



INVESTMENT OPPORTUNITY PROFILE

MOUNT HOPE STATION

Large-Scale Agriculture, Livestock & Nature-Based Tourism Opportunity

Espiritu Santo • Sanma Province • Vanuatu



~2,600 ha
Total property area

~800 ha
Developed pasture

~700
Breeding cows + replacements

AUD 6.25m |
Advertised sale price

An Established Agricultural Platform with Diversification Potential

Mount Hope Station is a large-scale agricultural property on Espiritu Santo with an established cattle enterprise and substantial scope for further agricultural development. The existing operation provides a platform for investors to assess livestock expansion, pasture improvement, kava production and selected value-added activities.

Existing farm infrastructure includes fencing, paddock subdivisions, cattle yards, livestock handling and loading facilities, farm access, a homestead and staff accommodation. The property's natural water resources and rural landscape also provide a basis for complementary nature-based activities, subject to appropriate assessment.

INVESTMENT PROPOSITION

An established agricultural platform with cattle production, developed pasture, water resources and supporting infrastructure, offering potential for agricultural expansion, value-added agribusiness and complementary nature-based activities.

Property Snapshot

Property	Mount Hope Station
Location	Espiritu Santo, Sanma Province, Vanuatu
Property type	Large-scale agricultural / cattle property
Land area	Approximately 2,600 hectares
Advertised sale price	AUD 6,250,000
Developed pasture	Approximately 800 hectares
Further development potential	Approximately 1,800 hectares identified by the selling agent; subject to verification
Current livestock	Approximately 700 breeding cows plus replacement stock
Water resources	Small rivers and a permanent spring-fed stream
Existing facilities	Fencing, paddocks, cattle yards, loading facilities, farm access, homestead and staff accommodation

A Productive Rural Landscape with Natural Assets

VFIPA's September 2026 profiling visit observed established pasture, fenced grazing areas, internal farm tracks, agricultural structures and machinery areas, together with areas of tropical vegetation and natural water features.



Open pasture and internal farm access



Grazing landscape and paddock area

These observations provide a preliminary view of the operating environment. The extent of developable land, infrastructure capacity and suitability for any new activities require technical, environmental and legal assessment.

Key Site Characteristics

- Large agricultural landholding with an established cattle enterprise.
- Approximately 800 hectares already developed into pasture.
- Substantial remaining land identified for potential agricultural development.
- Existing fencing, paddock subdivisions, cattle handling and livestock loading facilities.
- Homestead, staff accommodation, farm tracks and covered working/machinery areas.
- Natural water resources supporting livestock production and potential future agricultural activities.
- Tropical forest, water features and rural scenery that may support complementary nature-based activities.

03 | LOCATION

Strategic Agricultural Location – Espiritu Santo

Mount Hope Station is located on Espiritu Santo in Sanma Province, one of Vanuatu's principal agricultural areas. Luganville provides access to commercial services, logistics, labour and market connections, while the property's rural setting supports large-scale agricultural activity.

Location Attributes

- Located on Espiritu Santo within an established agricultural and livestock environment.
- Connected to Luganville through the island's road network and existing farm access.
- Access to commercial services, logistics, labour and market connections in Luganville.
- Rural setting suitable for large-scale agriculture while remaining connected to the island's main commercial centre.
- Mount Hope Cascade is a natural feature that may support complementary nature-based visitor experiences.
- Property scale may support phased development, subject to land capability, environmental and infrastructure assessments.

Access & Connectivity

The property has established road access into the farm. Exact travel times, road conditions, freight requirements and utility availability should be confirmed during investor due diligence.

LUGANVILLE
Commercial & service centre

ESPIRITU SANTO
Major agricultural island

MOUNT HOPE
Large-scale farm property

04 | DEVELOPMENT POTENTIAL

Potential Investment Concepts

Mount Hope Station can be considered as a multi-use agricultural investment platform. The concepts below are indicative and should be tested through technical, commercial, environmental, land and regulatory due diligence.

01

Large-Scale Cattle Production

Maintain and expand the established cattle enterprise through pasture development, herd improvement, farm infrastructure and improved livestock management.

02

Integrated Cattle & Kava

Assess selected suitable areas for kava while maintaining productive grazing land, creating a diversified agricultural model subject to agronomic and market assessment.

03

Value-Added Agribusiness

Explore livestock-related services, agricultural processing, storage, farm inputs, supply-chain activities and other value-added opportunities where commercially feasible.

04

Agritourism & Nature Tourism

Develop complementary visitor experiences around the farm landscape and Mount Hope Cascade, potentially including guided walks, farm visits and nature experiences, subject to environmental, access and safety assessments.

05

Long-Term Agricultural Land Development

Develop the unused areas gradually, taking into account the land, infrastructure needs, environmental requirements and investor plans.

PHASED DEVELOPMENT

The scale of the property may allow an investor to adopt a staged approach, beginning with the existing cattle operation and priority farm improvements before expanding pasture, introducing complementary crops or developing agritourism activities.

Alignment with Vanuatu's Investment Promotion Priorities

Mount Hope Station supports VFIPA's investment promotion focus through its established livestock enterprise, agricultural land base and potential for value-added and complementary activities.

AGRIBUSINESS	LIVESTOCK	TOURISM & NATURE
Large-scale agricultural land, cattle production, pasture development and potential value-added activities.	Established cattle operation supported by fencing, paddocks, yards, loading facilities and farm infrastructure.	Potential for agritourism and nature-based visitor experiences linked to Mount Hope Cascade and the rural landscape.

ALIGNMENT WITH VFIPA INVESTMENT PROMOTION STRATEGY 2026–2030

The opportunity aligns with the IPS 2026–2030 through its potential to support agribusiness and livestock investment, strengthen local value addition and employment, and explore complementary tourism activity.

Investor Value Proposition

Mount Hope can be presented as an established agricultural platform rather than a greenfield land opportunity. Investors can assess opportunities to build on existing cattle infrastructure while considering pasture expansion, kava production, agribusiness services and nature-based activities.

Road access and connectivity to Luganville support access to markets, commercial services, labour and logistics. Starlink satellite internet is also reported at the property, subject to confirmation of current service availability and operating arrangements.



Existing Starlink Satellite Internet Connection at Mount Hope Station

Existing Site Conditions – Visual Record

The following photographs were collected during the VFIPA profiling visit and from supplied property materials. They document visible site conditions, existing agricultural infrastructure, water features and natural assets and are provided for preliminary investor reference.



Covered farm machinery and working area



Water feature within the property



Mount Hope property entrance



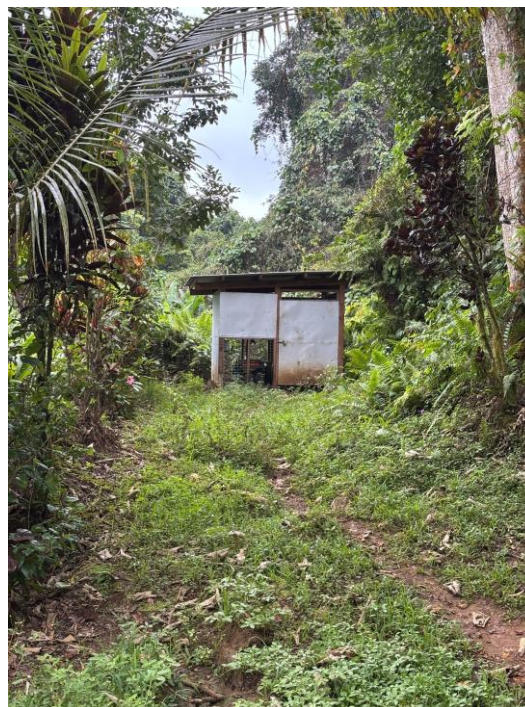
Cultivated agricultural area

Natural Assets & Tourism Potential

Mount Hope combines an established agricultural setting with tropical vegetation and water features. Mount Hope Cascade is identified as a natural attraction associated with the property and may provide a basis for carefully planned nature-based experiences alongside agricultural activities.



Mount Hope Cascade – Existing natural attraction



River water is pumped to the Mount Hope using a generator-powered water system

Indicative Nature-Based Concepts

- Guided walks and interpretation of the natural environment.
- Waterfall and stream experiences where safe and environmentally appropriate.
- Farm visits and agritourism activities connecting visitors with cattle and agricultural production.
- Small-scale visitor facilities integrated with the landscape and developed in phases.
- Potential combination of agricultural and nature experiences as part of a wider Santo tourism circuit.
- Any tourism concept should be subject to environmental, access, safety, land-use, infrastructure, and commercial feasibility assessments.

07 | INVESTOR ENGAGEMENT

Investor Engagement

The opportunity is intended to support preliminary discussions with investors interested in commercial agriculture, livestock, agribusiness diversification or complementary nature-based activities.

The advertised sale price and other commercial terms should be confirmed directly with the property representative before investor engagement.

Key Information Required Before Investor Promotion

- Confirm title/lease details, tenure, term, transfer conditions and legal boundaries.
- Confirm the current asking price, vendor instructions and sale conditions with First National Santo.
- Verify current livestock numbers, herd condition, grazing capacity and production records.
- Confirm the extent and condition of pasture, fencing, yards, loading facilities, buildings and machinery.

- Assess water resources, water rights, drainage and flood exposure.
- Undertake soil and land-capability assessment for pasture expansion and kava production.
- Confirm electricity, telecommunications, waste-management and other utility arrangements.
- Assess environmental and biodiversity considerations, particularly for land clearing or tourism development.
- Confirm planning, agricultural, tourism, environmental and other regulatory approvals required for proposed activities.
- Prepare a detailed business plan and investment feasibility assessment for the preferred development model.

NEXT STEP FOR INVESTORS

Request the property information package, confirm commercial and legal terms with First National Santo, arrange a site visit and complete the required technical, land, environmental and financial due diligence.

Property Representative & VFIPA Facilitation

Property Contact – First National Santo

Agency	First National Santo
Warren Moore	+678 37551 / +678 7743282
Lyndel Fourro	+678 5990271
Melta Arutokala	+678 7716362

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

SOURCE & IMPORTANT NOTE

Property information has been compiled by VFIPA through meetings, site visits, telecommunications, consultation with First National Real Estate Santo, and information supplied to the Agency. VFIPA maintains a working relationship with the property representative and has used these engagements to understand the investment opportunity. Pricing, title, tenure, legal, planning, infrastructure and commercial information should be independently verified with the relevant parties before any investment decision is made.

VANUATU FOREIGN INVESTMENT PROMOTION AGENCY (VFIPA)

Promoting • Facilitating • Expanding Investment in Vanuatu