



SAI LEGACY HOLDINGS

Rooted in Africa. Building for Generations

The Courtyard by Sai: Founding Investor Round

An 80-Acre Integrated Destination in Ghana's Akuapem Hills

Sai Legacy Holdings is inviting a select group of Founding Investors to participate in the pre-development of The Courtyard by Sai, an 80-acre master-planned hospitality, wellness and lifestyle destination in Ghana's Akuapem Hills.

Bringing together luxury hospitality, wellness and longevity, gastronomy, culture, nature and adventure, transformational retreats and later living, the current Founding Investor Round will advance Phases 1 and 2 toward shovel-ready and institutionally investable status.

The Vision

The Courtyard by Sai will be delivered across three distinct but complementary phases, creating a multi-generational destination designed to serve Ghana's domestic market alongside regional, international and diaspora demand.

PHASE 1: THE COURTYARD | 20 ACRES

The hospitality, cultural and experiential heart of the destination, bringing together luxury accommodation, gastronomy, wellness, culture, events and curated leisure experiences.

PHASE 2: THE SANCTUARY | 45 ACRES

A wellness and lifestyle destination centred on longevity, retirement and assisted living, retreat residences, health and wellbeing, recreation, nature and community.

PHASE 3: FUTURE RESIDENTIAL & LIFESTYLE EXPANSION | 15 ACRES

Envisaged as the next evolution of the destination, incorporating retail and private residential development.

Development Progress

- Project SPV and land development framework established
- Multidisciplinary development team, architect and ESG adviser appointed
- LOIs secured across hotel, wellness, later living and adventure operations
- Prospective EPC contractor LOI secured
- Desktop feasibility and management financial model completed

Financial Snapshot

Phase 1 + 2 Capital Programme	c.US\$246.18M
Operating Year 5 Revenue	US\$48.06M
Operating Year 5 EBITDA	US\$20.19M



SAI LEGACY HOLDINGS

Rooted in Africa. Building for Generations

Operating Year 5 EBITDA Margin	42.0%
---------------------------------------	--------------

Current development-stage estimates subject to feasibility, design, QS validation and operator technical input.

Founding Investor Round

Total Founding Investor Round: US\$1.75M

Secured to Date: US\$50K

Current Raise: US\$1.70M

Pre-Money Valuation: US\$5.0M

Minimum Participation: US\$100K

Target Close: 31 October 2026

Proven Leadership

Nadia Takyiwaa-Mensah, Founder & CEO of Sai Legacy Holdings, is a multi-award-winning entrepreneur with more than 17 years of business-building experience in Ghana and Nigeria. Her track record includes over a decade operating Sai Wine & Champagne Café and founding pan-African brand management agency Sixth Sense Manifesto, which delivered projects across ten African markets for organisations including Diageo, IFC, Standard Chartered, Vodafone, Air France and Mastercard.

Professional Team & Strategic Advisory

The Courtyard is supported by a multidisciplinary professional team with 45+ years of combined development experience in Ghana, alongside senior strategic advisers with backgrounds spanning institutions including IFC, Standard Chartered and Chapel Hill Denham, providing expertise across development, finance, investment, real estate and institutional readiness.

Request the Pre-Development Investor Deck

The Founding Investor Round is open to a limited number of qualifying investors. The full Investor Deck provides further information on the investment structure, financial projections, development strategy, governance, milestones and investor participation.

[**<<Request the Pre-Development Investor Deck>>**](#)

Confidential – This document is provided for discussion purposes only and does not constitute an offer to sell securities or a solicitation to invest. Any investment will be made only through definitive legal documentation.