



INVESTMENT OPPORTUNITY PROFILE

JUBILEE FARM – AGRICULTURAL INVESTMENT OPPORTUNITY

Espiritu Santo • Sanma Province • Vanuatu



Jubilee Farm – Agricultural land and existing site infrastructure

15 ha Property size	8.5 km North of Luganville	Agricultural Leasehold	VT 16.1m* 2021 valuation
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**2021 valuation information is historical and should not be treated as a current market value.*

1. Executive Summary

Jubilee Farm – Comprises 15 hectares of agricultural leasehold land in Espiritu Santo, identified as Title No. 04/2632/025. The property is located approximately 8.5 kilometres north of Luganville within an established rural production area. The 2021 professional valuation described the terrain as generally flat, with some fenced sections and extensive mature trees and vegetation.

The opportunity has been presented for agricultural investment and partnership. Information supplied to VFIPA indicates that a lease, joint venture or concession may be considered. The recorded lease purpose is agricultural; therefore, any change of use, assignment, sublease or alternative structure would need to be assessed against the lease and relevant approvals.

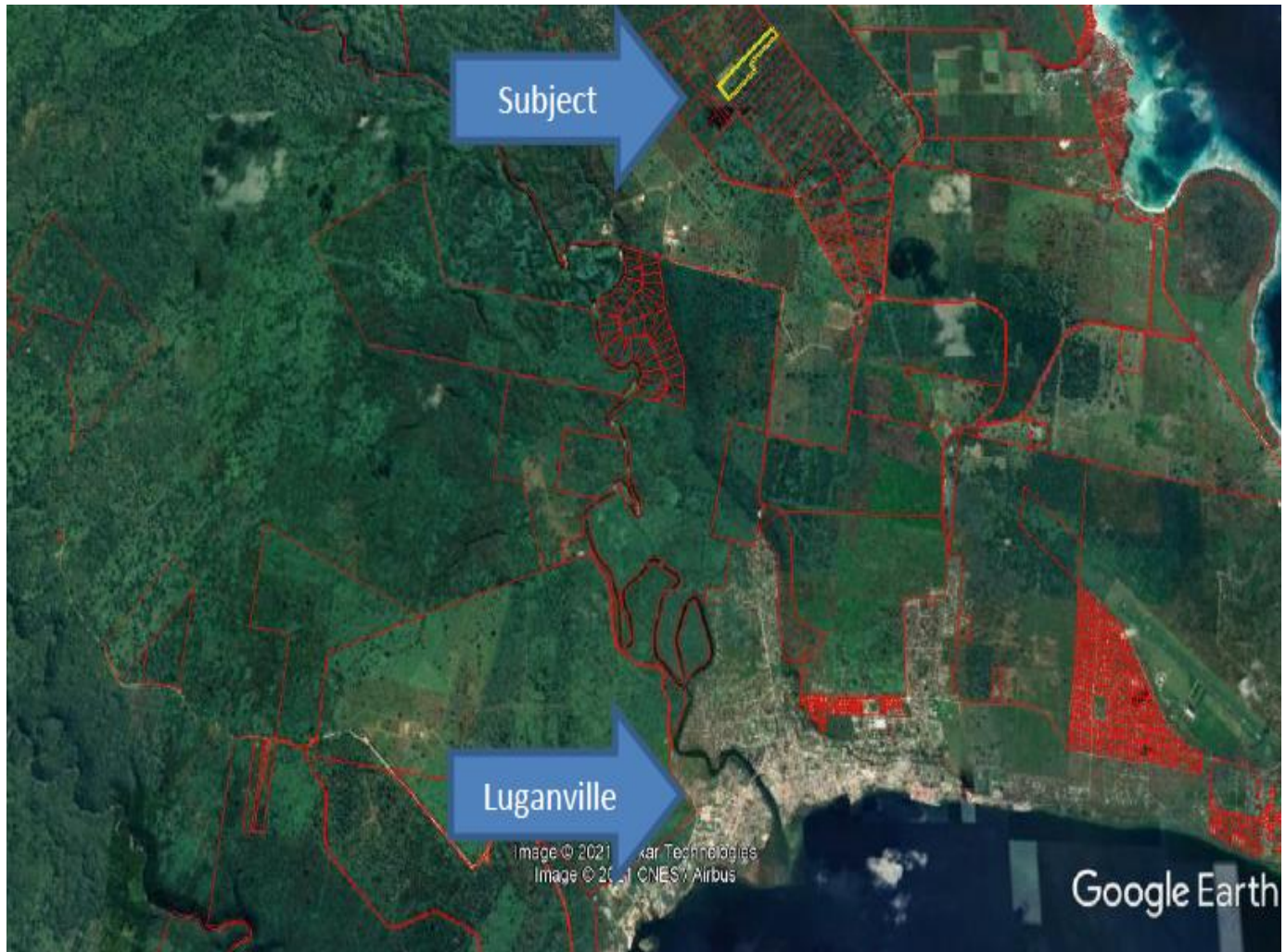
VFIPA's September 2026 site visit confirmed cultivated and open areas, road access and existing structures. These observations support preliminary investor discussions, while the current title and lease position, encumbrances, utility capacity and proposed commercial structure require verification.

2. Property Snapshot

Property	Jubilee Farm
Location	Espiritu Santo, Vanuatu; approximately 8.5 km north of Luganville
Property size	15 hectares
Title	04/2632/025
Landform	Generally flat; mature trees and vegetation reported in the 2021 valuation
Lease purpose	Agricultural
Access	Road access; approximately 10–15 minutes from central Luganville according to 2021 valuation
Water	Water-related concrete structures observed; current supply and capacity require verification
Electricity	Electricity infrastructure visible nearby; site connection not confirmed
Proposed use	Agriculture / agribusiness; other uses subject to lease and regulatory approval
Investment structure	Lease / Joint Venture / Concession. Preferred structure to be confirmed
2021 valuation	VT 16,100,000 (20 October 2021; historical)
Landholder / EOI contact	Jaynol Abraham Songi Tari
Status	Investment opportunity – preliminary verification / due diligence required

LOCATION & AERIAL SITE OVERVIEW

The imagery provides a visual reference for Jubilee Farm, located north of Luganville, and its surrounding rural setting. It highlights the property's access route, vegetation cover and cultivated areas visible around the site, providing investors with a clearer understanding of the property's location and physical context.



Location map showing the subject property in relation to Luganville and the surrounding land area.



Aerial views illustrating the access road, mature vegetation, cultivated areas and surrounding landscape.

3. Investment Opportunity

Agricultural platform: The holding offers an established base for agricultural activities permitted under the existing lease and applicable requirements.

Agribusiness potential: The opportunity may support primary production, farm-based enterprises and selected value-chain activities, including processing and storage.

Site characteristics: Open areas, mature vegetation, internal tracks and existing structures were observed during VFIPA's profiling visit; their condition and capacity require technical assessment.

Partnership opportunity: A lease, joint venture or concession may be considered, subject to confirmation of the preferred model, responsibilities, contributions and required approvals.

4. Alignment with Vanuatu Investment Promotion Strategy 2026–2030

The opportunity supports the implementation of the Vanuatu Foreign Investment Promotion Strategy (IPS) 2026–2030, particularly its objective of attracting, facilitating and expanding investment in priority productive sectors. Agriculture and agribusiness align directly with the permitted purpose recorded for the site.

Investment activity could strengthen agricultural output, local value addition, employment and commercial activity in Espiritu Santo. Concepts involving renewable energy or any use beyond the existing agricultural purpose would require assessment against lease conditions and applicable approvals before being treated as viable development options.

5. Potential Investment Concepts

- Commercial agriculture and diversified crop production compatible with the agricultural lease.
- Smallholder or commercial agricultural production areas, subject to legal and land-use verification.
- Integrated farming models combining crops, livestock or other compatible agricultural activities.
- Agricultural processing, storage and value-added activities connected to on-site production.
- Farm-to-market logistics, equipment and technology improvements.
- Water supply, irrigation and other agricultural infrastructure development.
- Renewable-energy applications supporting agricultural operations, subject to approvals and lease compliance.
- Lease, joint-venture or concession arrangements with an appropriately qualified investor, subject to verification and consent.

6. Site Observations from VFIPA Investment Profiling

Photographs from the September 2026 profiling visit document conditions visible at the time, including vegetation, open areas and existing water-related structures. They are illustrative only and do not replace independent technical, legal or environmental due diligence.



Existing water-related concrete structure observed



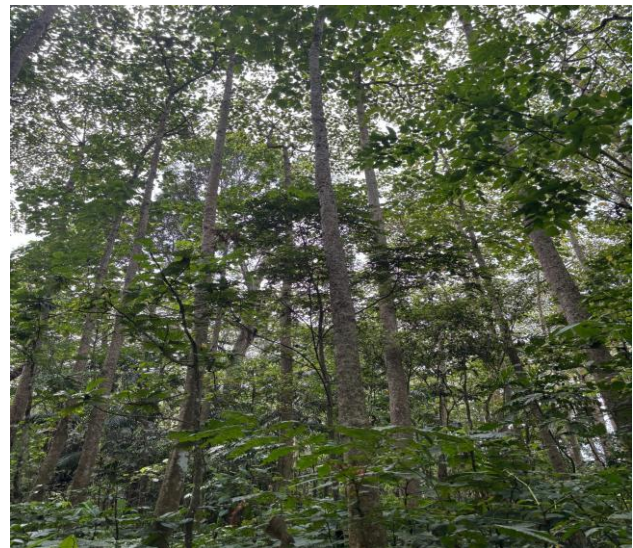
Open entrance area with mature coconut vegetation (site visit)



Concrete water-related facility recorded during VFIPA profiling

7. Access, Infrastructure & Operating Environment

Rural road access includes unsealed sections. Electricity poles and lines run along the surrounding network, but a direct connection to the holding has not been confirmed. Water-related facilities were observed on site; their availability, condition and capacity require further assessment. The 2021 valuation estimated the journey from Luganville at approximately 10–15 minutes by road.



Road access with electricity infrastructure along the surrounding route



Main access road serving the Jubilee Farm area

8. Key Investment Considerations & Due Diligence

This profile is intended for preliminary investor engagement and does not replace independent legal, financial, technical or environmental due diligence. Before proceeding, interested parties should independently verify:

- Current certified title/lease, registered leaseholder details, boundaries and any encumbrances.
- Documents supporting the stated transfer of the leasehold interest to Jaynol Abraham Songi Tari.
- Permitted use, zoning and lease conditions governing agricultural development.
- Whether a lease, sublease, concession, joint venture or assignment would require lessor or government consent.
- Current land rent, remaining lease term and any applicable rent-review obligations.
- Water availability, condition of concrete structures, storage capacity and irrigation requirements.
- Electricity connection requirements, telecommunications availability and other utility needs.
- Road condition, internal access arrangements and infrastructure upgrades that may be necessary.
- Current valuation or agreed commercial terms; the VT16.1 million figure relates to the 20 October 2021 valuation and is not a current market valuation.
- Environmental, agricultural, land, foreign-investment, business-registration and other applicable regulatory requirements.
- Community and customary land considerations, where applicable.

9. Potential Investor Profile

The opportunity may suit commercial farmers, agribusiness operators, food or agricultural processors, land-based production investors and strategic partners seeking to develop agricultural value chains in Espiritu Santo.

Depending on the agreed structure, an investor could contribute capital, equipment, infrastructure, technical expertise or operating capacity alongside the current leaseholder, subject to confirmation of legal interests, approvals and commercial terms.

10. Why Espiritu Santo?

Espiritu Santo is Vanuatu's largest island and an established centre for agriculture and economic activity. Luganville provides commercial services and transport links for surrounding productive areas, while Jubilee Farm retains a rural operating environment suitable for agricultural activities.

11. Investor Engagement & Next Steps

1. Verify the current certified title/lease and registered leaseholder details.
2. Establish any encumbrances, lease conditions, permitted uses and required consents.
3. Undertake a technical assessment of access, water, electricity, land condition and development needs.
4. Agree on the intended structure, whether lease, joint venture, or another legally permissible arrangement.
5. Confirm current commercial terms or commission an updated valuation if necessary.
6. Prepare a detailed business plan and investment model before entering formal negotiations.

12. Contact & Further Information

NEXT STEP FOR INVESTORS

Request the full property information package, confirm the current commercial terms and legal status, and undertake a site visit and detailed due diligence before progressing to an investment proposal.

Property Contact

Jaynol Abraham Songi Tari

+678 7305581

VFIPA Investor Facilitation

VFIPA FACILITATION TEAM

VFIPA can provide initial information, connect interested investors with the relevant property representative and support engagement with appropriate stakeholders. The Northern Office in Luganville is available to assist with investor facilitation in Santo.

VFIPA CONTACT	POSITION	CONTACT
Mr. Raymond Vuti	Chief Executive Officer	rvuti@investvanuatu.vu
Mr. Alick Robsen Joe	Manager – Investment Promotion & Facilitation Division	ajoe@investvanuatu.vu
Mr. Lee Tabi	Senior Investment Promotion Officer – Northern Region	lbtabi@investvanuatu.vu
Ms. Lashie Tom	Facilitation Officer	ltom@investvanuatu.vu

CONNECT WITH VFIPA

SOURCE & IMPORTANT NOTE

Property and lease information has been compiled from the 2021 Independent Property Valuations report for Title 04/2632/025, information obtained through the landholder interview/EOI process, and VFIPA's September 2026 investment profiling observations. The historical valuation was prepared for financing security and should not be treated as a current market valuation. Current title, lease arrangements, encumbrances and any proposed development structure require independent verification.

VANUATU FOREIGN INVESTMENT PROMOTION AGENCY

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