

KILA ESTATES consists of approximately 200 "life-style" semi-rural residential lots of 1 to 5 acres. These are complimented by 5 commercial and 9 industrial lots.

COMMUNITY BENEFITS The residential subdivision will be part of the **KILA WORLD** integrated development. A close community offering residents complimentary membership in the exclusive **Kila Country Club** and as a first in Fiji, kerb-side collection of solid waste for recycling will be provided. These are in addition to the usual reticulated water and electricity, garbage collection, road and drain maintenance. Benefits of the Kila Country Club will include exclusive weekly 'sun downer' cocktails at the **Kila Eco-Visitor Centre** as well as community days at **Kila Adventure Park** and year-round preferential access to the **Kila Adventure Park** facilities. Residents will also enjoy farming benefits and support from the company's already established farming business, called **Kila Organics**.

THE DEVELOPER

Confidence to invest by a buyer comes largely from the strength of the developer. At KILA ESTATES residents buy with the peace of mind that comes from knowing the developer is Pleass Global Ltd. Founded in 1996 by Mr. Warwick Pleass, it was initially a beverage company, expanding into food and beverage packaging, water bottling and more recently into tourism and property development. The company listed on the Fiji stock market in 2009 and boasts the Fiji National Provident Fund and Kontiki Capital among it's institutional and private shareholders.

The Pleass Global team is led by their Chairman and Managing Director, Mr. Pleass and their General Manager and Secretary Ms. Bano. The senior management team consists of ten (10) line managers. All are young, well trained, highly motivated professionals who hold the values of the company close to their heart as they carry the company forward. Those values are to maintain the best customer service ethic in Fiji and to reduce waste (time, materials, energy, and resources) in all company activities.

Pleass Global is a strong and respected member of the corporate scene in Fiji. It has a track record of success in all it's businesses. Lot buyers can rest assured the developer is committed to the successful completion of the community and the ongoing management of the services (water, road and drain maintenance).

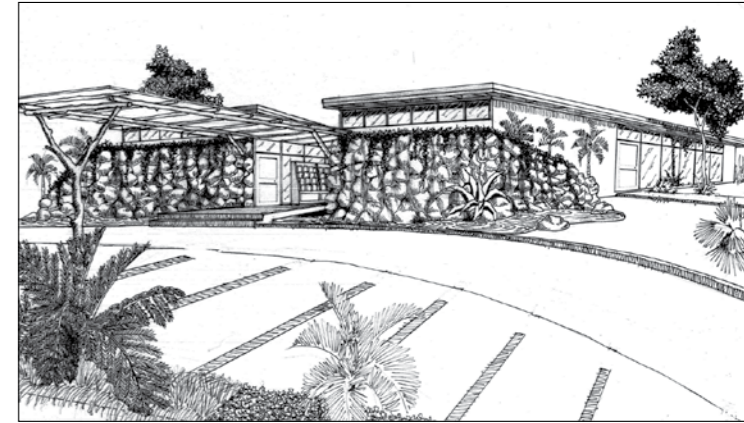
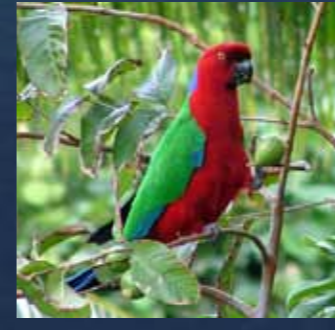
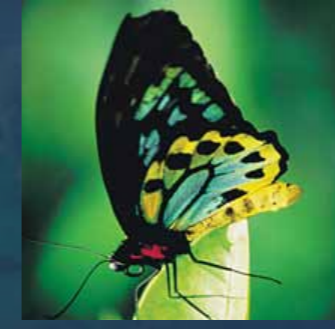
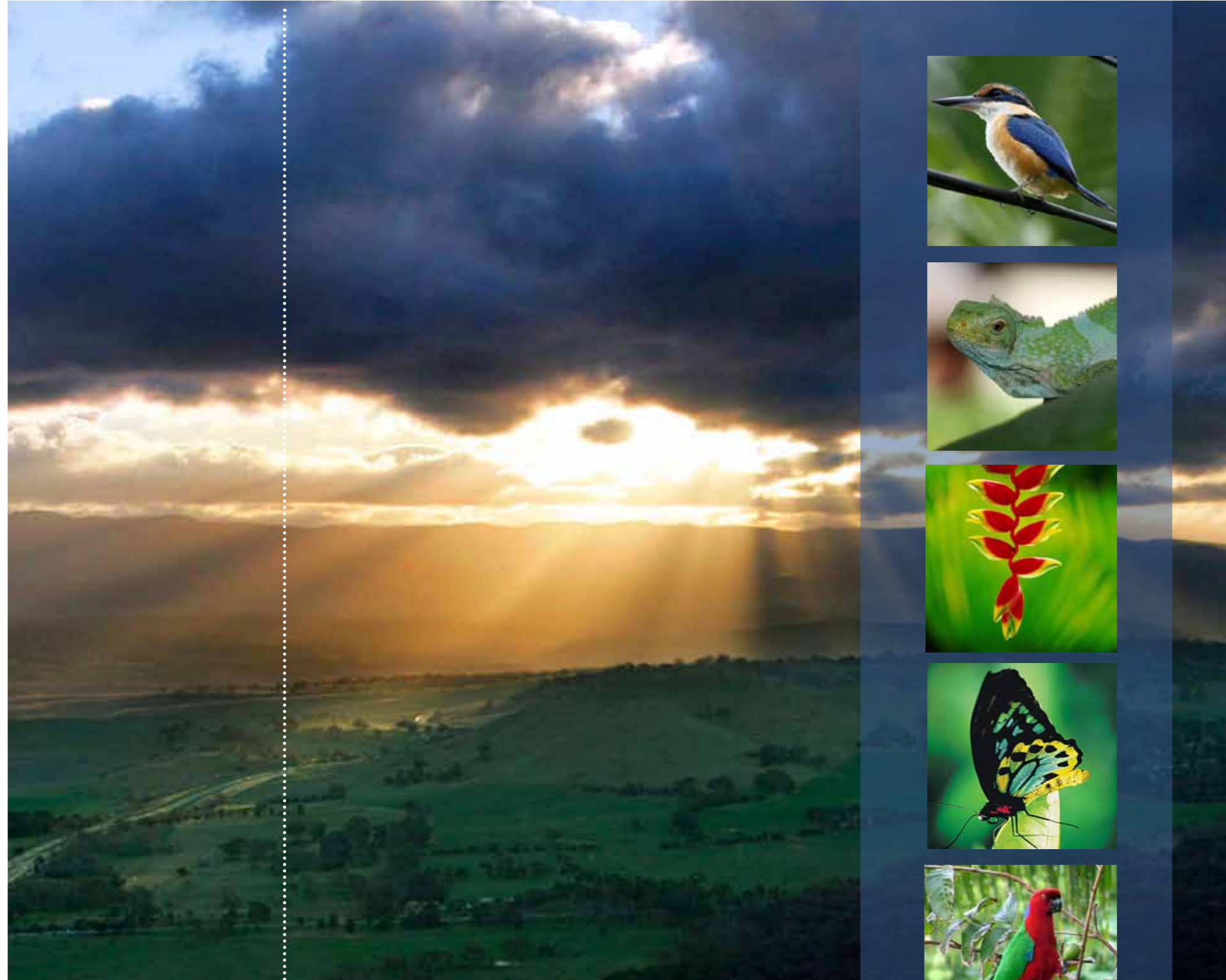
THE KILA WORLD DEVELOPMENT

As part of the company expansion plans, in 2008 the company acquired 427 acres of freehold land in Namosi, on the island of Viti Levu in Fiji. The land straddles the national highway (the Queens Road) from Suva to Nadi and also sits both sides of the Namosi Road. The company is developing the 427 acres into an integrated, multi-use community known as **KILA WORLD**. Central to all this is the Kila Eco-Visitor Centre, a modern model of sustainable practices. It is an interpretive visitor center and community club house with café, 50 seat theater, training and conference rooms, complimented by 24 hour security and coach / car parking. The Eco-centre is a place where residents, tourists and other visitors can meet, enjoy the facilities, discuss real estate, see model homes, experience interactive environmental displays about Fiji's ecology (flora and fauna) and embark on exciting adventures around the **KILA ECO-ADVENTURE PARK** and **KILA ORGANICS** farm. **KILA WORLD** comprises;

KILA ESTATES; A 300 acre largely residential subdivision with commercial and industrial lots.

KILA ORGANICS; An exciting horticultural and agricultural organic farm on 120 acres (shared with the **KILA ECO-ADVENTURE PARK**).

KILA ECO-ADVENTURE PARK; Fiji's most exciting in-bound tourism attraction shares the 120 acres with the organic farm. Kila Park has Fiji's most exciting tourist attractions





along with 10 kilometers of jungle paths, waterfalls, picnic *bures* (shelters) and Fiji's only linear botanic garden. All this complemented by secure car parking and guided environmental or cultural tours.

PLEASS BEVERAGES AND PACKAGING; Currently head office and all operations are carried on from premises in Suva. A state-of-the-art water bottling factory is being built adjacent to the farm, incorporating warehousing and new corporate offices. This business is the power-house of Pleass Global Limited. Water bottling and distribution of food and beverage packaging remains the main revenue source for the corporation. Pleass' AquaSafe® brand water is the market leader in home and office water cooler style bottles. In 2007 it launched the AquaSafe® brand in a range of PET single use bottled water sizes.

KILA ESTATES FIRST RELEASE 2011; The first release of the subdivision is a select group of 45 lots on the South side of the Queens Road, each about one acre or 4,200m². All the necessary approvals from the relevant authorities (Town and Country Planning and Navua Rural Authority) are in place.

LOCATION; We are geographically located at coordinates 18° 2' 0" South, 178° 8' 0" East and its original name is Waiqelegele, Namosi; 22 Kilometers from Suva City via the Queens Road.

ACCESS; The property is easily accessible by motor vehicles from the Queens Road via a short distance on the Old Queens Road in two directions from either the West or East. Both the Queens and Old Queens Road are Government maintained roads. Internal roads in *KILA ESTATES* are gravel engineered with ongoing maintenance by Pleass Global.

TELEPHONE COMMUNICATION; Telephone network is available for both land line telephone and mobile connections (both service providers) in all quarters of Kila World.

GEOGRAPHY; The 427 acres of *KILA WORLD* offers residents nature's absolute best. Virgin lowland tropical rain forest, rare native fauna and



flora, expansive valley and mountain views, water features...the list goes on. The property is in the province of Namosi which is one of Fiji's fourteen provinces, and one of eight on Viti Levu the largest island. Located to the west of Suva, the Province covers 570 square kilometers. Its population of 6,898 at the 2007 census was the smallest of any Fijian Province.

FLORA AND FAUNA; There are many varieties of tropical flowers and plants. Trees include coconut, giant baka, mango, mahogany, pine and many types of palm and flowering trees and plants. The area teems with tropical birds and butterflies. Iguanas are commonly found by staff in their walks.

CLIMATE; Although the property lies in the tropics, the climate is temperate. Extremes of temperatures do not exist and there is sufficient rainfall to maintain the luxuriant vegetation. The prevailing south-easterly trade winds cool the property throughout much of the year.

LIFE IN THE SOUTH PACIFIC; There is probably only one area in the world which enjoys these advantages in combination with many amenities of Western life – the South Pacific. A host of island communities spread throughout the world's largest ocean.

FREEHOLD LAND BENEFITS; With recent massive increases in lease costs of crown land, and forecasts of further huge increases, it's not surprising that the demand for freehold land has increased. There is a scarcity of freehold residential land for sale, especially in the greater Suva area.

The *KILA ESTATES* lots from Pleass Global are guaranteed freehold, and upon settlement buyers are given their secure title under the rules and acts of the Fiji Lands Department.

The lots have been carefully controlled to give each and every lot the maximum view, privacy, convenience and accessibility.

The Government of Fiji strongly encourages overseas investment. "Invest where paradise is yours and where the world you left behind is only a mouse click away. Fiji is still booming, and Fiji is calling you." from www.ftib.org.fj Fiji is the economic hub of the South Pacific for sea and air transport, telecommunications, business, finance, education and research. The Fijian populace is one of the most successfully harmonious multi-ethnic populations in the world comprising many races including Melanesians, Polynesians, Indians, Chinese and European.

FINANCE; The developer is offering vendor finance in addition to the usual payment methods. Terms;

- Deposit only 20%
- Attractive payment period of 10 years
- Very competitive interest rates

PROJECT TEAM

Developers: Pleass Global Ltd
Bankers: Westpac Banking Corporation Fiji
Auditors: Ernst & Young Fiji
Civil Engineering & Survey: Cadastral Solutions



DEVELOPERS CONTACT

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KNOWLEDGE & 'THE WILD'

