



ANNOUNCEMENT TO THE SOUTH PACIFIC STOCK EXCHANGE

Date: 8th August 2007

MARKET UPDATE ON RESORTS AND PROPERTY INTERNATIONAL LIMITED WITH IVANA TRUMP TO SECURE INTEREST IN YAQARA GROUP AND DEVELOP TWO HOTELS IN YAQARA CITY.

Yaqara Group Limited (YGL or "the Company") announced on 13th March 2007 that it had entered into contractual arrangements with Resorts & Property International Limited (RPI), an Australian development company with international celebrity and businesswoman Ivana Trump as a shareholder and promoter, for RPI to secure a twenty five percent (25%) interest in Yaqara Group Limited and the sub lease to RPI of two waterfront sites for development of two 200 room Hotels at the Yaqara Studio City site.

The Company is pleased to provide a market update of the current status of the arrangements with RPI and the proposed investment in YGL and the development of IVANA Hotels & Resorts at Yaqara.

RPI is a Hotel/Resort and property company that will manage Hotels and Resorts as well as having a number of Hotels and Resorts that will be both owned and managed by them. Their 5 Star deluxe brand "IVANA" has been formed in association with Ivana Trump who is to be a shareholder in RPI. The company is to be listed on the Australian Stock Exchange (ASX) via an Initial Public Offering (IPO) in 2007. The Board and Management of RPI will provide a high level of international experience and expertise across regulatory compliance, property, technology, travel and tourism, hotel and resort development, managing and marketing.

"We are pleased to let you know that the appointed Chairman of RPI is Hong Kong based Mr David Turnbull. Mr Turnbull is a director of Allco Finance Group and the Executive Chair of Allco Asian Operations, based in Hong Kong. He is also the current director of Pacific Basin Shipping Limited. He is also the immediate past Chair of Swire Pacific Ltd, Cathay Pacific Airways Ltd and John Swire & Sons (HK) Ltd. Mr Turnbull has also served as a Non-Executive Director of the Hong Kong and Shanghai Banking Corporation, Hysan Development Co Ltd and Air China ", advised Mr John Stavrou, CEO of RPI.

In a letter to the Company dated 30th July 2007, RPI has advised it is proceeding as per the contractual agreement with YGL (the Agreement) the terms of which were set out in RPI's letter of offer dated 8th March 2007 and accepted by YGL in its letter of acceptance dated 9th March 2007. A summary of these terms have been previously advised to market and are in the 2007 Annual Report and include the following provisions.

Under the Agreement, subject to shareholder and regulatory approval, RPI will purchase a 25% equity interest in YGL via a share placement for a total of F \$ 6.76 million (A \$ 5 million) made up of F \$ 4.05 million (A \$ 3 million) in cash and F \$ 2.71 million (A \$ 2 million) in shares in RPI at initial offer price of A\$1 per share.

YGL will supply sealed road access and services to the hotel sites and RPI will contribute F\$2.5 million to YGL infrastructure funding under agreed financing arrangements and will contribute to rates for internal road usage and its proportion of maintenance, replacement and operation of certain infrastructure equipment.

It is intended that YGL will provide a seat on the Board to RPI and a provision for an alternate.

Conditions for finalisation of the arrangements include the removal of current obligations of YGL requiring payment to various persons of percentages of capital raised and/or turnover of YGL; approval of shareholders of YGL to the share placement in accordance with the rules of the South Pacific Stock Exchange; any required statutory approvals



including Capital Market Development Authority, Native Lands Trust Board, Department of Lands; completion of due diligence by RPI.

The total effective working capital to the Company from the arrangements with RPI is in excess of F\$10.5 million, calculated as F\$6.7 million from the share issue, plus F\$2.5 million in infrastructure funding plus F\$1.5 million from intended hotel site land lease sales.

"RPI is continuing with its plans for a significant investment into YGL through a 25% shareholding, hotel site acquisition and contribution to infrastructure, and intends on bringing to Fiji in excess of F\$100,000,000 for the development of the two Resorts, both 200 rooms and featuring the 5 Start deluxe brand 'IVANA' (after Ivana Trump) at Yaqara", said Mr Stavrou.

"Whilst we are monitoring the situation in Fiji including aspects relating to foreign investment exchange controls, we remain committed to our plans for investment in Fiji and Yaqara as envisaged under the Agreement, and are looking forward to making a significant contribution to Fiji's and Yaqara's development", he said.

In relation to the listing of RPI on the ASX, previously intended in June 2007 as announced, RPI has further advised that "the intended listing of RPI on the ASX, will now occur prior to the end of 2007, immediately following which, subject to the terms of the Agreement, the funding to YGL will become available".

Planning work for the two hotels at Yaqara will commence immediately following the IPO and it is intended that construction will commence in 2009. YGL intends to commence works on site for provision of infrastructure in 2008.

The Company views RPI's plans for Yaqara and for Fiji as an extremely positive development. We believe that RPI, through its association with Ivana Trump, the leadership of its Chairman, Mr David Turnbull, the CEO Mr John Stavrou, and the high level of business expertise and experience of its Board and Management, will be a leading Hotel/Resort and Property Company of significant international standing and we are delighted to be working so closely with them.

As a major shareholder in YGL, a foundation developer of two Hotels at Yaqara and through its participation in management on the Board, RPI will make a major contribution to the Company towards achieving the Vision for the development of Yaqara Studio City for the benefit of shareholders and the people of Fiji.

The Company expresses its appreciation to Government, NLTB and FTIB for their continued support of the Yaqara Studio City development and for their ongoing assistance in facilitating investments of this nature.

A handwritten signature in blue ink, appearing to read "Driscoll", is written over a light blue circular stamp.

Lyndon Driscoll
Managing Director
YAQARA GROUP LIMITED