yahshud

PRINCIPLED PROSPERITY

REAL ASSET
INVESTMENT NOTES

H1 · JANUARY–JUNE 2026

RAIN
Investment Report

A half-year account of issuances delivered, developments advanced, and promises kept — on over ₦1 billion raised, at a 0% default record.

₦1B+	**0%**	**7**
RAISED IN H1	DEFAULT RECORD	RAIN ISSUANCES

INSIDE THIS REPORT

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A LETTER FROM THE FOUNDER

The discipline held.

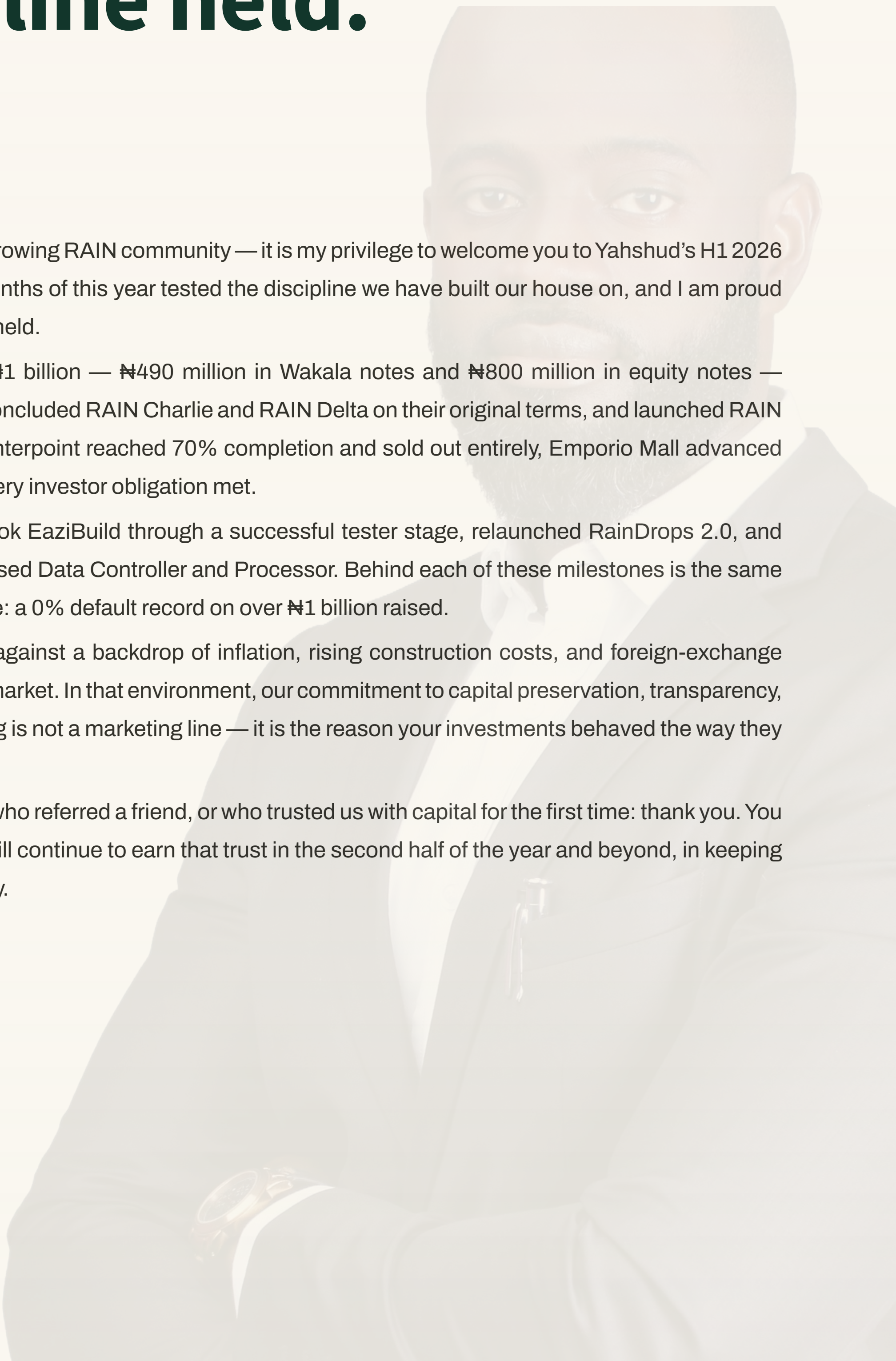
To our investors, partners, and the growing RAIN community — it is my privilege to welcome you to Yahshud's H1 2026 RAIN Investment Report. The first six months of this year tested the discipline we have built our house on, and I am proud to report that, once again, that discipline held.

We closed the half having raised over ₦1 billion — ₦490 million in Wakala notes and ₦800 million in equity notes — completed the MS1 profit payout in full, concluded RAIN Charlie and RAIN Delta on their original terms, and launched RAIN Echo, our sixth offering in the series. Centerpoint reached 70% completion and sold out entirely, Emporio Mall advanced steadily, and Halspace 1 matured with every investor obligation met.

We also introduced Dhahab by RAIN, took EaziBuild through a successful tester stage, relaunched RainDrops 2.0, and secured our NDPC registration as a licensed Data Controller and Processor. Behind each of these milestones is the same quiet promise we have kept since day one: a 0% default record on over ₦1 billion raised.

None of this came easily. We delivered against a backdrop of inflation, rising construction costs, and foreign-exchange volatility that strained the wider Nigerian market. In that environment, our commitment to capital preservation, transparency, and ethical, Shariah-compliant structuring is not a marketing line — it is the reason your investments behaved the way they did.

To every investor who chose to reinvest, who referred a friend, or who trusted us with capital for the first time: thank you. You have my personal commitment that we will continue to earn that trust in the second half of the year and beyond, in keeping with our north star of Principled Prosperity.



Abduljabbar Oyekan

FOUNDER & CEO, YAHSHUD LIMITED

"We measure success in promises kept."

A NEW WINDOW INTO WHO WE ARE

Introducing *Rain Living*

Rain Living is the lifestyle and storytelling platform of RAIN Properties — created to bring people closer to the experience of owning, living in, and investing in thoughtfully designed homes and communities.

At its heart, it exists to help people see property as more than a transaction: the comfort of coming home, the pride of ownership, the joy of community, and the security of building a lasting legacy through real estate.

The name RAIN symbolises provision, growth, and abundance. Just as rain nurtures and brings life, Rain Living was created to nurture aspirations and inspire intentional living.

WHAT RAIN LIVING DOES

01

Tells the stories

Behind our developments and the people they are built for.

02

Showcases community

The lifestyles and communities our homes create.

03

Educates owners

Guiding aspiring homeowners on the journey to ownership.

II

The Half *in Review*

Strong execution, consistent delivery, and expansion of Yahshud's Shariah-compliant, asset-backed investment ecosystem — measured in figures, and in obligations met.

KEY HIGHLIGHTS & ACHIEVEMENTS

Six months, measured.

TOTAL RAISED IN ISSUANCES

₦1B+

₦490M WAKALA NOTES

₦800M EQUITY NOTES

0%

DEFAULT ON ₦1B+ RAISED

21%

RAIN Echo launched

Sixth issuance in the series — 21% return, quarterly payouts.

70%

Centerpoint complete

Reached 70% completion — and sold out entirely.

MS1

Profit payout in full

MS1 profit distributed to investors in full, on schedule.

C · D

Charlie & Delta closed

Both concluded on original terms; obligations met in full.

2.0

RainDrops relaunched

Rewards for engagement, with a live redemption marketplace.

✓

EaziBuild tester passed

Construction-materials financing confirmed operationally rea

NDPC registration secured

Licensed by the National Data Protection Commission as a Data Controller & Processor.

Dhahab by RAIN introduced

Premium 13-residence collection in Lekki Phase 1; property handover & soil test complete.

OVERVIEW & DELIVERY

Execution, on schedule.

MS1 profit issuance was completed with investors receiving full payouts as scheduled. Across the RAIN series, RAIN Charlie was fully concluded and RAIN Delta launched and closed within the period, while RAIN Echo was launched and remains ongoing — continued discipline in structuring real, asset-backed opportunities.

The platform advanced with RainDrops 2.0, enhancing investor engagement and rewards. In parallel, EaziBuild completed its tester stage, confirming readiness for its short-cycle construction-financing model.

In real estate, Centerpoint reached 70% completion and sold out, and Emporio Mall progressed to roughly 40%. Separately, the Halspace 1 investment matured and was redeemed in full, while Dhahab by RAIN expanded the portfolio into premium lifestyle real estate.

DEVELOPMENT COMPLETION

Centerpoint 70%

Emporio Mall 40%

Dhahab Kickoff NEW

Handover & soil test complete — build to Aug 2027.

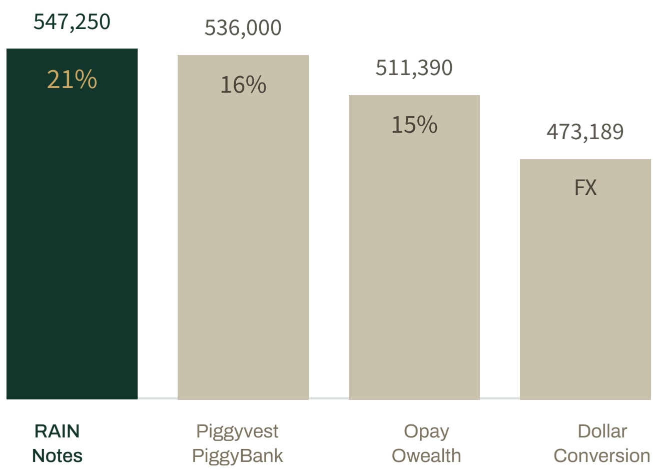
A GROWING, ASSET-BACKED PORTFOLIO

6	3	3	2
RAIN ISSUANCES	CYCLES CLOSED IN H1	ACTIVE DEVELOPMENTS	NEW PLATFORMS

PRODUCT PERFORMANCE VS. ALTERNATIVES

Better value, by design.

RETURNS ON ₦500K PLACED (NGN)



INVESTMENT	P.A.	NGN
RAIN notes	21%	547,250
Piggyvest	16%	536,000
Opay Owealth	15%	511,390
Dollar Conv.	—	473,189

HIGHEST RETURN EFFICIENCY

Why RAIN Notes offer better value

With a 21% annual return, RAIN Notes deliver higher earnings (₦547,250) than the alternatives compared. This highlights their core strength: higher return efficiency within a structured, asset-backed investment framework.

While other platforms offer competitive savings options, RAIN Notes stand out for combining stronger yield potential with a real-estate-backed structure designed to support stability and long-term value creation — not merely a savings rate, but participation in a tangible asset.

Asset-backed
Anchored to real commercial real estate.

Shariah-compliant
Ethical structuring at every stage.

Transparent
Monitored in real time on the platform.

III

Investment *Products*

Six offerings in the RAIN series — each a Real Asset Investment Note, each Shariah-compliant, each structured to preserve capital and deliver on its terms.

MS1	Charlie	Halspace	Delta	Echo
Paid	Closed	Redeemed	Closed	Live

INVESTMENT PRODUCTS IN H1

Cycles delivered.

MS1

PAID IN FULL

MS1 Profit Issuance

The MS1 profit distribution was completed in full, with investors receiving their profits as scheduled — a milestone reflecting our commitment to delivering on promises and ensuring investors benefit from the performance of their capital. For those who missed it, more opportunities are on the horizon.

Charlie

CONCLUDED

RAIN Charlie Issuance

Concluded in line with its original structure and investment terms. The cycle executed as planned, with investor capital fully redeemed and returns delivered accordingly — another successfully delivered cycle within the RAIN series, reinforcing a track record built on trust, precision, and performance.

Halspace

REDEEMED

Halspace 1 Investment

The Halspace 1 investment reached maturity and was redeemed by our investors in full, with every obligation met as scheduled. Building on this foundation, and in collaboration with Halvest, the next phase is now advancing.

Delta

CLOSED

Fifth offering
in the RAIN series

RAIN Delta Issuance

A Shariah-compliant Real Asset Investment Note anchored on premium commercial spaces within the Emporio Mall development, Dawaki, Abuja. Structured with a 21% return profile, quarterly profit distributions over 12 months, and full principal repayment at maturity. Now closed — a cycle built on transparency, ethical compliance, and long-term value creation.

21%	12mo	100%
RETURN PROFILE	QUARTERLY PAYOUTS	PRINCIPAL AT MATURITY

THE SIXTH ISSUANCE · NOW LIVE

RAIN Echo

A Shariah-compliant Real Asset Investment Note allowing investors to participate in acquiring space in a prime commercial project while earning competitive returns — anchored on premium spaces within the Emporio Mall development in Dawaki, Abuja, developed by Pirotti Group.

21%	Q	12mo	60
RETURN RATE	QUARTERLY PAYOUTS	INVESTMENT PERIOD	EN-SUITE SHOPS

THE EMPORIO MALL ASSET

- Contemporary architectural design
- 60 fully finished en-suite shops with private toilets
- Varied shop sizes for different business needs
- Ample parking, lifts & escalators
- CCTV security throughout
- Rapidly growing Dawaki commercial district

KEY INVESTMENT BENEFITS

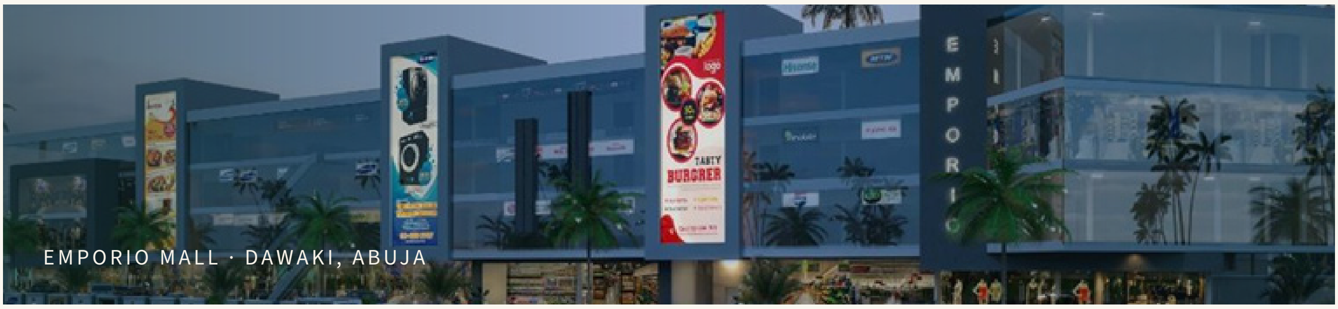
Liquidity
— steady quarterly payouts.

Low risk
— backed by prime real estate.

Transparency
— monitor in real time online.

Shariah compliance
— ethical at every step.

Secured exit
— forward sale with BAS Capital.



EMPORIO MALL · DAWAKI, ABUJA

REWARDS · RELAUNCHED

RainDrops *2.0*

RainDrops is back. We're committed to rewarding investors for actively engaging with the platform — and every meaningful action you take can now earn valuable RainDrops.

EARN DROPS WHEN YOU…

01 Open an account

02 Complete your KYC

03 Place & settle bids

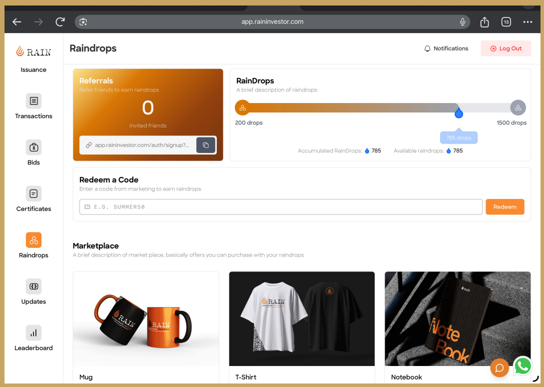
04 Refer friends

05 Invest & confirm redemptions

06 Redeem RainCodes

The RainDrop Marketplace is live

Redeem your earned RainDrops for a variety of exclusive perks and benefits on our website. The more you engage with the RAIN platform, the more you can unlock.

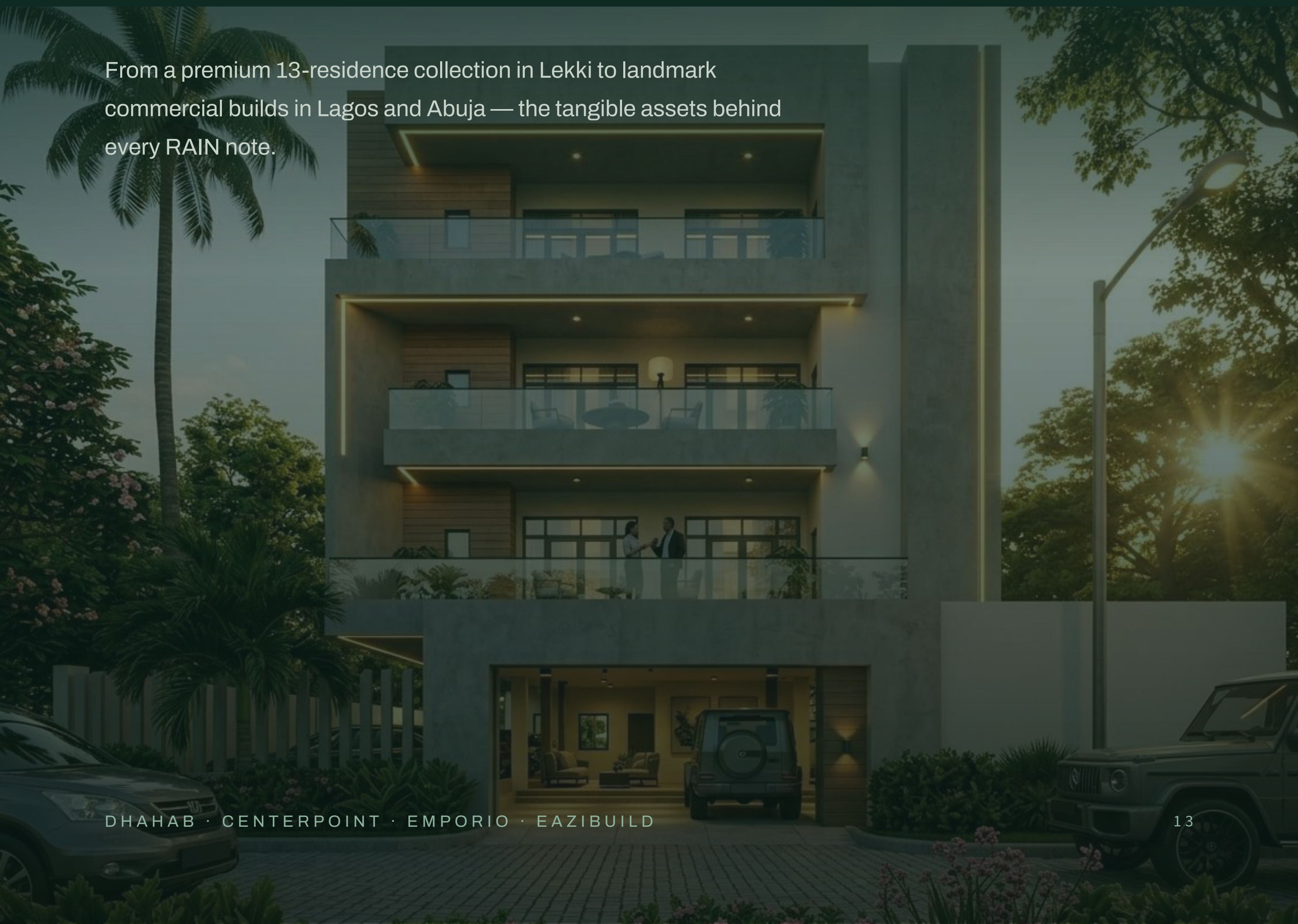


EARN · REDEEM · REPEAT

"Thank you for being a valued member of our community — we look forward to rewarding your continued participation."

IV

Our *Portfolio*



From a premium 13-residence collection in Lekki to landmark commercial builds in Lagos and Abuja — the tangible assets behind every RAIN note.

DHAHAB — MEANING "GOLD"

Dhahab

by RAIN

An exclusive, deliberately scarce collection of **13 private 2-bedroom residences** on White Sands Road, Lekki Phase 1, Lagos. True to its name, Dhahab is designed to be both a premium lifestyle destination and a bulletproof store of value.

THE LOCATION

Nestled in the low-traffic, canopy-lined Blue-Green Environment City masterplan.

THE CONNECTIVITY

Direct access to the Lekki-Epe Expressway — Victoria Island and Ikoyi minutes away.

THE MARKET

An appreciating corridor — Lekki outpaced Lagos with 45–60% price growth in 2024.

13	85m^2	97%	+40%
PRIVATE RESIDENCES	PER UNIT	PREMIUM OCCUPANCY	TARGET UPLIFT BY 2027

Perfected spaces, institutional trust.

PERFECTED SPACES & AMENITIES

The residences
85 m² units · 3.6 m ceilings · floor-to-ceiling glazing · master suite with walk-in wardrobe · private terrace.

Rooftop sky lounge
A 144 m² communal deck with plunge pool, wellness space, and BBQ area.

Engineering
24/7 power via grid, generator & 10 kW solar hybrid — 30% lower energy costs. Biometric security, gym, treated-water borehole.

HIGH-YIELD RETURNS & TRUST

Generous yields
Capitalise on Lekki's ₦93.78bn short-let market — projected returns up to ₦26.4M / year.

Elite builder
ASL Contractors (Arkland Group) — behind luxury towers in Banana Island & Eko Atlantic.

Strict governance
Independent PM (Pro-M Ltd) releases escrowed funds only as build milestones are verified.

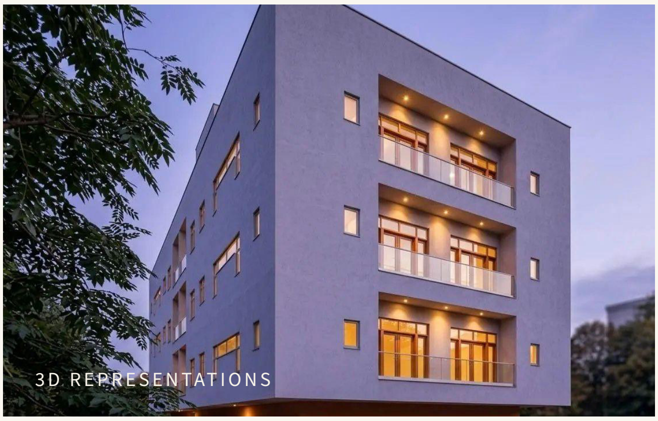
LAST UNIT AT LAUNCH PRICING

One final unit remains at ₦300M

Targeting +40% capital uplift by August 2027.

₦300M

LAST UNIT



3D REPRESENTATIONS

PROJECT · EBUTE METTA, LAGOS

Centerpoint

Strategically located within the Ebute Metta rail compound, with direct access to Murtala Muhammed Way, Centerpoint offers excellent connectivity — ideal for commercial and mixed-use development.

The property is now completely sold out, reflecting strong investor confidence.

As of the latest update, development has reached approximately 70% completion, with security doors now fully installed — another significant construction milestone within Lagos' evolving urban landscape.

AT A GLANCE

70%
COMPLETION

100%
SOLD

Ebute Metta rail compound · direct access to Murtala Muhammed Way.

PROJECT · DAWAKI, ABUJA

Emporio Mall

40%
COMPLETE

66
RETAIL SHOPS

A landmark commercial development in the rapidly growing district of Dawaki, Abuja (Plot 3267, F18). Developed by Pirotti Projects & Properties Ltd, backed by a valid Right of Occupancy and mixed-use approval.

Designed as a premier retail destination — 66 modern shops across 3,421 sqm, with Yahshud Property Limited as investment manager.

Project progress update

~40% complete

Construction advances steadily. Key milestones include completed second-floor column and beam installations across Clusters One, Two, and Four — reinforcing confidence in timely delivery as Emporio Mall takes shape as a vibrant commercial hub for local and diaspora investors.

TESTER STAGE COMPLETE

Introducing *EaziBuild*

A short-term, Shariah-compliant Murabaha financing product providing asset-backed working capital to Nigeria's construction sector. Transactions are tied directly to verified material purchases — improving access to affordable financing while ensuring transparency and capital protection.

30–45
Day cycle
Short-cycle financing structure, functioning as intended.

✓
Tester passed
Workflow, procurement & financing all confirmed ready.

Next
Full rollout

WHY OUR INVESTORS TRUST US

In their *own words*

Trust is built not by what we say, but by the experiences of those who invest with us. Rather than take our word for it, hear directly from two of our investors.

> “
>
> *After my first investment cycle, it was an easy decision to reinvest. The experience has been smooth and reliable.*
>
> M **Maryam Olagunju**
> RAIN INVESTOR

> “
>
> *Great experience investing with Yahshud. Clear communication and professional support throughout. I’m really happy with the profit I made by the end of the year. Highly recommended!*
>
> K **Kudirat Ayodele**
> RAIN INVESTOR

CONCLUSION

Steady delivery, *disciplined execution.*

The first half of 2026 was marked by steady delivery across all operations, despite a challenging environment shaped by inflation, rising construction costs, FX instability, and broader market pressure in Nigeria.

Even with these headwinds, Yahshud remained focused on transparency, Shariah compliance, and investor protection — delivering multiple completed investment cycles, advancing key developments, and launching new products and platforms, all while maintaining consistency in execution.

This resilience reinforces Yahshud's position as a structured, asset-backed investment platform committed to delivering value and honouring commitments. As we move into H2, the focus remains on strengthening delivery, expanding opportunities, and sustaining long-term investor value.

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PRINCIPLED PROSPERITY

app.raininvestor.com

Shariah-compliant · Asset-backed