



DIASPORA CAPITAL

Nigeria Q1 | Q2 | Q3 | Q4 | 2026

Diaspora Investment Hits Record High • Q1 2026



Market at a Glance

Diaspora capital into Nigerian real estate reached a new all-time high in 2025, with total inward remittances of **\$23.0 billion** (+10 % YoY) and an estimated **\$5.5 billion** deployed into property — roughly **24 %** of the total pool. The 'Diaspora Factor' has matured from emergency family support into a structured investment class with professional intermediation, digital KYC, and institutional-grade proptech rails.

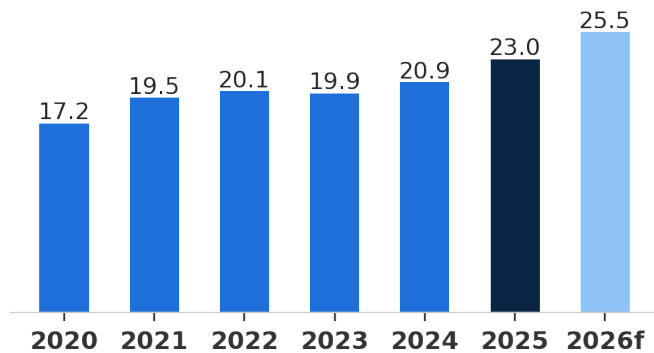
United States-based Nigerians lead origin flows (**38 %** share), followed by the **UK** (22 %), **Canada** (14 %) and **Germany** (8 %). Preferred destinations remain Lagos Island prime (Ikoyi, VI, Lekki) and Abuja FCT (Maitama, Jahi, Katampe Extension), which together absorbed ~**68 %** of 2025 diaspora real-estate flows.

Fast Facts

	Q1 2026	Change YoY
Total 2025 Remittances	\$23.0 bn	+10 %
Share to Real Estate	24 %	+300 bp
RE Allocation (2025)	\$5.5 bn	+25 %
% of GDP (Remittances)	11.2 %	+80 bp
Avg Ticket Size	\$185,000	+9 %
Top Origin	USA (38 %)	
Top Destination	Lagos Isl.	

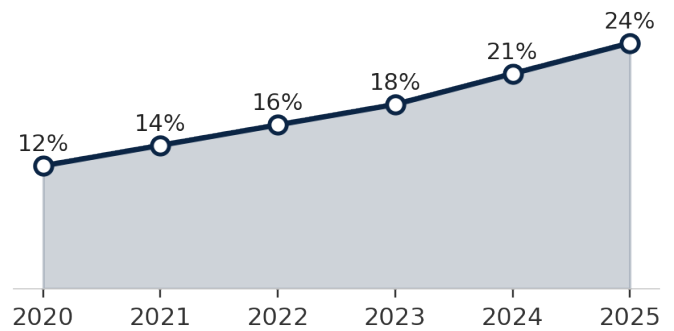
Total Diaspora Remittances

annual inward remittance inflows, \$ billion



Share Channelled to Real Estate

% of remittances deployed into property





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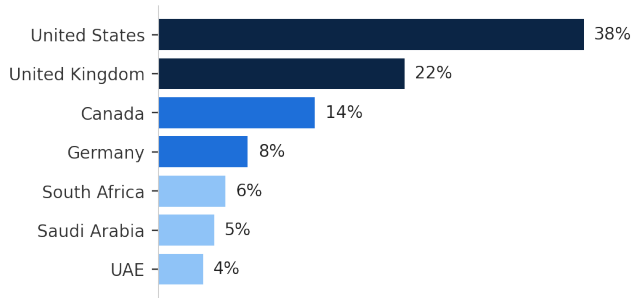
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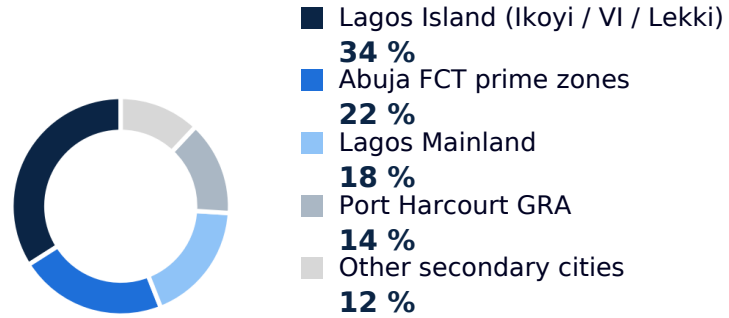
Origin Countries

share of 2025 diaspora real-estate inflows by home country



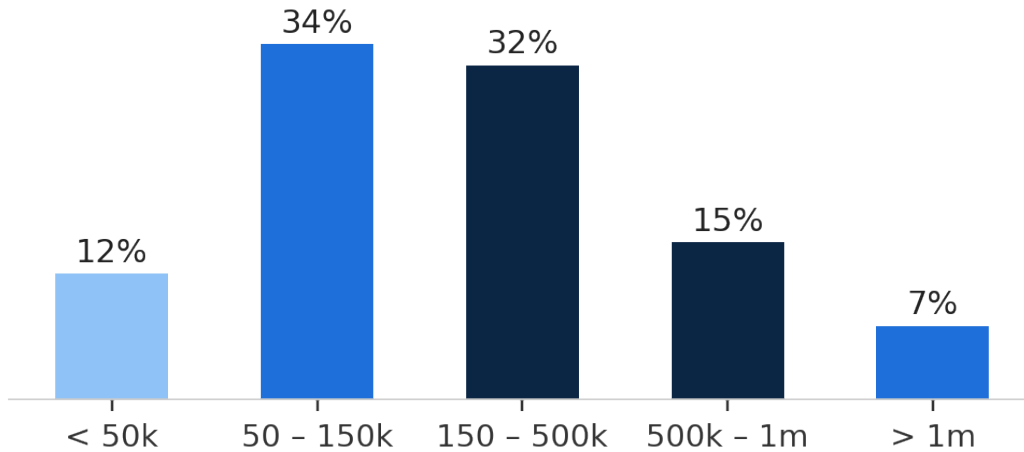
Preferred Nigerian Destinations

share of diaspora property transactions (2025)



Ticket Size Distribution

share of 2025 diaspora real-estate transactions by deal size (USD)





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Investment Vehicles

share of 2025 diaspora real-estate deployment by product



- Completed Residential (outright) **42 %**
- Off-plan Residential **28 %**
- Land Banking **16 %**
- Fractional / Syndicate **9 %**
- Commercial / REIT-like **5 %**

Why Diaspora Buyers Buy

primary motivations across OASIS panel (multi-select)

Retirement / second home		72%
Currency hedge / inflation protection		64%
Rental income in USD-proxy		58%
Family support / intergenerational		52%
Capital appreciation play		48%
Relocation optionality		36%

Barriers & OASIS Solutions

five recurring friction points — and the infrastructure now solving each

BARRIER FX volatility	SOLUTION USD-denominated escrow / CBN diaspora accounts
BARRIER Title & due diligence	SOLUTION Verified C-of-O / proptech due diligence stacks
BARRIER Transaction friction	SOLUTION Digital e-signature, remote KYC, power of attorney
BARRIER Property management	SOLUTION Managed let / short-let partnerships + quarterly reporting
BARRIER Tax complexity	SOLUTION Home country + Nigerian tax advisory at onboarding



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OASIS

REAL ESTATE INTELLIGENCE

Outlook — 2026 - 2027

base-case view on diaspora capital flows into Nigerian real estate

- **2026 remittances:** projected **\$25 - 26 bn** (+10 % YoY), with real-estate allocation rising to **~25 %** of inflows, or **~\$6.2 bn**.
- **Preferred corridors:** Lagos Island (Ikoyi / VI / Lekki) and Abuja FCT continue to absorb the bulk of capital; Port Harcourt GRA gains share from oil-services diaspora.
- **Shift in vehicles:** off-plan bulk acquisition and fractional ownership gaining share vs. outright cash purchases as proptech platforms mature.
- **Election cycle risk:** expect H1 2027 pause of 3 - 6 months; long-dated capital (5+ year horizon) remains overweight exposure.

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