



INVESTMENT OPPORTUNITY PROFILE

AORE ISLAND

95-HECTARE MIXED FARMING OPPORTUNITY

Aore Island • Espiritu Santo • Sanma Province • Vanuatu



Aerial view of Aore Island showing the coastal setting and existing developed areas.

Executive Summary

Aore Island presents a substantial mixed-farming opportunity of approximately 95.018 hectares (950,180 m²) on Aore Island, Espiritu Santo. The property combines a large landholding, long-term lease tenure, extensive frontage, internal access and a coastal setting, providing a platform for commercial agriculture and potentially complementary agri-tourism or value-added activities.

The property is advertised as a mixed-farming landholding with a 75-year lease commencing in 2006. On that stated basis, the nominal lease horizon extends to approximately 2081, subject to confirmation of the registered lease and exact commencement date.

The opportunity can be presented to investors exploring commercial agriculture, plantation crops, livestock, agroforestry, agricultural processing, and selected tourism-linked farm experiences in the Santo/Aore Island area. The property's scale also provides scope for an investor to consider a phased development model, with the final mix of activities determined through technical and commercial assessment.

Property Snapshot

Location	Aore Island, opposite Luganville, Espiritu Santo, Sanma Province, Vanuatu
Property type	Mixed Farming
Land area	950,180 m ² (approximately 95.018 hectares)
Frontage	723 metres
Depth – right side	1,942 metres
Tenure	75-year lease advertised as commencing in 2006; exact registered terms to be confirmed
Indicative lease horizon	Approximately 55 years remaining in 2026, if the stated commencement and term are confirmed
Listed price	VT 29,000,000 – confirm current price and commercial terms
Water	Groundwater identified as a potential source; bore yield, quality and feasibility to be confirmed
Access	Existing road/internal tracks visible in supplied site photographs

A Large Tropical Agricultural Setting

The supplied site photographs show a predominantly green tropical landscape with mature vegetation, coconut palms, open grassy areas and internal access tracks. The property also has direct access toward a sandy coastal beach, giving the land an additional natural amenity beyond its agricultural potential.

The scale of the holding provides room for a phased farming operation. The final agricultural model should be determined through soil, topographic, water, climate and market assessments, together with commercial feasibility and site planning;

- Large contiguous landholding suitable for a scalable agricultural operation.
- Coastal setting and beach access create potential for complementary agri-tourism, farm-stay or nature-based activities, subject to approvals.
- Existing internal access tracks are visible in the supplied site photographs.
- The site contains a mix of open areas and denser vegetation, allowing consideration of different farming systems.
- Groundwater sourcing may provide an option for farm water supply; technical assessment is required before relying on this source.

Location Attributes

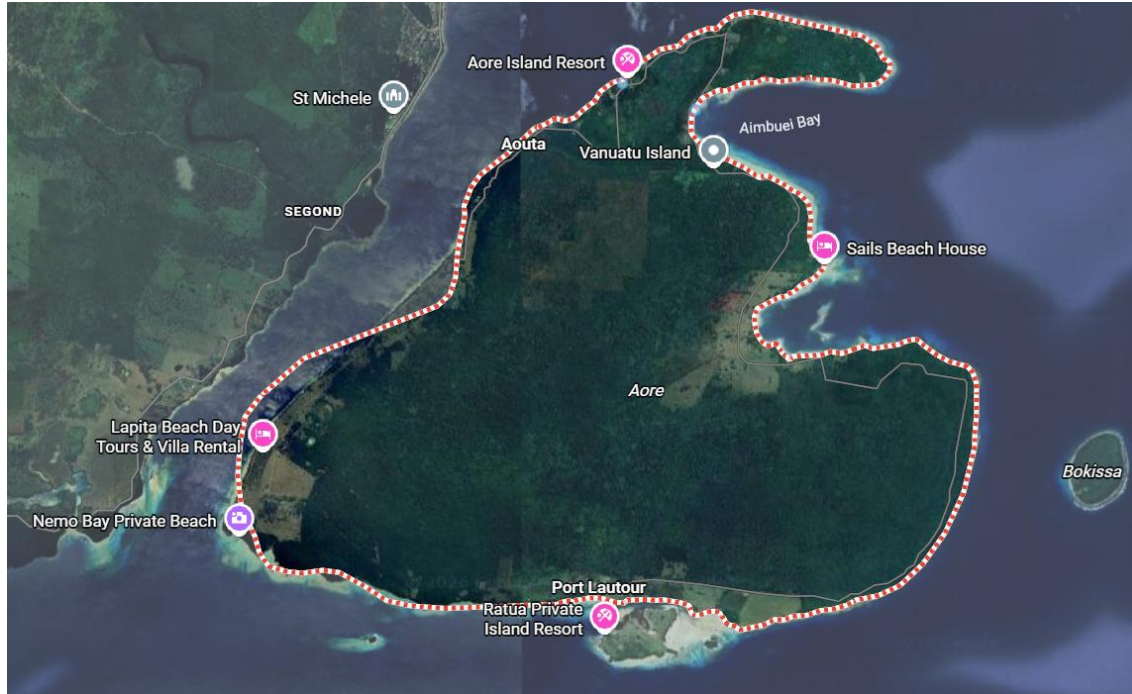
- Aore Island location across the Segond Channel from Luganville.
- Access to Luganville's commercial, transport, service and tourism environment through marine connections.
- Existing agricultural and tourism activity on Aore provides potential local context for farm and agri-tourism development.
- Coastal position provides an additional amenity for future farm-stay, visitor or nature-based concepts, subject to approvals.
- Potential relationship with Santo markets and tourism supply chains for fresh produce and value-added agricultural products.

Aore Island – Connected to Luganville and Santo

Aore Island lies across the Segond Channel from Luganville, the main commercial centre of Espiritu Santo. Its island setting provides a rural environment while remaining connected to Luganville and the wider Santo market through marine transport. The property is therefore positioned to explore farm-to-market opportunities serving local demand, tourism operators and potential value-added agricultural activities.

Aore is already associated with agricultural and tourism activity, including plantation and farm-based visitor experiences. This broader context may support complementary concepts that combine production with visitor engagement, subject to the property's specific approvals and commercial feasibility.

LOCATION CONTEXT



Indicative Aore Island location map supplied for the property and surrounding tourism context.

Location & Access Considerations

- Aore Island is immediately adjacent to Luganville across the Segond Channel.
- Marine transport is the principal connection between Aore and Luganville; travel time varies by departure point and destination.
- The island setting provides a rural agricultural environment while remaining within the wider Santo economic and tourism system.
- The supplied property imagery indicates established internal access tracks; formal access rights and maintenance responsibilities should be confirmed.
- Pekoa International Airport and Luganville provide access to Santo's wider domestic and international transport network.

04 | AGRICULTURAL & INVESTMENT POTENTIAL

A Flexible Platform for Agricultural Development

The property's scale allows an investor to structure development in phases rather than committing the entire landholding to a single activity. The final crop mix, livestock model and supporting infrastructure should be determined through technical and commercial feasibility studies. A phased approach may allow initial investment to focus on the most suitable productive areas and essential infrastructure, while additional activities are considered as the operation develops.

Potential Investment Concepts

The following concepts are indicative options for investor engagement. They are not recommendations or development approvals and remain subject to agricultural feasibility, land-use permissions, environmental requirements, infrastructure availability and commercial due diligence.

01 Commercial Mixed Farming Integrated crop and livestock production where commercially and environmentally suitable, supported by phased land preparation, fencing, water systems and farm management.	02 Plantation & High-Value Crops Coconut, kava, cocoa, coffee, fruit and other tropical or agroforestry crops where soil, climate, market and crop assessments support commercial production.
03 Agricultural Processing & Value Addition Potential small-scale processing, grading, packaging, storage or other value-added activities to increase the commercial value of agricultural output, subject to utilities and approvals.	04 Agri-Tourism & Farm Experiences Farm visits, nature trails, farm-stay accommodation, educational experiences or visitor activities that complement the primary agricultural use, subject to planning and tourism approvals.

Phased Development

The size and configuration of the land may allow an investor to commence with a core agricultural activity and progressively add processing, infrastructure or complementary visitor experiences as the business develops. This approach may also allow infrastructure priorities to be matched to the selected farming model and the availability of supporting services.

Potential Alignment with VFIPA Investment Promotion Strategy 2026–2030

This opportunity aligns primarily with VFIPA's focus on promoting investment in agribusiness and agricultural development. Its scale, rural setting and coastal character also provide potential for complementary agri-tourism or value-added activities, supporting broader private-sector development in Espiritu Santo, subject to feasibility, planning and environmental requirements. The opportunity can therefore be positioned as a multi-use agricultural platform within Santo's wider investment and tourism environment.

AGRIBUSINESS	VALUE ADDITION	AGRI-TOURISM
Large-scale agricultural landholding with potential for crop, livestock and agroforestry production.	Potential for processing, packaging and market-oriented agricultural activities.	Potential to complement farming with visitor experiences, farm-stay or nature-based activities.

Investor Value Proposition

Aore Island can be presented as a substantial agricultural land platform rather than a single-purpose property. The combination of land scale, long-term lease tenure, coastal access and proximity to Luganville creates scope for an

investor to structure a phased agricultural business with potential value-added and tourism-linked components. This positioning allows the opportunity to be discussed around productive land use while retaining flexibility for complementary activities that may be assessed at a later stage.

Key Information Required Before Investor Promotion

The property should be presented to investors with the following information verified through the property representative, relevant authorities and technical due diligence:

- Registered lease/title and exact lease commencement and expiry dates.
- Survey plan confirming the stated 950,180 m² area, 723 m frontage and 1,942 m right-side depth.
- Current asking price and commercial terms.
- Land-use permissions, zoning and any restrictions on agricultural or tourism-related activities.
- Groundwater availability, bore depth, sustainable yield, water quality and permitting requirements.
- Electricity and telecommunications availability, capacity, and connection costs.
- Existing buildings, farm equipment, fencing, crops, livestock, or other improvements included in the transaction.
- Environmental, coastal, customary-land and planning considerations, including any applicable development approvals.

06 | SITE EVIDENCE

Existing Site Conditions – Visual Record

The following photographs are included as visual evidence from the supplied site visit and property materials. They illustrate the property's access, vegetation, beach environment and rural character. They should not be treated as a substitute for a technical survey, engineering assessment, soil study or environmental assessment. Together, the images provide a preliminary visual reference for investors considering the site's physical setting and existing access conditions, while further technical verification remains necessary.



Indicative property boundary and coastal setting shown in the supplied satellite imagery.

Coastal Access and Agricultural Landscape



Site photograph showing beach access boat to mini wharf for public

The coastal setting may provide an additional amenity for future agri-tourism or visitor experiences. Any development near the shoreline should be assessed against applicable coastal, environmental, planning and land-use requirements. The visible beach access also provides useful context for understanding how the property's agricultural setting relates to the surrounding coastal environment and potential visitor-oriented uses.

Additional Site Photographs

Additional photographs from the Aore Island profiling visit provide visual evidence of internal access, vegetation and existing pathways across the property. The images help illustrate the current physical character of the site and the type of access observed during the profiling exercise. They should be considered preliminary site evidence and not a substitute for formal access, engineering or land assessment.



Internal access road and site conditions observed during the profiling visit.



Existing vegetation and internal track across the property.



Existing internal pathway through the property's vegetation.

Opportunity Summary

The Aore Island 95-hectare mixed-farming opportunity provides a substantial landholding for investors exploring commercial agriculture, plantation development, livestock, agroforestry and agricultural value addition. The property's coastal setting and proximity to Luganville may also support complementary agri-tourism concepts. The combination of agricultural scale and coastal context gives investors a basis for considering different development pathways while retaining the primary focus on productive land use.

The advertised long-term lease, extensive land area and existing access conditions provide a basis for preliminary investor discussions. Any investment proposal should be developed only after verification of tenure, land use, water resources, infrastructure, environmental requirements and commercial feasibility. Early investor engagement can focus on confirming these fundamentals before detailed business planning, site development or financial commitments are made.

VFIPA INVESTOR FACILITATION

Potential investors are welcome to contact VFIPA at any time. VFIPA can assist with initial enquiries and connect interested investors with the relevant property representative and other stakeholders as appropriate. VFIPA's Northern Office in Luganville is also available to support investor engagement in Santo.

Santo Contact Person

Santo Contact Person	Lisa.P Naliupis
Telephone	+678 36300 or mobile +678 7743600
Listed price	VT 29,000,000 – public listing; confirm current price and commercial terms

Connect with VFIPA

Potential investors may contact VFIPA for assistance in understanding the opportunity. VFIPA is available to connect interested investors with the property representative and support initial investor facilitation and engagement. The VFIPA Northern Office in Luganville is willing to assist investors exploring opportunities in Santo and Aore Island. Initial engagement can help investors identify the appropriate information and stakeholders required for the next stage of assessment.

VFIPA CONTACT	POSITION / CONTACT
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SOURCE & IMPORTANT NOTE

Property information has been compiled by VFIPA through interviews and discussions, site visits, photographs, telecommunications, additional information gathered during the profiling process, and information provided by First National Santo. Property details, pricing, land tenure, infrastructure and other legal, technical, and commercial information should be independently verified with the relevant parties before any investment decision.

VANUATU FOREIGN INVESTMENT PROMOTION AGENCY (VFIPA)

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