

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

Please fill in ENGLISH and in BLOCK LETTERS with black ink

### A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer

1. Full Description of the Property:  
Km 9, Old Lagos Road, Podo (Plot 1, 2, & 3) Mogbojubola Industrial Layout, Opera Village, Off Lagos Road, Ibadan, Oyo State

2. Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which will be defaced for due diligence will be provided)  
Original Deed of Legal Mortgage 08/11/1993 registered as No. 35/35/3112 covered by C of O No. 42/12/2858

3. Transferability of property (if Property/Asset can be readily transferred to a would-be buyer):  
Yes, the Asset can be readily transferred to a would-be buyer

4. Status of property (if property is vacant or otherwise – please state "YES or NO" (if "NO", please state why)  
No. The Property is currently occupied by the Obligor who is a paying tenant

5. Other issues pertaining to the Property / Asset e.g pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient):  
None

AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-6) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.

*Declaration (to be signed by prospective purchaser)*  
I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We am/are aware and agree to all the disclosures/terms stated above:

Purchaser/Director (Signature & Date):-----Secretary(Signature & Date)-----

### B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale

1. Full name of purchaser/buyer (please state if an individual or corporate entity):

2. Details of the account payment will be drawn from (state account number, account / name and bank below):

3. I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.  
  
Please mark (X) if concurred:  Yes  No

4. In the event a payment is made through a third-party account against the Corporation's policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.  
  
Please mark (X) if concurred:  Agree  Disagree

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

- i. That full payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.
- ii. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.
- iii. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

### C. AGENT RELATIONSHIP (where applicable)

1. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

I/We....., do hereby authorize the above Agent to process this transaction/purchase of property (details).....on my/our behalf. By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our goodself/goodselves through my/our Agent.

### D. DECLARATIONS

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it. Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

#### For Official Use Only:

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

Please fill in ENGLISH and in BLOCK LETTERS with black ink

A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer	
1.	Full Description of the Property: <i>3 Sawyer Crescent Gbagada Lagos State</i>
2.	Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which must be defaced for due diligence shall be provided): <i>Original Certificate of Sale dated August 28<sup>th</sup> 1997 between Nigeria Airforce and Centrespread Advertising Ltd in respect of property at No. 3 Sawyer Crescent, Gbagada Lagos</i>
3.	Transferability of property (if Property/Asset can be readily transferred to a would-be buyer): <i>By virtue of the judgment which has been endorsed at the Land registry, the Corporation can transfer title to a would be buyer.</i>
4.	Status of property (if property is vacant or otherwise – please state “YES or NO” (if “NO”, please state why)) <i>Yes, the property is vacant, with AMCON in possession.</i>
5.	Other issues pertaining to the Property / Asset e.g pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient: <i>N/A</i>
<p>AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-6) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.</p> <p><i>Declaration (to be signed by prospective purchaser)</i> I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on “as is” / “where is” basis. I/We am/are aware and agree to all the disclosures/terms stated above:</p> <p>Purchaser/Director (Signature &amp; Date):-----Secretary(Signature &amp; Date)-----</p>	
B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale	
1.	Full name of purchaser/buyer (please state if an individual or corporate entity):
1.	Details of the account payment will be drawn from (state account number, account name and bank below):
3.	I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.
Please mark (X) if concurred: <input type="checkbox"/> Yes <input type="checkbox"/> No	
4.	In the event a payment is made through a third-party account against the Corporation’s policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.
Please mark (X) if concurred: <input type="checkbox"/> Agree <input type="checkbox"/> Disagree	

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

- i. That payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.
- ii. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.
- iii. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

### C. AGENT RELATIONSHIP (where applicable)

1. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

I/We....., do hereby authorize the above Agent to process this transaction/purchase of property (details).....on my/our behalf.

By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON of any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our goodself/goodselves through my/our Agent.

### D. DECLARATIONS

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it. Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

#### For Official Use Only:

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

Please fill in ENGLISH and in BLOCK LETTERS with black ink

### A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer

1. Full Description of the Property:  
Property located Hotel Sumiram & Green Restaurant located at No. 1, Secretariat Link Road, Off Yakubu Gowan Way, Jos
2. Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which will be defaced for due diligence will be provided)  
Yes, there is a valid title, The property has a certificate of judgement.
3. Transferability of property (if Property/Asset can be readily transferred to a would-be buyer):  
AMCON can transfer title to a would-be buyer.
4. Status of property (if property is vacant or otherwise – please state "YES or NO" (if "NO", please state why)  
Yes
5. Other issues pertaining to the Property / Asset e.g pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient):  
Not Applicable.

AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-6) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.

*Declaration (to be signed by prospective purchaser)*

I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We am/are aware and agree to all the disclosures/terms stated above:

Purchaser/Director (Signature & Date):-----Secretary(Signature & Date)-----

### B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale

1. Full name of purchaser/buyer (please state if an individual or corporate entity):
2. Details of the account payment will be drawn from (state account number, account name and bank below):
3. I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.  
  
Please mark (X) if concurred:  Yes  No
4. In the event a payment is made through a third-party account against the Corporation's policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.  
  
Please mark (X) if concurred:  Agree  Disagree

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

- i. That full payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.
- ii. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.
- iii. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

### C. AGENT RELATIONSHIP (where applicable)

1. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

I/We....., do hereby authorize the above Agent to process this transaction/purchase of property (details).....on my/our behalf. By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our goodself/goodselves through my/our Agent.

### D. DECLARATIONS

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it. Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

#### For Official Use Only:

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

Please fill in ENGLISH and in BLOCK LETTERS with black ink

<b>A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer</b>	
6. Full Description of the Property:	Plot 8, C and C Estate off R.D Road, off Okporo Road, Port Harcourt
7. Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which will be defaced for due diligence will be provided)	Yes, there is a valid title, which is Certificate of Occupancy
8. Transferability of property (if Property/Asset can be readily transferred to a would-be buyer):	AMCON can transfer title to a would-be buyer.
9. Status of property (if property is vacant or otherwise – please state "YES or NO" (if "NO", please state why)	No
10. Other issues pertaining to the Property / Asset e.g pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient):	Not Applicable.
<p>AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-6) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.</p> <p><i>Declaration (to be signed by prospective purchaser)</i> I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We am/are aware and agree to all the disclosures/terms stated above:</p> <p>Purchaser/Director (Signature &amp; Date):-----Secretary(Signature &amp; Date)-----</p>	
<b>B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale</b>	
1. Full name of purchaser/buyer (please state if an individual or corporate entity):	
3. Details of the account payment will be drawn from (state account number, account name and bank below):	
3. I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.	
Please mark (X) if concurred: <input type="checkbox"/> Yes <input type="checkbox"/> No	
4. In the event a payment is made through a third-party account against the Corporation's policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.	
Please mark (X) if concurred: <input type="checkbox"/> Agree <input type="checkbox"/> Disagree	

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

- iv. That full payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.
- v. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.
- vi. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

### C. AGENT RELATIONSHIP (where applicable)

2. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

I/We....., do hereby authorize the above Agent to process this transaction/purchase of property (details).....on my/our behalf. By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our goodself/goodselves through my/our Agent.

### D. DECLARATIONS

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it. Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

#### For Official Use Only:

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

Please fill in ENGLISH and in BLOCK LETTERS with black ink

### A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer

11. Full Description of the Property: Km 2 Port Harcourt /Aba Expressway Port-Harcourt, Rivers State

12. Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which will be defaced for due diligence will be provided)  
Yes, there is a valid title, which is Certificate of Occupancy and a registered Legal Mortgage.

13. Transferability of property (if Property/Asset can be readily transferred to a would-be buyer):  
AMCON can transfer title to a would-be buyer

14. Status of property (if property is vacant or otherwise – please state "YES or NO" (if "NO", please state why)  
No

15. Other issues pertaining to the Property / Asset e.g pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient):  
Not Applicable.

AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-6) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.

*Declaration (to be signed by prospective purchaser)*  
I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We am/are aware and agree to all the disclosures/terms stated above:

Purchaser/Director (Signature & Date):-----Secretary(Signature & Date)-----

### B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale

1. Full name of purchaser/buyer (please state if an individual or corporate entity):

4. Details of the account payment will be drawn from (state account number, account name and bank below):

3. I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.

Please mark (X) if concurred:  Yes  No

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

4. In the event a payment is made through a third-party account against the Corporation's policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.

Please mark (X) if concurred:  Agree  Disagree

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

vii. That full payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.

viii. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.

ix. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

### C. AGENT RELATIONSHIP (where applicable)

3. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

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By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our goodself/goodselfes through my/our Agent.

### D. DECLARATIONS

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it. Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

#### For Official Use Only:

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....



ASSET  
MANAGEMENT  
CORPORATION OF NIGERIA

**CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY**

Please fill in ENGLISH and in BLOCK LETTERS with black ink

**A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer**

1. **Full Description of the Property:**  
No 4. Nda Street, Off Eliada Layout (Cocaine Estate) Rumuogba, Portharcourt.
2. **Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which will be defaced for due diligence will be provided)**  
Yes, there is a valid title, which is Certificate of Occupancy and Deed of Assignment.
3. **Transferability of property (if Property/Asset can be readily transferred to a would-be buyer):**  
AMCON can transfer title to a would-be buyer.
4. **Status of property (if property is vacant or otherwise – please state “YES or NO” (if “NO”, please state why)**  
The property is vacant.
5. **Other issues pertaining to the Property / Asset e.g., pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient):**  
Not Applicable.

AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-6) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.

*Declaration (to be signed by prospective purchaser)*

I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on “as is” / “where is” basis. I/We am/are aware and agree to all the disclosures/terms stated above:

Purchaser/Director (Signature & Date):-----Secretary(Signature & Date)-----

**B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale**

1. **Full name of purchaser/buyer (please state if an individual or corporate entity):**
2. **Details of the account payment will be drawn from (state account number, account name and bank below):**
3. **I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.**  
  
Please mark (X) if concurred:  Yes  No
4. **In the event a payment is made through a third-party account against the Corporation’s policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.**  
  
Please mark (X) if concurred:  Agree  Disagree

**CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY**

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

- i. That full payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.
- ii. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.
- iii. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

**C. AGENT RELATIONSHIP (where applicable)**

1. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

I/We....., do hereby authorize the above Agent to process this transaction/purchase of property (details).....on my/our behalf. By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our good self/good selves through my/our Agent.

**D. DECLARATIONS**

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it. Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

**For Official Use Only:**

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....



ASSET  
MANAGEMENT  
CORPORATION OF NIGERIA

**CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY**

Please fill in ENGLISH and in BLOCK LETTERS with black ink

**A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer**

1. **Full Description of the Property:**  
No 2, Aba Road, Port Harcourt.
2. **Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which will be defaced for due diligence will be provided)**  
Yes, The Property has a valid title. The Corporation can exercise the right of a Legal mortgage to sell the asset.
3. **Transferability of property (if Property/Asset can be readily transferred to a would-be buyer):**  
AMCON can transfer title to a prospective buyer.
4. **Status of property (if property is vacant or otherwise – please state “YES or NO” (if “NO”, please state why)**  
The property is vacant.
5. **Other issues pertaining to the Property / Asset e.g pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient):**  
Not Applicable.

AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-6) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.

*Declaration (to be signed by prospective purchaser)*

I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on “as is” / “where is” basis. I/We am/are aware and agree to all the disclosures/terms stated above:

Purchaser/Director (Signature & Date):-----Secretary(Signature & Date)-----

**B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale**

1. **Full name of purchaser/buyer (please state if an individual or corporate entity):**
2. **Details of the account payment will be drawn from (state account number, account name and bank below):**
3. **I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.**  
  
Please mark (X) if concurred:  Yes  No
4. **In the event a payment is made through a third-party account against the Corporation’s policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.**  
  
Please mark (X) if concurred:  Agree  Disagree

**CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY**

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

- i. That full payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.
- ii. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.
- iii. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

**C. AGENT RELATIONSHIP (where applicable)**

1. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

I/We....., do hereby authorize the above Agent to process this transaction/purchase of property (details).....on my/our behalf. By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our goodself/goodselfes through my/our Agent.

**D. DECLARATIONS**

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it. Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

**For Official Use Only:**

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

Please fill in ENGLISH and in BLOCK LETTERS with black ink

A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer	
1.	<p><b>Full Description of the Property:</b> 216, Okporo Road, Rumuodara Obi/Akpor Local Government Area, Rivers state</p>
2.	<p><b>Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which will be defaced for due diligence will be provided)</b> AMCON can sell the property on the strength of the duly executed forfeiture documents by the obligor in favour of AMCON and a blank purchaser. This is in accordance with section 34 of the AMCON act.</p> <p>Original C of O, Original Deed of Assignment, Original Power of Attorney and Original Irrevocable Power of Attorney (both unregistered) are available for the asset.</p>
3.	<p><b>Transferability of property (if Property/Asset can be readily transferred to a would-be buyer):</b> The property is transferable based on the executed forfeiture documents in favour of a blank purchaser in line with section 34 of the AMCON act.</p>
4.	<p><b>Status of property (if property is vacant or otherwise – please state “YES or NO” (if “NO”, please state why)</b> The property is currently occupied but it is available for sale.</p>
5.	<p><b>Other issues pertaining to the Property / Asset e.g. pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient):</b> Not Applicable.</p>
<p>AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-6) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.</p> <p><i>Declaration (to be signed by prospective purchaser)</i> I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on “as is” / “where is” basis. I/We am/are aware and agree to all the disclosures/terms stated above:</p> <p>Purchaser/Director (Signature &amp; Date):-----Secretary(Signature &amp; Date)-----</p>	
B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale	
1.	<p><b>Full name of purchaser/buyer (please state if an individual or corporate entity):</b></p>
2.	<p><b>Details of the account payment will be drawn from (state account number, account name and bank below):</b></p>
3.	<p><b>I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.</b></p> <p>Please mark (X) if concurred: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

4. In the event a payment is made through a third-party account against the Corporation's policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.

Please mark (X) if concurred:  Agree  Disagree

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

- i. That full payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.
- ii. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.
- iii. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

### C. AGENT RELATIONSHIP (where applicable)

1. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

I/We....., do hereby authorize the above Agent to process this transaction/purchase of property (details).....on my/our behalf. By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our goodself/goodselves through my/our Agent.

### D. DECLARATIONS

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it.  Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

#### For Official Use Only:

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

Please fill in ENGLISH and in BLOCK LETTERS with black ink

### A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer

1. Full Description of the Property:  
Plot 68 (now 71) Sani Abacha Link Road, GRA Phase 3 Port Harcourt, Rivers State.
2. Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which will be defaced for due diligence will be provided)  
Yes, there is a valid title, which is Certificate of Occupancy and a registered Deed of Legal Mortgage.
3. Transferability of property (if Property/Asset can be readily transferred to a would-be buyer):  
AMCON can transfer title to a would-be buyer.
4. Status of property (if property is vacant or otherwise – please state “YES or NO” (if “NO”, please state why)  
Yes, the property is fully tenanted.
5. Other issues pertaining to the Property / Asset e.g., pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient):  
Not Applicable.

AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-6) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.

*Declaration (to be signed by prospective purchaser)*  
I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on “as is” / “where is” basis. I/We am/are aware and agree to all the disclosures/terms stated above:

Purchaser/Director (Signature & Date):-----Secretary(Signature & Date)-----

### B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale

1. Full name of purchaser/buyer (please state if an individual or corporate entity):
2. Details of the account payment will be drawn from (state account number, account name and bank below):
3. I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.  
  
Please mark (X) if concurred:  Yes  No
4. In the event a payment is made through a third-party account against the Corporation’s policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.  
  
Please mark (X) if concurred:  Agree  Disagree

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

- i. That full payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.
- ii. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.
- iii. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

### C. AGENT RELATIONSHIP (where applicable)

1. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

I/We....., do hereby authorize the above Agent to process this transaction/purchase of property (details).....on my/our behalf. By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our good self/good selves through my/our Agent.

### D. DECLARATIONS

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it. Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

#### For Official Use Only:

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

Please fill in ENGLISH and in BLOCK LETTERS with black ink

### A. PROPERTY DETAILS – To be completed by an Asset Marketing Officer

1. Full Description of the Property: Silverbird Entertainment Mall. A multi-tenanted Mall on 5 Floors of Commercial Space, with 45Nos. offices and shops, 12Nos. Cinemas. It sits on a total land size of 20,459.84sqm with a 15,650.10sqm rental space.

2. Documentation Details (if subject property has valid title, state the nature of title – a copy of the title which will be defaced for due diligence will be provided):

C of O, with a registered consent judgement of court in favour of AMCON.

3. Transferability of property (if Property/Asset can be readily transferred to a would-be buyer):

Yes, title can be transferred.

4. Status of property (if property is vacant or otherwise – please state “YES or NO” (if “NO”, please state why));

The mall is partially tenanted with notable tenants like Shoprite, UBA, Zenith Bank, Ethiopian Airline, Egypt Air, Arik Air, Bata, Health-plus Pharmacy, and The Wood Factory. There is an ongoing lease with Jakes restaurant that occupies the rooftop with 15yrs unexpired. The media house (Silverbird TV) is excluded from the 20,459.84sqm land size of the asset.

5. Other issues pertaining to the Property / Asset e.g., pending court matter, status of the legal action(s) in Court, etc. (please specify here. You may continue with a separate sheet if this space is not sufficient):

The registration of the consent judgement at Abuja Geographical Information System (AGIS) is in progress..

AMCON may experience unforeseen issues/circumstances and/or other related issues to the above (items 1-5) while closing out on a sale transaction(s). Where this occurs, the Corporation and/or purchaser shall take steps to resolve the issue(s) including granting vacant possession within a reasonable timeframe. Please note that in situation(s) where a purchaser is constrained by time and can no longer wait for the issue(s) to be resolved, AMCON undertakes to indemnify the purchaser by agreeing to refund the consideration WITHOUT interest/compensation. If the transaction is unable to be consummated due to any or a combination of the referenced issue(s), the purchaser waives its right to claim interest against AMCON on the consideration paid for the purchase of the property. Any accrued statutory charge which inadvertently was not considered but remains outstanding after sale of assets like ground rent, shall, at the sole discretion of the Corporation, form part of the purchase price payable by the buyer.

*Declaration (to be signed by prospective purchaser)*

I/We have read and understood the disclosure stated above, and hereby accept to proceed with the purchase of this property/asset on “as is” / “where is” basis. I/We am/are aware and agree to all the disclosures/terms stated above:

Purchaser/Director (Signature & Date):-----Secretary(Signature & Date)-----

### B. STANDARD PRACTICE OF CASH REFUND – In the event of inconclusive property sale

1. Full name of purchaser/buyer (please state if an individual or corporate entity):

1. Details of the account payment will be drawn from (state account number, account name and bank below):

3. I/We understand that as a policy, the Asset Management Corporation of Nigeria shall not accept third-party payments in respect of the asset to be purchased, except where the purchase of the asset is financed by Bank or Mortgage Provider.

Please mark (X) if concurred:  Yes  No

## CONDITIONAL FULL DISCLOSURE ON ASSET FOR SALE - For Property / Asset available for sale ONLY

4. In the event a payment is made through a third-party account against the Corporation's policy in B3 above, the Corporation shall as soon as practicable, refund the payment to the third-party account where the payment was drawn from, without interest/compensation. And the refund of the consideration shall ONLY be paid by AMCON upon confirmation of payment from the said third party account.

Please mark (X) if concurred:  Agree  Disagree

5. In the event of an inconclusive sale, a refund will be made to the Purchaser's account, and shall be without interest/compensation, subject to the fulfillment of the following conditions by the Purchaser:

- i. That full payment of the consideration for the subject property was made by the Purchaser to AMCON, and same was received and acknowledged by AMCON.
- ii. That ALL documents released to the Purchaser before, during and after the sale transaction be immediately RETURNED to AMCON, upon the demand for refund.
- iii. And for such further or other conditions as the Corporation may require of you in the circumstance.

Please mark (X) if concurred:  Agree  Disagree

### C. AGENT RELATIONSHIP (where applicable)

1. Kindly state details of the Agent representing your interest in purchasing the subject property e.g., Name, Address, Agency Agreement (if applicable), Phone Number, with accompanying valid means of Identification:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

*\*Please attach a copy of a valid means of Identification of the agent*

2. Where applicable, the agent shall act on your behalf regarding documentation and all other activities as may be required of you by the Corporation:

Please mark (X) if concurred:  Yes  No

I/We....., do hereby authorize the above Agent to process this transaction/purchase of property (details).....on my/our behalf.

By my/our signature below and upon presentation of this "Conditional Full Disclosures Form", I/We hereby absolve AMCON any liability arising from, incidental to and/or related to the release of title documents of the property/Asset to the Agent, and the security and custody of correspondences, EOI, KYC and other documents as submitted by my/our goodself/goodselves through my/our Agent.

### D. DECLARATIONS

I/We----- hereby declare that I/we, have read, understood and therefore, become fully aware of the disclosures stated above in respect of the property, and hereby accept to proceed with the purchase of this property/asset on "as is" / "where is" basis. I/We further declare that the details provided above by me/us are complete and accurate to the best of my/our knowledge as well as belief, and I/We undertake to inform you of any changes therein, immediately. Where any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it. Yes  No

.....  
Signature of Individual / Director

.....  
Signature of Secretary / Director

.....  
Date

.....  
Date

.....  
Signature of Agent (Where applicable)

.....  
Date

#### For Official Use Only:

Reviewed by:

Asset Marketing Officer/ Name.....

Signature/Date: .....