



THE MOST DYNAMIC AND DIVERSIFIED BUSINESS GROUP IN CAMBODIA





ក្រុមហ៊ុន ពិសេស វ៉ាយ អ៊ី គ្រុប

 ធនាគារបាឡាអូ សាខាភ្នំពេញ
Phnom Penh Branch



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GROUP PROFILE

The L.Y.P Group Co. Ltd. stands out as one of Cambodia's most dynamic and diversified business organizations, playing a key role in the growth and diversification of the Cambodian economy.

Major investments in sectors including hospitality, agriculture, real estate, media, energy and infrastructure contribute to positioning L.Y.P Group as central to national development and innovation.

Since starting in the 1990s in the hospitality sector, leisure and entertainment were the natural next avenues for expansion for the L.Y.P Group, which has continued to invest in aligned sectors across Cambodia.

Significant contributions to infrastructure and agricultural industries have seen hundreds of millions of dollars invested in building roads, bridges, power generation and water purification plants in the areas where they are most needed. This has facilitated the development of Cambodia's sugar industry into a major employer and a source of national pride.

In keeping with the Group's strategy to facilitate economic growth and assist with the Cambodian Government's ongoing efforts to diversify the country's industrial sector, L.Y.P Group has added two Special Economic Zones in Koh Kong Province, and continues to welcome local and foreign direct investment to support Cambodia's emergence as an industrial and agricultural player in Southeast Asia.

As Cambodia develops and adapts to the ever-changing needs of its growing population, L.Y.P Group remains committed to investing in the latest technologies and top personnel to ensure that national development requirements are exceeded, and the Cambodian people continue to enjoy the economic stability that they enjoy today.

VISION

The L.Y.P Group will remain central to Cambodia's economic development and growing role in ASEAN, while ensuring value and sustainability for our customers, partners, suppliers and employees as Cambodia's most successful diversified business group.

MISSION

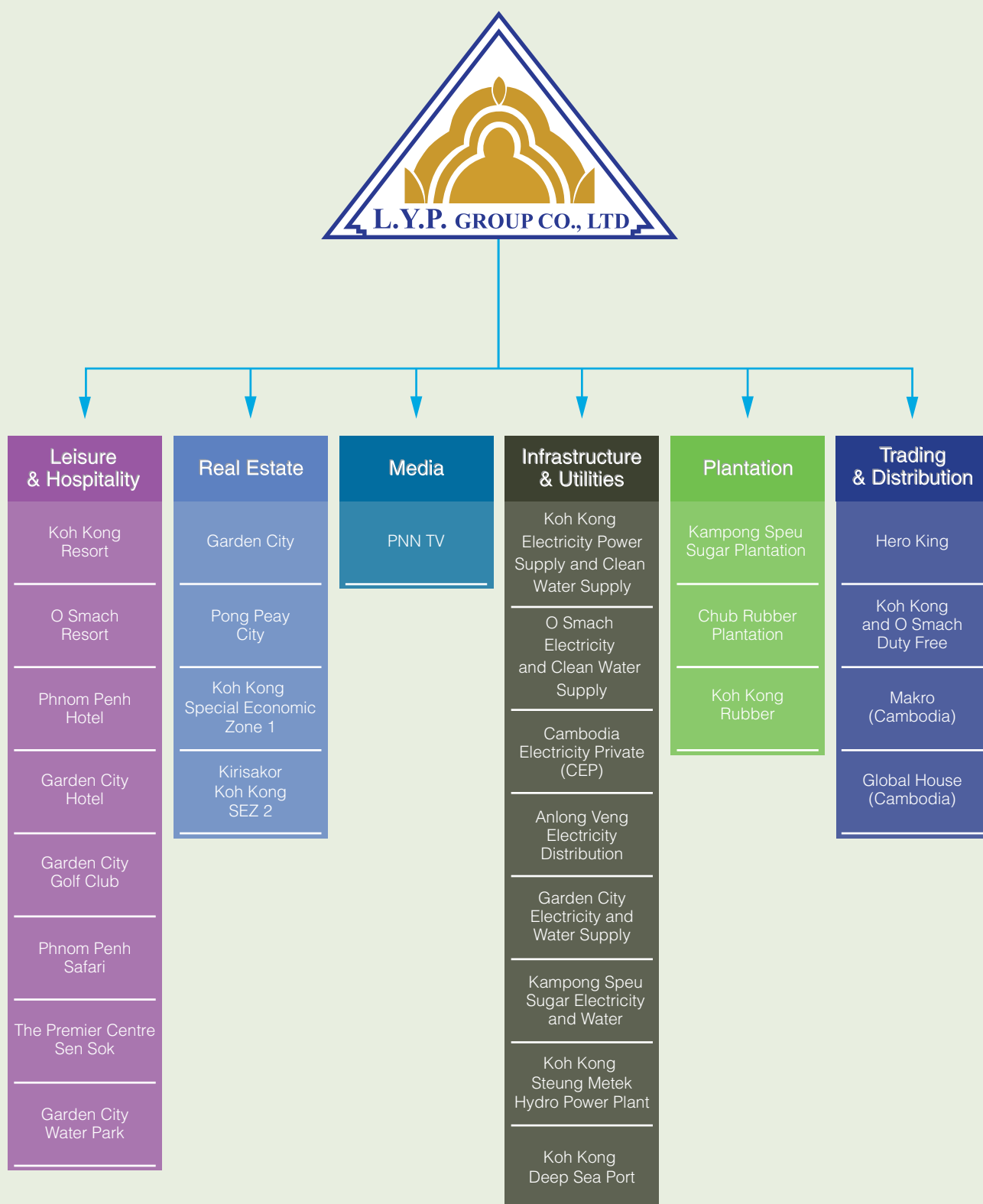
Through our professionalism we will promote Cambodia as an ideal country for international companies to do business, by forming sustainable and mutual partnerships with reputable and respected international organizations.

By continuing to introduce international business standards and practices to Cambodia's business ecosystem, L.Y.P Group will further contribute to local skills development and job creation, and aid Cambodia's international reputation as a supportive and progressive business environment.

L.Y.P BUSINESS LINE SUMMARY CHART

The core L.Y.P Group businesses are in the Cambodian Capital Phnom Penh, and Koh Kong and Oddar Meanchey provinces.

Major investments in these locations include trade, agriculture, utilities and infrastructure, real estate, and hotels and entertainment.



PRESIDENT'S MESSAGE



“

Cambodia's sustained growth and development over the past 30 years is a remarkable success story, and one that L.Y.P Group is proud to have contributed to.

The country's young population are passionate to use their education and skills in assisting the efforts of the Cambodian Government to make the nation a safe and supportive place to live and work. These passions are helping sustain Cambodia's fantastic economic growth, and L.Y.P Group firmly believes that investing in the country's infrastructure, as well as its human resources, offers clear strategic, economic, and national development sense.

L.Y.P Group has helped establish Cambodian expertise in a number of key areas identified by the Cambodian Government as key investment sectors, including the agricultural, industrial, real estate and service sectors.

Cambodia is ideally located in the heart of Southeast Asia, offering logistical advantages to companies wishing to connect with the rest of Asia and beyond. These advantages are boosted by Cambodia's membership to the World Trade Organisation and the ASEAN Economic Community, and with the supportive investment climate offered by the Royal Government of Cambodia, foreign direct investment is actively encouraged.

With the most diversified business portfolio in the country, L.Y.P Group is proud to play a significant role in Cambodia's continued development, and we welcome investors and companies looking to assist L.Y.P Group and the Cambodian Government grow and sustain the nation's ongoing successes.

”

A handwritten signature in blue ink, appearing to be 'Oknha Ly Yong Phat'.

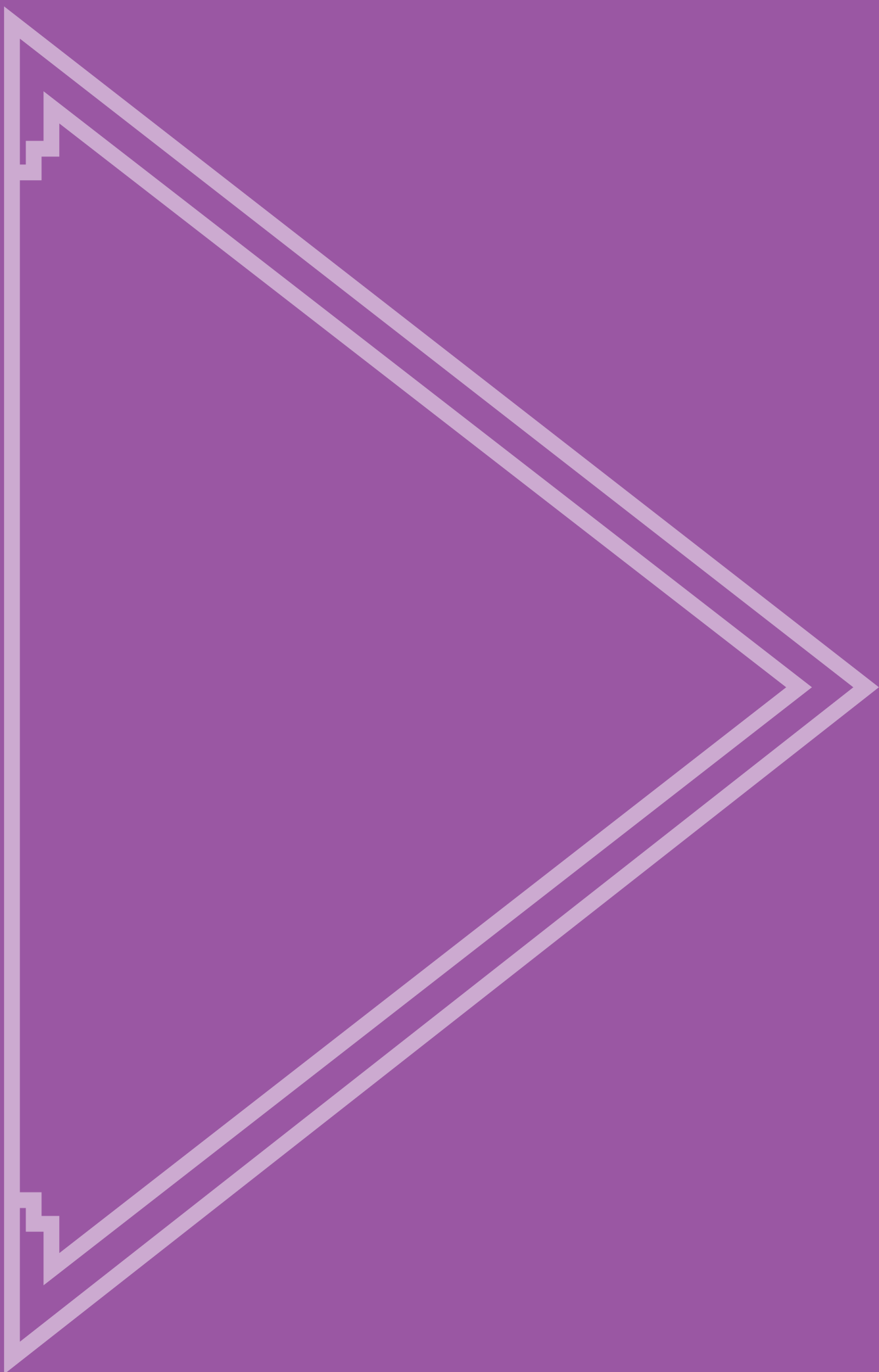
President H.E. Oknha Ly Yong Phat

PRESIDENT PROFILE

H.E Okhna Ly Yong Phat was born in Koh Kong Province in 1958. Even at an early age, he displayed an aptitude for business and commerce, and this led him to become a successful trader between Thailand and Cambodia in the 1980s. He is one of the country's most respected business leaders, and is a key figure in the economic success that is the hallmark of Cambodia's development.

Okhna Ly Yong Phat's key achievements include the following :

- ◆ 2018: Elected to the Senate of the government of the Royal Kingdom of Cambodia
- ◆ 2006: Elected to the Senate of the government of the Royal Kingdom of Cambodia
- ◆ 2005 : Appointed Senior Adviser of Ly Chinese Family Association
- ◆ 2001: Elected Vice President of the Cambodian Chamber of Commerce
- ◆ 2000 : Appointed Special Economic Adviser to Prime Minister Hun Sen
- ◆ 2000 : Appointed government delegate for Koh Kong Province development
- ◆ 1992 : President of L.Y.P Group



LYP GROUP LEISURE AND HOSPITALITY

L.Y.P group sponsors and runs a number of hotels, resorts, and entertainment venues both in and outside of Phnom Penh. Among the newly added ventures are the Phnom Penh Safari and a new water park. We are proud to introduce our venues, Koh Kong Resort, O'Smach Resort, Phnom Penh Hotel, Garden City and many more, on the following pages.

Koh Kong Resort



Nestled along Koh Kong Province's picturesque beachfront, the resort offers one of Cambodia's top ocean-front resorts.

The spectacular views are complemented by the modern amenities and excellent service of the resort's top trained staff. Enjoy delicious food, natural beauty and the popular gaming tables at the casino, as you make yourself at home at Koh Kong Resort.



Services & Facilities

Six accommodation styles are available for guests, with the Presidential Suites offering our most luxurious experience. Soak in the glorious sunsets over the Gulf of Thailand with the ocean-view rooms, and be transported to a fantasy world.

On-site facilities cater to the needs of guests, from business to shopping to entertainment.



O Smach Resort



The hilltop O-Smach Resort offers spectacular views of northern Cambodia, and while the resort is home to the best entertainment and gaming facilities in Oddar Meanchey Province.

With easy access from Cambodia's world-famous Siem Reap, and Thailand just over the border, a visit to O-Smach presents luxurious amenities and accommodation with the quality of service L.Y.P Group is famous for.



Services & Facilities

Just 100 meters from the Chong Chom border, 68km from Surin City, the capital of Thailand's Surin Province, and 150km from the temples and sights of Cambodia's Siem Reap, O-Smach is an easy drive.



Phnom Penh Hotel



Located in the heart of Cambodia's capital, Phnom Penh Hotel is the ideal base from which to visit the offices, restaurants and tourist attractions for which Phnom Penh is famous.

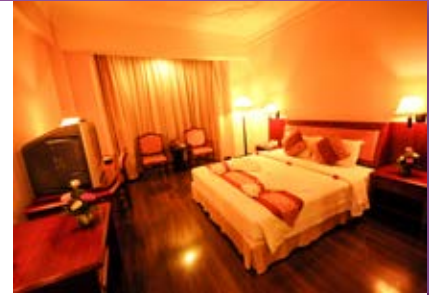
With easy access to the city's airport, and good road links to Siem Reap in the north, and Thailand beyond, choosing to stay at the Phnom Penh Hotel is the wise choice for any visitor to Cambodia.



Services & Facilities

From independent business travelers to tour groups, our 412 spacious rooms, suites and serviced apartments offer the best in comfort and service.

Our large swimming pool makes the perfect spot for morning exercise or afternoon relaxation, and our restaurants serve authentic Cambodian cuisine to satisfy all tastes.



Garden City Hotel



More than just a hotel, the wide variety of leisure options on site lend the air of a resort -- shopping, entertainment, spa, 18-hole golf and Safari World offer something for everyone.

Set amidst the greenery of the Cambodian Satellite City north of Phnom Penh, Garden City Hotel provides visitors to the capital as different experience to relax and enjoy their time in the Kingdom of Wonder.



Services & Facilities

254 guestrooms and suites of international 5 star standard are exquisitely designed with luxury contemporary interiors, and views of the golf course and surrounding greenery.





Garden City Golf Club



Established in April 2013, the Garden City Golf Club is the course of choice for Phnom Penh's golf aficionados. The club is also becoming well known to golfers across Asia due to the world class course, professional staff, and convenience of the Garden City Hotel.

The course transformed flat fields into a 7,258 yard masterpiece par 72, 18 hole championship golf course, encompassing 240 acres. The professional IMG team are on hand to ensure the best golfing experience, blended with warm Khmer hospitality.





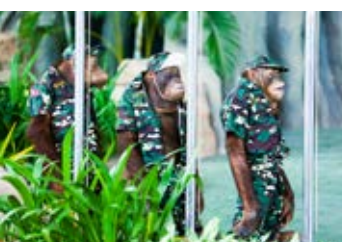
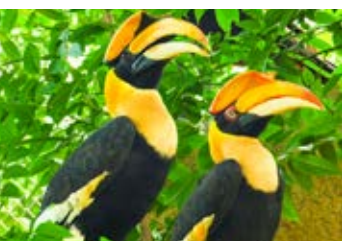
Phnom Penh Safari



Located close enough to Phnom Penh for easy access, yet surrounded by nature, Phnom Penh Safari is the perfect place for children and parents to witness the beauty of the natural world up close.

See more than 800 animals, including native Cambodian species like tigers and crocodiles, and exotic imports from around the world including ostriches, kangaroos, and giraffes. Educational shows aim to allow gets to learn more about these majestic animals, and why their preservation is so important.





The Premier Centre Sen Sok



ដី ព្រមៀ សេនសុខ សែនសុខ
THE PREMIER CENTRE SEN SOK

The premier location for conferences, events, weddings and banquets in Phnom Penh. The purpose built centre occupies 10 hectares in the north of the capital, with ample parking and facilities to accommodate any event and requirement up to 12,000 guests.

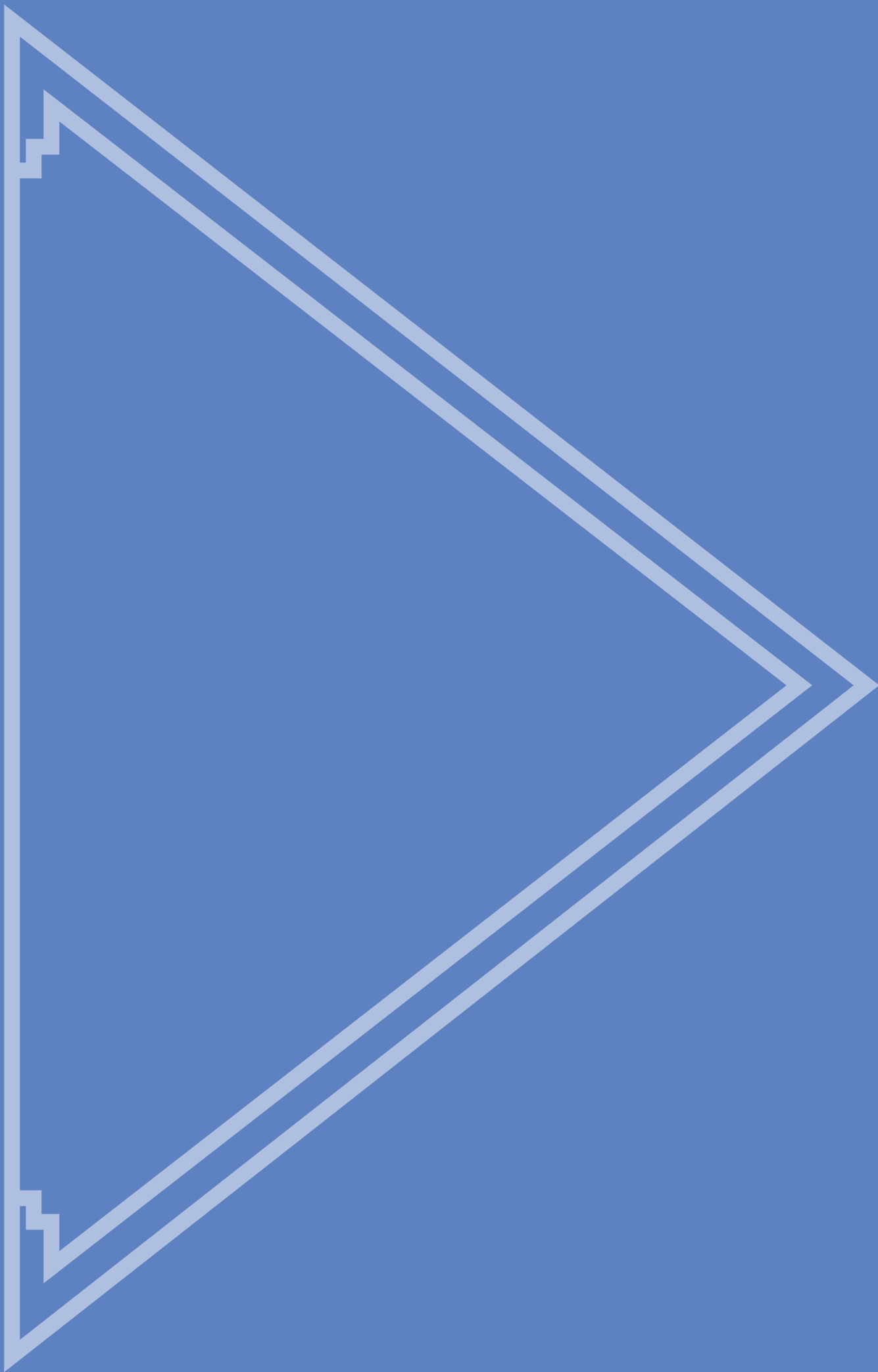


Garden City Water Park



Tired of the rush of a faced paced city center? Garden City Water Park offers the perfect weekend getaway for families, children and adults alike. Opened in August 2020, the water park presents one of the latest additions to the Garden city facilities





LYP GROUP REAL ESTATE

Real Estate represents a key part of Cambodia's development and offers numerous opportunities of great value to both domestic and foreign investors.

L.Y.P Group is highly committed to support the development of Cambodia and contributes significant resources to sustainable growth of real estate, presenting new and fresh ideas extending to creating modern office environment, bringing smart solutions for industries and building urban neighborhoods with relaxing green spaces.

Garden City

Cambodia is squarely on the global real estate investment map, due to the great value of developments across the country.

As former farmland is converted to meet the needs and expectations of investors and residents, green and well-planned developments are offering a welcome alternative to the existing old and cramped urban accommodation options.

Garden City guarantees safety, relaxation, green living and supreme comfort, with cutting edge amenities and facilities where the modern world meets true nature at your doorstep.



Development & Location

Conveniently located at the junction of National Road 5 and 6.

The 1500 Hectare development is only 10km away from the heart of Phnom Penh.

Facilities

Garden City combines comfort, convenience and leisure in lush natural surroundings.

- Logistics and Transportation
- Service and Apartment
- Local Commercial
- Golf Course
- 5 Star Hotel
- Safari World
- Water Park
- Win Win Monument
- National Stadium
- Institute of technology of Cambodia
- PNN TV Station
- Institute of Finance of Cambodia
- National University of Management
- Phnom Penh Water Supply Authority
- TownHouse & Villa
- International School

Bridge = 1.5 Km
Land Size = 1000 Hectare
Road = 8 Km

This bridge links to
National Road No.8
and No.1

Japanese Bridge

PHNOM PENH

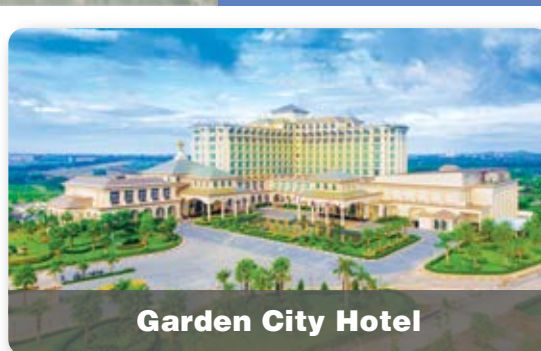
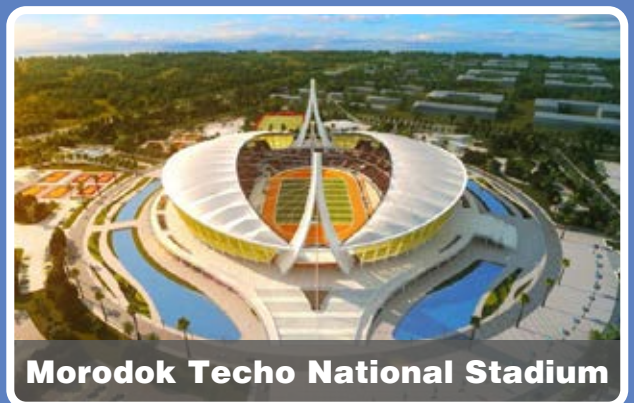
Satellite City Map



"GARDEN CITY" PHNOMPENH CAMBODIA



LAND USE PLAN

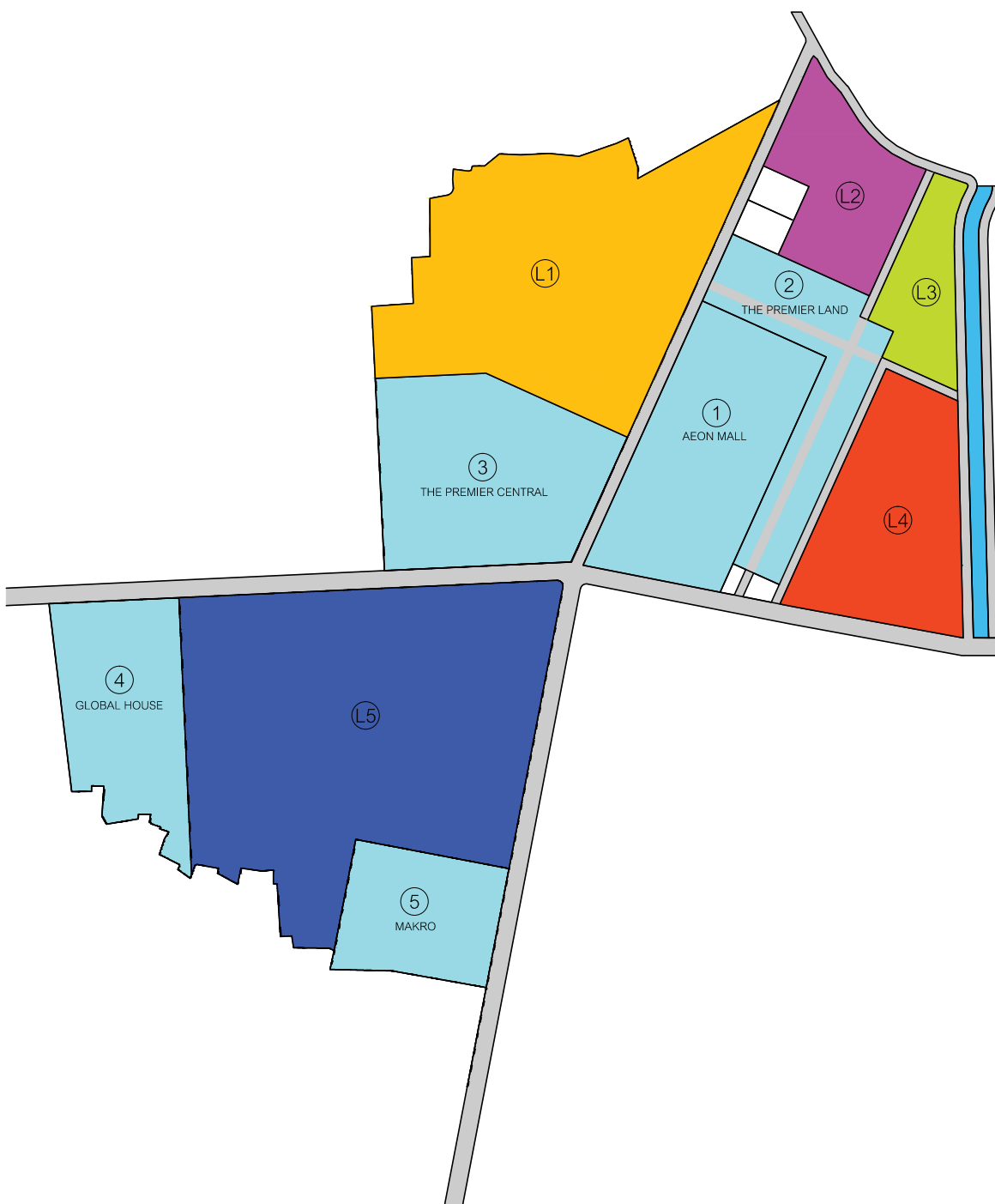


Pong Peay City



Located in the north of Phnom Penh, Pong Peay City and Premier Land are on the rise, with its new groundbreaking facilities including the AEON Mall Sen Sok, Makro, Global House, as well as the Sen Sok Convention and Exhibition Center.

Undergoing fast development under the umbrella of the LYP group, the area is ready for various constructions including residential buildings, wedding venues, and commercial facilities. Residential projects such as high-end housing are under development and the new residents can look forward to living in a relaxing and comfortable environment along with convenient transportation options of city-wide bus network.



Premier Land combines the traditional Cambodian merging of business and accommodation shophouses, in a modern and affordable setting. It is a design style that has proven so popular in Thailand and Singapore, and L.Y.P Group is confident that Cambodians will love the mix of practicality and innovation. Utilising the skills and experience of leading Cambodian and international experts, The Premier Land is the perfect location to watch your business grow, and your family flourish.

L.Y.P invested about 92 million USD to development of The Premier Land, with the plan to build 271 four-story buildings that can be used as residences, offices, restaurants or stores.



Koh Kong Special Economic Zone 1

Koh Kong Province, sharing a convenient border with Thailand and with easy access to Bangkok, is an attractive location for the manufacturing needs of international companies.

Japanese car parts supplier Yazaki Corporation, garment factory KKN, and sports goods manufacturing company MIKASA Corporation all call the Koh Kong Special Economic Zone (KKSEZ) home – as does South Korea-based motor company Hyundai. Such prestigious companies understand the value of locating their local production needs in Koh Kong, and many others are following.



Development & Location

Set up with an investment of USD \$60 million and high quality construction to meet the standards of Asian 'blue chip' companies, KKSEZ is laid out on a 335 hectare estate that prioritises production efficiency.

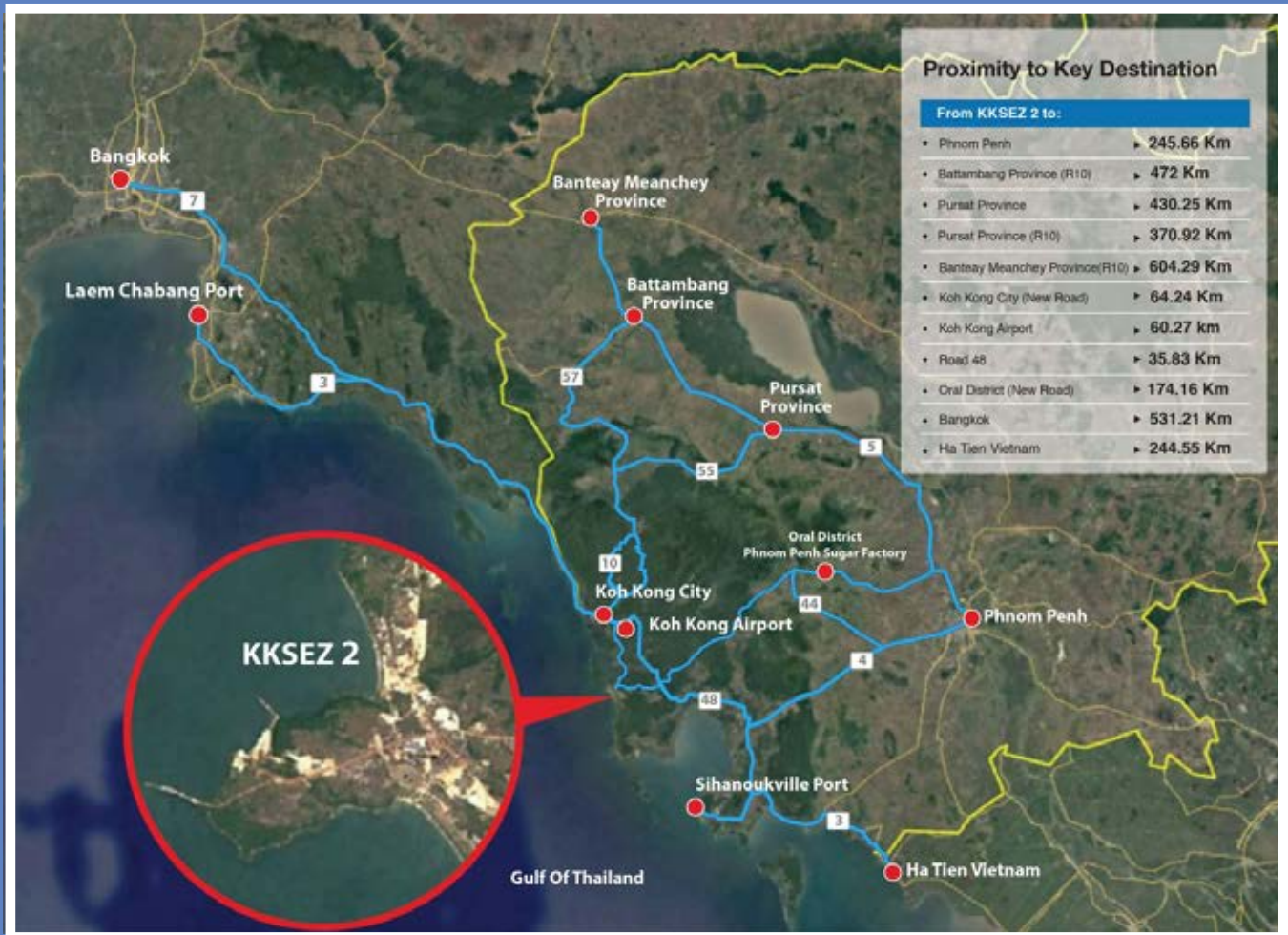
Staff quarters are close to hand and local and international transport links are already established, offering employment and convenience for hundreds of local residents.

National Road 48 connects Koh Kong Province with the rest of Cambodia and Vietnam, while the nearby Thai border has excellent road links in Thailand. This road infrastructure, not to mention Koh Kong Port, make KKSEZ a strategic location that offers efficient and inexpensive transportation of raw materials and finished goods to intended markets.



KIRISAKOR KOH KONG SEZ 2

The 3,300 hectare Kirisakor Koh Kong SEZ 2 is an extension of L.Y.P Group's Koh Kong SEZ, and is 30km from National Road 48. Construction was approved in 2008. KKSEZ2 is considered a favorable location for investors to invest because of its potential to create an economic corridor that can service countries in the region as well as provinces in Cambodia.

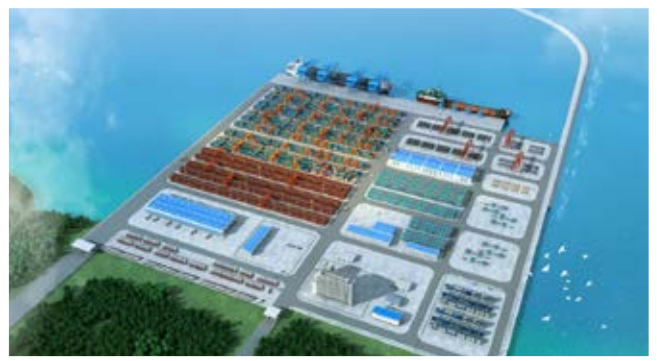


Development & Location

The KKSEZ2's unique selling points include (but are not limited to) the following

- A deep-water port with a 14-meter depth, that allows large cargo ships to dock and ship directly to Europe and The United States.
- Loose Cargo terminal that is used to transport goods from KKSEZ port to Laem Chabang port in Thailand and Cai Mep port in Vietnam.
- Koh Kong International Airport is just 60 kilometres distance from the port.

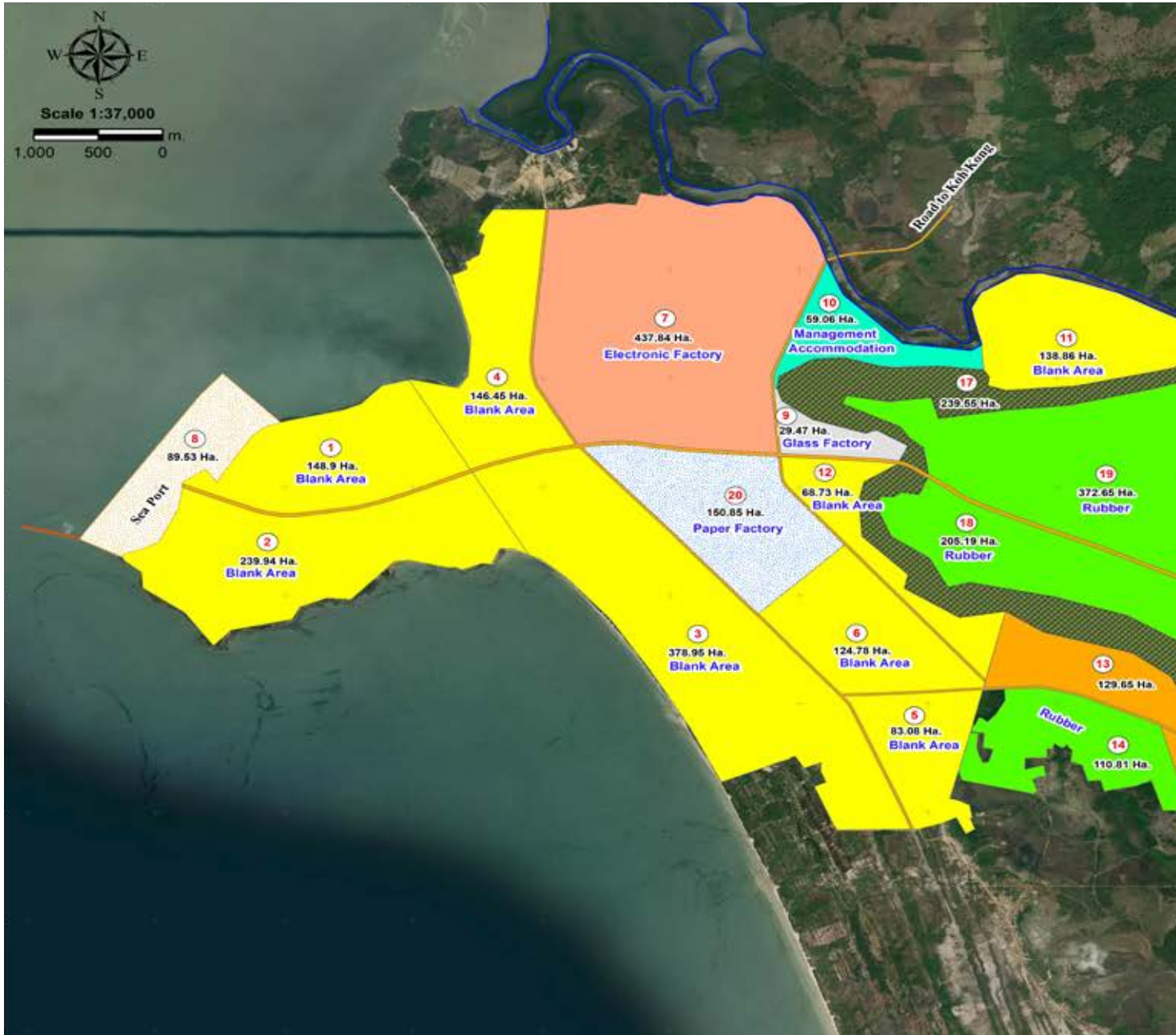
The area around KKSEZ2 consists of rubber plantations, mango and durian plantations as well as lush natural surroundings.

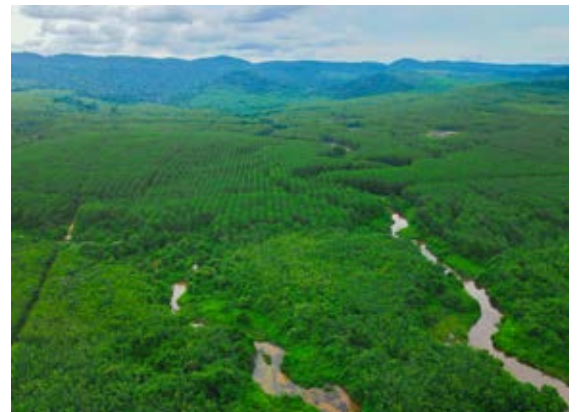
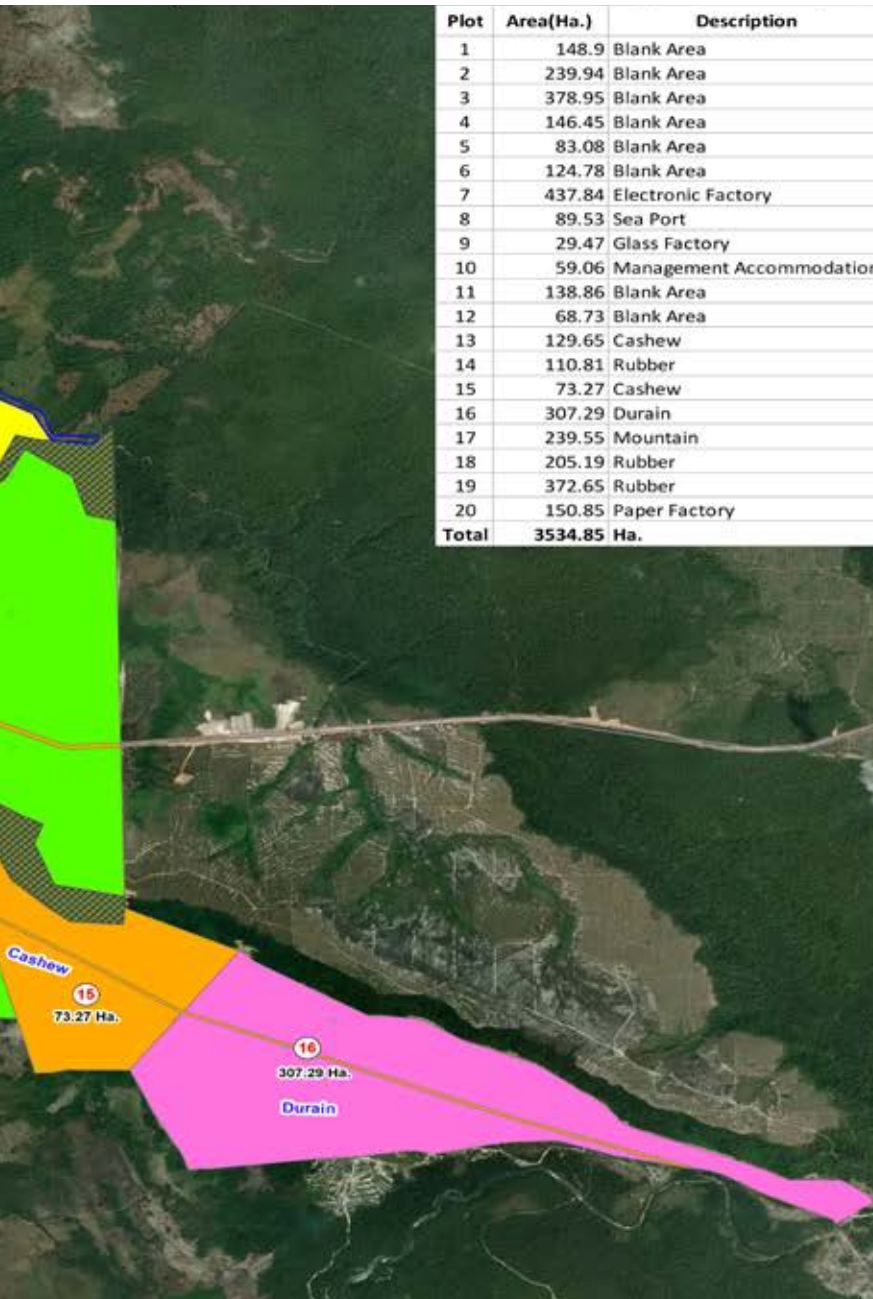


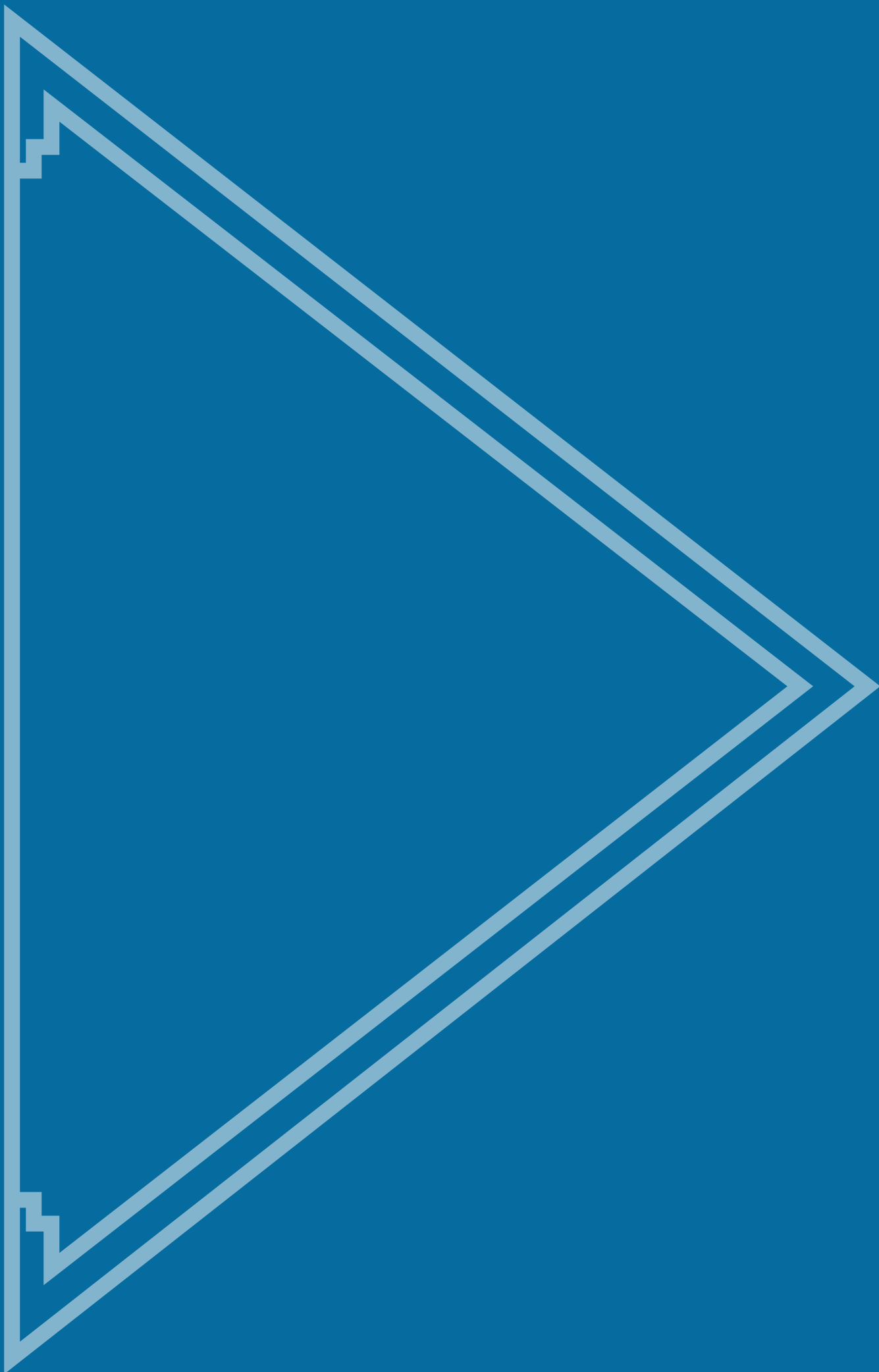
Master Plan

The master plan also includes many other development projects such as warehouses, hotels, residential buildings, industrial areas, water supply station, and water treatment plants.

For more information see: <http://lypgroup.com/kirisakor-koh-kong-sez-2.php>







LYP GROUP MEDIA

To bring a balanced mix of news and entertainment, L.Y.P group opened the biggest TV studio complex in Cambodia, with hundreds of employees producing TV programs and content focused on mass market, adapted to the changing lifestyle of Cambodians.

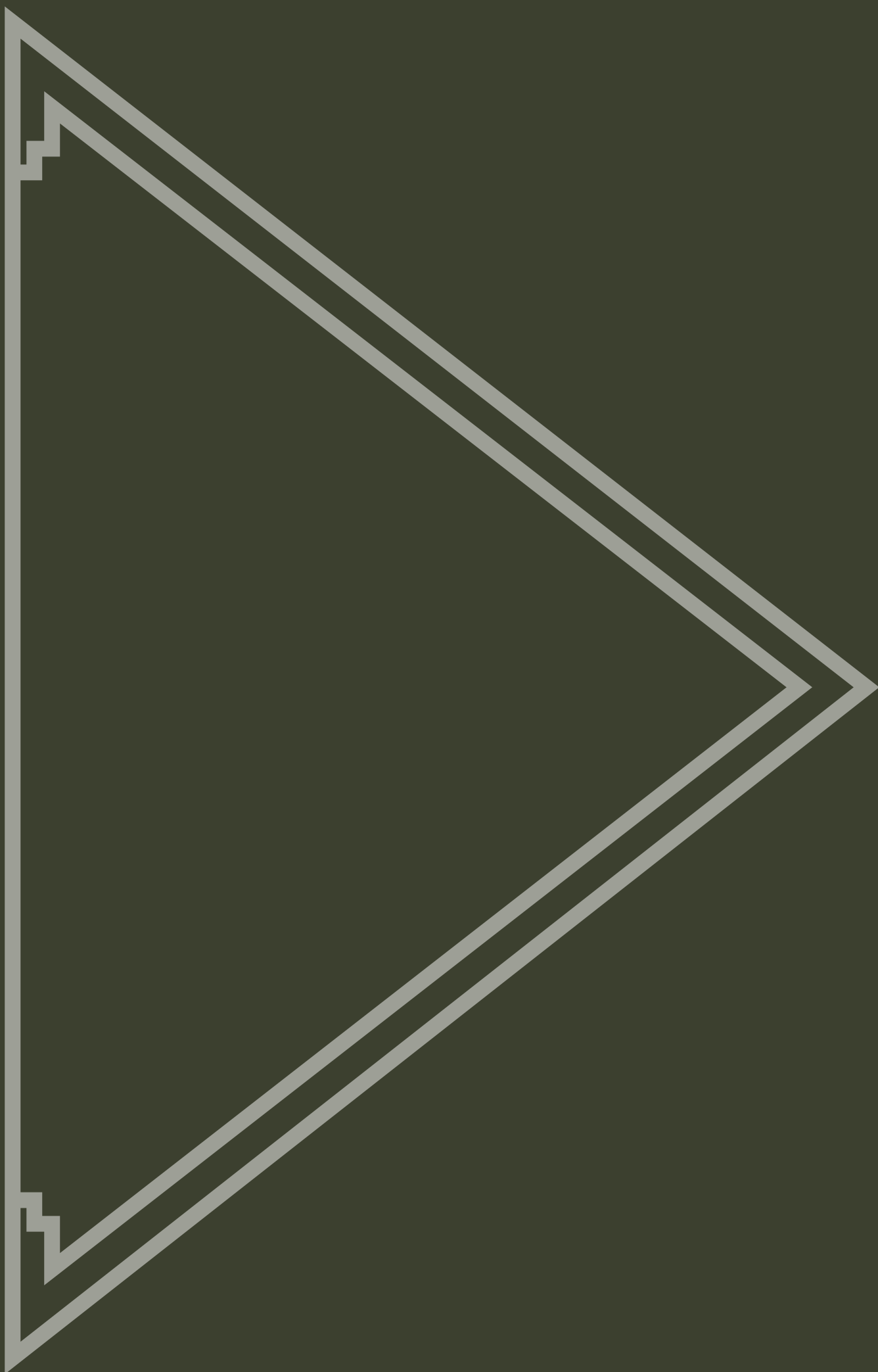
More than half of the content is produced locally and includes game shows, variety shows, talk shows and news with significant nationwide coverage.

PNN was launched in 2015 to bring the highest quality broadcast experience to Cambodia. With a focus on raising the standards of local news and production, the USD \$20 million state-of-the-art studios allow us to reach over 95% of the country with accurate, informative and interesting TV coverage.

With the tagline of “All the Entertainment, Everywhere,” PNN’s support of Cambodian-produced programming is helping to develop local skills and techniques, and ensure engaging and relevant content for the Kingdom’s TV audiences.







LYP GROUP

INFRASTRUCTURE & UTILITIES

The demonstrated expertise and professionalism of L.Y.P Group projects across Cambodia has contributed greatly to being awarded important infrastructure development work.

L.Y.P Group is a major provider of affordable power and water supplies in Koh Kong and Oddar Meanchey provinces where we work, helping to raise the level of hygiene and sanitation in these areas and contribute to higher quality of life for thousands of people.

Koh Kong Electricity Power Supply and Clean Water Supply

Koh Kong Electricity Power Supply is a key provider of power in Koh Kong Province. Securing power from both Thailand and domestic sources, the company supplies electricity to several districts of Srok Mundolseyma and the largest city of Koh Kong province, Khemarak Phumen.

With Koh Kong residents' welfare firmly in mind, the L.Y.P Group has also taken it upon itself to supply clean water to the province's residents. The group supplies 3,600 cubic meters of water per day in the province using modern filtration and distribution systems financed in entirety by the L.Y.P Group..

To further improve the quality of life in their area of operations, the Koh Kong Electricity Power Supply has been providing public lighting and contributing to organization of national festivals, playing an important part in the lives of people from Koh Kong province .

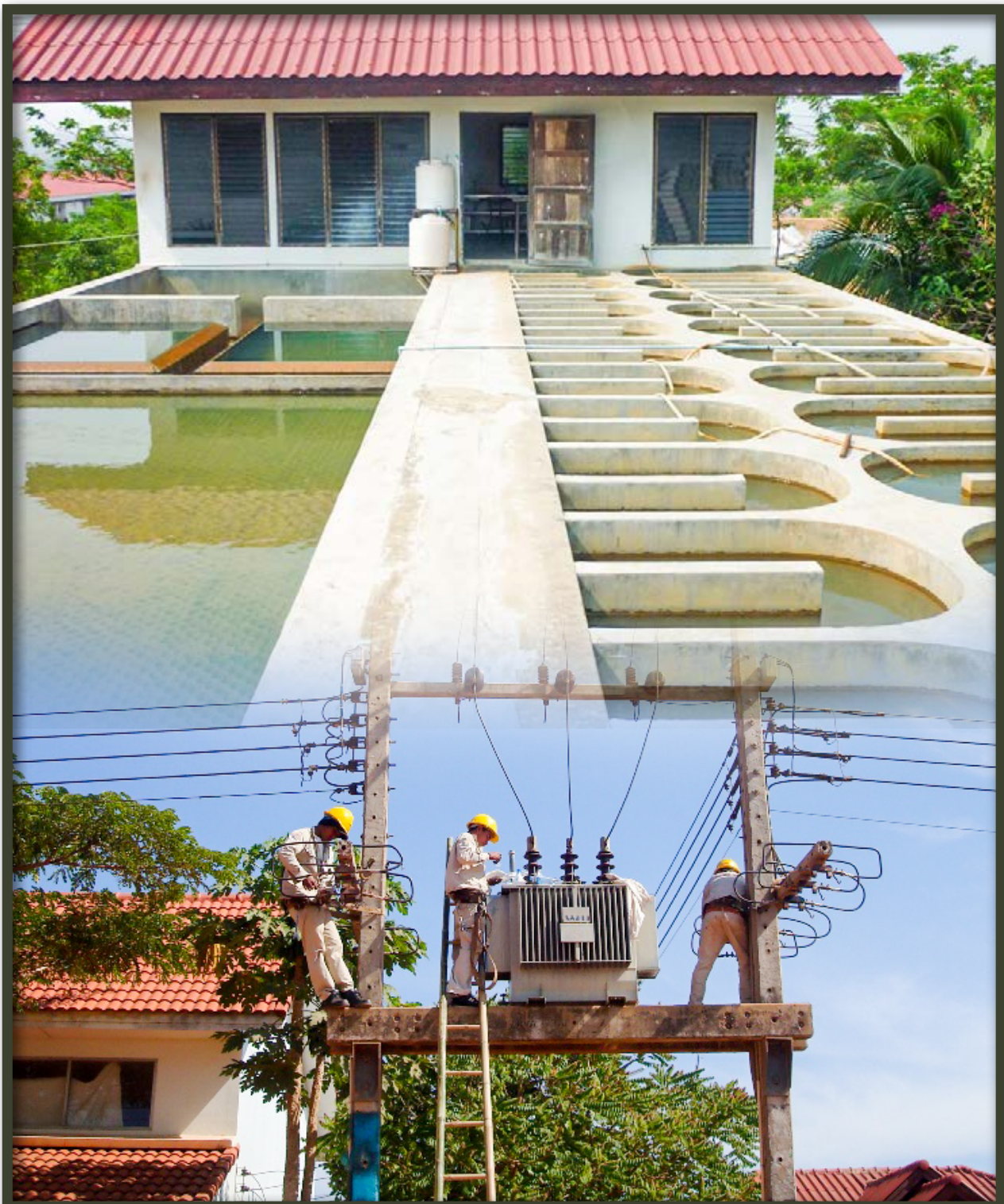


0 Smach Electricity and Clean Water Supply

L.Y.P Group is the only major developer in Oddar Meanchey Province, and as such has accepted the responsibility of providing basic amenities.

One such prioritised investment was for the provision of clean water to thousands of the area's households. After assessing the overall situation regarding amenities, the L.Y.P Group took it upon itself to build a water treatment plant with state of the art filtration systems to ensure that residents have clean water to greatly improve hygiene and sanitation standards.

The O Smach water treatment plant provides an assurance of access to clean water and improved hygiene. The L.Y.P Group has also built power transmission lines that bring electricity to 5,000 homes and businesses, thus guaranteeing a higher quality of life and improved business prospects.



Cambodia Electricity Private (CEP)



ខេមបូឌាអេឡិចទ្រីស៊ីតឺប្រាសាទភក
(CAMBODIA) ELECTRICITY PRIVATE

One of L.Y.P Group's major contributions to Cambodia's infrastructure development is the 45 MW Cambodia Electricity Private power plant.

As Cambodia continues to seek efficient ways to meet growing electricity needs, our power plant ensures thousands of homes and businesses and millions of people are able to enjoy reliable power.



Anlong Veng Electricity Distribution

To contribute to the development of infrastructure and quality of living in Cambodia, Anlong Veng Electricity Distribution, based in Banteay Meanchey province, provides electricity to nearby villages and many local businesses.

The company from Anlong Veng commune operates on almost a 8504 square metres and with its employees works towards expanding the electricity network to provide power for all people living in the area at affordable prices, with electricity fees being reduced every year.

Anlong Veng Electricity Distribution is keen on providing customer friendly and sustainable solutions for rural population, supporting growth and small enterprises in the province.



Garden City Electricity and Water Supply

Garden City Electricity and Water Supply provides energy and water for Garden Satellite City including: Global PNN Holding, Phat Phnom Penh, Safari and Water Park, Garden City Hotel and Garden City Golf Club, Cambodia Art Granite, Win Win Monument and Morodok Techo National Sport Complex (China Aid Stadium).



Kampong Speu Sugar Electricity and Water



Kampong Speu Sugar is also setting new standards when it comes to producing electricity and water.

One of Kampong Speu Sugar's unique attributes is an ability to create power from sugar cane bagasses. As such, Kampong Speu Sugar currently generates 55MW and invest in 2 transmission lines. One line is 92Km from the factory to Thnal Totueng another line is 65Km from factory to Kompong Speu substation.

In addition, the wastewater treatment uses a natural filter system that is able to transform waste and sewage into bio-fertilizer to provide water for irrigation of the sugarcane crop and sugarcane plantation.



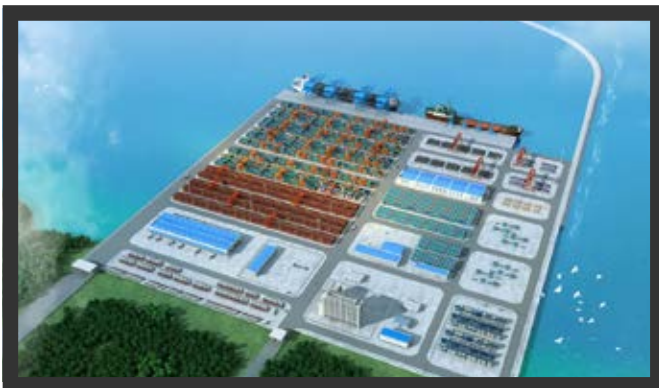
Koh Kong Steung Metuek Hydro Power Plant

The Koh Kong Metuek Hydro Power Plant is one of the latest additions to the L.Y.P Group's infrastructure portfolio. Built with the welfare of Koh Kong residents in mind, the state of the art power plant provides 140 megawatts of electricity. The plant is located on the border of the Thai province Trat providing potential for further expansion of the facility to accommodate energy requirements for the national grid as well as supplying directly to the substation in Koh Kong City. There is also potential to supply across the border in Thailand.



Koh Kong Deep Sea Port

A further addition to the L.Y.P Group's infrastructure portfolio is the multi-million dollar Koh Kong Deep Sea Port. Created to attract new industries such as electronics, petro-chemicals, paper factories, and steel plants etc, the 14-metre deep port will service large vessels to dock to facilitate export and import of goods and materials as well as sea-borne tourism from Thailand and further afield.





LYP GROUP PLANTATION

Outside of infrastructure development, The L.Y.P group is leading in the development of the agricultural industry in Cambodia, focusing on both domestic production and export of rubber and sugar. L.Y.P has invested over 700 millions in sugar plantation in Kampong Speu and rubber plantation in order to raise importance of Cambodia on international market.

Kampong Speu Sugar Plantation



ក្រុមហ៊ុន កំពង់ស្ពឺ ស្ករ
Kampong Speu Sugar Co.,Ltd

Kampong Speu Province, to the northwest of Phnom Penh has benefited from over hundred of million in investment from L.Y.P Group. The Kampong Speu Sugar refinery and sugarcane plantation, and associated provision of infrastructure and amenities has transformed the living conditions of people in the province. There are 55,000 hectares of land planted with sugarcane, which is the stable supply to the sugar factory. The crushing capacity of 20,000 tons of cane per day and 1,000 tons of refinery capacity, makes Kampong Speu sugar the biggest sugarcane plantation and sugar factory in Cambodia. It is also the only 100% Cambodian-owned refinery, and was built using state-of-the-start machinery from the United Kingdom, France, Japan, China, and Thailand. Thousands of local residents are employed in the many stages of sugar production and distribution, and the refinery has led to the building of new schools, homes and shops in the community.

Production

Kampong Speu Sugar produces 100,000 tons of refined sugar per year. Of this, 80% of the plant's production is for domestic use: raw sugar, refined sugar, white sugar, rolasses.









Chub Rubber Plantation



Rubber has grown as a major export commodity for Cambodia and L.Y.P Group is committed to developing a sustainable, economical and modern rubber industry in the Kingdom.

With rubber becoming a major priority as an export commodity, the L.Y.P Group is determined to play its part in assisting the Royal Government of Cambodia with the development of the sector.

In this capacity, L.Y.P group owns the largest rubber plantation in Cambodia, in Kampong Cham Province. The almost 18,000 hectare Chub Rubber Plantation has received ISO 9001 certification for its quality management excellence.



Koh Kong Rubber

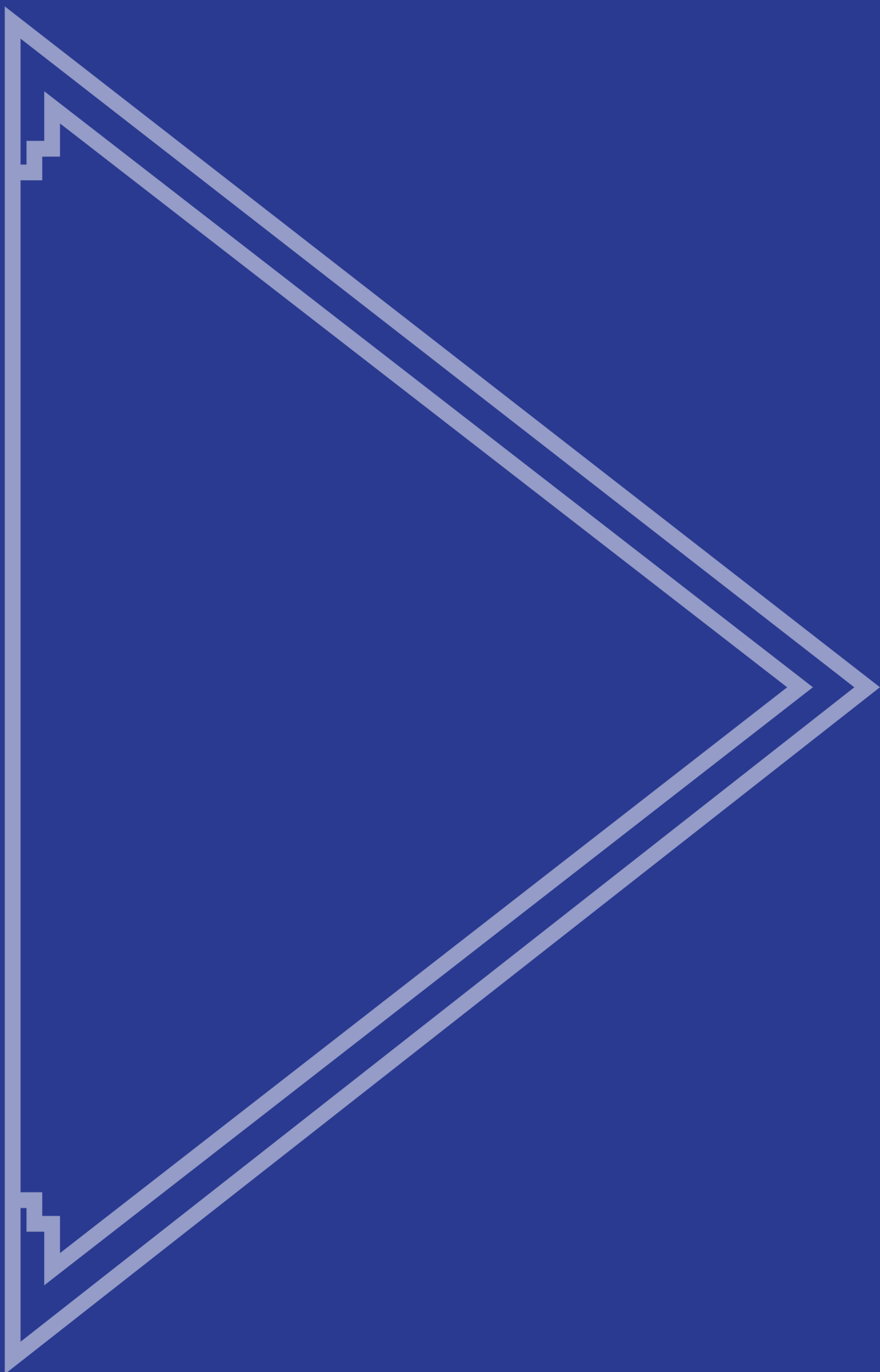
Koh Kong Rubber Plantation was started in November 2011 in Phner Meas Commune of Koh Kong province. The whole venture started as a small plantation with only 500 ha in 2012 and has been adding from 100 to 400 hectares of land every year since the beginning of production.

Production of rubber is one of the key industries that contributes to the fast paced development of Cambodia. The country's rubber industry is only second just after the country's rice sector and constantly growing. In 2013, Cambodia exported a total of 74,198 tons with a total value of \$170 million.

According to Cambodia's Ministry of Agriculture, the amount of land being used for rubber cultivation will reach 250,000 hectares by 2015 and an estimated 450,000 hectares by 2020.

Koh Kong Rubber Plantation is playing a major part in this development.





LYP GROUP

TRADING & DISTRIBUTION

Trading has long been at the heart of L.Y.P Group's business activities. Since our founding, we have sought to boost cross-border trade in Southeast Asia, and work to improve efficiency of every step of the process.

Since 1995, Hero King has exclusively distributed popular consumer brands in Cambodia and beyond, including the world-famous Red Bull energy drink.

Hero King



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At the same time distribute world famous liquor brand such as Imperial Blue, Martell, Chivas, Royal Salute, Ballantine's and The Glenlivet.



Koh Kong and O Smach Duty Free

Offering a large selection of tax-free luxury clothing, food, and imported whiskies and wines near the Koh Kong and O Smach borders.

Imported whiskies, wines and luxury goods are just some of the products available at the O-Smach Duty Free Shop. Located for convenience near the O-Smach Resort, the O-Smach Duty Free Shop stocks over a range of products from alcohol to cigarettes to chocolates and designer label clothes. All products available at the O-Smach Duty Free Shop are sold at tax-free prices.





makro **CAMBODIA**

Thai food wholesale giant Makro was founded in 1988 to ensure customers have the best selection of affordable food and beverages.

L.Y.P Group brought Makro to Cambodia to improve the supermarket experience in the Kingdom, and by 2022 had 3 Makro branches 2 in Phnom Penh and 1 in Siem Reap.



makro



Global House (Cambodia)



Vision:

To be the best in producing and selling the largest variety of goods in the ASEAN region (Better Choice for a Better Home)

Summary:

Global house strives to bring high quality goods and services at affordable prices to local customers. The company aims to become the best provider of construction items and decoration materials in the region.

Thanks to the knowledge and 20 years of experience in the construction materials industry, Global House has a vision that turned that company into a one-stop-shop for the best construction materials, decorations for buildings and gardens or materials for workers. Over 130,000 items and materials are stored in fine conditions, inside modern buildings with sizes ranging between 18,000 and 32,000 square meters, to make sure everything is accessible to customers.



Products and services

1. Construction equipment:

- Cement & Construction tools
- Nails and barbed wire
- Roof Installation tools
- Gardening tools

2. Decorations:

- Doors and windows
- Tools for technical
- Electricity tools
- Ceramics floor, decoration materials, surfaces and walls
- Paint
- Furnitures and Dining tools



Services:

Global house is selling goods and providing services according to the Five Keys:

- FAST – Providing convenient and fast delivery service.
- RIGHT – Built on trust and reliable service.
- CHEAP – Reasonable price and high quality.
- EASY – Friendly customer services, convenient selection and home delivery services.
- POLITE – Providing services to customers with professional skills and follow ethical conduct.





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