

#power #partnership #prosperity
#proposition #perception #people
#persistence #profound #progress
#product #place #process
#precision #possibilities #path
#plan #panache #point
#promise #pristine #projects
#procedure #platform #premium
#passion #pinnacle #prestige
#purpose #potential #proposal
#peak #perspective
#prospect #principle #price
#policy #perseverance



2024

Company Executive Summary

Incorporated in 2011, **PIROTTI PROJECTS** is a Nigerian owned private limited liability company with operations in Nigeria and the United Kingdom.

We boast of dynamic and seasoned professionals with over 40 years combined experience in Architectural Design, Building Construction and Real Estate.

We are headquartered in Abuja with a strategic sales office in London that fosters Real Estate investment drive between Nigeria and Nigerians in the diaspora.



Vision

To be synonymous with **high quality** real estate developments in Nigeria.

Mission

To provide **high quality** real estate developments by constantly improving our capacity and processes through innovation and pursuit of excellence.

Value Proposition

We build communities in **high quality** environments with guaranteed ROI on your properties.



Our Values

We do not only believe in selling our buildings, rather, we believe in selling why clients should buy our buildings. We create value through innovation, integrity and excellence.



Innovation.

Our team of professionals believes in combining innovative approach with cutting edge technology to break grounds in the field of design. We don't imitate, we innovate.

Excellence.

We exceed expectations. We understand that for any business to survive in a highly competitive Global Village, we must do things right and do them well. We are in constant pursuit of new avenues of enhancing our services to offer our clients high quality products.

Integrity.

At Pirotti, we believe that in order to excel, we must match our word with our action and our actions with our words. We uphold ethical and regulatory requirements.



Project Overview

Emporio Shopping Mall

Overview

| | |
|--------------------------------|---------------------------|
| ➤ Plot Number: | 3267, F18. |
| ➤ Plot Location: | Dawaki, Abuja. |
| ➤ Plot Title: | Right of Occupancy |
| ➤ Land Use: | Mixed Use |
| ➤ Duration of Project: | 1 Year |
| ➤ Project Start Date: | September 2022 |
| ➤ Project Level of Completion: | 20% |
| ➤ Mode of Financing: | Off Plan Sales |
| ➤ Projected Revenue | ₦ 3,230,497,168.68 |
| ➤ Total Cost of Project: | ₦ 2,153,664,779.12 |
| ➤ Profit Margin: | ₦ 1,076,832,389.56 |



View of Site.



Emporio Project Analysis

| | | |
|------------------------------------|---|--------------------------------|
| Number of Shops | | 66 |
| Total Area of Shops (Sqm) | | 3421 |
| Construction COST PER SQUARE METER | ₺ | 292,621.01 |
| Cost of Construction | ₺ | 1,001,056,489.00 |
| Cost of Land | ₺ | 1,000,000,000.00 |
| Preliminaries | ₺ | 50,052,824.45 |
| | ₺ | <u>2,051,109,313.45</u> |
| 5% Contingency | ₺ | 102,555,465.67 |
| Total cost of Project | ₺ | <u>2,153,664,779.12</u> |
| 50% Profit | ₺ | 1,076,832,389.56 |
| Total Revenue | ₺ | <u>3,230,497,168.68</u> |
| SALES PRICE - Per Sqare Meter | ₺ | 944,313.70 |



Project Views



Approach View of Proposed Mall.



View of Proposed Mall.





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