

SNR/01/DLD/2026/PM/O.F

Dear Sir/Ma,

RE: PROPOSAL FOR PROFESSIONAL PROPERTY MANAGEMENT SERVICES.

We are a premier firm of Estate Surveyors and Valuers, distinguished by our comprehensive suite of services including Property and Facility Management, Valuation, Estate Agency (sales and marketing), Portfolio Optimization, Feasibility and Viability Appraisal. With a legacy of excellence and a reputation for data-driven innovation, we have consistently set the benchmark for professional practice within the Nigerian real estate sector.

Value Proposition & Market Leadership

Our firm specializes exclusively in strategic property management, delivering professional solutions that maximize asset value, optimize operational efficiency, and enhance the overall occupant experience. Through a combination of industry expertise, innovative management practices, and a proactive service approach, we ensure that every property under our care is managed to the highest standards.

Our comprehensive property management services encompass tenant sourcing and selection, lease administration, rent collection, tenant relations, property inspections, maintenance coordination, financial reporting, and day-to-day operational oversight. We are committed to protecting our clients' investments while ensuring seamless property operations and long-term asset sustainability.

At the core of our service delivery is a steadfast commitment to excellence, professionalism, and value creation. Our goal is to provide world-class property management solutions that is not only preserve and enhance property value but also establish a benchmark for operational efficiency, tenant satisfaction, and sustainable real estate investment growth.

Human Capital & Operational Excellence

At the core of our success is our commitment to people and professional excellence. We take pride in recruiting, developing, and continuously training highly skilled property management professionals. This investment in human capital ensures our team remains at the forefront of global best practices, enabling us to manage properties and facilities with efficiency, precision, and exceptional attention to detail while navigating the evolving demands of the Nigerian real estate and infrastructure landscape.

Strategic Alignment: Smart Infrastructure & Sustainable Asset Management

In direct alignment with your objectives, our firm is committed to positioning investment as a benchmark for excellence in property management within the Nigeria real estate market. We recognize that developments of this caliber require a strategic and tailored management approach designed to preserve and enhance asset value, maximize occupancy, ensure efficient property operations, and foster a positive living experience for residents and stakeholders.

Through proactive tenant management, effective lease administration, diligent rent collection, coordinated maintenance oversight, and comprehensive property supervision, we ensure that the property remains well-managed, financially optimized, and positioned for long-term growth. Our focus is to protect the owner's investment while maintaining high standards of service delivery, resident satisfaction, and sustainable asset performance.

Why Partner with Us?

- **Proven Track Record:** Extensive experience in managing premium real estate portfolios. Our track record is defined by the successful administration of high-value residential and mixed-use developments through proactive property oversight, effective tenant management, efficient lease administration, coordinated maintenance supervision, and strategic asset preservation. We are committed to ensuring optimal property performance, maximizing asset value, maintaining high occupancy levels, and safeguarding the long-term sustainability, profitability, and prestige of every development under our management portfolio.
- **Research-Driven Solutions:** Utilization of proprietary data, technology, and operational analytics to optimize property performance, support proactive maintenance coordination, enhance tenant satisfaction, and improve overall management efficiency. Our data-driven approach enables informed decision-making, streamlined property operations, effective lease and occupancy management, cost optimization, and the long-term preservation and growth of asset value.
- **Regulatory Compliance:** Strict adherence to professional ethics and statutory requirements.

Our firm's extensive expertise and commitment to excellence position us as the ideal partner to oversee the property management of this iconic development. Leveraging proven management systems, industry best practices, and proactive property oversight, we are dedicated to preserving asset value, enhancing

resident satisfaction, maintaining operational efficiency, and ensuring the long-term success and prestige of the development.

We hereby formally submit our Firm Profile, outlining our approach to property management, including tenant relations, lease administration, maintenance coordination, operational oversight, and asset preservation, all tailored to ensure the long-term sustainability, value appreciation, and premium appeal of your development.

We look forward to the possibility of discussing this proposal further and demonstrating how our property management framework can add significant value to you.

Please accept the assurances of our highest professional regards.

Truly yours,

FOR; SHELTER NEST REALTY



ESV OLADAYO FEMI, OKENIYA, MNIVS, RSV

Senior Partner

Chartered Estate Surveyor & Valuer

09052950111, 08160971667

PROPERTY MANAGEMENT PROPOSAL

OF



Your Investment, Our Priority...

Head Office: Suite 159/166, Block B3, Road 3
HFP Eastline Shopping Complex
Ajah, Lagos.

Branch Office: 2nd Floor, Right Wing, Cocoa House Building
Dugbe, Ibadan, Oyo State.

Table of Contents

1. INTRODUCTION	6
1.1. WHY PARTNER WITH US IN PROPERTY MANAGEMENT?	6
2. SCOPE OF PROFESSIONAL SERVICES	8
3. SPECIALIZED SCOPE OF SERVICES	8
3.1. PROPERTY MANAGEMENT	8
3.1.1. Proposed Service Delivery Framework:	9
3.1.2. Commitment to Service Excellence:	11
4. OUR PROPERTY MANAGEMENT PORTFOLIO	13
5. PROFESSIONAL AFFILIATIONS	14
6. PROFESSIONAL FEE	14
7. PROFESSIONAL TEAM	15
8. BRANCH NETWORK	18
9. EVIDENCE OF REGISTRATION WITH PROFESSIONAL / STATUTORY BODIES	18
10. CONCLUSION	19

1. INTRODUCTION

Shelter Nest Realty a sister company to Dayo Okeniyi & Co., is a professional firm of Estate Surveyors and Valuers duly registered with Corporate Affairs Commission under the Companies and Allied Matters Act of Nigeria (CAMA), a corporate member of the Nigerian Institution of Estate Surveyors and Valuers (NIESV), as well as the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON) to practice and provide real estate services nationwide.

With a commitment to integrity, professionalism, and service excellence, we provide comprehensive property and facility management solutions tailored to meet the diverse needs of property owners, developers, landlords, tenants, and corporate organizations. Our aim is to enhance operational efficiency, preserve asset value, and exceed client expectations while building long-term relationships founded on trust, reliability, and exceptional service delivery.

Over the years, our team has consistently delivered exceptional results in property and facility management, maintaining high operational standards, improving asset performance, and setting new benchmarks for efficiency, service delivery, and sustainable facility management within the real estate industry.

This has earned us industry accolades and awards, acknowledging our commitment to excellence, professionalism, and customer satisfaction. Our commitment to building lasting relationships and delivering results-driven service has resulted in a strong network of satisfied clients who continue to entrust us with their real estate needs.

Our Mission

To deliver ethical, client-focused real estate solutions through expert valuation, property and facility management, agency, advisory and project management services guided by professionalism and excellence.

Our Core Value

- Integrity
- Professional Excellence
- Client-Centered Service
- Competence & Expertise
- Accountability
- Innovation & Sustainability

1.1. WHY PARTNER WITH US IN PROPERTY MANAGEMENT?

Our approach is designed to eliminate the operational and maintenance challenges typically associated with managing premium developments within the Lekki corridor. By focusing on proactive facility operations, efficient property administration, asset preservation, and exceptional occupant experience, we

create a seamless management ecosystem where properties maintain optimal functionality, enhanced value, and long-term sustainability through:

- a. Institutional Property & Facility Management Standards:** Our property management protocols are built on international best practices in property administration, tenant relations, lease management, maintenance coordination, and asset preservation. We ensure structured operational oversight, proactive maintenance planning, transparent reporting, and efficient service delivery, providing complete visibility into the day-to-day management, occupancy performance, and overall condition of the asset.
- b. Responsive Occupant Engagement & Support Protocol:** We maintain a dedicated Property Management Support Team to ensure a seamless experience for residents, tenants, and stakeholders. From handling tenant inquiries and maintenance requests to coordinating property services and resident communications, we operate a responsive management system that ensures issues are addressed promptly, enhancing tenant satisfaction, occupancy retention, and overall property performance.
- c. Technology-Driven Property Operations & Administration:** We utilize advanced Property Management Systems and digital management tools to provide real-time insights into property performance, tenant activities, maintenance coordination, lease administration, and service requests. By leveraging data-driven management strategies, we ensure your development remains efficiently managed, well-maintained, and positioned to deliver optimal occupancy, tenant satisfaction, and long-term asset value.
- d. Value-Driven Asset Preservation Strategy:** Through proactive property maintenance coordination, and effective operational management, we optimize the long-term performance and value of your asset. We balance cost efficiency with exceptional service delivery, ensuring the property maintains its appeal, occupancy levels, and investment value while providing a superior living and working environment for residents and tenants.

2. SCOPE OF PROFESSIONAL SERVICES

Our firm provides a comprehensive professional service built upon a foundation of research and innovative strategy. The range of professional services we provide includes;

- i. Property Management
- ii. Facility Management
- iii. Valuation for all purposes
- iv. Estate Agency (Sales and Letting)
- v. Property Marketing
- vi. Feasibility and Viability Appraisal
- vii. Real Estate Advisory Services
- viii. Title Search and Verification
- ix. Project Management

3. SPECIALIZED SCOPE OF SERVICES

3.1. PROPERTY MANAGEMENT

Property management plays a critical role in preserving asset value, maximizing investment returns, and ensuring the smooth operation of real estate developments. At Shelter Nest Realty, we deliver value-driven property management services designed to enhance property performance, improve tenant satisfaction, and create sustainable value for property owners and investors.

Our goal is to ensure that every property under our management is efficiently administered, financially optimized, and maintained to the highest standards. We specialize in managing residential, commercial, and mixed-use developments through a comprehensive range of property management services, which includes:

- i. Tenant sourcing, screening, and placement;
- ii. Lease administration and tenancy management;
- iii. Rent collection and arrears management;
- iv. Tenant relations and customer service;
- v. Property inspections and condition monitoring;
- vi. Maintenance coordination and service supervision;
- vii. Vendor and contractor management;

- viii. Occupancy and vacancy management;
- ix. Budget preparation, financial reporting, and cost control;
- x. Asset preservation and value enhancement strategies;
- xi. Compliance monitoring and risk management.

By integrating technology, industry best practices, and a proactive management approach, we ensure that properties remain well-managed, financially sustainable, and aligned with our clients' investment objectives. Our professional team delivers responsive, transparent, and accountable services tailored to meet the unique requirements of each property.

At Shelter Nest Realty, we do more than manage properties we protect investments, foster positive tenant relationships, and create environments that support long-term asset growth. Our integrated property management solutions are designed to ensure seamless day-to-day operations while preserving the value, reputation, and marketability of every development under our care.

3.1.1. Proposed Service Delivery Framework: The following outlines the proposed service delivery structure and operational documentation that will be provided during the course of our Property Management engagement. These deliverables are designed to ensure efficient property administration, asset preservation, tenant satisfaction, financial transparency, and the sustained value and performance of the property.

- i. **Comprehensive Property Assessment:** A detailed assessment of the property will be conducted at the commencement of the engagement. This assessment will evaluate the physical condition of the asset, identify maintenance requirements, review occupancy status, assess operational challenges, and establish baseline standards for effective property management.
- ii. **Tenant Sourcing, Screening, and Placement:** We implement a structured tenant acquisition process designed to attract and retain high-quality tenants. This includes property marketing, applicant sourcing, background verification, reference checks, financial assessments, and tenant suitability evaluations. Our objective is to secure responsible tenants who align with the property's standards while minimizing occupancy risks and vacancy periods.
- iii. **Lease Administration and Tenancy Management:** We oversee the complete lease management process, including lease preparation, execution, renewals, amendments, and compliance monitoring. Our

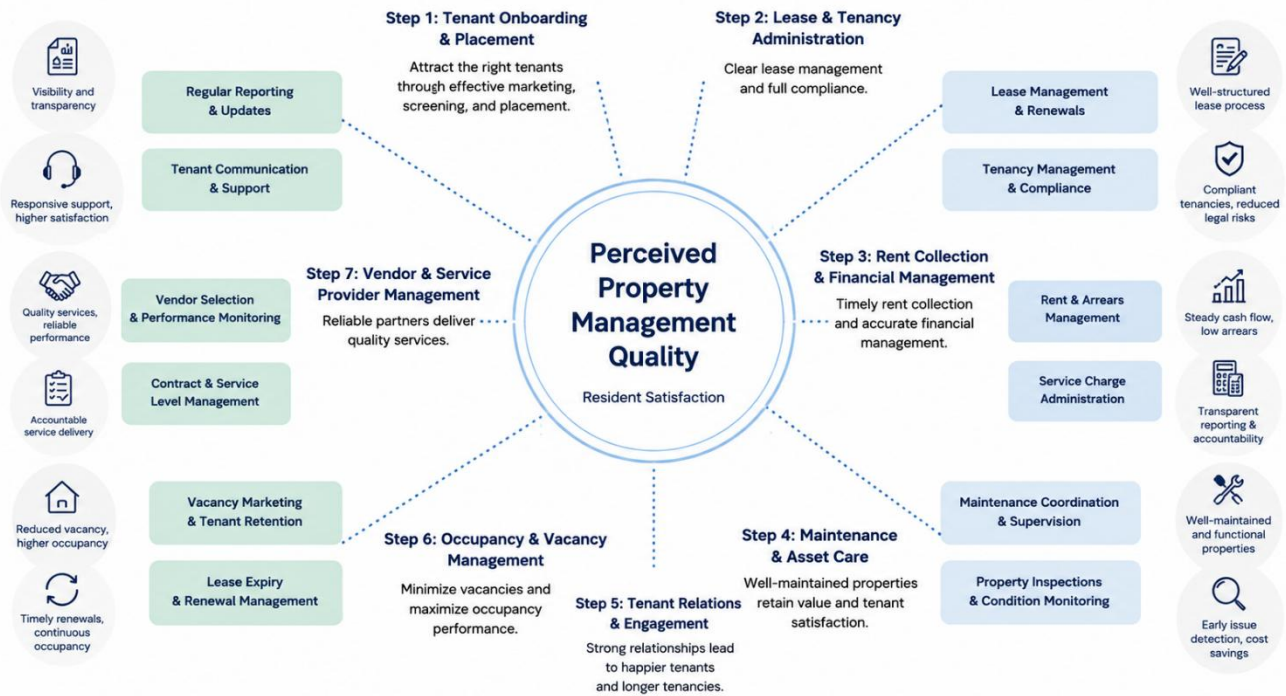
- team ensures that tenancy agreements are properly administered, lease obligations are adhered to by all parties, and tenancy records are accurately maintained to support effective property operations.
- iv. **Rent Collection and Arrears Management:** Our rent administration system ensures timely invoicing, collection, reconciliation, and reporting of rental income. We actively monitor payment schedules, follow up on outstanding balances, implement arrears recovery procedures where necessary, and provide property owners with transparent financial reporting to maximize revenue performance.
 - v. **Tenant Relations and Dispute Resolution:** Maintaining positive tenant relationships is central to successful property management. We serve as the primary point of contact for tenants, addressing inquiries, concerns, and complaints promptly and professionally. Where disputes arise, we facilitate fair and efficient resolution processes to preserve harmonious occupancy and protect the interests of the property owner.
 - vi. **Quarterly Routine Property Inspections and Condition Monitoring Report:** Comprehensive property inspection reports will be conducted and submitted on a quarterly basis. These reports will assess the condition of the property, occupancy performance, maintenance requirements, tenant-related matters, and provide recommendations for improvements and corrective actions where necessary.
 - vii. **Maintenance Coordination and Contractor Supervision:** We coordinate and oversee all maintenance activities to ensure that repairs, servicing, and improvement works are carried out efficiently and to the required standards. Our team liaises with contractors and service providers, monitors work quality, tracks completion timelines, and ensures cost-effective maintenance solutions that preserve property value.
 - viii. **Occupancy and Vacancy Management:** Our occupancy management strategy focuses on maximizing rental income and minimizing vacancy periods. We monitor occupancy levels, track lease expiration dates, coordinate tenant retention initiatives, and implement marketing strategies to secure replacement tenants promptly whenever vacancies arise.
 - ix. **Property Risk Assessment and Mitigation Plan:** A structured risk assessment will be undertaken to identify operational, financial, tenancy-related, legal, and property-specific risks that may affect the value, occupancy, or performance of the asset. Appropriate mitigation

measures and recommendations will be developed to safeguard the owner's investment and ensure smooth property operations.

- x. **Property Maintenance and Asset Preservation Plan:** A comprehensive maintenance coordination plan will be developed to ensure that the property remains in optimal condition. The plan will include routine inspections, maintenance scheduling, contractor supervision, and monitoring of repair works to preserve the property's functionality, appearance, and market value.
- xi. **Asset Improvement and Capital Planning Strategy:** A strategic asset improvement plan will be prepared to identify property enhancement opportunities, forecast major repair and replacement requirements, and support long-term capital expenditure planning. This approach ensures proactive asset preservation and value appreciation.
- xii. **Property Management Agreement:** A formal Property Management Agreement outlining the scope of services, management responsibilities, reporting structure, communication protocols, performance expectations, and stakeholder obligations will be established to ensure accountability and effective service delivery.

Our service delivery approach is founded on professionalism, proactive management, operational efficiency, financial accountability, and continuous improvement to ensure the long-term sustainability, profitability, marketability, and value preservation of the property.

3.1.2. Commitment to Service Excellence: Our extensive experience in the Nigerian real estate sector has demonstrated that the true measure of property management excellence lies in resident satisfaction, tenant retention, and the confidence of property owners. Beyond our internal performance standards, we apply the Gaps Model of Service Quality to continuously evaluate and align resident expectations with our property management delivery. This approach enables us to identify service gaps, enhance communication, improve responsiveness, and ensure that our management commitments translate into efficient property operations, satisfied occupants, protected asset value, and a consistently high standard of living within the development.



The Property Management Quality Model provides a practical framework for aligning resident and tenant expectations with the services delivered by the Property Manager. In Property Management, service quality is measured not only by operational outcomes but also by the overall resident experience, financial transparency, and the long-term performance of the asset. The difference between what residents and property owners expect is responsive communication, efficient tenancy administration, timely maintenance coordination, transparent financial management, and high occupancy performance. This is what they ultimately perceive defines the quality of property management delivery.

By integrating these seven service pillars into a structured management framework, we continuously improve resident satisfaction, enhance operational efficiency, preserve asset value, strengthen financial performance, and provide property owners with the confidence that their investments are being professionally managed. The result is a consistently high-quality living environment, strong occupancy performance, transparent governance, and sustainable long-term asset growth.

4. OUR PROPERTY MANAGEMENT PORTFOLIO

Below are some of the properties we have in our Lagos branch property management portfolio:

- 6 units of 2 Bedroom Flat at Unity Homes, Thomas Estate, Ajah, Lagos;
- 4 units of 3 Bedroom Flat at Happy Land Estate, Ajah, Lagos;
- 6 Units of 2 Bedroom Flat at Sunshine Garden Estate, Ajah, Lagos;
- 5 units of 1,2 and 3 Bedroom Flat at Southern Estate, Lakowe, Lagos;
- 4 Bedroom Semi-Detached House at Royal pine Estate, Paradise Court, Orchid Hotel Road, Lekki, Lagos;
- 4 Bedroom Terrace Duplex at Christabel Garden, Royal Pine Estate, Orchid Hotel Road, Lekki, Lagos;
- 4 Bedroom Terrace Duplex at Maple and Jane Estate, Royal Pine Estate, Orchid Hotel Road, Lekki, Lagos;
- 4 Bedroom Semi-Detached House at Ocean Bay Estate, Lekki, Lagos;
- 3 Bedroom Semi-Detached House at Royal Pine Estate, Orchid Road, Lekki, Lagos;
- 4 Bedroom Semi-Detached House at Oral Estate, Lekki, Lagos
- 4 Bedroom Semi-Detached House at Westend Estate, Ikota, Lekki, Lagos;
- 5 Bedroom Detached House at Megamound Estate, Ikota, Lekki, Lagos;
- 4 Bedroom Detached House at Fatai Olusesi Street, Orchid Hotel Road, Lekki, Lagos;
- 4 Bedroom Semi-Detached House at Oral Estate Extension, Lekki, Lagos;
- 3 Bedroom Flat at Fashola Homes LSDPC, Monastery Road, Ajah, Lagos;
- 6 Units of 2 Bedroom Flats at Lagasa, Awoyaya, Ibeju-Lekki, Lagos;
- 2 Units 4 Bedroom Terrace House Unit 6 at Hi-Life Estate, Ajah, Lagos;
- 5 Bedroom Detached House at Jadeville Estate, Chevron Alternative Route, Lekki, Lagos;
- 4 Bedroom Detached House at Westend Estate, Ikota, Lekki, Lagos;
- 5 Bedroom Semi-Detached House at Ilasan, Lekki, Lagos;
- 2 Bedroom Flat at Cove Tower, Ikate, Lekki, Lagos;
- 3 Bedroom Flat at Cove Tower, Ikate, Lekki, Lagos;
- 3 Bedroom Bungalow at Alatishe, Ibeju-Lekki, Lagos;
- 4 Units of 3 Bedroom Flat at Sothern Estate, Lakowe, Ibeju-Lekki, Lagos;
- 4 Bedroom Terrace House, Unit 5 at Hi-Life Estate, Ajah, Lagos;
- 2 Bedroom Flat at Victoria Island, Lagos;
- 3 Bedroom Flat at Alaro City, Lekki Free Zone, Lagos.
- 4 Bedroom Semi-Detached House at Oba Amusa Estate, Agungi, Lekki, Lagos.

- 4 Bedroom Detached House at Budo Peninsula Estate, Ajah, Lagos.

5. PROFESSIONAL AFFILIATIONS

Shelter Nest Realty a sister company to Dayo Okeniyi & Co., is affiliated to the following national and international professional bodies:

- The Nigerian Institution of Estate Surveyors and Valuers (NIESV)
- The Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON)
- The Association of Professional Bodies of Nigeria (APBN)
- Project Safety and Management Institute (PSMI)
- The Royal Institute of Chartered Surveyors (RICS)
- The International Valuation Standards Council (IVSC)
- The International Real Estate Society (IRES)
- Fédération Internationale des Administrateurs de Biens Conseils et Agents Immobiliers (FIABCI) aka The International Real Estate Federation.

6. PROFESSIONAL FEE

Our professional fee is based on the Scale of Professional Charges as prescribed and approved by the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON) for property management services.

Accordingly, our management fee shall be **10% of the Total Annual Rent Receivable** from the property. This fee covers the comprehensive administration and management of the property, including tenant sourcing and placement, lease administration, rent collection and arrears management, tenant relations, routine property inspections, maintenance coordination, vendor supervision, occupancy management, service charge administration, and periodic reporting. The fee reflects the professional expertise, operational resources, and management systems required to ensure the efficient operation of the property, the preservation and enhancement of asset value, sustained occupancy levels, and the protection of the property owner's investment.

Our remuneration is performance-oriented and aligned with the success of the property, ensuring that our interests remain focused on maximizing rental income, maintaining tenant satisfaction, and achieving the long-term financial and operational objectives of the asset.

7. PROFESSIONAL TEAM

We provide hereunder the curriculum vitae of our partners and other key staff.

Name:	Oladayo Femi, OKENIYI
Qualification:	MNIVS, RSV
Designation:	Senior Partner

ESV Oladayo Femi Okeniyi is the Senior Partner at Dayo Okeniyi & Co., Estate Surveyors and Valuers, and a seasoned Estate Surveyor and Valuer, real estate consultant, and strategic property advisor with over a decade of continuous professional practice within Nigeria's evolving real estate and infrastructure landscape.

As Senior Partner, he provides executive leadership, professional direction, and technical oversight across property valuation, real estate advisory, property asset management, development consultancy, and investment support services.

Known for combining analytical precision with strong market intelligence, Oladayo has built a professional reputation founded on integrity, technical competence, strategic thinking, and client-focused value delivery.

Throughout his career, he has led and participated in diverse real estate engagements across both public and private sector assignments, with experience spanning residential developments, commercial properties, mixed-use investments, institutional facilities, and emerging urban growth corridors.

Oladayo is a Member of FIABCI (International Real Estate Federation), strengthening his professional network and exposure to global real estate opportunities and best practices. He is also a Member of the Rotary Club of Greenfield, reflecting his commitment to community service, professional fellowship, and social impact.

He currently serves as Chairman of the Young Estate Surveyors and Valuers (YESV), Lagos State Branch, where he provides leadership and mentorship to young professionals while promoting professional development, ethical practice, knowledge sharing, and the advancement of the real estate profession.

Through his professional practice, industry leadership, and community involvement, Oladayo remains committed to creating value, developing people, and contributing meaningfully to the growth of Nigeria's real estate industry.

His Core Professional Competencies Include:

- Property Valuation and Financial Appraisal
- Property and Facilities Management

- Investment Advisory and Portfolio Optimization
- Estate Agency and Brokerage Transactions
- Feasibility and Viability Studies
- Development Advisory Services
- Project Monitoring and Coordination
- Real Estate Market Research and Analysis
- Asset Acquisition and Disposal Strategy

He has coordinated various assignment ranging from facility management, valuation assignments for mortgage financing, secured lending, financial reporting, insurance purposes, compensation assessments, and strategic investment decision-making, providing clients with reliable, data-driven real estate intelligence.

Name: Oluwatoyin Rasaq, AJALA
Qualification: MNIVS, RSV
Designation: Associate Partner

Oluwatoyin Rasaq Ajala is a Certified Estate Surveyor and Valuer, a Member of the Nigerian Institution of Estate Surveyors and Valuers (NIESV) and a Registered Valuer with the Estate Surveyor and Valuer Registration Board of Nigeria (ESVARBON). He is currently an Associate Partner at Shelter Nest Realty. He has shown expertise in Property and Assets Valuation, Property/Facilities Management, Brokerage, Real Estate Investment Analysis and Property Development. Oluwatoyin Rasaq is a graduate of The Federal Polytechnic Ilaro, Ogun State where he bagged his Higher National Diploma in Estate Management and Valuation in year 2014 and had his National Youth Service Corps (NYSC) program at Kaduna State. In his over ten years of un-interrupted professional private practice, he participated actively and successfully coordinated valuation jobs, agency (sale & lease), project management, property management, merger, feasibility and viability appraisal, amongst others.

Name: Rhoda Oluwajuwon, OKENIYI
Qualification: B.TECH (Estate Management)
Designation: Associate Partner

Rhoda Oluwajuwon, Okeniyi is a Graduate member of the Nigerian Institution of Estate Surveyors and Valuers (NIESV). Currently serving as an Associate Partner at Shelter Nest Realty. Rhoda has cultivated a specialized expertise in the strategic lifecycle of real estate assets. Her core competencies include:

- Driving high-occupancy rates for premium residential and commercial assets.
- Implementing institutional-grade management frameworks and tenant retention strategies.
- Providing data-driven insights for complex asset pricing and investment analysis.
- Advising on the commercial viability and market positioning of landmark developments.

Rhoda is an alumna of Federal University of Technology Minna, where she earned her Bachelor of Technology in Estate Management and Valuation in 2019. She successfully completed her National Youth Service Corps (NYSC) program in Lagos State, marking the beginning of a career dedicated to professional excellence and the advancement of sustainable urban development in Nigeria.

Name:	Ngozi Peace, OKOKU
Qualification:	B.Sc. Political Science
Designation:	HR/ADMIN Manager

Peace is a result-driven, goal-oriented, hardworking, and committed professional. She is a graduate of Madonna University and currently work as an HR/Admin Manager at Dayo Okeniyi & Co.

She has over 5 years of experience in Human Resources, Administration, and people management, with experience in recruitment and onboarding, employee relations, staff documentation, performance management, training coordination, and general administrative operations.

Over the years, she had the opportunity to work in different organizations and take on various responsibilities. These experiences have helped her develop strong communication, organizational, problem-solving, people-management skills and a good understanding of how to support employees while ensuring that organizational policies and processes are properly followed.

She currently supports the HR and administrative functions of the organization, contribute to maintaining a positive work environment, and assist in ensuring that employees and management have the necessary support to achieve organizational goals.

OTHER KEY STAFF

1. Salami Ige James, MNIVS, RSV – Ibadan Office Branch Manager

2. Agunu Egiebade Joshua
3. Idrees Akintunde
4. Bright Nse Akpan
5. Victor Eji Victor, HND

8. BRANCH NETWORK

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Ibadan Branch Office

2 Floor, Right Wing

Cocoa House Building, Dugbe, Ibadan, Oyo State.

Tel: 09052950111, 09160003810-9

9. EVIDENCE OF REGISTRATION WITH PROFESSIONAL / STATUTORY BODIES

Our firm operates within a rigorous framework of professional accountability, regulatory compliance, and ethical property and facility management practice. We recognize that the management of high-value assets like Marcelos Apartment requires a partner who is not only operationally efficient but also fully licensed, professionally qualified, and recognized by the relevant regulatory authorities in Nigeria.

The following documents reflect our unwavering commitment to professionalism, transparency, and industry best practices. These registrations and affiliations authorize our firm to provide Property Management, Facility Management, Estate Administration, and Real Estate Advisory services, ensuring that all operational activities, tenant engagements, maintenance coordination, financial administration, and facility management processes are conducted with the legal protections, credibility, and professional standards established by the following statutory and regulatory bodies:

- a. Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON): The primary regulatory body established by Decree No. 24 of 1975 to regulate the practice of Estate Surveying and Valuation in Nigeria.
- b. The Nigerian Institution of Estate Surveyors and Valuers (NIESV): Our corporate and individual memberships signify our adherence to the highest professional code of conduct and ethics in the industry.
- c. Corporate Affairs Commission (CAC): Evidence of our legal status as a registered business entity in Nigeria.

This serve as an assurance of our fiduciary duty to you and our capacity to execute this brief with the utmost professionalism.

10.CONCLUSION

Shelter Nest Realty brings a proven track record of excellence, reliability, and professionalism in delivering end-to-end property management solutions tailored specifically for residential developments. We understand that successful residential communities require more than routine administration, they demand proactive management, responsive tenant engagement, strategic oversight, and a commitment to preserving and enhancing asset value.

Our team comprises experienced property management professionals with expertise in tenant sourcing and placement, lease administration, rent collection, tenant relations, maintenance coordination, service charge administration, and asset performance monitoring. We employ industry best practices, robust management systems, and technology-driven processes to ensure efficient operations, financial transparency, and a seamless experience for both property owners and residents.

With a commitment to continuous improvement, we conduct regular property inspections, monitor performance indicators, analyze resident feedback, and implement proactive strategies that align with the evolving needs of the development. Our approach ensures that every property under our management remains well-maintained, financially optimized, and positioned for long-term growth and sustainability.

Choosing Shelter Nest Realty means partnering with a property manager who understands that a successful development is more than just a collection of rent, it is a thriving community and a valuable investment asset. We provide personalized service, transparent financial administration, clear communication,

professional tenant management, and strict regulatory compliance. Our goal is simple; to protect and enhance your investment, maintain high occupancy levels, foster resident satisfaction, and ensure that your property consistently reflects the highest standards of quality, professionalism, and value.

Truly yours,

FOR; SHELTER NEST REALTY



ESV OLADAYO FEMI, OKENIYI, MNIVS, RSV

Senior Partner

Chartered Estate Surveyor & Valuer

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