigation and water systems;
- Power and renewable energy;
- Machinery and equipment;
- Warehouses and processing facilities;
- Personnel and management;
- Initial production inputs;
- Marketing and distribution;
- Insurance and regulatory compliance; and
- Working capital and contingency.

SECTION 11

Investor and Stakeholder Participation

The company is prepared to consider the participation of qualified investors as stakeholders in the project.

Depending on the nature and size of the investment, stakeholders may receive:

- Ordinary shares;
- Preference shares;
- Board representation;
- Observer rights;
- Revenue-sharing rights;
- Profit-sharing rights;
- Interest payments;
- Security over eligible project assets;
- Strategic partnership rights;
- Offtake or supply rights; and
- Agreed exit rights.

All rights and obligations will be documented in definitive legal agreements, which may include:

- Shareholders' agreement;
- Investment agreement;
- Loan agreement;
- Lease agreement;
- Development agreement;
- Offtake agreement;
- Management agreement; and
- Security documents.

SECTION 12

Proposed Governance Structure

The project will seek to establish a governance framework that balances the interests of the family, promoters, investors, lenders and other stakeholders.

Proposed Board Composition

The board may comprise:

- Representatives of the Atan family;
- Representatives of the project promoters;
- Investor-appointed directors;
- An independent director;
- A finance or audit specialist; and
- A technical or strategic partner representative.

Board Responsibilities

The board will be responsible for:

- Approving the strategic direction of the company;
- Approving annual budgets and business plans;
- Supervising management;
- Protecting company assets;
- Monitoring investor funds;
- Approving major contracts;
- Managing risks;
- Ensuring regulatory compliance; and
- Reporting to shareholders and stakeholders.

Proposed Board Committees

As the project grows, the following committees may be established:

- Audit and Finance Committee;
- Investment and Risk Committee;
- Technical and Operations Committee; and
- Environmental, Social and Governance Committee.

SECTION 13

Management and Operations

The company intends to establish a professional management team with expertise in:

- Agriculture;
- Agribusiness;
- Land development;
- Finance and investment;
- Engineering;
- Project management;
- Sales and marketing;
- Legal and regulatory compliance;
- Environmental management; and
- Community relations.

The final management structure will depend on the selected business model and funding requirements.

Potential key positions include:

- Chairman;
- Managing Director or Chief Executive Officer;
- Chief Operating Officer;
- Chief Financial Officer;
- Head of Agriculture or Technical Services;
- Head of Business Development;
- Legal and Compliance Adviser;
- Project Manager; and
- Community and Stakeholder Relations Officer.

SECTION 14

Development Strategy

The company intends to implement the project in phases.

Phase One: Legal, Technical and Commercial Preparation

- Verify title and land authority;
- Confirm land boundaries and acreage;
- Conduct soil, water and environmental assessments;
- Prepare a development master plan;
- Establish the project company;
- Complete market research;
- Prepare the financial model; and

– Secure initial funding.

Phase Two: Pilot Development

– Develop an initial portion of the land;
– Construct essential access and water infrastructure;
– Procure equipment;
– Commence pilot operations;
– Secure market and offtake arrangements; and
– Assess performance.

Phase Three: Expansion

– Increase the developed acreage;
– Add processing and storage facilities;
– Expand production;
– Develop outgrower schemes;
– Strengthen distribution networks; and
– Pursue institutional, regional and export markets.

SECTION 15

Competitive Advantages

The project's potential competitive advantages include:

– Access to a substantial land base;
– Opportunity to develop a large-scale integrated project;
– Ability to implement modern production systems from inception;
– Potential access to local labour and community knowledge;
– Scope for agricultural and agro-processing integration;
– Opportunity to attract blended finance;
– Potential to create a diversified revenue model;
– Ability to develop in phases; and
– Willingness to include investors in governance and decision-making.

These advantages remain subject to confirmation through feasibility studies and due diligence.

SECTION 16

Social and Economic Impact

The project is expected to contribute to:

- Job creation;
- Food security;
- Youth employment;
- Women's economic participation;
- Local enterprise development;
- Skills transfer;
- Agricultural innovation;
- Improved access to markets;
- Community infrastructure; and
- Increased economic activity in Atan and surrounding areas.

Potential impact targets may include:

Impact Area	Proposed Indicator
Employment	Number of direct and indirect jobs created
Youth participation	Number of young people trained or employed
Women's participation	Percentage of women beneficiaries
Local procurement	Percentage of goods and services sourced locally
Production	Hectares developed and annual output
Smallholder inclusion	Number of outgrowers or partner farmers
Skills development	Number of people trained
Sustainability	Water, energy and environmental performance

SECTION 17

Risk Management

The company will adopt a structured risk-management framework covering:

- Land and title risk;
- Family and community relations;
- Regulatory and planning risk;
- Environmental risk;
- Climate and weather risk;
- Market and price risk;
- Operational risk;

- Financial and liquidity risk;
- Governance risk;
- Security risk; and
- Construction and procurement risk.

Risk-mitigation measures may include:

- Independent legal due diligence;
- Proper family resolutions and consents;
- Phased investment;
- Insurance;
- Experienced management;
- Offtake contracts;
- Diversified revenue streams;
- Professional accounting;
- Independent audits;
- Board oversight;
- Environmental management plans; and
- Transparent procurement procedures.

SECTION 18

Corporate Responsibility

The company intends to conduct its activities responsibly and in accordance with applicable laws and recognised standards.

Its corporate-responsibility commitments will include:

- Respect for family and community rights;
- Fair engagement with local stakeholders;
- Responsible land use;
- Environmental protection;
- Occupational health and safety;
- Fair employment practices;
- Anti-corruption and anti-bribery controls;
- Transparent financial reporting; and
- Responsible treatment of investor and lender funds.

SECTION 19

Funding Requirement

The company is currently seeking funding for the pre-development, pilot and expansion stages of the project.

The final fundraising proposal will specify:

- Total amount required;
- Immediate capital requirement;
- Development budget;
- Proposed investment instrument;
- Minimum investment amount;
- Proposed ownership or return;
- Board and governance rights;
- Proposed security, where applicable;
- Project implementation timetable; and
- Expected financial and social outcomes.

A detailed financial model, feasibility study, valuation and investment term sheet should accompany this corporate profile before formal investor solicitation.

SECTION 20

Why Partner with Atan Development Company?

Prospective partners may benefit from participating in a project that offers:

- Access to a significant land-based development opportunity;
- Potential for long-term capital appreciation;
- Exposure to agriculture and agro-processing;
- Opportunity to participate in a phased development model;
- Potential impact and development benefits;
- Direct participation in corporate governance;
- Scope for strategic and commercial partnerships; and
- Potential for diversified revenue generation.

Investment returns, ownership rights and repayment terms will depend on the final transaction structure and must not be treated as guaranteed.

SECTION 21

Due Diligence and Legal Disclaimer

This profile is preliminary and intended to facilitate discussions with potential investors, grant providers, lenders and strategic partners.

The project sponsors make no representation that:

- Title to the land has been finally verified;
- The land is free from encumbrances;
- The power of attorney is sufficient for every proposed transaction;
- All approvals have been obtained;
- The project will achieve a particular financial return; or
- Any investment will be risk-free.

Before any transaction is completed, prospective partners should conduct independent:

- Legal due diligence;
- Land and title verification;
- Technical feasibility review;
- Environmental and social assessment;
- Financial analysis;
- Tax review; and
- Commercial and management assessment.

No funds should be accepted and no binding commitment should be made until definitive transaction documents have been negotiated and executed.

SECTION 22

Contact Information

Atan Family Land Development Project

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