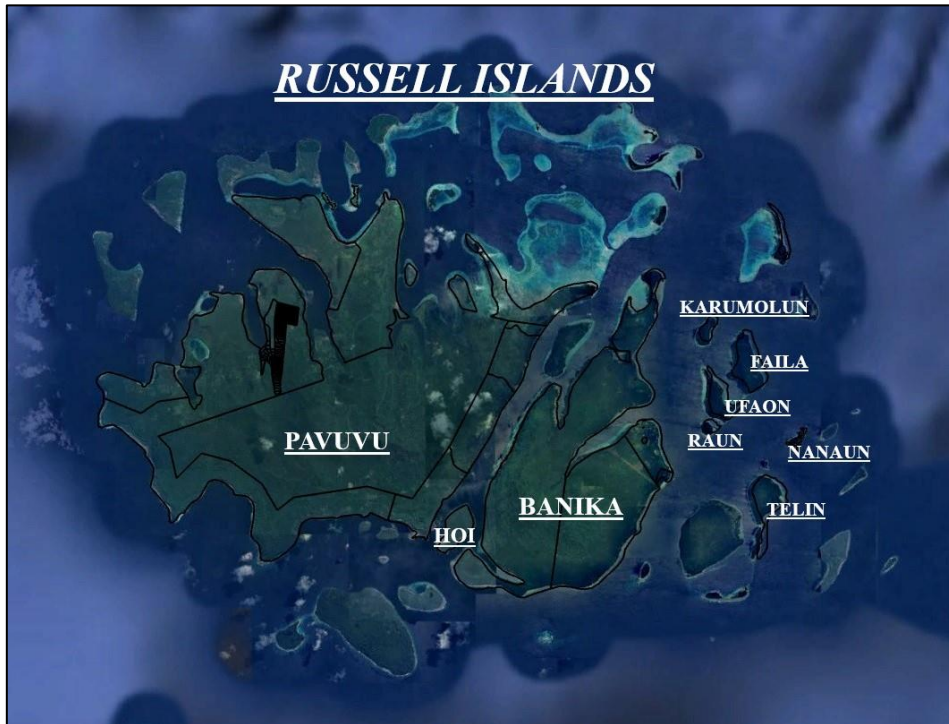


**VALUATION OF**  
**PARCELS NUMBER 165-002-0006**  
**AND 17 OTHERS**  
**RUSSEL ISLANDS**  
**CENTRAL PROVINCE**



**LEVERS SOLOMONS LIMITED**

**9 February 202**

**(Our Ref : JCV/V/2023531)**

# JC PROFESSIONALS LIMITED

T/A JC VALUER

P.O. Box 261, Honiara, Solomon Islands

Mobile / WhatsApp: +677 7622209 Email: jaredcjh@gmail.com

Registered Valuer, Property Manager, Estate Agent & Property Consultants, Commissioner for Oaths

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Our Ref: JCV/V/2023531

9 February 2024

Nova Solomons Pty Ltd  
(ACN 663 282 273)  
Level 64  
25 Martin Place  
Sydney NSW 2000  
Australia

Dear Matthew J. Hogg,

**Re: Valuation of parcels number 165-002-0006 and 17 others  
Russell Islands, Central Province**

We thank you for your instruction to assess the current market value of the above parcels of land. Having inspected the subject premises and having investigated all relevant documents, we enclose herewith our Report and Valuation for your attention.

Yours faithfully

**JARED CHAN**  
**B. Bus (Property) (RMIT)**  
**Director/Licensed Valuer (VAL 23-002)**

Encl.

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---



**Our Ref: JCV/V/2023531**

**9 February 2024**

## EXTRACT OF SALIENT FACTS AND OPINIONS

THE PROPERTIES	:	Parcels number 195-002-0006 and 17 other properties Refer Table B on page 7 for details
LEGAL DESCRIPTION	:	Refer Table B on page 7 for details
TENURES	:	Refer Table B on page 7 for details
RENTS	:	Refer Table B on page 7 for details
LAND AREAS	:	Refer Table B on page 7 for details
REGISTERED PROPRIETORS	:	Levers Solomons Limited, Yandina, Russell Islands (For all the subject properties)
ENCUMBRANCES	:	Nil
RESTRICTIONS	:	Refer Fixed Term Estate (FTE) of individual property in Appendix "C"
TOTAL MARKET VALUE	:	\$227,350,000.00
TOTAL FORCE SALE VALUE	:	\$113,675,000.00
DATE OF VALUATION	:	9 February 2024

**Note: The above should be read together with the full Report and Valuation**

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---



## **REPORT AND VALUATION**

### **CONFIDENTIAL**

Our Ref: JCV/V/2023531

9 February 2024

Nova Solomons Pty Ltd  
(ACN 663 282 273)  
Level 64  
25 Martin Place  
Sydney NSW 2000  
Australia

Dear Matthew J. Hogg,

Re: **Valuation of parcels number 165-001-0006 and 17 other properties on Russell Islands, Central Province**

#### **(1) TERMS OF REFERENCE**

We were instructed Nova Solomons Pty Ltd, Sydney, Australia to determine the current market values of that parcels of land described as in Table A for information purposes.

#### **(2) LIMITING CONDITIONS**

This Report and Valuation is confidential to our client and is subject to the Notes on Valuation and Limiting Conditions attached hereto.

#### **(3) PURPOSE OF VALUATION**

This Report and Valuation is restricted to be used by our client only for the above-mentioned purposes.

And we do hereby disclaim responsibilities for any consequences whatsoever arising from reliance upon this Report and Valuation by any persons for any purposes other than only for the above-stated purpose of this Valuation.

#### **(4) BASIS OF VALUATION**

The basis of our valuation is the open market value of the subject land as at the date of this Report and Valuation, subject to any assumptions stated herein.

# JC PROFESSIONALS LIMITED

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---



## (5) DATE OF VALUATION AND INSPECTION

As instructed by the client, there is no site inspection and referencing of the subject properties were to carry out for this valuation. The material date of valuation is on 9 February 2024, being the date of instruction.

## (6) ASSUMPTIONS

The following assumptions applied in this Report and Valuation for the subject properties: -

- The subject properties where the lease term is less than ten years before expiry will be renewed for another similar terms by the relevant authorities
- The information of the subject properties obtained from the Fixed-Term Estate Register from the Honiara Land Registry is deemed to be correct at the time of valuation
- All the information provided by the client are taken to be correct (based on information from our previous valuation report (Reference JCV/V/2023156)
- All the cocoa and coconuts plantation estate on the subject properties still exist
- All of the subject properties are free from encumbrances

## (7) DEFINITION

### (A) Market Value

For the purpose of this Report and Valuation, the term “Market Value” is taken to mean: -

*“the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”*

### (B) Force Sale Value

*“The “Forced Sale Value” is taken to mean the amount that may reasonably be received from the sale of a property under conditions that do not meet all criteria of a normal market transaction.*

## (8) LOCATION

The subject properties are all located at Russell Islands, Central Province, Solomon Islands. Yandina Town is the main commercial center in the area which is located on Banika Island and is approximately 49 nautical miles or 90 kilometers to the northwest of Honiara Town, Guadalcanal Province, and the capital of Solomon Islands. All of the subject properties are spread over nine islands. Refer Table A under section 12 in the report for more details on the location of subject properties. An approximate map and a location map showing the locations of the subject properties are attached herewith in Appendix “A” and “B” in the appendices.

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## **(9) SITE DESCRIPTION**

The subject properties are located on nine different islands. The two main islands, namely Banika Island and Pavuvu Islands are the two bigger islands. Other islands are Hoi Island, Karumolun Island, Faila Island, Ufaon Island, Raun Island, Nanaun Island and Telin Island. All of the subject properties are generally located on flat lands where in some areas it may be hilly in nature.

## **(10) ROAD AND ACCESS**

Access to Yandina Town from Honiara can either by air or sea transport. There is Yandina Airfield which is located at the east of Banika Island. The runway is approximately 2.0 to 2.5 kilometers in length and is of earth construction. Yandina Port which is located on Banika Island and few other jetties spread over different islands are situated at Pavuvu, Faila, Telin and Hoi Islands. There are internal estate roads which serve within the islands.

## **(11) SERVICES**

Reticulated water, electricity and telephone are all not connected to the subject properties. Power supply is provided by backup generator supply and water is provided using bore hole underground and rain water supply.

## **(12) IMPROVEMENTS**

As instructed, there will be no site inspection of the subject properties to be carried out as advised by the client due to time constraint. All the subject properties are to be taken that no improvements or any buildings or structures are to be taken into consideration under this valuation. It was given to understand that most of the properties are planted with cocoa trees intercropped with coconut trees. The details of the plantation estates are as listed in Table A below:

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**Table A – Plantation Estates and their sizes**

No	Subject Property	Location	Land Area (Hectare)	Plantation Estate	Area planted (ha)
1	165-002-0006	Pavuvu Island	361.0000	Fiami Estate	361.0000
2	165-002-0010	Pavuvu Island	3,522.465	NA	0.0000
3	165-002-0121	Pavuvu Island	867.1000	Pepesala Estate	867.1000
4	165-002-0123	Pavuvu Island	29.0300	Fiami Estate	29.0300
5	177-003-0002	Banika Island	11.1999	Havuna Point, Yandina Estate	11.1999
6	177-003-0003	Banika Island	3.5717	Leased - Church of Melanesia, Yandina	3.5717
7	177-003-0006	Banika Island	181.7365	Yandina Estate	181.7365
8	177-003-0009	Banika Island	0.3740	Next to Police Station, Yandina Estate	0.3740
9	177-004-0002	Banika Island	0.1199	Lakeru, Yandina Estate	0.1199
10	177-004-0003	Banika Island	1,605.0000	Yandina & Sifola Estates	1,605.0000
11	177-005-0001	Banika Island	2,833.0000	Lingatu, Sunlight & Banika	2,833.0000
12	177-006-0001	Ufaon Island	110.0000	NA	0.0000
13	177-006-0002	Faila Island	200.0000	NA	0.0000
14	177-006-0003	Raun Island	20.0000	NA	0.0000
15	177-006-0004	Karumolun Island	50.0000	Leased - Hammond Inc	0.0000
16	177-007-0001	Hoi Island	140.0000	NA	0.0000
17	178-001-0001	Nanaun Island	20.0000	NA	0.0000
18	178-002-0001	Telina Island	191.0000	NA	0.0000
		<b>Total</b>	<b>10,145.5970</b>		<b>5,892.1320</b>

The above estate names and sizes were provided by the client.

### (13) PARTICULARS OF THE FIXED TERM ESTATE REGISTER

We had obtained a copy each of the Fixed Term Estate (FTE) Register of the subject properties in various dates in November, December 2023 and January 2024. Some of the details of the Fixed Term Estates are append as in Table B below. A copy each of the FTE is annexed hereto in Appendix “C” for reference.

Please take note that parcel 165-002-0010 (Property No. 2 in Table A above) had been superseded into parcels 165-002-125 to 165-002-261. We were unable to obtain a copy of the FTE from Ministry of Lands. The estate size adopted were provided by the client.

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**Table B – Title details of subject properties**

No	Subject properties	Location	Land Area (Ha)	Lease Term	Lease From	Annual Rent	Plantation Estate
1	165-002-0006	Pavuvu Island	361.0000	75	31/12/1977	Free for first seven years	Fiami Estate
2	165-002-0010	Pavuvu Island	3,522.465	NA	NA	NA	-
3	165-002-0121	Pavuvu Island	867.1000	75	31/12/1977	\$346,840.00	Pepesala Estate
4	165-002-0123	Pavuvu Island	29.0300	75	31/12/1977	\$14,515.00	Fiami Estate
5	177-003-0002	Banika Island	11.1999	75	31/12/1977	\$5,599.95	Havuna Point, Yandina Estate
6	177-003-0003	Banika Island	3.5717	75	31/12/1977	\$1,785.85	Leased - Church of Melanesia, Yandina
7	177-003-0006	Banika Island	181.7365	75	31/12/1977	\$72,694.60	Yandina Estate
8	177-003-0009	Banika Island	0.3740	73	1/01/1981	\$187.00	Next to Police Station, Yandina Estate
9	177-004-0002	Banika Island	0.1199	75	31/12/1977	\$55.95	Lakeru, Yandina Estate
10	177-004-0003	Banika Island	1,605.0000	75	31/12/1977	\$0.00	Yandina & Sifola Estates
11	177-005-0001	Banika Island	2,833.0000	75	31/12/1977	\$566,600.00	Lingatu, Sunlight & Banika Estates
12	177-006-0001	Ufaon Island	110.0000	75	31/12/1977	\$44,000.00	-
13	177-006-0002	Faila Island	200.0000	75	31/12/1977	\$80,000.00	-
14	177-006-0003	Raun Island	20.0000	75	31/12/1977	\$8,000.00	-
15	177-006-0004	Karumolun	50.0000	75	31/12/1977	\$20,000.00	Leased - Hammond Inc
16	177-007-0001	Hoi Island	140.0000	99	1/07/1926	\$56,000.00	-
17	178-001-0001	Nanaun Island	20.0000	75	31/12/1977	\$8,000.00	-
18	178-002-0001	Telin Island	191.0000	75	31/12/1977	\$76,000.00	-
		<b>Total</b>	<b>6,629.2020</b>				

# JC PROFESSIONALS LIMITED

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## (14) ZONING

We were given to understand that the subject properties are all zoned for agricultural purpose.

## (15) METHOD OF VALUATION

The value of land shall be determined by using the *Comparative Method of Valuation*, whereby adjustments for differences in the various factors affecting value are made to arrive at the value.

## (16) COMPARABLE SALES

We had carried out a search for sales of comparable and there is hardly any recorded transaction around Russell Islands. As such, we extended our searches to other areas including Guadalcanal Provinces and Central Province and we noted the following transactions: -

No	Parcel Number	Date of Transfer	Location	Land Area (Ha)	Consideration	Unit Value (p/ha)
1	181-001-6 (an island)	10/2023	Central Province	4.15	\$125,000	\$30,120
2	193-002-2 (an island)	2/2023	Guadalcanal Province	1.52	\$300,000	\$197,368
3	190-009-5	2/2021	Guadalcanal Province	4.45	\$113,424	\$25,488
4	190-009-45	2/2021	Guadalcanal Province	6.25	\$159,303	\$25,488
5	190-009-47	2/2021	Guadalcanal Province	1.07	\$27,273	\$25,488

We also noted that two parcels of vacant land in Guadalcanal Island bearing parcels number 190-002-1 and 190-002-2, with a total land area of about 15.1049 hectares is for sale at an asking price of \$5,000,000. The price is negotiable and based on this asking price, the land value works out to be \$331,018 per hectare.

From the above sales evidences, selling prices and our own records of land, we noted that lands in Russel Islands area can command a value in the range of \$17,000 to \$30,000 per hectare. The ultimate value would depend on the location, topography, accessibility, improvement, size and shape of land. Land with security fencing, have proper road access and have potential for better development will generally fetch in the higher end of value.

As for the subject properties, after taking into consideration the above sale evidence and having regards to all relevant factors affecting market value and the coconut and cocoa trees, we are of the opinion that a fair and reasonable market value, **FREE FROM ALL ENCUMBRANCES** would be in the region of \$17,600 to \$28,600 per hectare.

# JC PROFESSIONALS LIMITED

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## (17) VALUATION

Having considered their locations, accessibility, sizes, topography and shape of lands, physical features, nature of properties, the general character of their neighborhoods, term and conditions of titles, prevailing market values, current market conditions and market trend, we are of the opinion that the market value of legal interest of whole share in the subject properties and on the following **ASSUMPTIONS THAT THEY ARE FREE FROM ALL ENCUMBRANCES**, would be as assessed below: -

No	Parcel Number	Location	Land Area (Hectare)	Land value p/ha	Market value	Force Sale Value
1	165-002-0006	Pavuvu Island	361.0000	\$22,880	\$8,259,680	\$4,129,840
2	165-002-0010	Pavuvu Island	3,522.4650	\$17,600	\$61,995,384	\$30,997,692
3	165-002-0121	Pavuvu Island	867.1000	\$22,880	\$19,839,248	\$9,919,624
4	165-002-0123	Pavuvu Island	29.0300	\$22,880	\$664,206	\$332,103
5	177-003-0002	Banika Island	11.1999	\$28,600	\$320,317	\$160,159
6	177-003-0003	Banika Island	3.5717	\$28,600	\$102,151	\$51,075
7	177-003-0006	Banika Island	181.7365	\$28,600	\$5,197,664	\$2,598,832
8	177-003-0009	Banika Island	0.3740	\$28,600	\$10,696	\$5,348
9	177-004-0002	Banika Island	0.1199	\$28,600	\$3,429	\$1,715
10	177-004-0003	Banika Island	1605.0000	\$25,740	\$41,312,700	\$20,656,350
11	177-005-0001	Banika Island	2833.0000	\$25,740	\$72,921,420	\$36,460,710
12	177-006-0001	Ufaon Island	110.0000	\$22,880	\$2,516,800	\$1,258,400
13	177-006-0002	Faila Island	200.0000	\$22,880	\$4,576,000	\$2,288,000
14	177-006-0003	Raun Island	20.0000	\$22,880	\$457,600	\$228,800
15	177-006-0004	Karumolun Island	50.0000	\$22,880	\$1,144,000	\$572,000
16	177-007-0001	Hoi Island	140.0000	\$22,880	\$3,203,200	\$1,601,600
17	178-001-0001	Nanaun Island	20.0000	\$22,880	\$457,600	\$228,800
18	178-002-0001	Telina Island	191.0000	\$22,880	\$4,370,080	\$2,185,040
		Total			\$227,352,176	\$113,676,088
				<b>Say,</b>	\$227,350,000	\$113,675,000

## (18) CERTIFICATION

The valuation of the above property had been carried out by JC Professionals Limited.  
Signed for and on behalf of **JC PROFESSIONALS LIMITED**

**JARED CHAN**

**B. Bus (Property) (RMIT)**

**Director/Licensed Valuer (VAL 23-002)**

Appendices

- (A) Map showing the approximate location of subject properties
- (B) Plan showing the location of subject properties
- (C) Certified Copies of Title Register (FTE)

# JC PROFESSIONALS LIMITED

T/A JC VALUER

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Registered Valuer, Property Manager, Estate Agent & Property Consultants, Commissioner for Oaths



## Appendix "A" - Map showing the approximate location of the subject properties



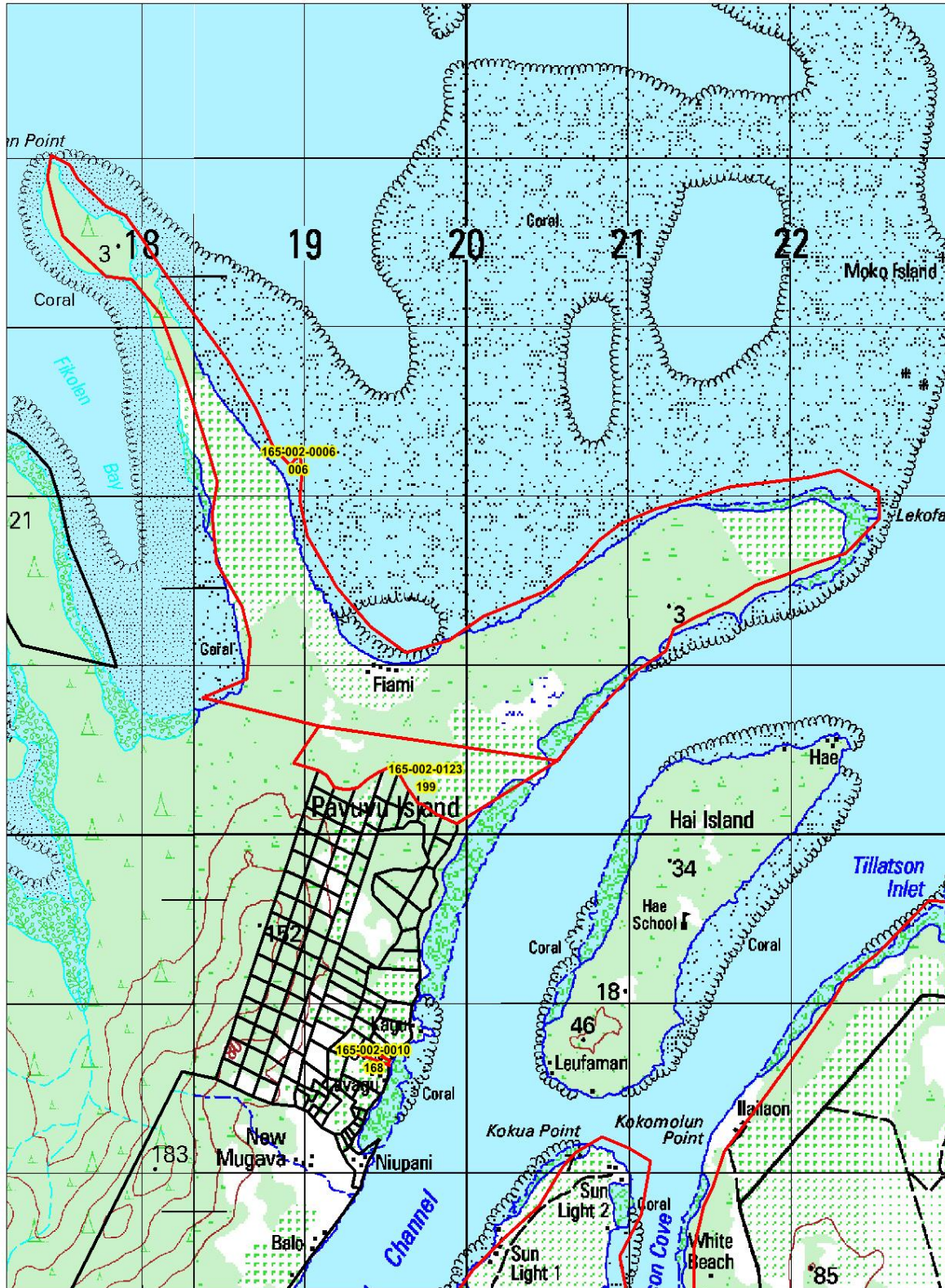


## Appendix "B" - Map showing the location of subject properties





## Appendix "B" - Map showing the location of subject properties







## Appendix "B" - Map showing the location of subject properties



# JC PROFESSIONALS LIMITED

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 165-002-0006 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY PARCEL NUMBER 165-002-6

PART A - PROPERTY SECTION PARCEL NUMBER 165-002-6 EASEMENTS, APURTENANT ETC.

Grantor: COMMISSIONER OF LANDS  
 GRANTEE: LEVER SOLOMONS LIMITED

Term: 75 Years From: 31/12/77 Rent: Free for first seven years

Area (approx.): 361.0 ha, Survey/Registered Plan No: 2082

Date of Grant: Conversion from freehold.

Mutation Number: *LR 51*

Superseded Parcels: *10/11/80*

Current Parcels: *10/11/80*

PART B - OWNERSHIP SECTION

Name, Description and Address of Owner and Restrictions affecting Right of Disposition

Entry No.	Application Number and Date of Presentation			Observations (Name of Instrument, Consideration, etc.)	Signature of Registrar
	Y	M	D		
1.	7/1/75	1975	8 6	Converted from freehold on first registration under pts III and VIA of L.T.A.	<i>[Signature]</i>
2.				RESTRICTIONS imposed by Part VIA of L.T.A. (Cap.93)	
				LEVER SOLOMONS LIMITED, P.O. Yandina, Russell Islands	
3.	78/1/90	1990	7 23	CAVEAT, by National Bank of Solomon Islands Limited, P O Box 37, Honiara.	<i>[Signature]</i>
4.	1004/90	1990	9 20	RESTRICTION: no subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at Entry 2 in Part C. <i>Discharge 82/09</i>	<i>[Signature]</i>
5.	215/95	1995	3 16	RESTRICTION: No subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at entry 3 in Part C. <i>Discharge 82/09</i>	<i>[Signature]</i>
6.	530/15	2015	4 21	CAVEAT, by Premier, Selwyn Mapuli, Tulagi, Central Province.	<i>[Signature]</i>
7.			7 25	REDEMPTION, by Sevev Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.179 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 4 of 2011.	<i>[Signature]</i>

ANY ENTRIES STRUCK THROUGH IN RED ARE NO LONGER SUBSISTING

LANDS 68

# JC PROFESSIONALS LIMITED

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 165-002-0006 Page 2)

Page 2.		PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, 165-002-6	Surrenders, Cancellations etc.
Entry No.	Nature of Incumbrance	Application Number of Presentation	Y	M	D	FURTHER PARTICULARS	Signature of Registrar	
1.	Obligations incident to estate	17/1/75	1975	8	5	The covenants, obligations, liabilities etc. contained or implied in the Instrument of Grant, I, T, A.	<i>[Signature]</i>	
2.	Charge	1004/90	1990	9	20	Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to a limit of \$5,620,000.00 (includes other parcels).	<i>[Signature]</i>	DISCHARGED 8/10/98
3.	Charge	215/95	1995	3	16	Date: 24th February 1995. Chargee: Unilever PLC. Amount loan: \$17,050, 013.00 (include other parcels.)	<i>[Signature]</i>	DISCHARGED 8/28/04

**TITLE ACT**  
(S.120)

is hereby certified to be a True Copy page 2 of  
**THE REGISTER PN 165-002-6**  
 dated the 11<sup>th</sup> day of 04/2023

*[Signature]*

ANY ENTRIES STRUCK THROUGH IN RED ARE NO LONGER SUBSISTING

# JC PROFESSIONALS LIMITED

T/A JC VALUER

P.O. Box 261, Honiara, Solomon Islands

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Registered Valuer, Property Manager, Estate Agent & Property Consultants, Commissioner for Oaths



## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 165-002-0121 Page 1)

**FIXED - TERM ESTATE REGISTER**

PARCEL NUMBER: 165-002-121  
EASEMENT'S TENANT E.T.C.

PARCEL NUMBER: 165-002-121  
+ attached to be a true copy page 1

APR 165/170025/121  
14/80 your the 27 day of Nov 2013  
Honiara  
Solomon Islands

**HONIARA LAND REGISTRY**

**PART A - PROPERTY SECTION**

Grantor: COMMISSIONER OF LANDS  
Grantee: LEVER SOLOMONS LIMITED  
Term: 75 years From: 31/12/1975 Rest: free for first 7 years  
Area (approx.): 867.70 ha. Survey/Field Plan No: WL12/04, WL12/00  
Date of Grant: 22/82  
Mutation Number: 165-002-7  
Superseded Parcels: 165-002-121 & 165-002-122  
Current Parcels: 165-002-121

**PART B - OWNERSHIP SECTION**

Name, Description and Address of Owner and Restrictions affecting Right of Disposition

**RESTRICTIONS: Imposed under Part VIA of L.T.A (Gap 93)**

1. LEVER SOLOMONS LIMITED, P.O. Yandina Russell Islands

RESTRICTION: NO subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at entry 2 in part C.

PERMITS: by Seven Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.139 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014, cancelled.

RE-ENTRY: by Seven Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.139 of the L.T. Act, read with s.12 of the Land and Titles Act. (Amendment) Act of 2014.

Entry No.	Application Number and Date of Presentation			Observation (Nature of Instrument, Consideration, etc.)	Signature of Registrar
	Y	M	D		
1.	1975	8	6	Mutation	
2.	1982	7	1		
3.	1995	3	16	Charge and S.157(d) & S. 158 of L.T. Act. (Gap 93)	
4.	2015	2	25	-	
5.	2021	3	24	-	

Number of pages in this Register: 2

LANDS 68

ANY ENTRIES STRUCK THROUGH IN RED ARE NO LONGER SUBSISTING

# JC PROFESSIONALS LIMITED

T/A JC VALUER

P.O. Box 261, Honiara, Solomon Islands

Mobile / WhatsApp: +677 7622209 Email: jaredcjh@gmail.com

Registered Valuer, Property Manager, Estate Agent & Property Consultants, Commissioner for Oaths



## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 165-002-0121 Page 2)

Page 2.	PART C - INCUMBRANCES SECTION		FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, 165-002-121	Surrenders, Cancellations etc.
	Entry No.	Nature of Incumbrance	Application Number of Presentation	Date		
1.	Obligations incident to estate	18/1/75	1975	8		
2.	Charge	215/95	1995	3 16		

**FURTHER PARTICULARS**

The covenants, obligations, liabilities etc., contained or implied in the Instrument of Grant, L.T.A.

Date: 24th February 1995, Chargee: Unilever PLC, Amount Loan: \$17,050,013.00 (include other parcels)

**LAND TITLE ACT (S. 120)**

Registered to be a true copy page 2 of  
 RL Register No. 165-002-121  
 14th day of the 27 day of November  
 Honiara  
 Solomon Islands

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 165-002-0123 Page 1)

Entry No.	PART B - OWNERSHIP SECTION Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Application Number and Date of Presentation			Observations (Nature of Instrument, Consideration, etc.)	Signature of Registrar
		Number	Y	M D		
1.	RESTRICTIONS: As set out in Part VIA of L.T.A.	1139/78	1978	12 27		
2.	RESTRICTION: No subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the Commissioner of Lands.	391/75	1975	9 10	Variation instrument and s.122(3) of L.T.A.	
3.	LEVER SOLOMONS LIMITED, Yandina, Russell Islands.	1139/78 425/83	1978 1983	12 27 10 5	Mutation.	
4.	CAVEAT, by National Bank of Solomon Islands Limited, P O Box 37, Honiara.	781/90	1990	7 23	See application	
5.	RESTRICTION: no subdivision, lease, transfer, surrender or charge to be registered without the written consent of the owner of the charge registered at Entry 2 in Part C.	1004/90	1990	9 20	Charge and s.157(1)(d) and s.158 of L. & T. Act.	
6.	RE-ENTRY, by Seven Land Trust Board (Incorporated), P.O. Box 569 Honiara. Subject to s.139 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014. Cancelled 18/10/2015			2015		

**HONIARA LAND REGISTRY**  
**FIXED - TERM ESTATE REGISTER**  
 PART A - PROPERTY SECTION  
 COMMISSIONER OF LANDS  
 Grantor: LEVER SOLOMONS LIMITED  
 Grantee: LEVER SOLOMONS LIMITED  
 Term: 75 years. From: 31/12/77. Rent: Free-For 4st 7 years  
 Area (approx.): 29.03 ha. Survey/Registered Plan No: MK 16100  
 Date of Grant: By operation of Part VIA of L.T.A.  
 Mutation Number: 45/83  
 Superseded Parcels: 165-002-9  
 Current Parcels: 165-002-23 and 165-002-24  
 Honiara, Solomon Islands  
 Registrar

Parcel Number: 157-002-23  
 Parcel Number: 157-002-24  
 Parcel Number: 157-002-25  
 Parcel Number: 157-002-26  
 Parcel Number: 157-002-27  
 Parcel Number: 157-002-28  
 Parcel Number: 157-002-29  
 Parcel Number: 157-002-30  
 Parcel Number: 157-002-31  
 Parcel Number: 157-002-32  
 Parcel Number: 157-002-33  
 Parcel Number: 157-002-34  
 Parcel Number: 157-002-35  
 Parcel Number: 157-002-36  
 Parcel Number: 157-002-37  
 Parcel Number: 157-002-38  
 Parcel Number: 157-002-39  
 Parcel Number: 157-002-40

Edited 1  
 Opened 6/1/84  
 145/83

Number of pages in this Register: 2

LANDS 68

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 165-002-0123 Page 2)

Page 2,		PART C - INCUMBRANCES SECTION				FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, 165-002-0123	Signature of Registrar	Surrenders, Cancellations etc.
Entry No.	Nature of Incumbrance	Application Number	Year of Presentation	M	D	FURTHER PARTICULARS				
1.	Obligations incident to estate	44/68 64/68 391/75 1139/78	1968 1968 1975 1978	5 6 9 2	9 13 10 27	The covenants, obligations, liabilities etc. contained or implied in the Instrument of Lease dated 27th January 1927, as varied by variation instrument dated 10th September 1975 and I.P.A.				
2.	Charge	1004/90	1990	9	20	Debt: 3rd September 1990. Charge: National Bank of Solomon Islands Limited. Subject to further advances to limit of \$5,620,000-00 (includes other parcels).				
<p style="text-align: center;"><b>AND TITLE ACT (S.120)</b></p> <p style="text-align: center;">is deemed to be a True Copy page 2 of</p> <p style="text-align: center;">REG. Remits. PN 165-002-123</p> <p style="text-align: center;">ASD... 11/01/19... day of 08/2023</p> <p style="text-align: center;">Honiara Solomon Islands</p> <p style="text-align: center;">Registrar</p>										

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-003-0002 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY  
PART A - PROPERTY SECTION  
PARCEL NUMBER: 177-003-2  
EASEMENTS APPURTENANT ETC.  
177-003-2

Grantor: COMMISSIONER OF LANDS  
Grantee: LEVERS PLANTATIONS LIMITED  
Term: 75 years From: 31/12/77 Rent: \$140-00 a year \$5,599-95  
Area (approx.): 11,199 ha. Survey/Plat No.: 1488 and 1489  
Date of Grant: By operation of Part VIA of L.T.A.  
Mutation Number: -  
Superseded Parcels: -  
Current Parcels: -

Registered to the Honiara Land Registry on 1/1/85-23/15 a year, w.e.f. 1/1/85-23/15  
177-003-2  
6<sup>th</sup> day of Dec 2023

130  
11/11/2023

Entry No.	Application Number and Date of Presentation			Observations (Nature of Instrument, Consideration, etc.)	Signature of Registrar
	Y	M	D		
1.	1977	12	31	By operation of Pt. VIA of L.T.A. conversion of former perpetual estate	[Signature]
2.	199/81	1981	4 16	Change of name	[Signature]
3.	781/90	1990	7 23	See application	[Signature]
4.	1004/90	1990	9 20	Charge and s.157(1)(d) and s.158 of L. & T. Act.	[Signature]
5.	215/95	1995	3 16	Charge and s. 157(1)(d) & s.158 of L & T Act.	[Signature]
6.	2015	2 25			[Signature]
7.	2021	3 24			[Signature]

RESTRICTIONS: As set out in Part VIA of L.T.A.

LEVER SOLOMONS LIMITED, Yandina, Russell Islands.

CAVEAT, by National Bank of Solomon Islands Limited, P.O. Box 37, Honiara.

RESTRICTION: no subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at Entry 2 in Part C. DISCHARGE 28/11/2014

RESTRICTION: No subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at entry 3 in Part C.

RE-ENTRY, by Sevey Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.139 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014. Charge filed 15/11/2015

RE-ENTRY, by Sevey Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.139 of the L.T. Act. read with s.12 of the Land and Titles Act. (Amendment) Act of 2014.

LANDS 68

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-003-0002 Page 2)

Page 2.		PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, 177-0002	Signature of Registrar	Surrenders, Cancellations etc.
Entry No.	Nature of Incumbrance	Application Number	Y	M	D	FURTHER PARTICULARS			
1.	Obligations incident to estate	-	1977	12	31	The covenants, obligations, liabilities etc. contained or implied in the Instrument of Charge, L.T.A.			
2.	Charge	1004/90	1990	9	20	Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to limit of \$5,620,000-00 (includes other parcels).			
3.	Charge	215/95	1995	3	16	Date: 24th February 1995. Chargee: Unilever PLC. Amount of Loan: \$17,050,013.00 (include other parcels)			

**LAND AND TITLE ACT**  
(S. 120)

Certified to be a True Copy page 2  
of FCE ... Register PN 177-003-2  
1130... for the 6th day of Dec 2023

Honiara  
Solomon Islands

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-003-0002 Page 2)

Page 2.		PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER		PARCEL NUMBER.....
Entry No.	Nature of Incumbrance	Application Number	Number of Presentation	Y	M	D	Signature of Registrar
1.	Obligations incident to estate	-	1977	12	31		
2.	Lease	159/78	1978	2	23		
3.	Charge	1004/90	1990	9	20		
4.	Charge	215/95	1995	3	16		

FURTHER PARTICULARS	Sumrenders, Cancellations etc.
<p>The covenants, obligations, liabilities etc. contained or implied in the Instrument of Grant, Land and Titles Act.</p> <p>Date of instrument: 6th February 1978.</p> <p>Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to limit of \$5,620,000-00 (includes other parcels).</p> <p>Date: 24th February 1995. Chargee: Unilever-PLC. Amount Loan: \$17,050,013.00 (includes other parcels)</p>	<p>DISCHG</p> <p>7/2/04</p> <p>DISCHG</p>

**LAND AND TITLE ACT**  
(S. 120)

Certified to be a True Copy page 2 of

F/E 177-003-3

11:30 6th Dec 2023

Honiara Solomon Islands

Registrar of Titles

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-003-0006 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY  
PART A - PROPERTY SECTION  
PARCEL NUMBER 177-003-6  
EASMENTS APPURTENANT ETC.

Genitor: COMMISSIONER OF LANDS  
Grantee: LEVERS PLANTATIONS LIMITED  
Term: 75 years from 31/12/77. Rent: \$650.00 per year. 172.694 ha. 177-003-6  
Area (approx.): 151.2365 ha. Survey/Registered Plan No: 2070  
Date of Grant: 31/12/77. Survey/Registered Plan No: 2070  
Mutation Number: 11  
Superseded Parcels: 11  
Current Parcels: 11

Number of pages in this Register: 14/85

PARCEL NUMBER 177-003-6  
EASMENTS APPURTENANT ETC.

(S. 120)  
This is to be a true copy page of the Register PN 177-003-6  
1500 hours the 11/11/2023

Entry No.	PART B - OWNERSHIP SECTION		Application Number and Date of Presentation	M	D	Objectives (Name of Instrument, Consideration, etc.)	Signature of Registrar
	Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Number					
1.	RESTRICTIONS: As set out in Part Via of L.T.A.		1977	12	31	By operation of Pt. VIA of L.T.A. conversion of former perpetual estate.	[Signature]
2.	LEVER SOLOMONS LIMITED, Yandina, Russell Islands.		199/81	4	16	Change of Name.	[Signature]
3.	CAVEAT, by National Bank of Solomon Islands Limited, P. Box 37, Honiara. <del>REMOVED</del>		78/90	7	23	See application	[Signature]
4.	RESTRICTION: no subdivision, lease, transfer, surrender or charge, is to be registered without the written consent of the number of the charge registered at Entry 2 in Part C. 150/85		199/90	9	20	Charge and s.157(1)(d) and s.158 of L. & T. Act.	[Signature]
5.	RESTRICTION: No subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at entry 3 in part C. 150/85		215/95	3	16	Charge and s.157 (A)(q) & s.158 of L & T Act Cap 93	[Signature]
6.	RE-ENTRY, by Savev Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.129 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014. CANCELLED		2015	2	25		[Signature]
7.	RE-ENTRY, by Savev Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.129 of the L.T. Act. read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014. CANCELLED		2021	3	24		[Signature]

LANDS 68

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-003-0006 Page 2)

Page 2.		PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, 177-003-6	Signature of Registrar	Survendors, Cancellations etc.
Entry No.	Nature of Incumbrance	Application Number	Application Number and Date of Presentation Y M D		FURTHER PARTICULARS				
1.	Obligations incident to estate		1977 12 31		The covenants, obligations, liabilities etc. contained or implied in the instrument of Grant, L.T.A.				
2.	Charge	1004/90	1990 9 20		Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to limit of \$5,620,000-00 (includes other parcels).			1504-90-3 29/03/90	
3.	Charge	215/95	1995 3 16		Date: 24th February 1995. Chargee: Unilever PLC. Amount of loan: \$17,050,013.00 (includes other parcels)			1504-90-3 29/03/90	

**... AND TITLE ACT (S. 120)**

... to be a True Copy page ... of

RE PN 177-003-6

ASD ... 11 day 0 Oct 2013

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Solomon Islands

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-003-0009 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY  
PART A - PROPERTY SECTION  
PARCEL NUMBER 177-003-9  
PARCEL NUMBER 177-003-9

Grantor: COMMISSIONER OF LANDS  
Grantee: LEVER SOLOMONS LIMITED  
Term: 73 years From: 1-1-81 Rent: One coconut if deceased to  
Area (approx.): 0.374 ha. Survey/Filed Plan No: MK 2497  
Date of Grant: 3rd February 1987  
Mutation Number:  
Superseded Parcels:  
Current Parcels:

*Considered to be a True Copy page 1 of 1*  
*1977-1983-9*  
*11 day of Oct 2013*  
*Registered*

Entry No.	PART B - OWNERSHIP SECTION		Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Application Number and Date of Presentation			Observations (Name of Instrument, Consideration, etc.)	Signature of Registrar
	Y	M		D				
1.	1987	3	12	139/87	1987	Grant and s.122(3) of L.I.A. Grant. Premium: Nil		
2.	1990	7	23	781/90	1990	See application		
3.	1990	9	20	1004/90	1990	Change and s.157(1)(d) and s.158 of L. & T. Act.		
4.	1993	10	9	1097/93	1993	See application		
5.	2015	2	25	2015	2015			

RESTRICTION: No subdivision, lease, sublease, transfer or charge is to be registered without the written consent of the grantor.  
LEVER SOLOMONS LIMITED, Yandina, Russell Islands.

CAVEAT, by National Bank of Solomon Islands Limited, P.O. Box 37, Honiara. *REMOVED 2/15/2014*

RESTRICTION: no subdivision, lease, transfer, surrender or charge to be registered without the written consent of the owner of the charge registered at Entry 2 in Part-C. *REMOVED 29/08/2014*

CAVEAT: By Commodities Export Marketing Authority, P.O. Box 1087, Honiara. *REMOVED 17/09/2004*

REENTRY, by Sevev Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.139 of the L.I. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014. *CANCELLED 6/15/2014*

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-003-0009 Page 2)

Page 2,		PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, 177-003-9
Entry No.	Nature of Incumbrance	Application Number	Number	Year	M	D	Signature of Registrar
1.	Obligations incident to estate	139/87	1990	1987	3	12	
2.	Charge	1004/90	1990	1990	9	20	

**THE COVENANTS, OBLIGATIONS, LIABILITIES ETC. CONTAINED OR IMPLIED IN THE INSTRUMENT OF GRANT,**

Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject for further advances to a limit of \$5,620,000-00 (includes other parcels).

**NEW AND TITLE ACT (S. 120)**

Instrument to be a true copy page 2 of  
 FTS Register PN 177-003-9  
 1500 hour the 11 day of Oct 2023

Honiara  
 Solomon Islands

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-004-0002 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY  
PARCEL NUMBER 177-004-2  
EASEMENTS APPURTENANT ETC.  
**FIXED TITLE ACT**  
(S. 120)

Grantor: COMMISSIONER OF LANDS  
Grantee: LEVERS SOLOMONS LIMITED  
Term: 75 years From: 31/12/77 Rent: Free for first seven years  
Area (approx.): 0.1199 ha. Survey/Plan No: WK 2397  
Date of Grant: By operation of Part VIA of LTA  
Mutation Number: 48/83  
Superseded Parcels: 177-004-1  
Current Parcels: 177-004-2 and 177-004-3

*Registered to be a true copy of the original of 17/85=296/15 of the Register PN 177-004-2 14th hour the 27 day of Nov 2023*

**Honiara**  
Solomon Islands

Entry No.	Application Number and Date of Presentation		Observations (Nature of permit, etc.)	Registrar
	Y	M D		
1.	464/83	1983 10 24	Mutation	<i>[Signature]</i>
2.	215/95	1995 3	Charge and S.157(1)(d) & S. 158 of L & T Act (Cap 93)	<i>[Signature]</i>
3.		2015 3 25		<i>[Signature]</i>
4.		2021 3 24		<i>[Signature]</i>

RESTRICTION: see Part VIA of L.T.A.  
LEVERS SOLOMONS LIMITED, Yardina, Russell Islands.

RESTRICTION: No subdivision, lease, transfer surrender or charge is to be registered without the written consent of the owner of the charge registered at entry 2 in Part C.

RE-ENTRY, by Sevev Iend Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.139 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014. Canceled 6/18

RE-ENTRY, by Sevev Iend Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.129 of the L.T. Act. read with s.12 of the Land and Titles Act. (Amendment) Act of 2014.

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-004-0002 Page 2)

Page 2.		PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, .....	
Entry No.	Nature of Incumbrance	Application Number of Presentation	Y	M	D	FURTHER PARTICULARS	Signature of Registrar	Surrenders, Cancellations etc.
1.	Obligations incident to estate	264/83	1983	10	24	The covenants, obligations, liabilities etc. contained or implied in the Instrument of Grant.		
2.	Charge	215/95	1995	3	16	Date: 24th February 1995. Chargee: unilever PLC. Amount Loan: \$17,050,013.00 (include other parcels)		

**FILED ACT (S. 120)**

Registered to be a true Copy made of  
**ARE** Register PN 177-004-2  
 1430 hour the 27 day of Nov 2013  
 Honiara Solomon Islands

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-004-0003 Page 1)

Entry No.	PART A - PROPERTY SECTION		Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Application Number and Date of Presentation			Observations (Nature of Instrument, Consideration, etc.)	Signature of Registrar
	Parcel Number	Parcel Description		Y	M	D		
1.	464/83	1983	1024	-				
2.	444/83	1983	1024	Mutation				
3.	781/90	1990	723	See application				
4.	1004/98	1990	920	Charge and s.157(1)(d) and s.158 of L. & T. Act.				
5.	215/95	1995	316	Charge s.157(1)(d) and s.158 of L. & T. Act (Dep 03)				
6.	2015	2015	225					

ANY ENTRIES STRUCK THROUGH IN RED ARE NO LONGER SUBSISTING

# JC PROFESSIONALS LIMITED

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-004-0003 Page 2)

Page 2.		PART C - INCUMBRANCES SECTION				FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, ...	Signature of Registrar	Surrenders, Cancellations etc.		
Entry No.	Nature of Incumbrance	Application Number	Y	M	D	FURTHER PARTICULARS						
1.	Obligations incident to estate					The covenants, obligations, liabilities etc. contained or implied in the Instrument of Grant, Land and Titles Act						
2.	Charge	1004/90	1990	9	20	Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to limit of \$5,620,000.00 (includes other parcels).						
3.	Charge	215/95	1995	3	16	Date: 24th February 1995. Chargee: Unilever Plc. Amount of Loan: \$17,050,013.00 (include other parcels)						
<p><b>FILE ACT (S.120)</b></p> <p>Document to be a true copy page 2 of</p> <p>KRE Register PN 177-004-3</p> <p>1430 hour the 27 day of November</p> <p>Honiara Solomon Islands</p> <p><i>[Signature]</i></p>												

ANY ENTRIES STRUCK THROUGH IN RED ARE NO LONGER SUBSISTING

# JC PROFESSIONALS LIMITED

T/A JC VALUER

P.O. Box 261, Honiara, Solomon Islands

Mobile / WhatsApp: +677 7622209 Email: jaredcjh@gmail.com

Registered Valuer, Property Manager, Estate Agent & Property Consultants, Commissioner for Oaths



## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-005-0001 Page 1)

**HONIARA LAND REGISTRY**

**PART A - PROPERTY SECTION**

Grantor: COMMISSIONER OF LANDS

Grantee: THE NATIONAL BANK OF SOLOMON ISLANDS LIMITED

Terms: 25 years From: 21/12/77 to 21/12/02 at \$566 per year, w.e.f. 177-005-1

Area (approx.): 2.5 ha. Survey/Registered Plan No: 1489

Date of Grant: 21/12/77

Mutation Number: 1489

Superseded Parcels: -

Current Parcels: -

**FIXED - TERM ESTATE REGISTER**

PARCEL NUMBER 177-005-1

PARCEL NUMBER 177-005-1

ASSESSMENTS, APPURTENANT ETC. (S.126)

attached to be a true copy page 1 of 1

27 day of November 2013

Honiara  
Solomon Islands

Entry No.	PART B - OWNERSHIP SECTION		Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Application Number and Date of Presentation			Observations (Nature of Instrument, Consideration, etc.)	Signature of Registrar
	Y	M		D				
1.	-	1977	12	31	By operation of Pt. VIA of I.T.A. conversion of former perpetual estate.			
2.	199/81	1981	4	16	Change of Name			
3.	781/90	1980	7	23	See application			
4.	1084/90	1990	9	20	Charge and s.157(d) and s.158 of L. & T. Act.			
5.	215/95	1995	3	16	Charge & s.157(N)(d) & s.158 of L. & T. Act (Cap. 93)			
6.	-	2015	2	25				
7.	-	2011	3	24				

LANDS 68

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-005-0002 Page 2)

Page 2.		PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, ...	
Entry No.	Nature of Incumbrance	Application Number of Presentation	Y	M	D	FURTHER PARTICULARS	Signature of Registrar	Sumenders, Cancellations etc.
1.	Obligations incident to estate	-	1977	12	31	The covenants, obligations, liabilities etc. contained or implied in the instrument of Grant. <b>L.R.</b>	<i>[Signature]</i>	<i>[Handwritten]</i>
2.	Charge	1004/90	1990	9	20	Date: 2nd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to limit of \$5,620,000.00 (includes other parcels).	<i>[Signature]</i>	<i>[Handwritten]</i>
3.	Charge	215/95	1995	3	16	Date: 24th February 1995. Chargee: Unilever PLC. Amount Loan: \$17,050,013.00 (include other parcels)	<i>[Signature]</i>	<i>[Handwritten]</i>

**AND TITLE ACT (S. 120)**

to be a True Copy page 2 of  
**177-005-0002** Register P.N. **177-005-1**  
 1430, hour the 27 day of Nov 2013  
 Honiara  
 Solomon Islands  
*[Signature]* Registrar

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-006-0001 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY      PARCEL NUMBER 177-006-1      EASEMENTS APPURTENANT ETC.

PART A - PROPERTY SECTION      PARCEL NUMBER 177-006-1

Grantor: COMMISSIONER OF LANDS  
LEVER SOLOMONS LIMITED

Grantee: 31/12/77 Rent free for first seven years 44,000-00 B. Year, 185-235/65  
75 years From: 31/12/77 Rent free for first seven years 44,000-00 B. Year, 185-235/65  
Area (approx.): 110 ha, Survey/Block Plan No: 1949  
Date of Grant: By operation of Part VIA of L. & T. Act  
Mutation Number: -  
Superseded Parcels: -  
Current Parcels: -

**AND TITLE ACT (S.120)**  
**ARE REGISTERED IN 177-006-1**  
**14720**      **27** day of **November** 2023

Entry No.	PART B - OWNERSHIP SECTION Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Application Number and Date of Presentation		M	D	Observations (Nature of Instrument, Consents, etc.)	Signature of Registrar
		Number	Date				
1.	RESTRICTION: as set out in Part VIA of Land and Titles Act.	-	1977	12	31		
2.	LEVER SOLOMONS LIMITED, Yandina, Russell Islands.						
3.	CAVEAT, by National Bank of Solomon Islands Limited, P.O. Box 37, Honiara.	781/90	1990	7	23	By operation of Part VIA of L. & T. Act. Conversion of former perpetual estate.	
4.	RESTRICTION: no subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at entry 2 in Part C.	1004/90-1990	1990	9	20	Charge and s.157(1)(d) and s.158 of L. & T. Act.	
5.	RESTRICTION: No subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at entry 3 in Part C.	215/95	1995	3	16	Charge & s.157 (1)(d) & s.158 of L.T Act. (Cap 93)	
6.	RE-ENTRY, by Sevey Land Trust Board (Incorporated), P.O. Box 569, Honiara, Subject to s.139 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 1 of 2014.	-	2015	2	25		
7.	RE-ENTRY, by Sevey Land Trust Board (Incorporated), P.O. Box 569, Honiara, Subject to s.139 of the L.T. Act. read with s.12 of the Land and Titles Act. (Amendment) Act of 2014.	-	2021	7	31		

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LANDS 63

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-006-0001 Page 2)

Page 2.		PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, 177-006-0001
Entry No.	Nature of Incumbrance	Application Number	Number of Presentation	Y	M	D	Signature of Registrar
1.	Obligations incident to estate	-	1977	12	31		
2.	Charge	1806/90	1990	9	26		
3.	Charge	215/95	1995	3	16		

The covenants, obligations, liabilities etc. contained or implied in the instrument of Grant, Land and Titles Act

Date: 2nd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to a limit of \$5,620,000-00 (includes other parcels).

Note: 24th February 1995. Chargee: Unilever P.V.C. Amount loan: \$17,050,013.00 (include other parcels)

CHARGES 29102

AND TITLE ACT (S.120)

to be a True Copy Page 2 of Register PN 177-006-0001

1430 for the 27 day of Nov 2023

Honiara Solomon Islands Registrar

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-006-0002 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY PARCEL NUMBER 177-006-2

PART A - PROPERTY SECTION PARCEL NUMBER 177-006-2

EASEMENTS, APPURTENANT ETC. (S. 120)

Grantor: COMMISSIONER OF LANDS  
 Grantee: LEVER SOLOMONS LIMITED  
 Term: 75 Years From: 31/12/77 Rent: None for first seven years \$80,000 per year, w.e.f. 1/1/85-256/15 of 1977-006-2  
 Area (approx. h): 200 ha. Survey/Block Plan No: 1949  
 Date of Grant: By operation of Part VIA of L. & T. Act  
 Mutation Number: -  
 Superseded Parcels: -  
 Current Parcels: -

14th day of Nov 2023  
Honiara

Entry No.	PART B - OWNERSHIP SECTION		Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Application Number and Date of Presentation			Observations (Nature of Disposition, Consideration, etc.)	Signature of Registrar
	Y	M		D				
1.	1977	12	31	-	1977	12	31	
2.								
3.	78	90	1990	7	23			By operation of Part VIA of L. & T. Act. Conversion of former perpetual estate.
4.								See application
5.								Charge and s. 157(1)(d) and s. 158 of L. & T. Act.
6.								Charge & s. 157(1)(d) & s. 158 of L. & T. Act (Cap 93)
7.								

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LANDS 68

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-006-0002 Page 2)

Page 2.

Entry No.	Nature of Incumbrance	PART C - INCUMBRANCES SECTION			PARCEL NUMBER	Signature of Registrar	Surrender, Cancellation etc.
		Application Number	Year of Presentation	Date			
1.	Obligations incident to estate	-	1977	12 31			
2.	Charge	1084/90	1990	9 20			
3.	Charge	215/95	1995	3 16			

**FIXED - TERM ESTATE REGISTER**

**FURTHER PARTICULARS**

The covenants, obligations, liabilities etc. contained or implied in the Instrument of Grant, Land and Titles Act.

Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to a limit of \$5,628,000-00 (includes other parcels).

Date: 28th February 1995. Chargee: unilever PDS. Amount Loan: \$1,050,013-00 (include other parcels)

177-006-0002

**NEW TITLE ACT (S. 120)**

to be a true copy page 2 of Register PN 177-006-0002

14:30 hour the 27 day of Nov 2023

Honiara Solomon Islands

Registrar

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-006-0003 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY      PARCEL NUMBER 177-006-3      EASEMENTS APPURTENANT ETC.

PART A - PROPERTY SECTION      PARCEL NUMBER 177-006-3

Grantor: COMMISSIONER OF LANDS  
 Grantee: LEVER SOLOMONS LIMITED  
 Terms: 75 years From: 31/12/77 Rent: Free-for-first-seven-years  
 Area (approx.): 20 ha. Survey/Plan No: 1949  
 Date of Grant: By operation of Part VIA of L. & T. Act  
 Mutation Number:  
 Superseded Parcels:  
 Current Parcels:

**LAND TITLE ACT (S.120)**  
 Fee of \$8,000-00 per year, with a 1/85-236/15 of  
 Register No 177-006-3  
 -1430 hours the 27 day of Nov 2013  
 Honiara

Entry No.	Application Number and Date of Presentation		Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Observations (Name of Applicant, Consideration, etc.)	Signature of Registrar
	Number	Date (Y M D)			
1.	1977	12 31	RESTRICTION: as set out in Part VIA of L. & T. Act.	By operation of Part VIA of L. & T. Act. Conversion of former perpetual estate.	[Signature]
2.	1990	7 23	LEVER SOLOMONS LIMITED, Yardina, Russell Islands.	See application	[Signature]
3.	781/90	1990	CAMBAT, by National Bank of Solomon Islands Limited, P O Box 37, Honiara.	Charge and s.157(1)(a) and s.158 of L. & T. Act.	[Signature]
4.	1004/90	1990	RESTRICTION: no subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at Entry 2-In Part C. District Area 2014		[Signature]
5.	211/95	1995	RESTRICTION: No subdivision, lease, transfer, surrender or charge is to be registered without the written consent of the owner of the charge registered at entry 3 in Part C. District Area 2014	Charge & S.157 (1)(d) & S.158 of L.T.Act (Gap 93)	[Signature]
6.	2015	2 25	RE-ENTRY, by Sevey Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.139 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014.		[Signature]

LANDS 68      ANY ENTRIES STRUCK THROUGH IN RED ARE NO LONGER SURSISTING

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-006-0003 Page 2)

Page 2.	PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER	PARCEL NUMBER, .....	Summaries, Cancellations etc.
	Entry No.	Nature of Incumbrance	Application Number and Date of Presentation Y M D			
1.	Obligations incident to estate	-	1977 12 31	The covenants, obligations, liabilities etc. contained or implied in the instrument of Grant, Land and Titles Act.	177-006-0003	
2.	Charge	1004/98	1990 09 20	Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to limit of \$5,620,000-00 (includes other parcels).		
3.	Charge	245/96	1995 03 16	Date: 24th February 1995. Chargee: Unilever PLC. Amount of loan: \$17,050,013.00 (include other parcels.)		

**LAND TITLE ACT**  
(S. 120)

is hereby certified to be a True Copy page 2 of  
 FFE Register PN 177-006-3  
 1430 on the 27 day of November 2023

Honiara  
Solomon Islands



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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-006-0004 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY  
PART A - PROPERTY SECTION  
PARCEL NUMBER 177-006-4  
EASEMENTS APPURTENANT ETC.

PARCEL NUMBER 177-006-4

Grantor: COMMISSIONER OF LANDS  
Grantee: LEVER SOLOMONS LIMITED  
Terms: 75 years From: 31/12/77 Rent: Free for first seven years  
Area (approx.): 50 ha. Survey Plan No: 1949  
Date of Grant: By operation of Part VIA of L. & T. Act.  
Mutation Number:  
Superseded Parcels:  
Current Parcels:

Application Number: 781/90  
Date of Presentation: 1990  
M D Y: 7 23 1990

Observations (Nature of Instrument, Consideration, etc.):  
1. By operation of Part VIA of L. & T. Act. Conversion of former perpetual estate.  
2. See application  
3. Charge and s.157(1)(d) and s.158 of L. & T. Act.  
4. Charge and s.157(1)(d) & s.158 of L. & T. Act. (Cap 93)

Signature of Registrar: [Handwritten Signature]

Number of pages in this Register: 179 / 790

1. RESTRICTION: as set out in Part VIA of L. & T. Act.

2. LEVER SOLOMONS LIMITED, Vandina, Russell Islands.

3. CAVEM, by National Bank of Solomon Islands Limited, P O Box 37, Honiara.

4. RESTRICTION: no subdivision, lease, transfer, surrender or charge to be registered without the written consent of the grantor of the charge registered at Entry 2 in Part C.

5. RESTRICTION: No subdivision, lease, transfer, surrender or charge to be registered without the written consent of the owner of the charge registered at entry 3 in Part C.

6. RE-ENTRY, by Savey Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.129 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014. Cancelled 6/8/2015.

7. RE-ENTRY, by Savey Land Trust Board (Incorporated), P.O. Box 569, Honiara, subject to s.129 of the L.T. Act. read with s.12 of the Land and Titles Act (Amendment) Act of 2014.

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-006-0004 Page 2)

Page 2.	PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER	PARCEL NUMBER	Signature of Registrar	Surrenders, Cancellations etc.
	Entry No.	Nature of Incumbrance	Application Number and Date of Presentation Y M D				
1.	Charge	1064/90 1977 12 31	1977 12 31	The covenants, obligations, liabilities etc. contained or implied in the instrument of Grant, Land and Titles ACT. Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to limit of \$5,620,000-00 (includes other parcels). Date: 24th February 1993. Charge: Unlever PLC. Amount of Loan: \$17,050,013.00 (Include other parcels). Date of instrument: 19th June 2000.	177-006-0004	[Signature]	
2.	Charge	245/95 1999 09 20	1999 09 20				
3.	Charge	168/2001 2001 04 04	2001 04 04				
4.	Lease						

**TRUE COPY ACT (\$120)**

... after to be a True Copy page 2 of  
**ACT** Register P.N. 177-006-0004  
 14/30 ... hour the 27 day of Nov 2023

Honiara  
 Solomon Islands  
 [Signature]

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-007-0001 Page 1)

**HONIARA LAND REGISTRY**  
PART A - PROPERTY SECTION

Parcel Number: 177-007-1  
EASEMENTS APPURTENANT ETC.

Grantor: THE COMMISSIONER OF LANDS  
Grantee: NATIONAL BANK OF SOLOMON ISLANDS LIMITED  
Term: 99 years  
Area (approx.): 1.0 ha  
Date of Grant: 1990  
Mutation Number: 177-007-1  
Superseded Parcels: None

Current Parcels: None

**FIXED - TERM ESTATE REGISTER**  
Parcel Number: 177-007-1  
EASEMENTS APPURTENANT ETC.

Grantor: THE COMMISSIONER OF LANDS  
Grantee: NATIONAL BANK OF SOLOMON ISLANDS LIMITED  
Term: 99 years  
Area (approx.): 1.0 ha  
Date of Grant: 1990  
Mutation Number: 177-007-1  
Superseded Parcels: None

Current Parcels: None

Entry No.	Application Number	Date of Registration	Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Observations (Nature of Change, Consideration, etc.)	Signature of Registrar
1.	24/73	1973	Transfer of land to be registered without the written consent of the grantor.	Lease & sublease	[Signature]
2.	24/73	1973	Transfer of land to be registered without the written consent of the grantor.	Lease & sublease	[Signature]
3.	166/97	1997	Transfer of land to be registered without the written consent of the grantor.	Transfer of land	[Signature]
4.	230/96	1986	Transfer of land to be registered without the written consent of the grantor.	Change of name	[Signature]
5.	781/90	1990	Transfer of land to be registered without the written consent of the grantor.	Change of name	[Signature]
6.	1000/90	1990	Transfer of land to be registered without the written consent of the grantor.	Change and s. 157(1)(d) and s. 158 of L. & T. Act.	[Signature]
7.	214/95	1995	Transfer of land to be registered without the written consent of the grantor.	Change & s. 157(1)(d) & s. 158 of L. & T. Act (Cap 93)	[Signature]
8.	20015	2015	Transfer of land to be registered without the written consent of the grantor.	Change & s. 157(1)(d) & s. 158 of L. & T. Act (Cap 93)	[Signature]
9.	20021	2021	Transfer of land to be registered without the written consent of the grantor.	Change & s. 157(1)(d) & s. 158 of L. & T. Act (Cap 93)	[Signature]

LANDS 68

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 177-007-0002 Page 2)

PART C - INCUMBRANCES SECTION		FIXED - TERM ESTATE REGISTER		PARCEL NUMBER	Signature of Registrar	Summation of Cancellations
Entry No.	Nature of Incumbrance	Application Number	Number of Presentation	M	D	
1.	Obligations incident to estate	24/1/73	1973	5	20	
2.	Charge	1804/90	1990	9	20	
3.	Charge	215/95	1995	3	16	

The covenants, obligations, liabilities etc. contained or implied in the Instrument of Charge have the advantage of variation dated 15 December 1997 and the Land Disposal Act 1994.

Date: 3rd September 1990, Chargee: National Bank of Solomon Islands Limited. Subject to further advances to a limit of \$5,620,000-00 (includes other parcels).

Date: 24th February 1995, Chargee: Unilever PLC. Amount of loan: \$7,050,013.00 (include other parcels)

**LAND TITLE ACT (S. 120)**  
 Certified to be a true copy page 2 of  
 NE Register PN 177-007-1  
 14th hour the 27 day of November  
 Honiara Solomon Islands

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 178-001-0001 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY PARCEL NUMBER 178-001-1

PART A - PROPERTY SECTION EASEMENTS APPURTENANT ETC.

Grantor: COMMISSIONER OF LANDS 178-001-1

Grantee: LEVER SOLOMONS LIMITED FIXED TITLE ACT (S.120)

Term: 75 years From: 31/12/77 To: 31/12/2015

Area (approx.): 20 ha. Survey/Title Plan No: 1949

Date of Grant: By operation of Part VIA of L. & T. ACT

Mutation Number: -

Superseded Parcels: -

Current Parcels: -

1424 178-001-1 27 day of Nov 2013

Entry No.	Name, Description and Address of Owner and Restrictions affecting Right of Disposition	Application Number and Date of Presentation			Observation (Name of Applicant Considered)	Signature of Registrar
		Y	M	D		
1.	RESTRICTION: as set out in Part VIA of L. & T. Act.	1977	12	31		
2.	LEVER SOLOMONS LIMITED, Vandina, Russell Islands.					
3.	CAVEAT, by National Bank of Solomon Islands Limited P O Box 37 Honiara.	781/90	1990	7 23	See application	
4.	RESTRICTION: no subdivision, lease, transfer, surrender or charge to be registered without the written consent of the owner of the charge registered at Entry 2 in Part C.	1004/90	1990	9 20	Charge and s.157(d) and s.158 of L. & T. Act.	
5.	RE-SURVEY, by Sevev Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.139 of the L.T. Act read with s.12 of the Land and Titles Act (Amendment) Act No. 11 of 2014.		2015	2 25		
6.	RE-SURVEY, by Sevev Land Trust Board (Incorporated), P.O. Box 569, Honiara. Subject to s.139 of the L.T. Act, read with s.12 of the Land and Titles Act (Amendment) Act of 2014.		2014	3 24		

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T/A JC VALUER

P.O. Box 261, Honiara, Solomon Islands

Mobile / WhatsApp: +677 7622209 Email: jaredcjh@gmail.com

Registered Valuer, Property Manager, Estate Agent & Property Consultants, Commissioner for Oaths



## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 178-001-0001 Page 2)

PART C - INCUMBRANCES SECTION		FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, ...	Signature of Registrar	Surrenders, Cancellations etc.
Entry No.	Nature of Incumbrance	Application Number of Presentation	Date of Presentation	FURTHER PARTICULARS		
1.	Obbligations incident to estate	1977	12 31	The covenants, obligations, liabilities etc. contained or implied in the Instrument of Grant, Land and Titles Act.		
2.	Charge	1004/901	1990 9 20	<p>Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to limit of \$5,620,000-00 (includes other parcels).</p> <p><b>LAND TITLE ACT (S. 120)</b></p> <p>Registered in the Title Register PN 178-001-1 of 1430 hour the 27 day of Nov 2013</p> <p>Honiara Solomon Islands</p>		15/01/2013 29/01/2013

ANY ENTRIES STRUCK THROUGH IN RED ARE NO LONGER SUBSISTING

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 178-002-0001 Page 1)

**FIXED - TERM ESTATE REGISTER**

HONIARA LAND REGISTRY      PARCEL NUMBER 178-002-1      EASEMENTS APPURTENANT ETC.

PART A - PROPERTY SECTION

Grantor: COMMISSIONER OF LANDS

Grantee: LEVENS PLANTATIONS LIMITED

Term: 75 years From 31/12/70 Rent: \$76,000-00 a year, **AND TITLE ACT (S. 120)**

Area (approx): 131 ha. Surveyed Plan No. 1970

Date of Grant: BY OPERATION OF FT. VIA of L.T.A.

Mutation Numbers: -

Superseded Parcels: -

Current Parcels: -

Number of pages in this Register: 29 / 4/85

PARCEL NUMBER 178-002-1      EASEMENTS APPURTENANT ETC.

intended to be a true copy page 1 of APE Register 178-002-1 1130 hour the 24<sup>th</sup> day of July 2014

Entry No.	Application Number and Date of Presentation	M	D	Observation (Points of Instrument, Consideration, etc.)	Signature of Registrar
1.	-	1977	12 31	By operation of Ft. VIA of L.T.A.: conversion of former perpetual estate.	[Signature]
2.	199/81	1981	4 16	Change of Name.	[Signature]
3.	781/90	1990	7 23	See application	[Signature]
4.	104/90	1990	9 20	Charge and s. 157(1)(b) and s. 158 of L. & T. Act.	[Signature]
5.	215/95	1995	3 16	Charge & s. 157(1)(d) & s. 158 of L.T. Act (Cap. 93)	[Signature]
6.	2015	2015	2 25	-	[Signature]
7.	2021	2021	3 24	-	[Signature]

RESTRICTIONS: As set out in Part VIA of L.T.A.

1. LEVENS SOLOMONS LIMITED, Yandina, Russell Islands.

2. ~~CHARGE, by National Bank of Solomon Islands Limited, P.O. Box 37, Honiara.~~

3. ~~RESTRICTION: no subdivision, lease, transfer, surrender or charge to be registered without the written consent of the owner of the charge registered at Entry 2 in Part C.~~

4. ~~RESTRICTION: No subdivision, lease transfer, surrender or charge to be registered without the written consent of the owner of the charge registered at entry 3 in part C.~~

5. ~~RESTRICTION: by Seven Land Trust Board (Incorporated), P.O. Box 569, Honiara, Subject to s. 125 of the L.T. Act read with s. 12 of the Land and Titles Act (Amendment) Act No. 11 of 2011, Charge held by Seven Land Trust Board (Incorporated), P.O. Box 569, Honiara, Subject to s. 129 of the L.T. Act, read with s. 12 of the Land and Titles Act (Amendment) Act of 2011.~~

LANDS 68 (1970 Act, Amendment) lot of 20/444 ENTRIES STRUCK THROUGH IN BED ARE NO LONGER SUBSISTING

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## Appendix "C" - Certified true copy of the Fixed Term Estate register (PN 178-002-0001 Page 2)

Page 2.		PART C - INCUMBRANCES SECTION			FIXED - TERM ESTATE REGISTER		PARCEL NUMBER, 178-002-0001
Entry No.	Nature of Incumbrance	Application Number of Presentation	Y	M	D	FURTHER PARTICULARS	Signature of Registrar
1.	Obligations incident to estate	-	1977	12	31	The covenants, obligations, liabilities etc. contained or implied in the Instrument of Conveyance, L.P.A.	
2.	Charge	1004/90	1990	9	20	Date: 3rd September 1990. Chargee: National Bank of Solomon Islands Limited. Subject to further advances to a limit of \$5,620,000.00 (includes other parcels).	
3.	Charge	218/95	1995	3	16	Date: 24th February 1995. Chargee: Unilever PLC. Amount loan: \$17,050,013.00 (include other parcels)	

**LAND TITLE ACT (S.120)**  
 This is to be a True Copy page ..... of .....  
 FFC Registrar  
 178-002-0001  
 24th day of July 2024  
 Honiara  
 Solomon Islands  
 Registrar

ANY ENTRIES STRUCK THROUGH IN RED ARE NO LONGER SUBSISTING

# JC PROFESSIONALS LIMITED

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### NOTES ON VALUATION

1. Where it is stated in the report that information has been supplied to the valuer by another party, this information is believed to be reliable. Where information is given without being attributed directly to another party. It has been obtained by our own search of records and examination of documents or by enquiry from Government or other appropriate departments.
2. The values assessed in this report for the subject properties and any allocation of values between parts of the property applies only in the terms of and for the purpose of this report. The values assessed could prove misleading if used in any other context.
3. Where market value is assessed, they reflect the full contract value and no account is taken of any liability to taxation on sale or of the costs involved in effecting a sale.

### LIMITING CONDITIONS

1. This report is confidential to the Client for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting the Client in respect of that purpose, but the Client shall not disclose the report to any other person.
2. The opinion of value expressed in this report shall be used for the purpose of this report only. We are not responsible for any consequences arising from the valuation being quoted out of context.
3. Neither the whole nor any part of the Valuation Report or Certificate or any reference thereto may be included in any published document, circular or statement nor published in any way without our written approval of the form and context in which it may appear.
4. While due care is taken to note the presence of any disease or infestation, we have not carried out any test to ascertain possible latent infestations or diseases affecting the crops. We are therefore unable to account for such in our report.
5. While due care is taken to note building defects in the course of inspection no structural survey is made nor any inspection of woodwork or other parts of the structure which are covered or inaccessible and we are therefore unable to account for such in our report.
6. No investigation was carried out to determine whether or not any deleterious or hazardous materials has been used in the construction of the property, or has since been incorporated and we are therefore unable to account or report for such in our report.
7. No investigation was carried out into the past or present uses of the property, or of any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the property from these uses or sites, and we are, therefore, unable to account or report for such in our report.
8. While we may have inspected the title of property as recorded in the Honiara Land Registry, we cannot accept any responsibility for its legal validity.
9. The instruction and the valuation assignment do not automatically bind us to attendance in court or to appear in any enquiry before any government or statutory bodies in connection with the valuation unless agreed when the instruction is given.