

# PRESS RELEASE



## Kingston, Jamaica — Hambani Estates Reaches Seven Completed Homes with Strong Sales Momentum

Mayberry Investments Limited (“Mayberry”) is pleased to announce the receipt of seven (7) practical completion certificates at Hambani Estates, the luxury gated community located at 1-3 Bamboo Avenue, Liguanea, Kingston 6. All seven (7) completed units are currently under contracts for sale. Construction is tracking well ahead of the June 30, 2026 schedule, and sales proceeds to date have been sufficient to cover all expected costs associated with the development and generate considerable surplus.

Demand for homes at Hambani Estates has been robust, with sale prices increasing from US\$1.8 million to US\$2.0 million and most recently to US\$2.3 million, reflecting the value created by each successive round of practical completion certificates. As additional units reach completion, further price appreciation is anticipated, underscoring the strength of the development’s market positioning and the quality of the finished product.

As part of Mayberry’s ongoing support for the Hambani Estates development, Mayberry structured and arranged the Corporate Notes for FirstRock and its wholly owned subsidiary, FCH Jamaica Developers Limited. With sales proceeds now covering all expected costs associated with the development, the phased early repayment of noteholders reflects the strength of the project’s cash flow position and the success of the financing structure.

Hambani Estates is designed to offer discerning homebuyers and investors a secure, high-end residential experience, pairing contemporary architecture with premium finishes and amenities consistent with top-tier developments of this nature. Each home ranges from approximately 8,100 to 8,600 square feet and forms part of a thoughtfully planned community positioned in one of Kingston’s most sought-after locations.

“The pace of construction and strength of sales at Hambani Estates have exceeded our expectations,” said Patrick Bataille, Chief Executive Officer of Mayberry. “With seven homes completed and all under contract, and with sales proceeds covering the full cost of the development, FirstRock is now in a position where it can exit the development on a net gain basis. Also, the continued escalation in sale prices is a testament to the quality of the development and the demand for this calibre of product in Kingston.”