



INVESTMENT OPPORTUNITY PROFILE

LECONTE PLANTATION

Large-Scale Cattle & Agricultural Investment Opportunity

Espiritu Santo • Sanma Province • Vanuatu



Leconte Plantation – farm machinery and operational facilities

1,815 ha Total property	~1,798 ha Developed pasture	~5,000 Breeding cows + replacements	AUD \$6.25m Asking price*
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**Listing price stated by First National Espiritu Santo; livestock and equipment are excluded.*

1. Executive Summary

Leconte Plantation is a large-scale agricultural property in Espiritu Santo, Vanuatu, presented by First National Espiritu Santo as an established cattle-farming operation with significant scale, pasture and supporting infrastructure. The property is located approximately 20 minutes from Luganville and the international airport, providing access to the island's principal commercial and transport hub.

The property comprises approximately 1,815 hectares, of which around 1,798 hectares are developed into pasture. According to the current real-estate listing, the farm is divided into 26 fenced paddocks with water supply, supports approximately 5,000 breeding cows plus replacements and 30 horses, and includes a workshop and office hub, cattle yards and handling facilities, staff accommodation and farm machinery.

From an investment-profiling perspective, Leconte Plantation presents an opportunity for an investor seeking an operating agricultural asset with potential for expansion and diversification. The existing cattle operation can potentially be complemented by pasture improvement, livestock productivity initiatives, agricultural processing and diversification into crops such as kava, subject to commercial, agronomic, land-tenure and regulatory due diligence.

2. Property Snapshot

Property	Leconte Plantation
Location	Espiritu Santo, Vanuatu
Property size	Approximately 1,815 hectares
Developed pasture	Approximately 1,798 hectares
Landform	Predominantly flat; tractor access reported throughout
Paddocks	26 well-fenced paddocks
Water	Natural water sources plus reticulated system fed from Sarakata River headwaters
Current livestock	Approximately 5,000 breeding cows plus replacements; approximately 30 horses
Main use	Cattle grazing / livestock production
Existing infrastructure	Workshop and office hub; cattle yards and handling facilities; staff accommodation; machinery and equipment
Asking price	AUD \$6.25 million, excluding livestock and equipment
Listing status	Current listing at the time of profiling

3. Investment Opportunity

Established agricultural operation: The property is presented as an operational cattle farm with substantial pasture, livestock numbers and supporting infrastructure, reducing the need to establish the core farming platform from the beginning.

Scale for commercial production: The 1,815-hectare footprint and approximately 1,798 hectares of developed pasture provide a large land base for livestock production and potential operational optimisation.

Water and paddock infrastructure: The reported 26-paddock layout and water-supply arrangements support rotational grazing and livestock management, subject to verification of system capacity and condition.

Strategic location: The property's reported proximity to Luganville and the international airport supports access to services, labour, supplies, logistics and markets.

Diversification potential: The listing identifies the fertile black plateau soils as potentially suitable for kava cultivation. Other diversification opportunities could be assessed based on soil, climate, market demand and investor capability.

Agribusiness development: An investor could explore value-chain development through improved livestock genetics, pasture management, animal husbandry, farm services, cold-chain/logistics or downstream agricultural processing.

4. Alignment with Vanuatu Investment Promotion Strategy 2026–2030

The Leconte Plantation opportunity is relevant to the implementation of the Vanuatu Foreign Investment Promotion Strategy (IPS) 2026–2030, particularly the strategy's focus on attracting, facilitating and expanding investment in priority productive sectors.

The opportunity aligns most directly with agribusiness and livestock development. Potential diversification into agricultural processing and higher-value agricultural products could also contribute to broader value-chain development, employment and increased commercial activity in Espiritu Santo.

VFIPA can support interested investors by facilitating engagement with relevant government agencies, providing investment information, supporting site visits and helping investors navigate the investment establishment and facilitation process.

5. Potential Investment Concepts

- Expansion and modernisation of commercial beef cattle production.
- Improved pasture management, rotational grazing and livestock productivity systems.
- Cattle breeding, herd genetics and animal-health improvement programmes.
- Kava cultivation and other suitable crop diversification, subject to agronomic assessment.
- Integrated livestock and crop production models to diversify farm income.
- On-farm handling, storage and value-added agricultural processing.
- Improved farm-to-market logistics, machinery systems and operational technology.
- Partnership or joint-venture models involving local agricultural stakeholders, where appropriate.

6. Site Observations from VFIPA Investment Profiling

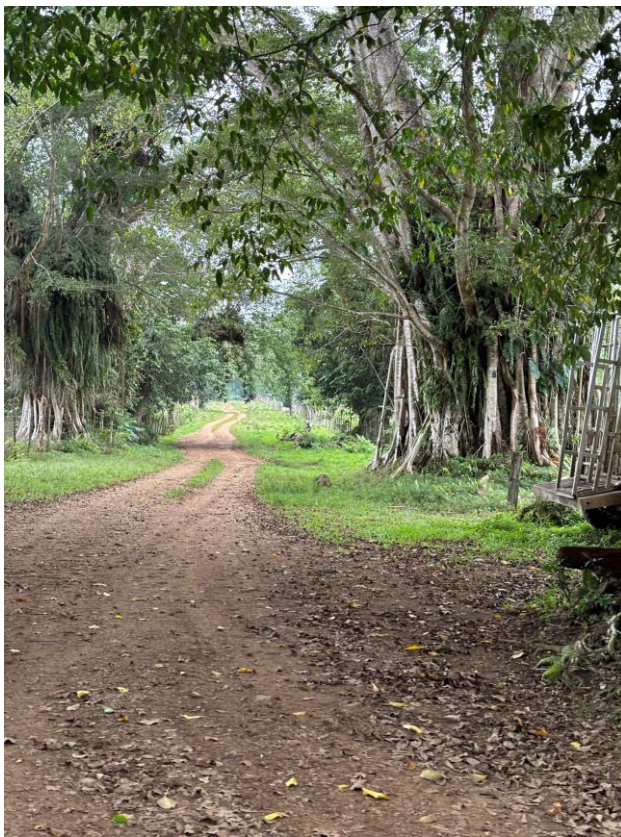
Photographs from the investment profiling visit show established farm machinery and tractor facilities, a substantial farm workshop, cattle grazing areas, internal access tracks and fenced agricultural land. The site also demonstrates an existing agricultural operating environment rather than an undeveloped landholding.



Existing Assets: The property includes an existing Farm workshop and tractor facilities, providing a basic operational foundation for future agricultural activities. – Leconte Plantation

7. Access, Infrastructure & Operating Environment

The site photographs indicate a network of farm access roads and tracks, including unsealed internal roads. Public or connecting roads in the surrounding area include sections that are sealed and sections undergoing or requiring improvement. Electricity infrastructure is visible in parts of the surrounding area; however, the availability and capacity of utilities at the property should be confirmed as part of investor due diligence.



Internal farm access and surrounding road infrastructure

8. Existing Agricultural Assets



Tractor and agricultural machinery observed during site profiling

9. Land, Pasture & Farm Environment



Road Access to Laconte Plantation Farm main entrance – Road from Jubilee Farm



Cattle Grazing on Pasture



Main entrance to Le Conte Farm from Jubilee Farm main entrance road

10. Key Investment Considerations & Due Diligence

The information in this profile is intended to support preliminary investor engagement and should not be treated as a substitute for legal, financial, technical or environmental due diligence. Before making an investment decision, interested investors should independently verify the following:

- Land tenure, title/lease documentation, boundaries and any encumbrances.
- Final sale terms and whether livestock, machinery, vehicles and other equipment are included or excluded.
- Historical and current farm financial performance, operating costs, revenue, herd records and production data.
- Cattle numbers, breeding performance, animal-health records, mortality rates and herd replacement arrangements.
- Pasture condition, carrying capacity, soil quality, drainage and suitability for crop diversification.
- Water sources, reticulation infrastructure, reliability, storage capacity and any applicable water-use requirements.
- Condition and ownership of workshops, cattle yards, staff accommodation, fencing, machinery and other infrastructure.
- Road access, electricity, telecommunications, fuel supply and other operational utilities.
- Applicable foreign investment, business registration, land, environmental, livestock, biosecurity and other regulatory requirements.
- Market access, beef processing arrangements, logistics and potential export requirements.
- Community and customary land considerations, where applicable.

11. Potential Investor Profile

The opportunity may be relevant to established agribusiness operators, cattle producers, agricultural investment funds, family offices, regional food and agriculture companies, or strategic investors seeking an operating agricultural platform in the Pacific.

Depending on the investor's objectives, the investment could be structured around acquisition, strategic partnership or another commercially appropriate arrangement, subject to agreement with the property owner and applicable Vanuatu laws and approvals.

12. Why Espiritu Santo?

Espiritu Santo is Vanuatu's largest island and an important agricultural and economic centre. Luganville provides the principal urban and service hub for the island, while Santo's extensive land resources and established agricultural activity create a platform for livestock, agriculture and value-added agribusiness investment.

13. Investor Engagement & Next Steps

1. Request the full property information pack, title/lease information and detailed asset list from the selling agent.
2. Undertake a technical and commercial site assessment.
3. Review farm financials, livestock records, infrastructure condition and production data.
4. Confirm the proposed transaction structure and investment capital requirements.
5. Engage relevant Vanuatu authorities for regulatory and investment facilitation requirements.
6. Develop a detailed business plan and investment model before progressing to negotiations.

14. Contact & Further Information

NEXT STEP FOR INVESTORS

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

Property Contact – First National Santo

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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.

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