



# PRIVATE INVESTOR PROPOSAL

Hilltop Eco Resort – Edo State, Nigeria



Hilltop Eco Resort is a signature eco-luxury hospitality development carefully positioned on elevated land within a serene village environment in Edo State, near Benin City. The project is designed as a destination resort, combining modern architecture, traditional eco-lodges, water features, and landscaped natural surroundings to deliver a unique tourism experience not currently available within the region. The hilltop positioning offers panoramic views, privacy, and exclusivity, while the surrounding natural landscape creates a strong emotional and experiential connection for guests.

The resort is planned to feature luxury eco-pods, premium villas, recreational water facilities, curated leisure spaces, and hospitality services aimed at high-value domestic travelers, international tourists, corporate retreats, and destination events. Investors benefit from a first-mover advantage in Edo State's emerging destination tourism sector, enabling premium pricing, strong brand positioning, and long-term

asset appreciation.

Revenue generation is diversified across accommodation, food and beverage services, leisure and wellness offerings, events, day-pass tourism, and exclusive resort experiences. This diversified model ensures consistent cash flow and resilience against seasonal fluctuations. Conservative projections indicate a return on investment within three to five years, supported by strong occupancy potential and growing domestic tourism demand.

The village location was strategically selected to deliver tranquility, cultural authenticity, and operational sustainability. The project integrates local employment, community engagement, and structured security partnerships, ensuring a safe, welcoming environment for guests while fostering long-term social stability. Comprehensive security systems, controlled access, and collaboration with state security agencies further protect investor capital and guest confidence.

Hilltop Eco Resort represents a golden opportunity for private investors seeking exposure to Nigeria's expanding hospitality and tourism sector through a professionally planned, visually iconic, and scalable destination asset. The project combines strong financial fundamentals with meaningful regional impact, positioning investors to benefit from both immediate returns and long-term value growth.

## Financial Overview & Investment Returns

The Hilltop Eco Resort project is structured to generate stable, diversified cashflows from accommodation, food and beverage services, leisure and wellness offerings, events, and destination experiences. Conservative financial assumptions have been adopted to ensure resilience across market cycles and protect investor capital. Based on projected occupancy levels and average daily rates aligned with comparable premium resorts, the project targets full capital recovery within a three- to five-year period.

### Five-Year Cashflow Projection (■ Billion)

Year	Revenue	Operating Cost	Net Cashflow
Year 1	1.6	0.9	0.7
Year 2	2.0	1.0	1.0
Year 3	2.4	1.1	1.3
Year 4	2.8	1.2	1.6
Year 5	3.2	1.3	1.9

## Safety, Security & Visitor Confidence

Tourist safety is a foundational element of the Hilltop Eco Resort development strategy. Although the project is located within a village environment in Edo State, it has been designed as a gated, professionally managed destination with controlled access, trained security personnel, CCTV surveillance, and formal coordination with state security agencies. Community integration through employment and partnerships further strengthens social stability and ensures a safe, welcoming environment for guests and investors.

## Phased Development Strategy

The project will be executed in clearly defined phases to reduce capital exposure and align expansion with market demand. Phase 1 focuses on core accommodation, infrastructure, and revenue generation, while Phase 2 introduces additional units and amenities to unlock upside value once operations stabilize.

## Confidentiality & Legal Disclaimer

This document is confidential and intended solely for private investors. It does not constitute a public offer, solicitation, or investment advice. Financial projections are indicative only and subject to change. Prospective investors should conduct independent legal, financial, and commercial due diligence prior to any investment decision.

## Safety, Security & Visitor Confidence Strategy (Expanded)

The safety of guests, staff, and investor capital is a central pillar of the Hilltop Eco Resort development strategy.

While the project is located within a peaceful village environment in Edo State, the resort has been deliberately planned as a controlled, professionally managed destination designed to meet the safety expectations of both domestic and international tourists.

From a physical security perspective, the resort will operate as a gated destination property with clearly defined access points. Entry into the resort will be restricted to guests, staff, and authorized visitors through controlled checkpoints supported by trained security personnel. The entire resort perimeter will be secured using a combination of natural buffers, discreet fencing, and monitored entry routes, ensuring privacy and protection without disrupting the eco-luxury experience.

A 24-hour professional security framework will be implemented, including trained on-site security staff, CCTV surveillance covering key movement areas, accommodation zones, public facilities, and access roads, as well as coordinated communication systems for rapid response. The security model is designed to be preventative rather than reactive, prioritizing visibility, monitoring, and early risk detection.

In addition to private security measures, the project will maintain formal collaboration with Edo State security agencies and local law enforcement, ensuring external support, intelligence sharing, and rapid escalation protocols where necessary. This partnership provides an additional layer of assurance to investors and guests, reinforcing the resort's credibility as a safe destination.

Community integration is a core element of the safety strategy. The resort is structured to actively involve the host community through employment, training, supply-chain participation, and service partnerships. By creating direct economic value for the local population, the project fosters community ownership, cooperation, and long-term stability.

To further enhance visitor confidence, the resort will implement structured guest management systems, including advance booking verification, professional front-desk operations, guided transportation

options, and  
curated off-site excursions managed directly by the resort. These measures ensure that guests' movements are  
planned, monitored, and supported, minimizing exposure to uncertainty.

Combined, these layered measures ensure that Hilltop Eco Resort functions as a secure, self-contained tourism  
environment that protects guests, safeguards investor interests, and positions the resort as a trusted destination for high-value travelers.