



L.Y.P. GROUP CO., LTD



THE MOST **DYNAMIC** AND **DIVERSIFIED**  
BUSINESS GROUP IN CAMBODIA





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## GROUP PROFILE

The L.Y.P Group Company Limited is one of Cambodia's most dynamic and diversified business organizations playing a key role in the Royal Government of Cambodia's strategy of economic diversification.

Committed to the development of the Kingdom of Cambodia, the L.Y.P Group has major investments in a number of sectors including hospitality, agriculture, real estate, infrastructure, entertainment and the media (starting in 2015).

The group started out in hospitality in the 1990s with the establishment of a number of hotels. Having made a name for itself in the local hotel industry, the L.Y.P Group then branched out into leisure and entertainment.

Since the start of its operations the L.Y.P Group has contributed significantly to the development of Cambodia's infrastructure and agro-industries. With hundreds of millions of dollars invested, the L.Y.P Group has established roads, bridges, power generation and water purification plants across the country. The company has also been instrumental in helping to build the country's immensely productive sugar industry.

In keeping with the Group's strategy to facilitate economic growth and assist with the Royal Government of Cambodia's ongoing efforts to diversify the industrial sector, the L.Y.P Group has established the Koh Kong Special Economic Zone (KKSEZ). The Group continues to welcome local and foreign direct investment from medium-sized to large multi-national companies wishing to take advantage of Cambodia's rapid emergence as an industrial and agricultural player in the South East Asia region.

### Vision

The LYP Group Of Companies' vision is to take the lead in helping to develop Cambodia's economy in a manner that provides value and sustainability for our customers, partners, suppliers and employees.

### Mission

At the LYP Group of Companies, we believe our mission is to –

- ❖ Create Cambodia's most successful diversified business group
- ❖ Promote Cambodia as an ideal place for international companies to do business by forming sustainable partnerships with reputable and respected international organisations
- ❖ Introduce international business standards and practices to Cambodia's working environment
- ❖ Create jobs and opportunities for the people of the Royal Government of Cambodia



## PRESIDENT'S MESSAGE



When it comes to growth and development, Cambodia is a remarkable success story – and one that we, at the L.Y.P Group, are proud to be a part of.

Cambodia is a rapidly emerging country with one of the fastest growing economies in South East Asia. With half of the country's population under the age of 25 there is even more potential for growth and future development. As such, at the L.Y.P Group, we firmly believe that investing in Cambodia makes strategic as well as economic sense.

Located in the heart of South East Asia, Cambodia is ideally located for companies wishing to connect to the rest of Asia and beyond. And with the ASEAN Economic Community (AEC) now a reality, Cambodia's geographic position is even more attractive than ever before.

With an extremely open investment climate and tax holidays for foreign direct investment the Royal Government of Cambodia is actively seeking – and encouraging – foreign direct investment. The government is also a member of the World Trade Organisation (WTO) and is active in ASEAN which should give even greater confidence to any potential investor.

In addition to confidence and ease of investment, the Royal Government of Cambodia has identified a number of key sectors that are 'targeted' for investment. These include the country's industrial, agricultural, real estate and service sectors. They are all sectors that the L.Y.P Group is helping to establish.

Finally, as a group with the most diversified business portfolio in the country, the L.Y.P Group is proud to play such a significant role in the continued development of the Kingdom of Cambodia and looks forward to welcoming investors and companies that have the same aim.

A handwritten signature in blue ink, likely belonging to H.E. Okhna Ly Yong Phat.

President H.E. Okhna Ly Yong Phat

## PRESIDENT PROFILE

H.E Okhna Ly Yong Phat was born in Koh Kong province in Cambodia in 1958. Even at an early age Okhna Ly Yong Phat displayed an aptitude for business and commerce. It was this aptitude that led Okhna Ly Yong Phat to become a trader in the 1980s and eventually led to him becoming one of the country's most respected businessmen and business advisers to the government of the Royal Kingdom of Cambodia in 2000. Since then Okhna Ly Yong Phat has taken his rightful place as a key driver in the economic success that is becoming the hallmark of Cambodia's development.

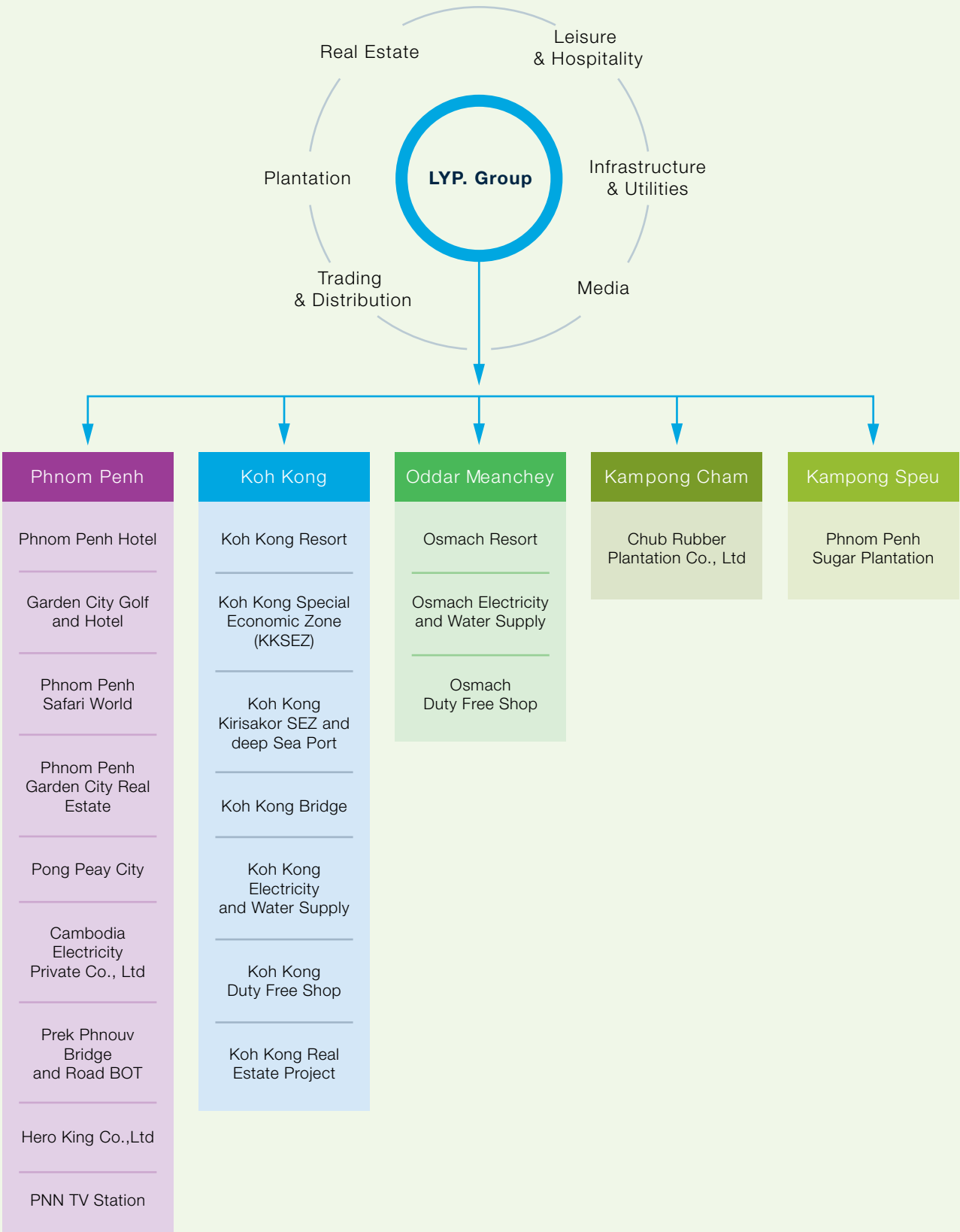
Okhna Ly Yong Phat's key achievements include the following –

- ❖ 2006 – Elected to the Senate of the government of the Royal Kingdom of Cambodia
- ❖ 2005 – Nominated as Senior Adviser of Ly Chinese Family Association
- ❖ 2001 – Elected Vice President of Cambodian Chamber of Commerce
- ❖ 2000 – Appointed Special Economic Adviser to Prime Minister Hun Sen
- ❖ 2000 - Appointed as Government Delegate for the development of of Koh Kong province
- ❖ 1999 – President of the LYP Group of Companies
- ❖ 1992 – President of LYP Group of Companies

LOCATION MAP OF L.Y.P GROUP



L.Y.P BUSINESS LINE SUMMARY CHART





LYP GROUP IN  
**PHNOM PENH**



## PHNOM PENH HOTEL



Located in the heart of Cambodia's capital, the Phnom Penh Hotel provides easy access to many of the city's sights. Just 15 minutes from Phnom Penh International Airport, the Phnom Penh Hotel is situated on one of Phnom Penh's best-known thoroughfares.

The Phnom Penh Hotel opened in 2003 and has since become a favourite with Asian and western tourists alike. Situated just 5 minutes from the city's CBD and 15 minutes from the famous Tonle Sap and Mekong Rivers, the Phnom Penh Hotel is ideal for business and leisure.

With tourism in Cambodia an impressive growth industry, the Phnom Penh Hotel and the L.Y.P Group are expected to play a significant part in catering the increasing interest in Phnom Penh and Cambodia in the years to come.





## GARDEN CITY HOTEL



More of a resort than a hotel, the Garden City Hotel provides the ultimate in leisure options – there is shopping, entertainment, golf and the Safari World zoo to choose from.

Scheduled to begin operations in October 2015, the luxurious Garden City Hotel was built with an initial investment of USD 80 million.

Set amidst the greenery of the Cambodian countryside and an immaculately designed golf course, the Garden City Hotel is expected to attract visitors from Phnom Penh as well as overseas.

The Garden City Hotel is expected to become one of Cambodia's most sought after leisure attractions.





## GARDEN CITY GOLF CLUB



With Cambodia becoming an increasingly popular golf destination, the L.Y.P Group is perfectly positioned to capitalize with the establishment of the Garden City Golf Club.

Established in April 2013, the Garden City Golf Club is the course of choice for many of Phnom Penh's golf aficionados. The club is also becoming well known to golfers across Asia.

Managed by one of the world's leading golf course management companies - IMG, Garden City Golf Club consists of an impressive 18 holes – offering variety and versatility to those who really love their game.

The club not only boasts 2 courses but will also have impressive facilities such as restaurants, bars, a driving range and a pro shop. Those staying at the Garden City Hotel can literally walk out onto the first tee.

Following a USD 20 million investment, the Garden City Golf Club's first 18 holes are already in use.

With demand for Garden City Golf Club's first 18 holes already high the L.Y.P Group is expected to dominate the Phnom Penh golf scene with the opening of the 2nd course in 2016. It is also expected to help boost Cambodia's growing reputation as a golf destination in Asia.





## SAFARI WORLD PHNOM PENH

Close enough to the city yet far enough away to enjoy unspoiled surroundings, the Safari World Phnom Penh is expected to become a magnet for children and parents alike.

In a country that is now starting to make the most of its newfound leisure options the Safari World Phnom Penh is expected to be a big hit with Cambodian families and tourists alike.

Educational as well as entertaining the Safari World Phnom Penh is an eco-friendly zoological park with more than 800 animals. Species that inhabit the Safari World Phnom Penh include bears, ostriches, kangaroos, giraffes, tigers, dolphins and deer. There will also be entertainment in the form crocodile-shows, bird-shows, orangutan-shows and a tiger-show.

The Safari World Phnom Penh is the L.Y.P Group's contribution to the latest in Cambodian leisure.



## GARDEN CITY

Just 10 kilometres from the centre of Phnom Penh a new concept in urban living is taking shape – it is Garden City.

Garden City is a new satellite city that is being developed by the L.Y.P Group with the residential and lifestyle needs of the Cambodian people in mind. Located on 2,000 hectares of land, Garden City is a residential area that combines business with entertainment and leisure.

A community that comes complete with commercial centre, convention facilities, recreational spaces and entertainment venues, once complete Garden City is expected to be home to thousands of people.

Purpose-built and ideally situated when it comes to urban dwelling Garden City is quite simply the shape of things to come.









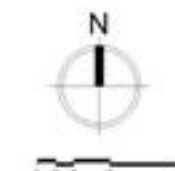
## GARDEN CITY



## PONG PEAY CITY



## MASTER PLAN



### MASTER PLAN

1. Shopping Center	AREA 7.5	HECTARE
2. Convention Center	AREA 15.3	HECTARE
3. International School	AREA 3.8	HECTARE
4. Hotel	AREA 5.1	HECTARE
5. Community Mall	AREA 1.8	HECTARE
6. Resident	AREA 4.6	HECTARE
7. Resident Owner	AREA 4.6	HECTARE
8. Service Apartment	AREA 7.5	HECTARE
9. Commercial		
10. Home Office		
11. Condominium	AREA 7.5	HECTARE





## PONG PEAY CITY



## CAMBODIA ELECTRICITY PRIVATE (CEP)

One of the L.Y.P Group's major contributions to helping develop the country and the country's infrastructure is the Cambodia Electricity Private.

The Cambodia Electricity Private power plant is fuel-generated and state of the art. It has a capacity to produce 45 MW of electricity supply to thousands of businesses and homes.

Situated in Phnom Penh the Cambodia Electricity Private power plant currently services thousands of businesses and hundreds of thousands of homes. In a country where power supply can be erratic, Cambodia Electricity Private provides an essential source of electricity to millions of people.

The plant itself started in operations in 2005. Today it remains one of the largest infrastructure investment projects in the country.





## TRADING AND DISTRIBUTION

L.Y.P Group's trading and distributing activities were in operation since 1980s to conduct trade exchange with other countries in the region basically in cigarette, beverage, and commodities goods. Established in 1995, Hero King exclusively distributes many brands of cigarette, and Red Bull energy drink in Cambodia and third country.

L.Y.P Group is the official distributor of Hyundai passenger car in Cambodia. The car assembly part factory is the first ever joint venture being established within the Kingdom to be locating in Koh Kong SEZ.

### Business Line :

❖ Hero King Co., Ltd



## PNN TV

Taking broadcasting to the 'next level' is what PNN TV and the L.Y.P Group's entry into the media sector is all about.

With a commitment to raise the standards of local production, the L.Y.P Group is investing over 20 million dollars in PNN's studios and equipment on the outskirts of Phnom Penh. The group is also creating a channel with the largest reach with transmitters that cover 95% of the country.

PNN, which launches in the 2nd quarter of 2015, will also introduce the latest in broadcasting techniques ensuring that broadcast quality is second to none.

PNN's tagline is 'All The Entertainment, Everywhere' in keeping with the channel's ethos of servicing the entire country and the entire population with targeted local programing.

PNN is expected to lead the way in helping to create quality 'homegrown' programing helping to highlight the country's unique and creative cultural talents.











LYP GROUP IN  
**KOH KONG**  
PROVINCE







## KOH KONG RESORT



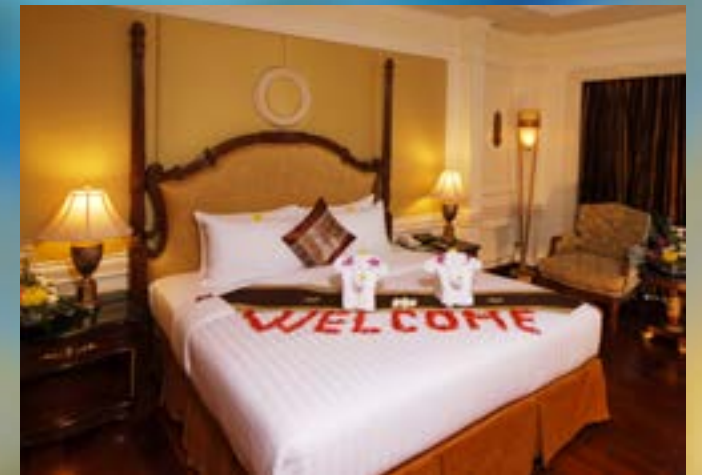
### “Beautiful destination for leisure with excellent service”

Off the beaten track in Cambodia and ideally situated on the Thai border is the L.Y.P Group's Koh Kong Resort.

A 'hidden gem' in Cambodia's 'outback' Koh Kong is an ideal destination to go to escape from the trials and tribulations of modern day lifestyles.

From Phnom Penh, the Koh Kong Resort is accessed with a drive through some of Cambodia's most impressive forest scenery and across some of the country's most idyllic riverscapes. The journey itself ends at the 521-room Koh Kong Resort with its private beach, 'in-house' duty free shop and spa.

With all this going for it the Koh Kong Resort has gone from strength to strength since the property opened its doors in 1998 with an initial investment of USD 15 million. A further USD 100 million has been spent on the establishment since.





## KOH KONG SPECIAL ECONOMIC ZONE

Japanese car parts supplier Yazaki Corporation, garment factory KKN, and Japanese sports goods manufacturing company MIKASA Corporation already call the Koh Kong Special Economic Zone (KKSEZ) home – as does South Korea-based Motor Company Hyundai.

Such prestigious companies have already seen the sense of relocating their production plants to Koh Kong to take advantage of Cambodia's open business climate and newfound stability.

With its location in between Thailand and Vietnam Cambodia – and the KKSEZ - are becoming viable alternatives to neighbouring countries.

Set up with an investment of USD 60 million and to a spec that meets the standards of Asian 'blue chip' companies the KKSEZ is laid out on a 335 hectare estate. Its buildings are purpose built for production efficiency.

Staff quarters are close to hand and transport links are already established. National Road No. 48 and the newly expanded road links to Thailand, not to mention the nearby Koh Kong port, make KKSEZ a strategic location that offers efficient and inexpensive transportation of raw materials and finished goods.

KKSEZ has been established to provide a benefit to all relevant partners in keeping with the Cambodian government's win-win strategies. The zone is now providing hundreds of job opportunities for Cambodia people as well as a relocation where foreign investor can easily repatriate their money.



There are a number of attractive investment incentives at the L.Y.P Group Koh Kong Special Economic Zone. They include **tax breaks of 100%**:

- ❖ Up to 9 years tax holiday for eligible Qualified Investment Project (QIP)
- ❖ 100 % tax exemption on Value-Added Tax for export and transportation
- ❖ 100 % tax exemption on imports and exports
- ❖ Permanent Cambodian immigration visa for the investor and their family members
- ❖ Unrestricted repatriation of profit
- ❖ Tax exemptions on imports of raw materials, equipment, construction materials etc.
- ❖ Tax-free exports to the EU under the Everything But Arms (EBA) treaty

### Other benefits include the proximity to key locations and border crossings:

- ❖ Thai border crossing 2km
- ❖ Bangkok 400 km
- ❖ Laem Chabang 330 km
- ❖ Sihanoukville 233 km
- ❖ Vietnam Ha Tien Border 285 km
- ❖ Phnom Penh 297 km





## INTRODUCTION TO KIRISAKOR KOH KONG S.E.Z

- ❖ located in Preaek Khsach and Phnhi Meas communes (Kirisakor district), and Chrouy Pras commune (Koh Kong district), Koh Kong province. It is about 30 km from the national road no. 48.
- ❖ has a total area (A + B) of 2200.65 ha.
- ❖ was approved by Royal Government of Cambodia on September 05, 2008, referenced to sub-degree no. 125 ANKr.BK .
- ❖ owned by KOH KONG SEZ CO. LTD of Oknha Ly Yong Phat.

### Master plan of KIRISAKOR KOH KONG S.E.Z



## KOH KONG INFRASTRUCTURE & UTILITIES

The L.Y.P Group's impressive track record with major infrastructure projects helped the group win the 30 year concession to build and operate the 1,900 metre long Koh Kong Bridge.

Built in 2002 under the Royal Government of Cambodia's BOT (Build-Operate-Transfer) scheme, the Koh Kong Bridge is the longest bridge in Cambodia. The bridge links the provincial town of Koh Kong to the Cambodian-Thai border district, Mondul Seyma.

In addition to building the all-important Koh Kong Bridge, the L.Y.P Group is also providing affordable power and water supplies to cater to the country's increasing demand in Koh Kong and Oddor Meanchey provinces where the L.Y.P Group's resort businesses operate.

The L.Y.P Group today is not only one of the leading players in the electricity business, but is also rapidly becoming the leading bio-energy and infrastructure player in Cambodia.

The group's future projects include plans for a 200 MW Hydropower plant in Koh Kong province, a 15 metre deep natural sea port servicing a 2,200 hectare special economic zone – also in Koh Kong - and electricity transmission lines connecting Tinh Ning province in Vietnam to Kompong Cham province in Cambodia.

### Business line:

- ❖ Koh Kong Electricity and Water Supply Co.,Ltd
- ❖ Koh Kong Bridge Co.,Ltd
- ❖ Koh Kong Seaboard Co.,Ltd





## KOH KONG TRADING AND DISTRIBUTION

Currently L.Y.P Group is operating two duty free shops at Koh Kong and Osmach the border of Cambodia-Thailand.

### Business Line:

❖ Koh Kong Duty Free Shop



LYP GROUP IN  
**ODDOR MEANCHEY**  
PROVINCE



## O-SMACH RESORT

Located approximately 100 metres from the Cambodia-Thailand border, O-Smach Resort is a 4-star hotel and casino ideally situated for all those who appreciate nature – and entertainment.

Built with an investment of over USD 100 million, the O-Smach Resort is a 210 room luxuriously appointed property with restaurants, 24-hour coffee shop, swimming pool, gym, sauna and massage parlour.

Located in a natural setting, the resort also caters to those who wish to ‘try their luck at the tables’. For those who like to gamble, there are slot machines and gaming tables.

The O-Smach Resort is located just 68 km from Surin, Thailand and 150 km from the ancient Cambodian city of Siem Reap.



## O-SMACH ELECTRICITY AND WATER SUPPLY

As the only developer in the Oddor Meanchey area, it is the LYP Group who is also providing many of the areas basic amenities. To do so the LYP Group has built a water treatment plant that provides 38,000m<sup>3</sup> /month of water and transmission lines that provide 2.70 MW of electricity.

The water treatment plant provides clean water to 1,455 households and the transmissions lines provide electricity to 4,845 homes and businesses.

The LYP Group's infrastructure projects represent USD 4.5 million worth of investment.





## O-SMACH DUTY-FREE SHOP

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 the O-Smach Dury Free Shop are sold at tax-free prices.



LYP GROUP IN  
**KAMPONG CHAM**  
PROVINCE



## CHUB RUBBER PLANTATION CO., LTD

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.

Currently the L.Y.P group owns the Kingdom's largest rubber plantation with 17,720 hectares at the Chub Rubber Plantation Co., Ltd. in Kampong Cham. The plantation, which is ISO 9001 registered, currently produces 40 tonnes of rubber per day – which represents almost 10% of the country's current output.

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.

While the country's rubber industry is still taking second place to the country's rice sector, the agroindustry is growing – and is expected to continue growth. With the Chub Rubber Plantation Co., Ltd., the L.Y.P Group is expected to be at the forefront of that growth.



LYP GROUP IN  
**KOMPONG SPEU**  
PROVINCE



## PHNOM PENH SUGAR PLANTATION

In addition to infrastructure development, the L.Y.P group is also taking the lead in putting the country's agroindustry on the map with investments in the sugar industry in Kompong Speu.

Previously an 'under-invested' and under-developed part of Cambodia, Kompong Speu is now benefiting from USD \$200 million investment in the Phnom Penh Sugar (PPS) refinery and plantation as well as the associated development of essential amenities such as electricity and clean water.

Set on 9000 hectares of plantation in the heart of Kampong Speu, the Phnom Penh Sugar processing plant is the country's most efficient and modern sugar refinery. It is also the country's only 100% Cambodian-owned refinery. Built using state-of-the-art machinery from the United Kingdom, France, Japan, China, and Thailand, the refinery provides jobs for thousands of local people. Its situation in Kampong Speu has also given rise to the development of shops, schools and a community.

In addition, to assist the development of the community, Phnom Penh Sugar Co., Ltd has constructed a road 22 kilometres long linking the area of Tran Tayeng Commune to Oral Commune, two bridges, a power plant which can produce 16 Mw of electricity to service within the factory and water facilities.

Phnom Penh Sugar currently produces 100,000 tons of refined sugar per year. Eighty per cent of the plant's production is for domestic use.





SCHOOL DONATED BY PHNOM PENH SUGAR





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