



KOH RONG

Real Estate

COASTAL CITY

A GLOBAL COASTAL TOURISM DESTINATION FACING THE WORLD

PROVIDE GLOBAL TRAVELERS WITH A BEAUTIFUL VACATION EXPERIENCE
WITH FULL EXCLUSIVE RESOURCE, FULL-FEATURED SUPPORTING, AND
FULL-TIME SERVICE CONTINUE TO FORGE A HIGH-QUALITY CORE AND
CREATE A NEW LANDMARK OF CULTURAL TOURISM ON THE "BELT
AND ROAD"



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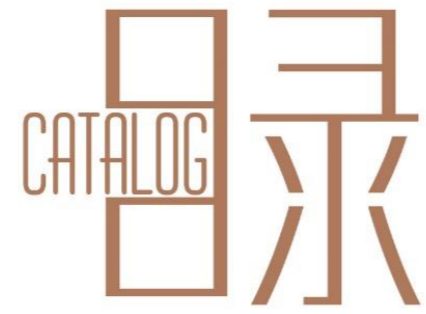
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COASTAL CITY

七|星|海|城|市

CHINA-CAMBODIA ECONOMY CORRIDOR
PIONEER OF CAMBODIAN NEW CITY DEVELOPMENT
PIONEER OF CAMBODIA-CHINA CULTURAL INDUSTRY
CAMBODIAN TOURISM DEMONSTRATOR



1.0 / PROJECT INTRODUCTION

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COASTAL CITY · CHHNE DARA CHAN
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COASTAL CITY

PAN SOUTHEAST ASIA · WORLD CULTURAL TOURISM COAST

MARITIME SILK ROAD A NEW TIGER OF INVESTMENT

FULL-DIMENSIONAL, FULL-AGE, FULL-TIME LIFE

Starting to
CULTURAL TOURISM COAST

EXPLORE NEW PATHS

NEW STANDARDS, AND NEW HEIGHTS FOR OVERSEAS

LARGE-SCALE REGIONAL CONSTRUCTION PROJECTS

ADVOCATE SUSTAINABLE DEVELOPMENT AND DRIVE REGIONAL

ECONOMIC TRANSFORMATION AND UPGRADING

A NEW MODEL FOR CHINA-CAMBODIA ECONOMIC DEVELOPMENT

1.0

PROJECT INTRODUCTION

- 1.1 FORESIGHT
- 1.2 PLANNING FIRST
- 1.3 NATIVE ASSETS
- 1.4 ECOLOGICAL CONSTRUCTION



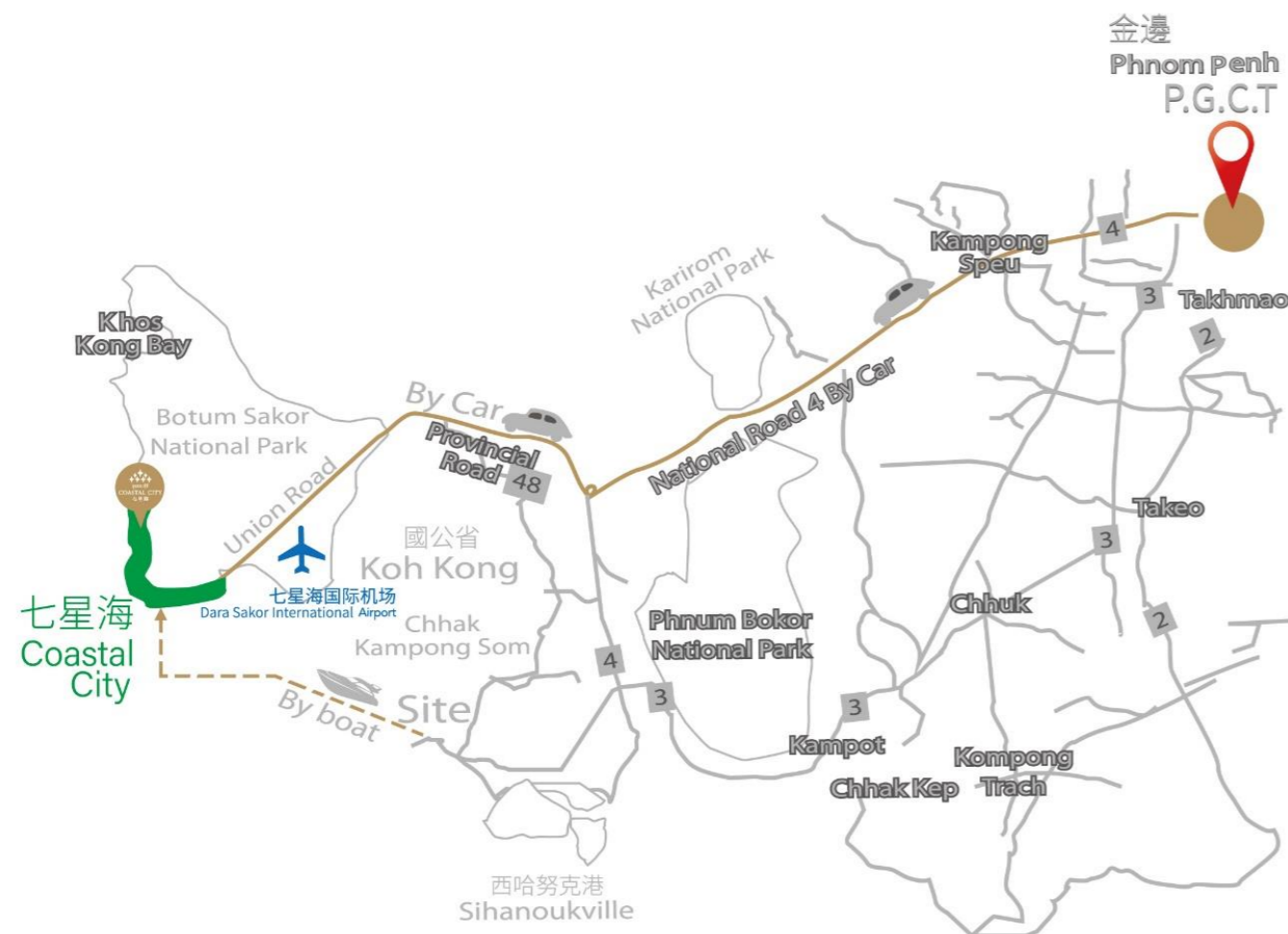
COASTAL CITY

PROJECT INTRODUCTION

1.1 FORESIGHT

HOT INVESTMENT TREND IN THE HINTERLAND OF THE INDOCHINA PENINSULA

in Kiri Sakor and Botum Sakor, Koh Kong Province, southwest of the Kingdom of Cambodia. It is an important transportation hub in Southeast Asia, a short distance from the main tourist areas and tourist sources in Asia, and the Gulf of Thailand to the west, and 50KM to the capital of Koh Kong Province. The sea distance to Sihanoukville is more than 40KM, and to capital Phnom Penh is 260KM.



1.1 FORESIGHT

POLICY GUIDELINES

The “Belt and Road” policy determines the future of regions and land



In 2016, under the witness of General Secretary Xi Jinping and Prime Minister Hun Sen of Cambodia, signed the "Memorandum of Understanding between the People's Republic of China and the Kingdom of Cambodia on the Preparation of a Cooperation Plan for Jointly Promoting the ‘Belt and Road’ Initiative";

As the sixth item in the "Memorandum of Understanding on Jointly Promoting Key Projects of Capacity and Investment Cooperation", the Cambodia-China Investment and Development Pilot Zone, the Coastal City Project, has become Cambodia's "The Belt and Road" strategic project, which has attracted the attention and support of the top leaders of the two countries.

CHINESE AND CAMBODIAN POLITICIANS MAKE CONCERTED EFFORTS DEVELOP MORE THAN ONE STEP FASTER



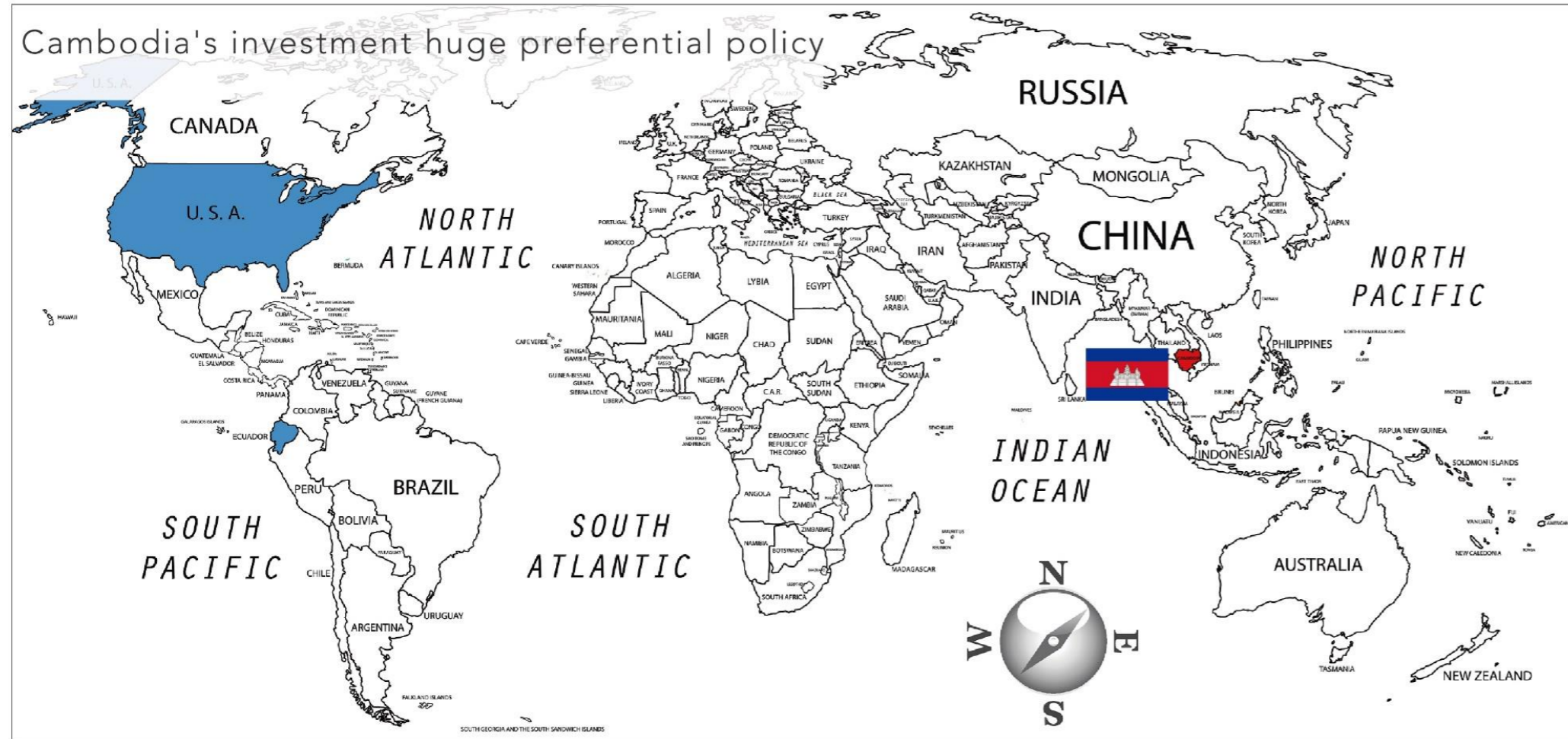
In 2019, the bilateral trade volume between Cambodia and China reached 7.39 billion U.S. dollars, a year-on-year increase of 27.6%;

In 2020, China has provided 950 million RMB in free aid to Cambodia, aiming to achieve an annual trade volume of 10 billion U.S. dollars between the two countries.

"Lancang-Mekong Cooperation Mechanism" promotes the "Belt and Road" navigation; Construct the action plan of China-Cambodia community with a shared future; China and Cambodia formally signed a free trade agreement, marking a record high degree of market openness.

1.1 FORESIGHT

GLOBAL TARGETING



Southeast Asia is known as the world's coastal tourism area. It has the world's most abundant tourism resources. The number of international tourists exceeds 230 million, which is best tourism destination in Southeast Asia. Tourism is one of the pillar industries of Cambodia's national economy, Natural resources and Southeast Asian cultural resources are unique charms, coupled with a high-quality international tourism market and huge coastal potential for development, the investment is directed at Cambodian coastal tourism.

SOUTHEAST ASIA INVESTMENT FOCUSES ON CAMBODIA

Cambodia is located in the geometric center of Southeast Asia, the transportation hub center of Southeast Asia, the ASEAN trade market center, and the tourism and vacation center of Southeast Asia; the core location of the four-heart intersection has accelerated the growth of Cambodia's economy. The total GDP has maintained a growth rate of 7% for 9 consecutive years. The number of tourists has increased year by year. Since 2019, 6.61 million visits have been made, with a year-on-year increase of 6.6%, making it the world's third-largest USD asset country.



1.2 PLANNING FIRST

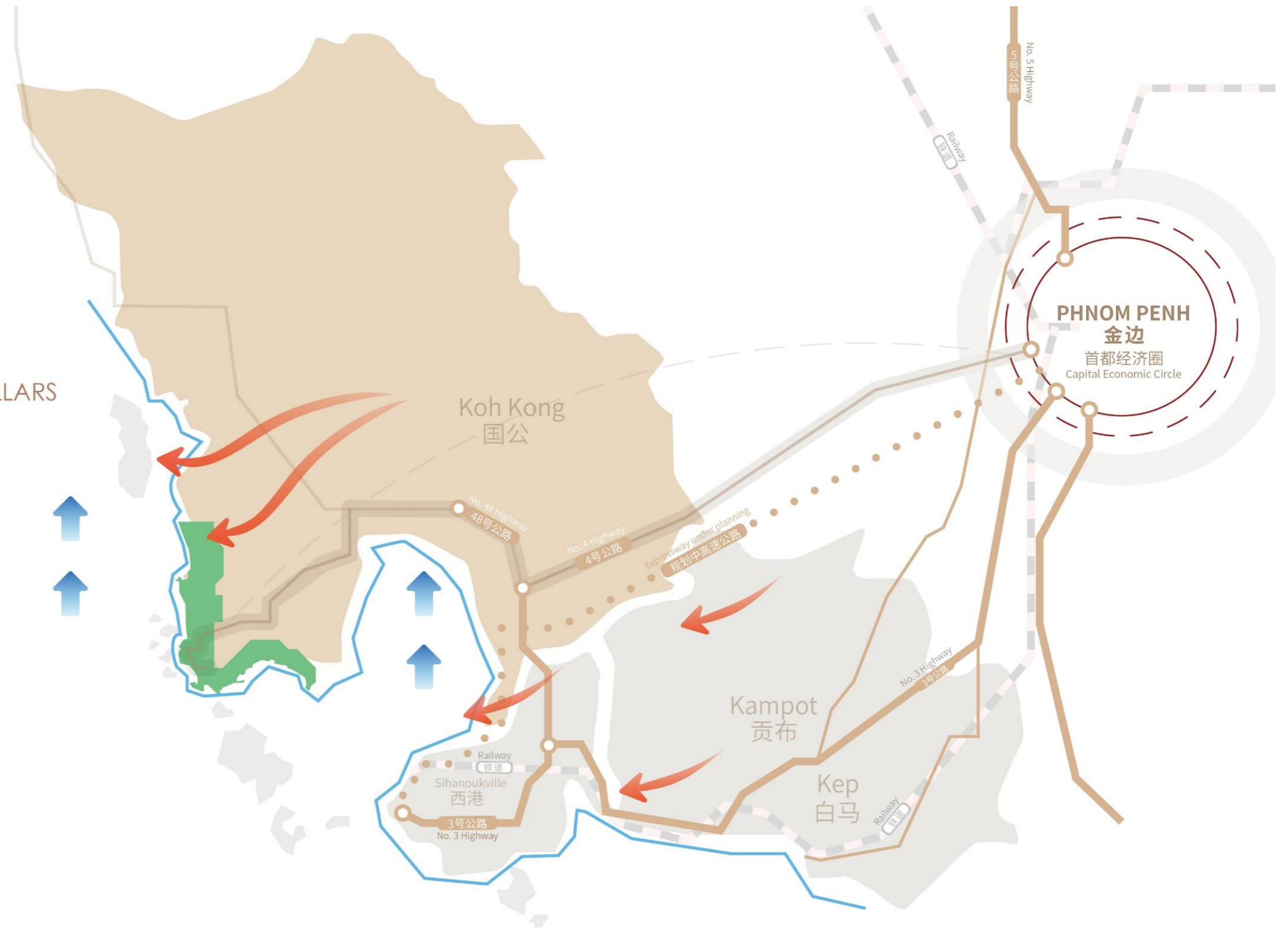
TAKE CHARGE OF THE COASTAL ECONOMY

Accompanying Cambodia's ten-year development plan and four-angle strategy
The coastal economic belt headed by Koh Kong Province has been elevated to a new height

LEADING VIEW AT THE COUNTRY'S ECONOMIC PILLARS

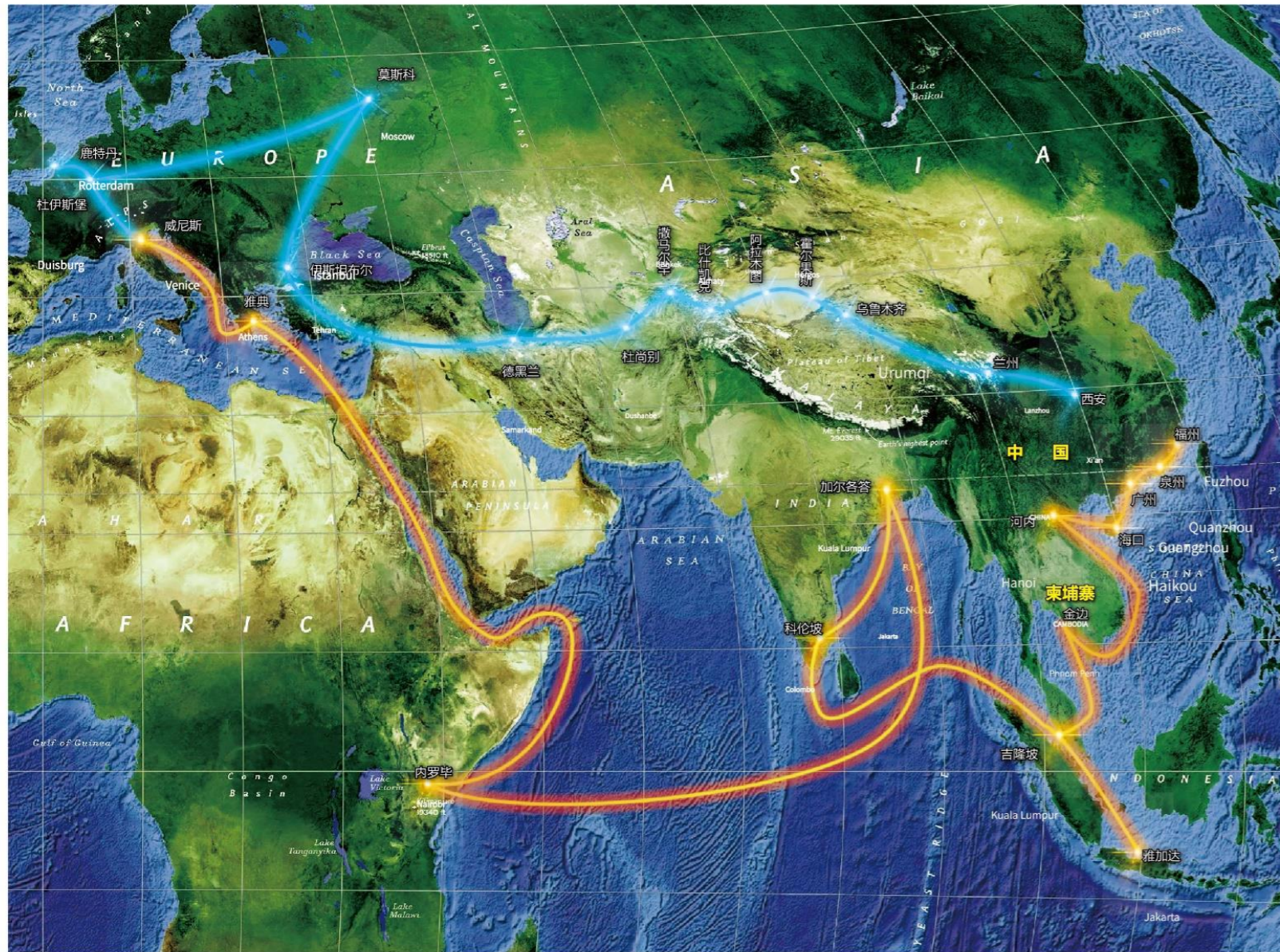
Tourism accounts for 18.7% of Cambodia's GDP
Cambodian Prime Minister Hun Sen has repeatedly stated: "Tourism is the green gold"
Within 5 years, the goal of reaching 3 million international tourists in coastal areas will be achieved

①Data source: "Report on Cambodia's Economic Development under the COVID-19 Epidemic" released by the World Bank in 2020



1.2 PLANNING FIRST

PREFERRED LOCATION



Natural resources: Endowed with an uncopiable natural environment at 11°N latitude, sitting on top TOP7 original ecological resources.

Fertile soil for appreciation: an emerging investment destination in the Southeast Asian market, an important growth pole for the common development of China and Cambodia on the “Belt and Road” initiative.

Southeast Center: Standing on the China-Indochina Peninsula Economic Corridor, situated in the geometric center of Southeast Asia, the transportation hub center of Southeast Asia, the ASEAN trade market center, and the tourism and vacation center of Southeast Asia.

Strategically important location: Strongly empowered a new blueprint for the development of Cambodia and even Southeast Asia. It is an important place for Cambodia's tourism and marine economic development strategy.

Super project: Coastal City covers a total area of 360 square kilometers and has a coastline of 90 kilometers. It is the largest city-building project in the "Belt and Road" initiative.



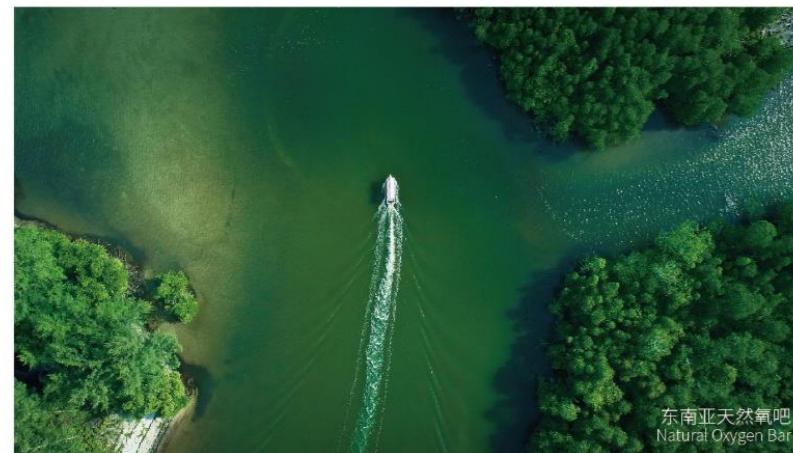
1.3 NATIVE ASSETS



奶粉沙滩
Milk Powder Beach



玻璃海水
Glass Sea Water



东南亚天然氧吧
Natural Oxygen Bar



波洞沙果国家森林公园
Botum Sakor National Forest Park

COASTAL CITY | 七星海城市 | ខ្ពស់ថល ស៊ីធី Top7



世界第二大红树林
World's Second Largest Mangrove Forest



滨海淡水景观湖
Coastal Freshwater Landscape Lake



海底秘境
Undersea Mystery World

RARE NATURAL RESOURCES ENJOY THE TOP7 ECOLOGICAL EXTREME ENVIRONMENT



47.74 square kilometers of the world's second largest mangrove reserve;
Milk powder beach, a member of the World's Most Beautiful Beach Club;
Crystal seawater, suitable for swimming, diving, sailing and other marine sports in all seasons;
180,000 hectares of Botum Sakor National Forest Park
Two coastal freshwater landscape lakes in total 25 million m³
A pure ocean world, rich in marine resources such as corals and tropical fish;
The natural oxygen bar in Southeast Asia, whose PM2.5 value is less than 6.5 and has an average content of negative oxygen ions above 16,000/cm³.

1.4 ECOLOGICAL CONSTRUCTION

ADAPT TO LOCAL CONDITIONS

Strive for a balance between the development of land and the protection of its original ecosystem, protecting the ecological environment of islands and surrounding sea areas, and maintaining the marine resource environment.

POLICY BASED ON LOCAL CONDITIONS

According to the project's geographic location, resource endowment, ecosystem structure, and functional characteristics, determine reasonable and feasible types of ecological island and reef project construction, highlighting coastal characteristics.

SCIENTIFIC DESIGN

Create good conditions for the natural restoration of the ecosystem, improve the project's resource and environmental carrying capacity and disaster prevention and mitigation capabilities, and use a complete eco-city indicator system to ensure that the results of ecological construction will last forever.

UPGRADING STANDARDS AND QUALITY

Create a green city with green technologies such as seawater desalination applications, three-dimensional greening technology, carbon-neutral communities, and circular economy.

DEVELOPMENT IN MANY POINTS

Promote green residential and commercial construction, and promote the implementation of greening plans such as sky gardens, green corridors, and ecological greenways. The per capita green area of 70 M² exceeds that of the "European Green Capital" Stockholm.

ENVIRONMENTAL AWARDS

In 2019, Coastal City has won the "Green Mission-Eco Business Special Award" handwritten by Prime Minister Hun Sen.



2.0

URBAN DEVELOPMENT

2.1 COASTAL CITY INTRODUCTION

2.2 CITY SUPPORTING FACILITIES

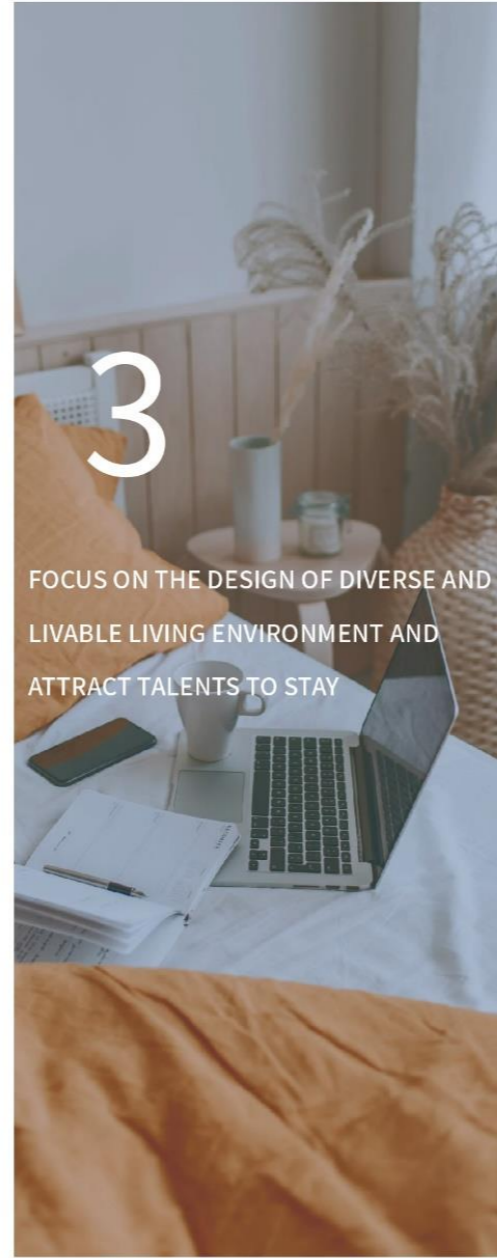
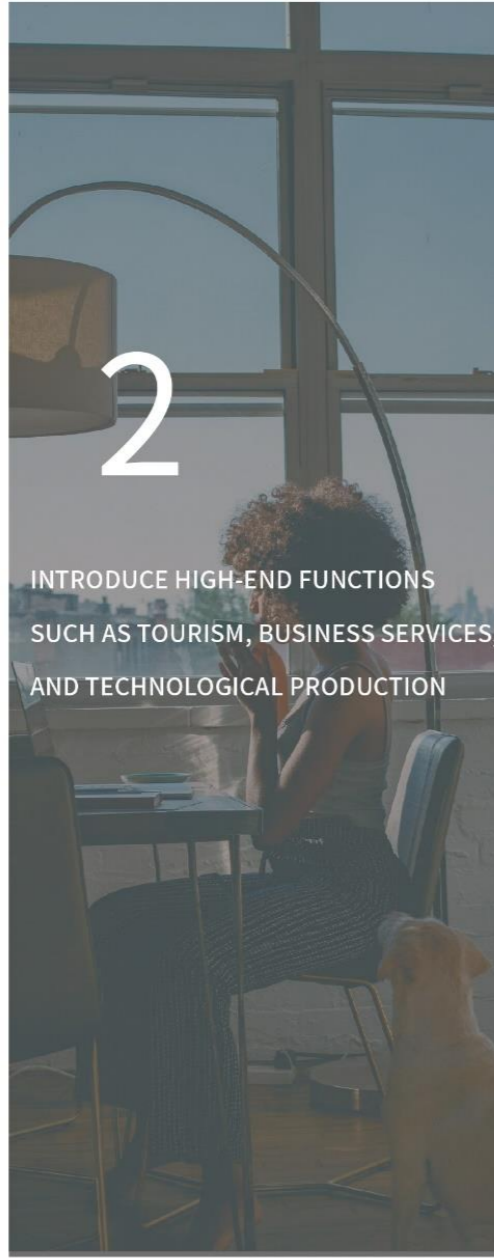
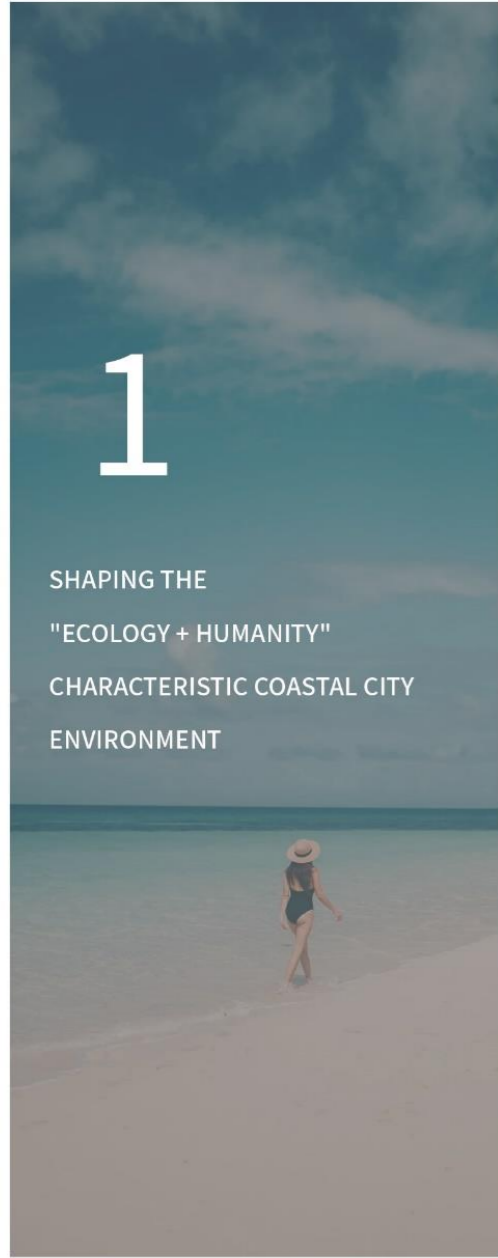
2.3 INTERNATIONAL AIRPORT

2.4 COMPREHENSIVE PORT



COASTAL CITY
URBAN DEVELOPMENT

2.1 COASTAL CITY INTRODUCTION



"ECOLOGICAL COAST + TECHNOLOGY CULTURE"
AS CAMBODIA'S NEW CITY BUSINESS CARD

URBAN WATERFRONT
IT IS AN IMPORTANT PLACE FOR CITY LIFE AND VITALITY
IS AN EXCELLENT WAY FOR PEOPLE TO GET CLOSE TO NATURE
IS THE ESSENCE OF HUMAN CIVILIZATION

.....

2.1 COASTAL CITY INTRODUCTION

COURAGE AND STRENGTH



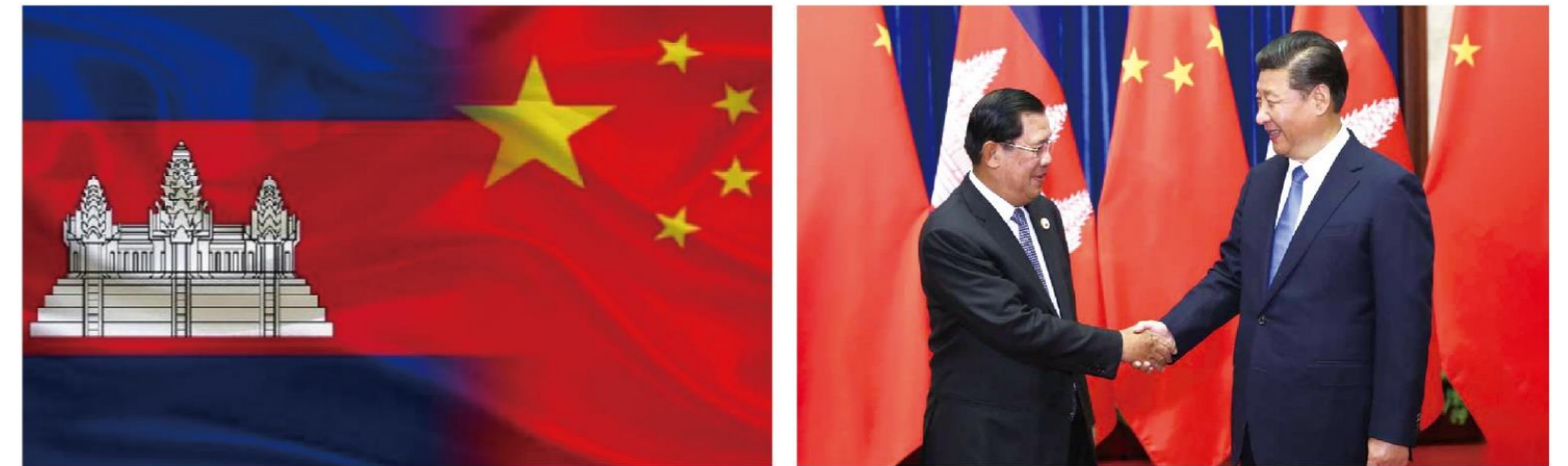
Coastal City is an international city comprehensive operator dedicated to the comprehensive development of large cities.

The group company has nearly 30 years of real estate development history and experience.

The development projects involve three municipalities directly under the Central Government, three provincial capital cities, and two secondary cities.

The residential development volume exceeds 15 million M², the commercial area exceeds 2 million M², and the total land reserves are 371 KM².

PIONEER OF "GOING GLOBAL" ROOTED IN THE "BELT AND ROAD" INITIATIVE



In 2007, it was the first to go abroad to develop the Coastal City Project, and steadily cultivated on the China-Cambodia Economic Corridor;

In September 2015, it was included in the Cambodia's "Belt and Road" key cooperation projects;

In October 2016 and April 2019, it was twice included in the China-Cambodia "Key Projects of Capacity and Investment Cooperation";

From 2017 to 2020, it has been edited in the China "The Belt and Road" Yearbook of the Ministry of Commerce of China for four consecutive years;

In September 2019, it was listed as a key project for international cooperation in the cultural industry and tourism industry of the "Belt and Road" in 2019.

2.2 CITY SUPPORTING FACILITIES

CRAFTING THE FOUNDATION OF A CITY

With the continuous development of Coastal City, a series of mature supporting facilities have been implemented around the ecological background and the ideal of harmonious coexistence between humanity and nature. Coastal City is exploring the style of leading the Times with a higher position, a wider field of vision, a more ambitious ideal, a longer-term vision, and a stronger pace.



Trestle



- 1 Approximately 300 kilometers of roads of various grades
- 2 Two reservoirs totaling 25 million M³
- 3 Two water plants with a water output of 40 tons/hour
- 4 Two heavy oil power stations with a total installed capacity of 7 MW
- 5 Steel structure freight wharf with a berth of 2000 tons
- 6 Four yacht terminals
- 7 18-hole coastal light golf course
- 8 18-hole mountain golf course
- 9 Golf Resort
- 10 Golf Holiday Villa Resort
- 11 Four different hotels with a total of 300 rooms
- 12 Back-mountain living area
- 13 Entertainment venue
- 14 Project exhibition hall
- 15 Future City Exhibition Hall



Say Phouthong Avenue



Farm



Water Reservoir



Yacht Terminal



Power plant



Water plant



Yacht



Golf Villa



French hotel



Coastal Golf Course



Golf Hotel

2.2 CITY SUPPORTING FACILITIES

CITY HIGHWAY

National Highway No.4-Cambodia's National Highway
Highway No.48-National Highway in Koh Kong Province
Say Phouthorng Avenue-68 kilometers of high-grade road

CITY EXPRESSWAY

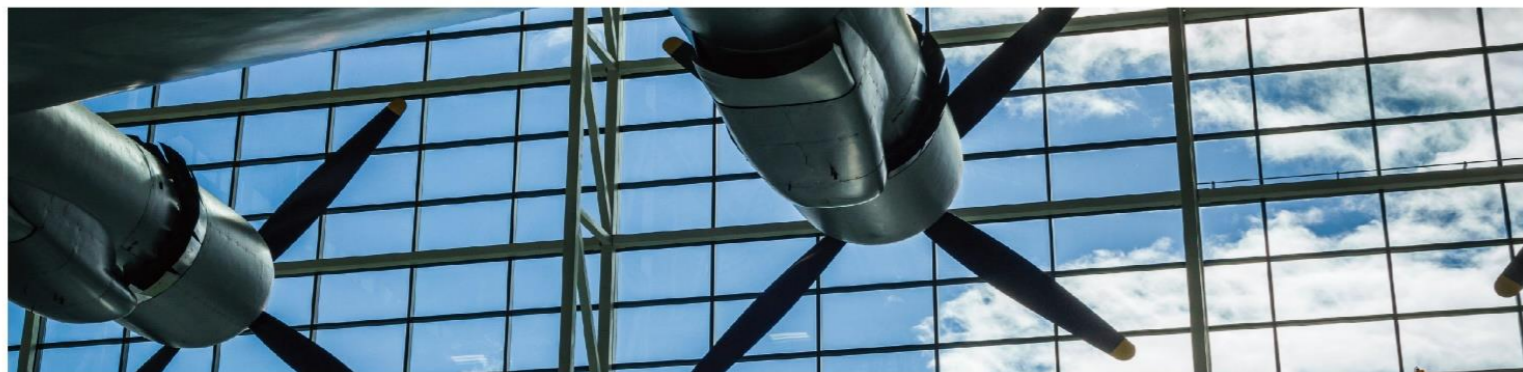
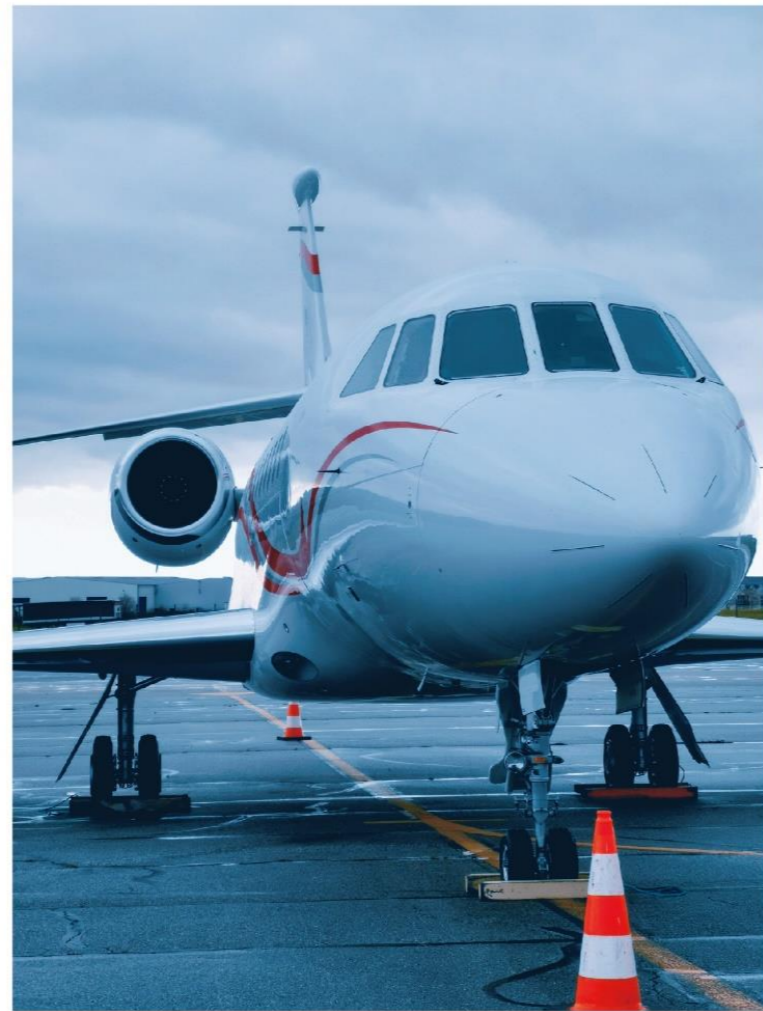
The urban expressway extends north to connect to Highway No.48 to the city of Krong Khemara Phoumin
To the east, connect to Highway No.48, along the coast to National Highway No.4 to Sihanoukville Airport
Plan an expressway in the middle of the site to merge to the northeast and connect to Highway No.48

SEA TRANSPORTATION

Several speedboat terminals have realized the navigation of the cruise ship route, reaching the Sihanoukville in 50 minutes
The main body of the 10,000-ton cruise port has been completed and can be used after the corresponding supporting facilities are in place
Planning a deep-water port, which will become a comprehensive port in the region after completion



2.3 INTERNATIONAL AIRPORT



DARA SAKOR INTERNATIONAL AIRPORT



The first phase covers a total area of 2.18KM². The flight area level planning will achieve 4E in the early stage and the highest level 4F in the long term. The runway has a total length of 3200M and the terminal is 5500M²;

The first runway is 3200M×45M, and the shoulders on both sides are 7.5M wide. The north end of the runway is the main landing direction, with a total length of 900M a precision approach lighting system, and the south end is a secondary landing direction, and a simple approach lighting system with a total length of 420M is set;

The total area of the apron is 67452M²: 5 C-type aircrafts can be parked; including 2 combined stand, 1 E-type aircraft can be parked; 6 B-type aircrafts, which slide in and out automatically; and 4 helicopters of full size less than 15 M can also be parked.



2.3 INTERNATIONAL AIRPORT



"AERIAL SILK ROAD" IS THE GOLDEN CHANNEL CONNECTING THE WORLD

Four hearts integration, core location

Arrive in some cities in Southeast Asia and China's coastal areas in 2 hours

5 hours direct flight to Beijing and most Asian countries

Covering nearly 2.3 billion people, shorten the distance between Cambodia and the world

CO-BUILD THE "BELT AND ROAD" TO PROMOTE THE DEVELOPMENT OF MULTIMODAL INTERNATIONAL TRANSPORT

Connecting the world, opening up new horizons in cultural tourism

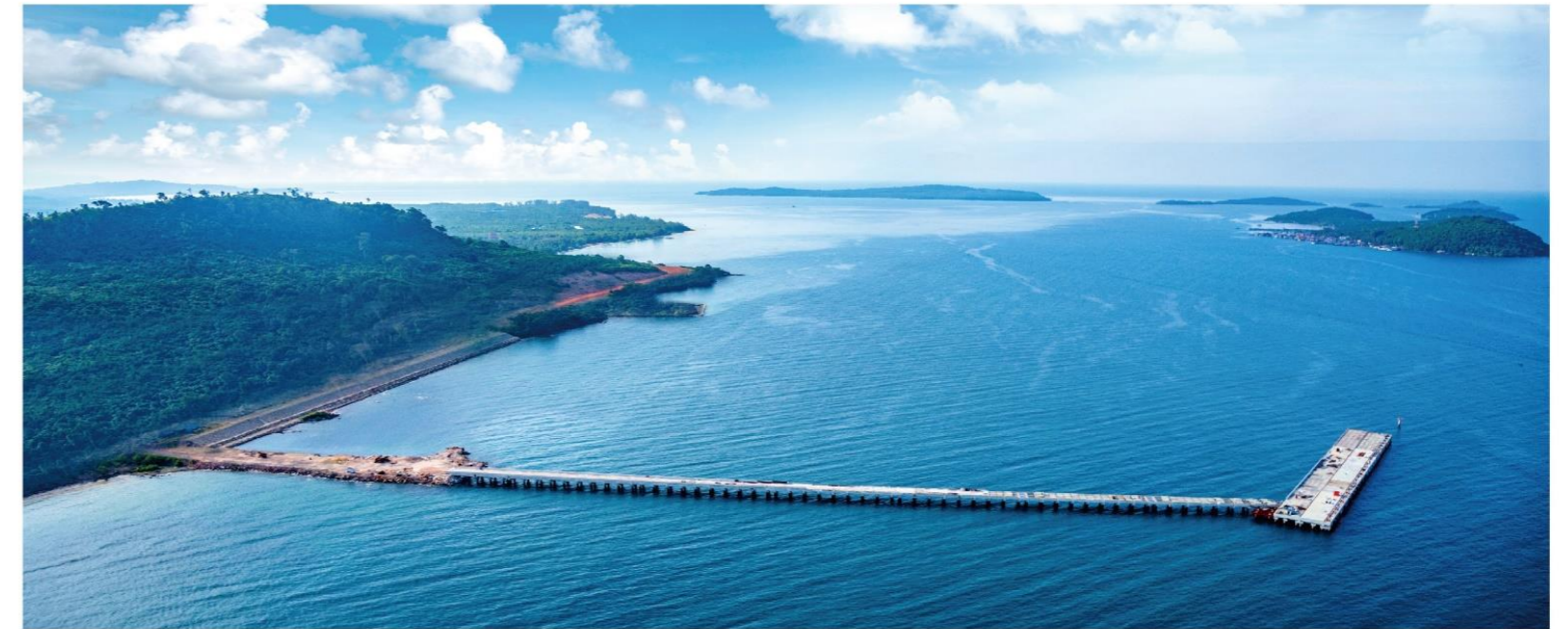
Constructing an airport logistics center in the Asia-Pacific region

Deepen global exchanges and cooperation, and build a new height for international trade

2.4 COMPREHENSIVE PORTS



AN INTERNATIONAL CITY INTEGRATING PORT AND CITY



As a coastal city in southwestern Cambodia, Coastal City occupies an important position in the national maritime layout. Not only will it be an important hub for Cambodia's land and sea transportation in the future, it is also an important base for the development and utilization of marine resources for the international market, and a strategic window for accelerating the internationalization and modernization of urban and regional economies.

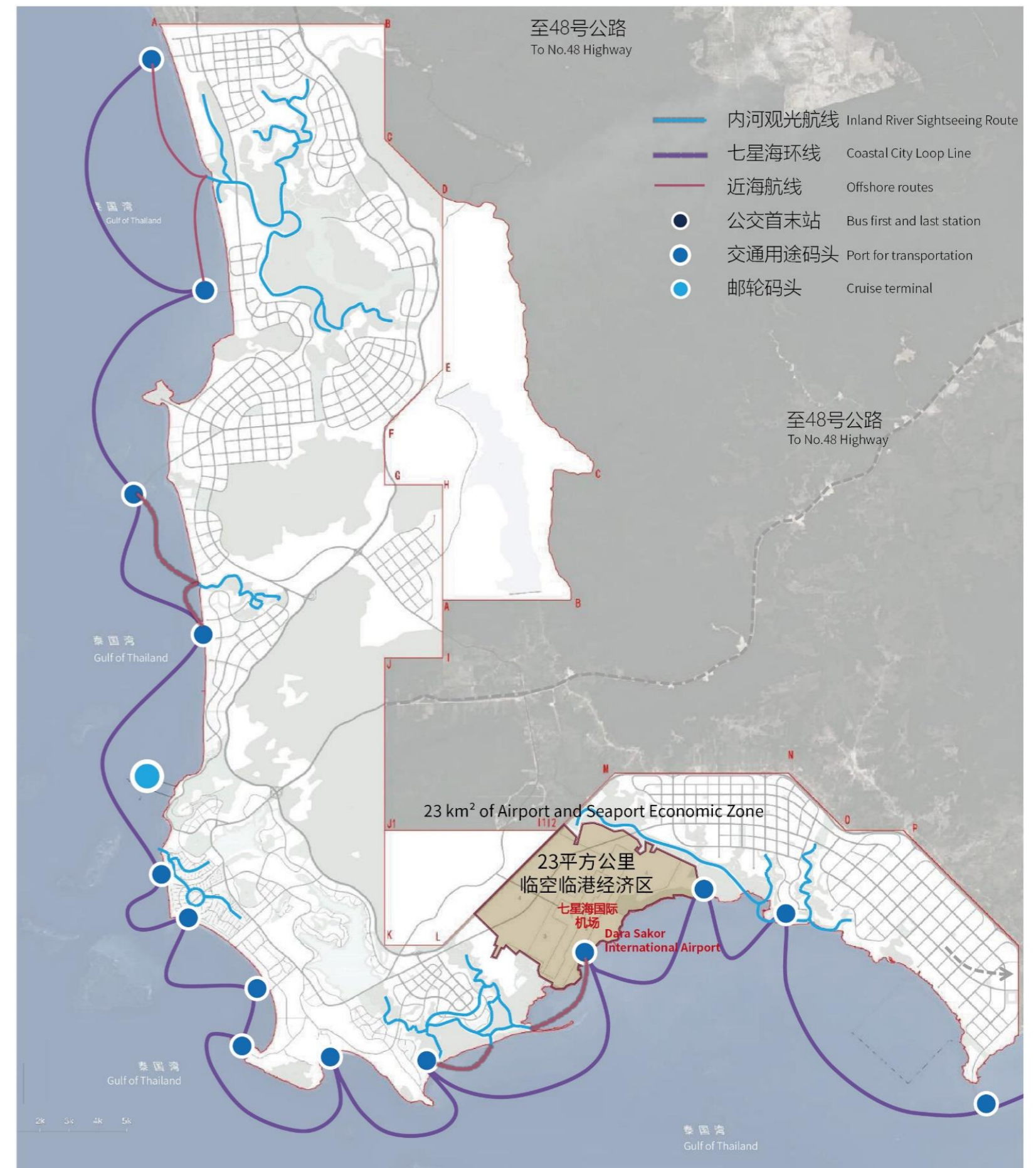
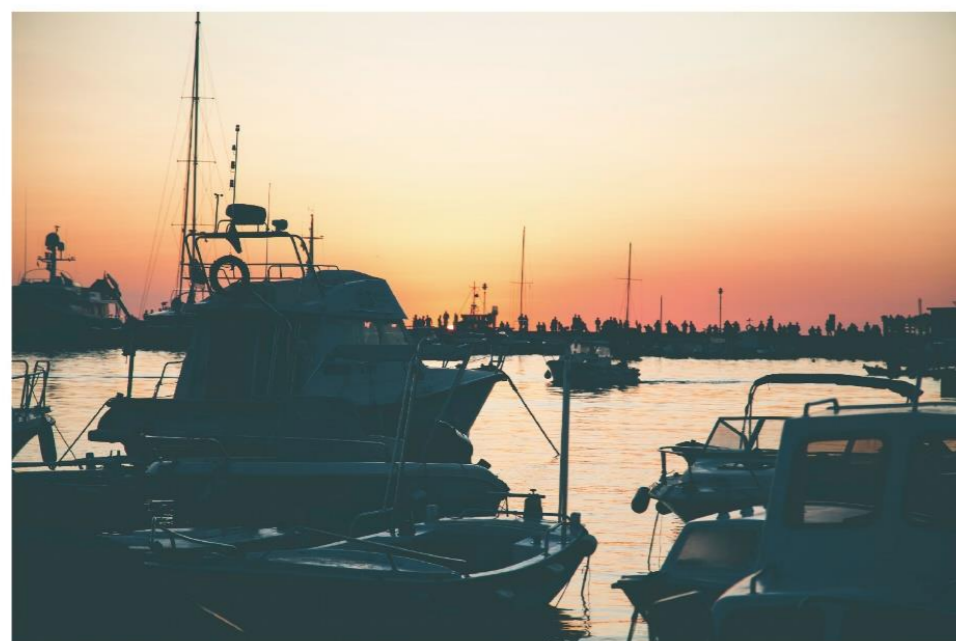


2.4 GENERAL REGULATION

POLICY GUIDELINES

Relying on the two engines of smart innovation drive and port terminal drive, build a smart logistics service system, promote trade facilitation, and comprehensively improve the efficiency and reliability of the port logistics chain.

Sea-land linkage, port-city linkage, opening up major international logistics channels. Focus on the development of international trade, warehousing and logistics and other green and environmental-related industries, and provide a complete industrial chain to accelerate industry aggregation.



3.0

MARKETING INVESTMENT PRODUCTS

3.1 COASTAL CITY· STARDREAM LAKE TOURISM TOWN

3.2 COASTAL CITY· CHHNE DARA CHAN

3.3 COASTAL CITY· TEMI TOWN COASTAL DEMONSTRATION ZONE



COASTAL CITY

MARKETING INVESTMENT PRODUCTS

3.1 COASTAL CITY · STARDREAM LAKE TOURISM TOWN

TOURISM · RESIDENCE · BUSINESS DNA DREAM CITY

Exploring the connection code between human and human, human and nature, human and architecture

The Southeast Asian style overlaps prosperity, and the personalized life is customized with taste

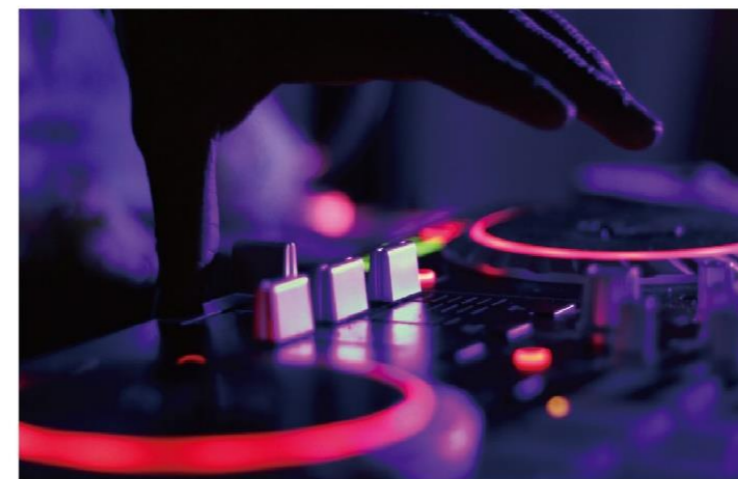
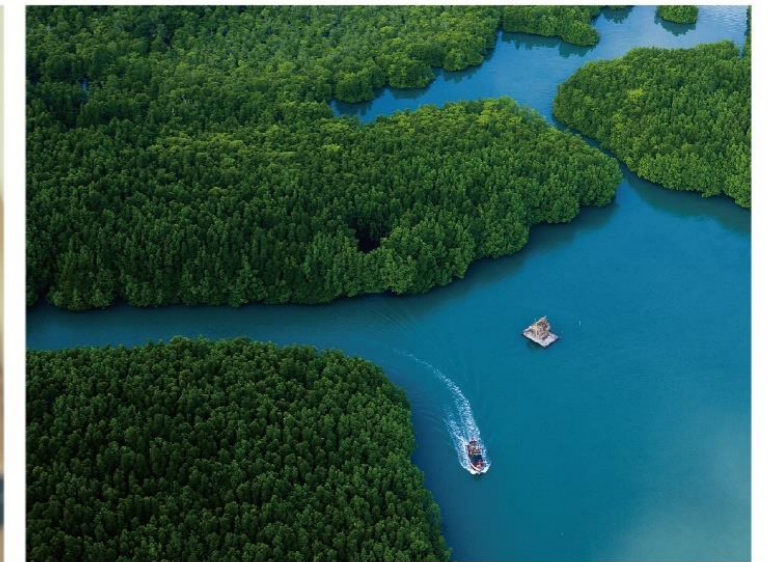
Traveling for pleasure, enjoying life, realizing the ultimate life dream of making money during travelling

3.1 COASTAL CITY · STARDREAM LAKE TOURISM TOWN

SEIZE THE CENTER POSITION OF WHOLE COAST



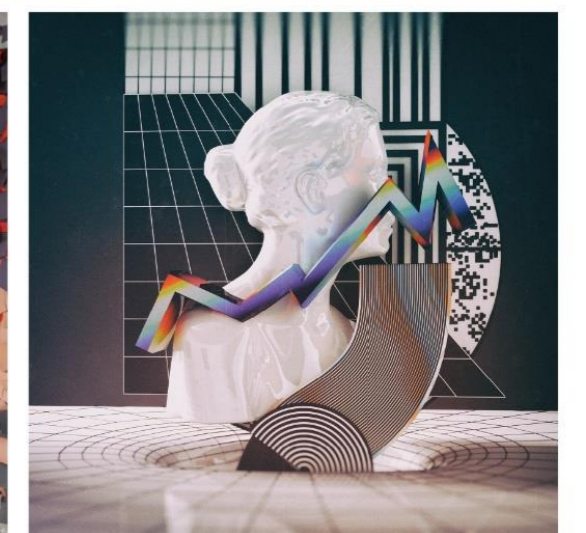
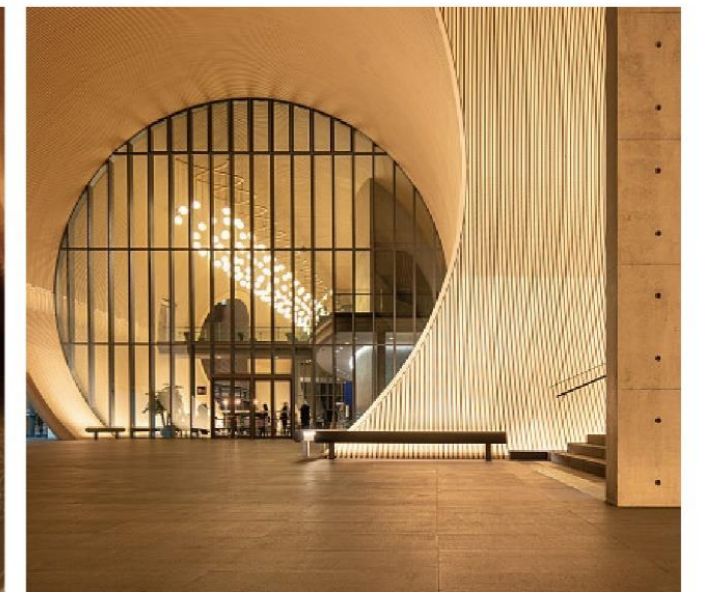
On a regional scale of 248 hectares, aggregates urban resources, The site of "Two Lakes and One Garden" is located in splendid place endowed by nature , with a saleable land of about 162 hectares. With a new model of modular land, customized supply, ecological integration, shared beaches, and characteristic communities, Create a characteristic community of entrepreneurship, office + leisure, tourism and vacation.



3.1 COASTAL CITY · STARDREAM LAKE TOURISM TOWN

BE YOUR OWN DEVELOPER

Make full use of the existing ecological environment and comprehensively consider the land use, Modular land, explore the infinite possibilities of each piece of land, and create a truly exclusive territory. The smallest plot is 100 M², free combination, no upper limit.



3.1 COASTAL CITY · STARDREAM LAKE TOURISM TOWN

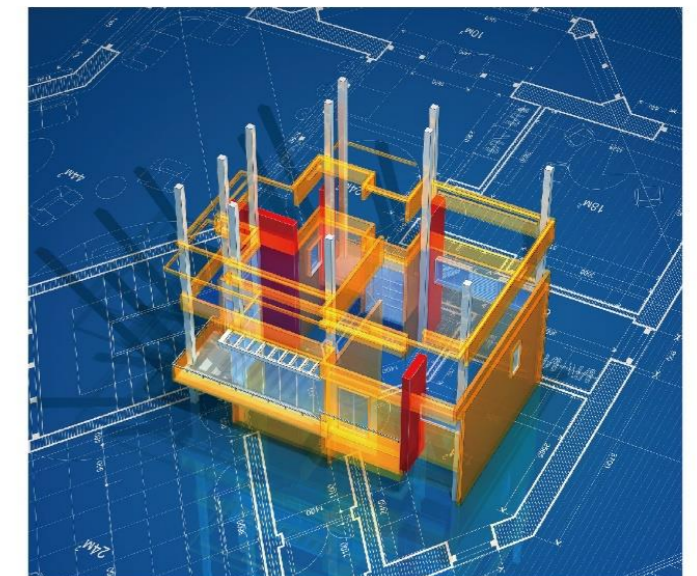


ONE-CLICK EXPERIENCE COMBINATION

Jump away from the traditional development and construction methods. Start with one-click independent design and gather high-quality service providers from all over the world.

Committed to making all upgrades serve people, and adapting the entire land module flexibly to people's situational and sensational needs.

DO IT YOURSELF



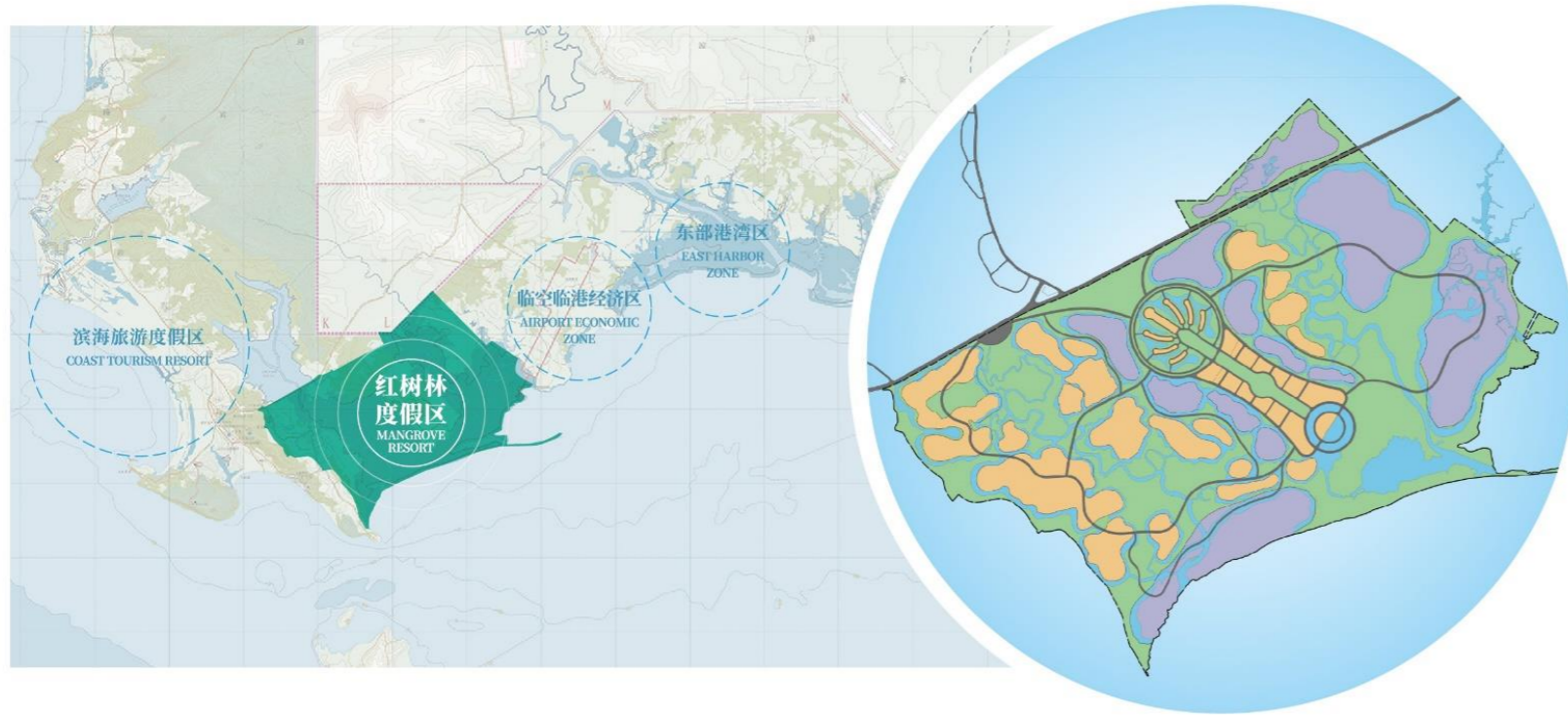
3.2 COASTAL CITY · CHHNE DARA CHAN

WORLD CULTURAL TOURISM DESTINATION

Cambodia's unique cultural and tourism mystery land is one of the rare disaster-free sea areas along the coast of Southeast Asia. Botum Sakor National Forest Park has a beautiful coastline that dazzles the world. Enjoy the TOP7 native resources and achieve the heart of the world's cultural tourism.

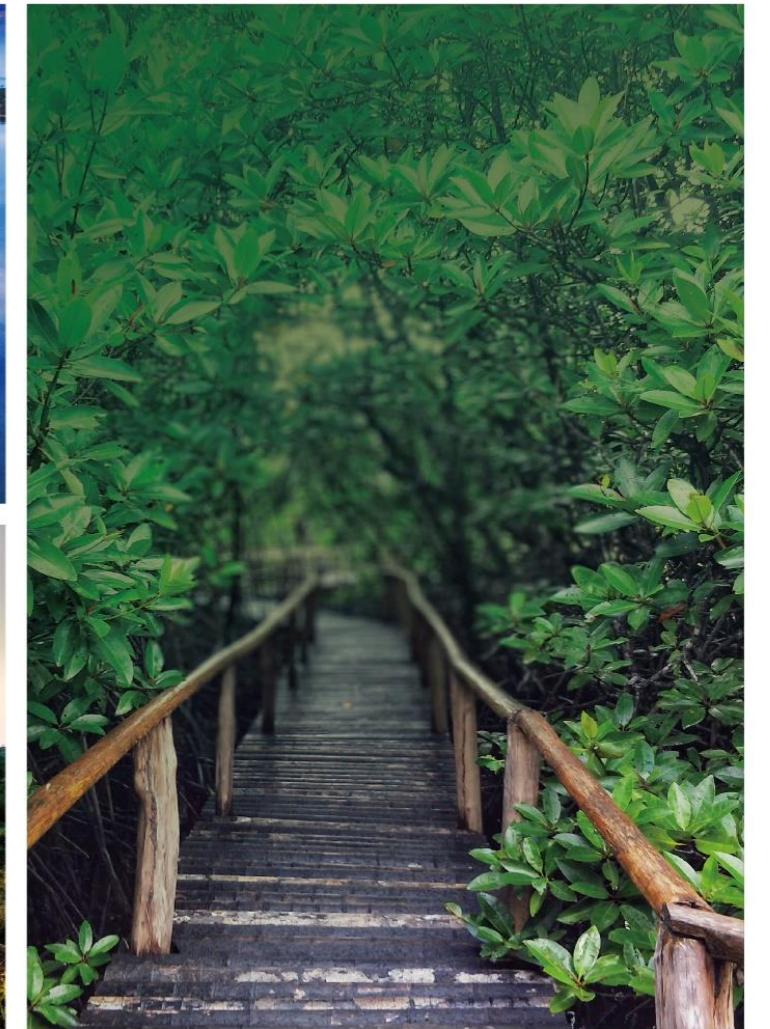
3.2 COASTAL CITY · CHHNE DARA CHAN

20 KM² OF COASTAL CORE



Coastal City · Chhne Dara Chan covers a total area of 20 KM² with a planned floor area of about 7 million M², and an estimated development period of about five years. Chhne Dara Chan is located in the core area of the Coastal City Project.

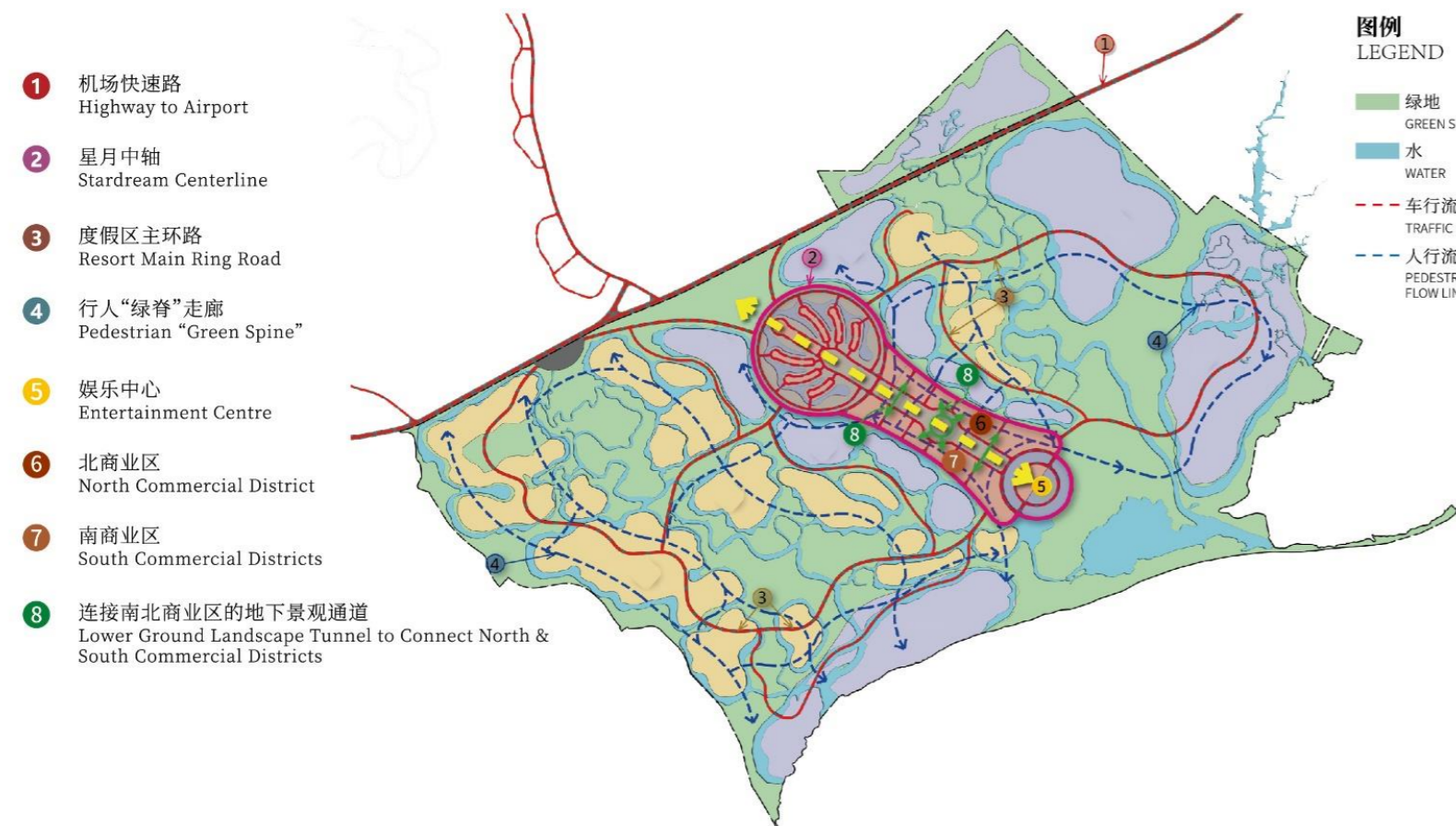
It is located along the coast of Botum Sakor National Park, with Dara Sakor International Airport and Airport and Seaport Economic Zone in the east. Breathe the fresh oxygen of the native mangroves, allowing natural talents and human ingenuity to blend here.



3.2 COASTAL CITY · CHHNE DARA CHAN

HIGH VALUE-ADDED COASTAL LIFE

Create the Central Avenue as the core central axis landscape of the Chhne Dara Chan, plan the main loop of the resort area, the pedestrian "green ridge" corridor and the underground landscape passage square. The three major traffic road networks run through the entire underground passage connecting the north and south commercial clusters, tourist supporting clusters, residential group and entertainment center.



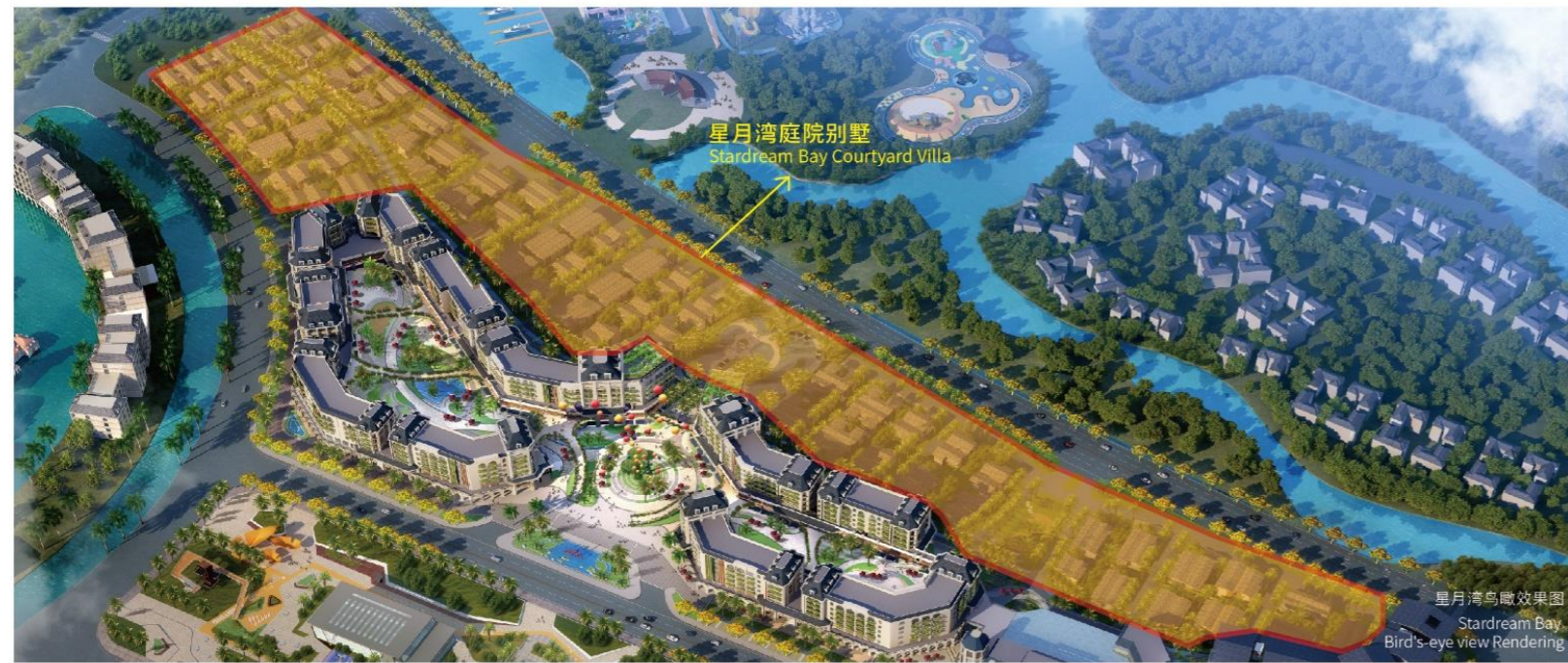
WORLD IN THE CITY CITY OF THE WORLD



The total floor area is about 7 million M²; Overall planning, strategic cooperation, investment and operation, sustainable development;
 A characteristic town with more than 100,000 M², about 20+ characteristic towns/groups; Select mayors from all over the world, as design consultants and cooperative shareholders to globally attract investment.

3.2 COASTAL CITY · CHHNE DARA CHAN

STARDREAM BAY- PERFECT EXISTING HOUSE,
THE WHOLE CITY COMPETES FOR POSSESSION



UNDERSTAND LIFE, UNDERSTAND YOU BETTER

Home is the home of life and the container of beautiful vision. People's yearning for poetry and the distant place all begins with a comfortable home.

Stardream Bay, with its unique design style and flexible space layout, has laid the tone for a comfortable life. As far as you can see, it is the scenery bordered by nature, and all dreams and pursuits can be easily filled, and it will bring comfortable and unlimited enjoyment to the residents.

3.3 COASTAL CITY · TEMI TOWN COASTAL DEMONSTRATION ZONE

COASTAL CITY'S FIRST COASTAL TOURISM RESORT DEMONSTRATION AREA

The overall design concept blends oriental aesthetics to show the surprise and adventure of the world. The cultural identity of the NAGA is transformed into a "gluttonous feast" in which exotic customs and modern vitality collide with each other, creating a new landmark in the nightlife of Coastal City, and unlocking the place for Internet celebrities.

奶粉沙滩 玻璃海水
七星海打卡新地标

Milk powder beach Crystal sea water
A new landmark in Coastal City

3.3 COASTAL CITY · TEMI TOWN COASTAL DEMONSTRATION ZONE

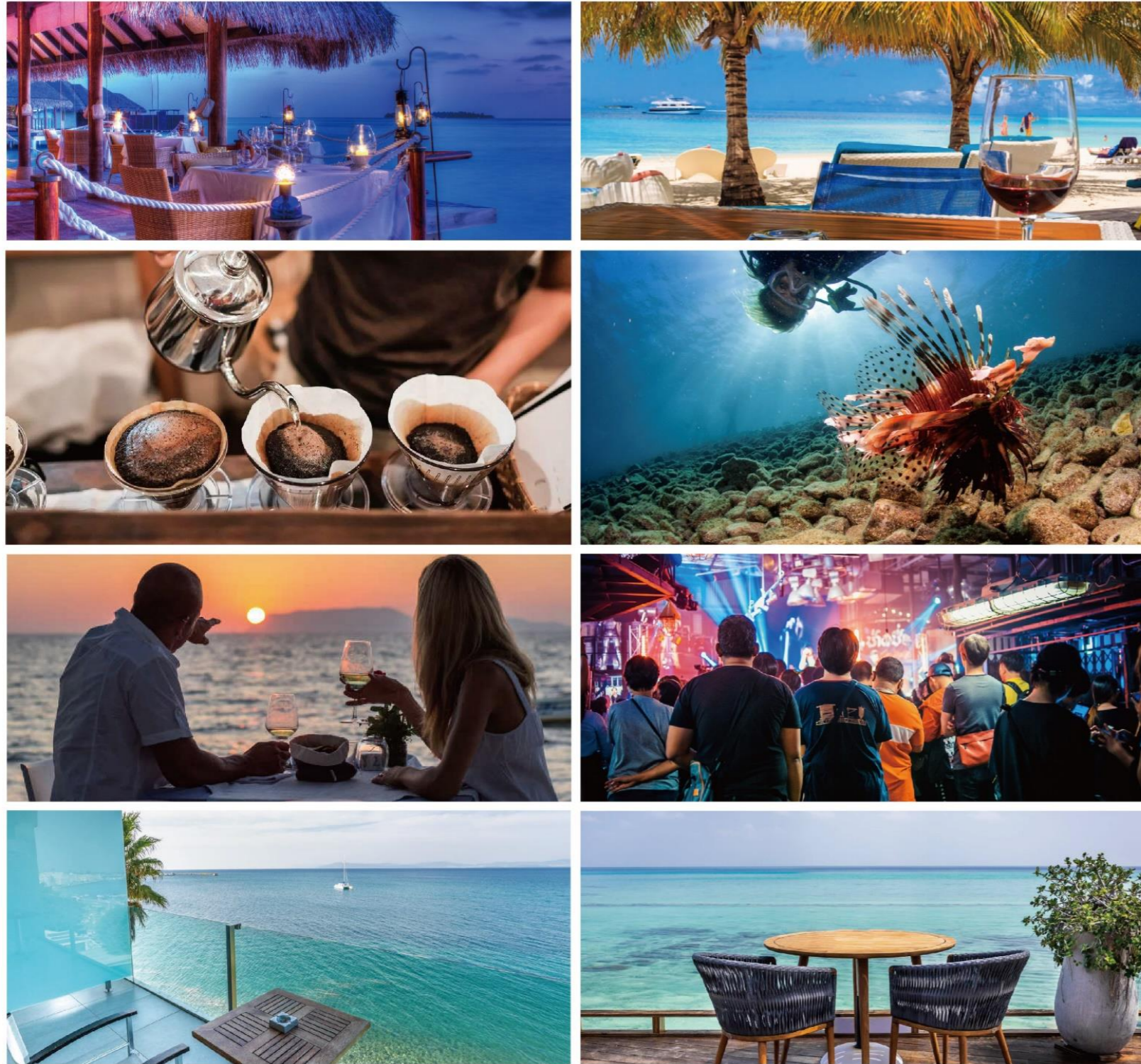


PROSPEROUS LIVING IN SPARSE SOIL, CALMLY ENJOYING NATURE

The demonstration area is located at the core of the golden coastline of Coastal City, with a total area of 39,000 M² and a total of 39 single buildings. Listening to the sea by the window, walking on the waves, the sea is clear, the wind is calm and the waves are natural and graceful. Known as the "crystal sea water" and the world's most beautiful "milk powder beach", the marvelous coast can be seen from the eyes and within walking distance.



3.3 COASTAL CITY · TEMI TOWN COASTAL DEMONSTRATION ZONE



COLORFUL BUSINESS FORMATS, SENSING THE FULL LIFE CYCLE BUSINESS SCENARIOS

Covering diverse business formats such as tourism, catering, leisure and entertainment, and international fashion.

A comprehensive, multi-functional, one-stop large-scale open block business complements each other with the city's supporting facilities.

A mellow, novel, fashionable, and sleepless consumption mecca with marine tourism and vacation characteristics is growing freely here.



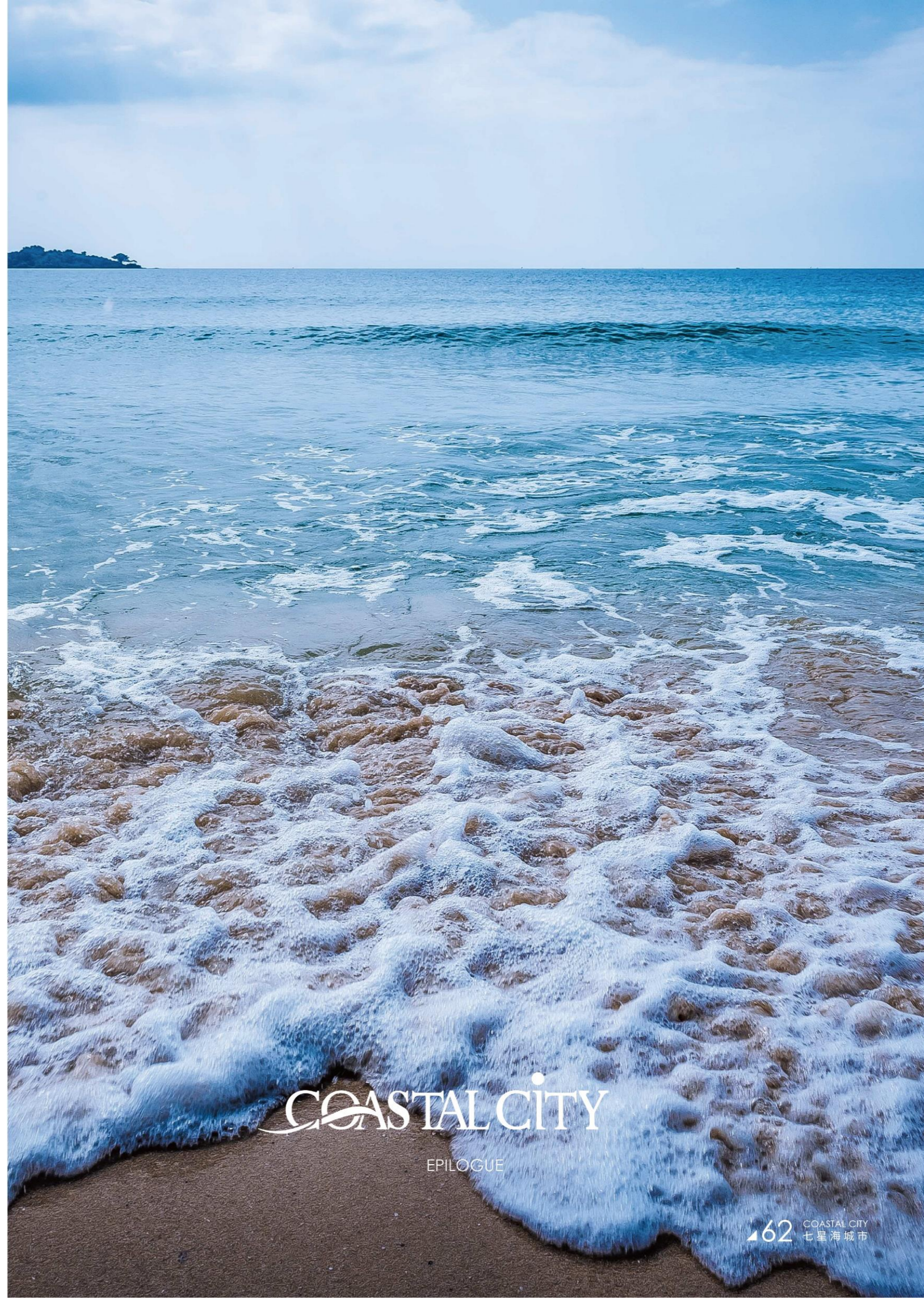
4.0

EPILOGUE

4.1 CITY EXHIBITION HALL

4.2 MARKETING INVESTMENT SERVICE

4.3 PUBLIC PLATFORM



COASTAL CITY

EPILOGUE

4.1 CITY EXHIBITION HALL

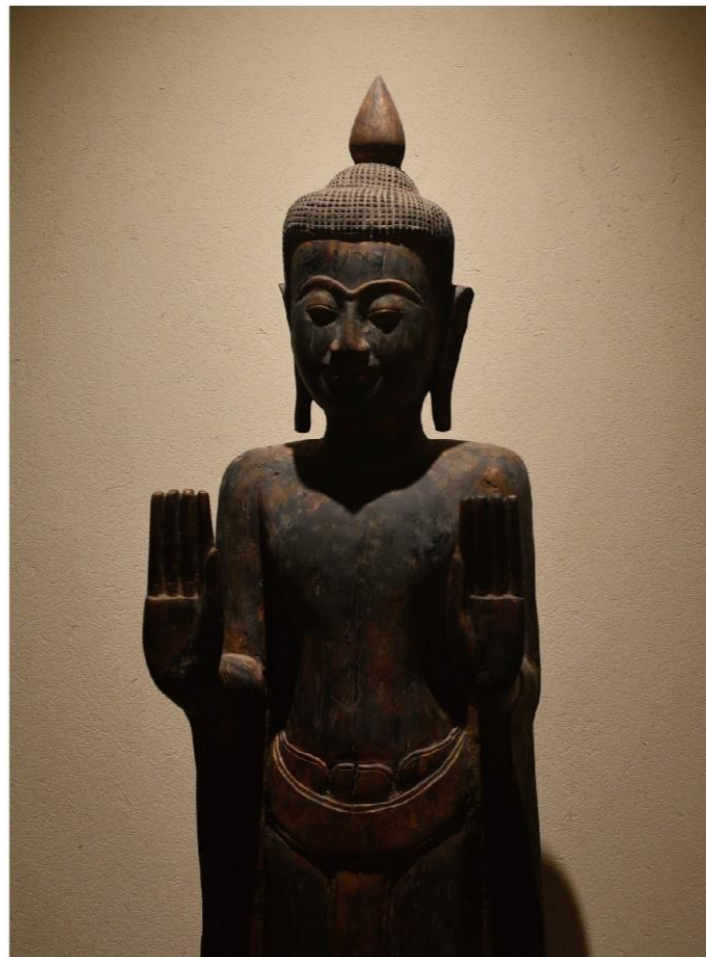


COASTAL CITY EXHIBITION HALL

The Coastal City Exhibition Hall was built in 2017, with an indoor area of 1700M², based on the coastal resort site, using local traditional natural building materials and contemporary design and construction methods, combined with intelligent system program control, audio-visual entertainment equipment, to create an Angkor corridor-style complex exhibition hall.



4.1 CITY EXHIBITION HALL



THE MIRROR OF CULTURE REFLECTS THE ART COLLECTION

It is carefully designed around the Cambodian Khmer style concept, using the original ecological building materials that have been preserved for a long time in the region, solemn and stable;

On the plan, the prototype of the cross-shaped corridor of Angkor Wat is adopted, and 6 central halls are strung together through the axis of the corridor, which outlines a sense of space full of cultural etiquette;

The garden landscape style reproduces the ecological texture of the Cambodian region, pays tribute to the construction of Angkor Wat, and creates a sense of respect for extraordinary life rituals.

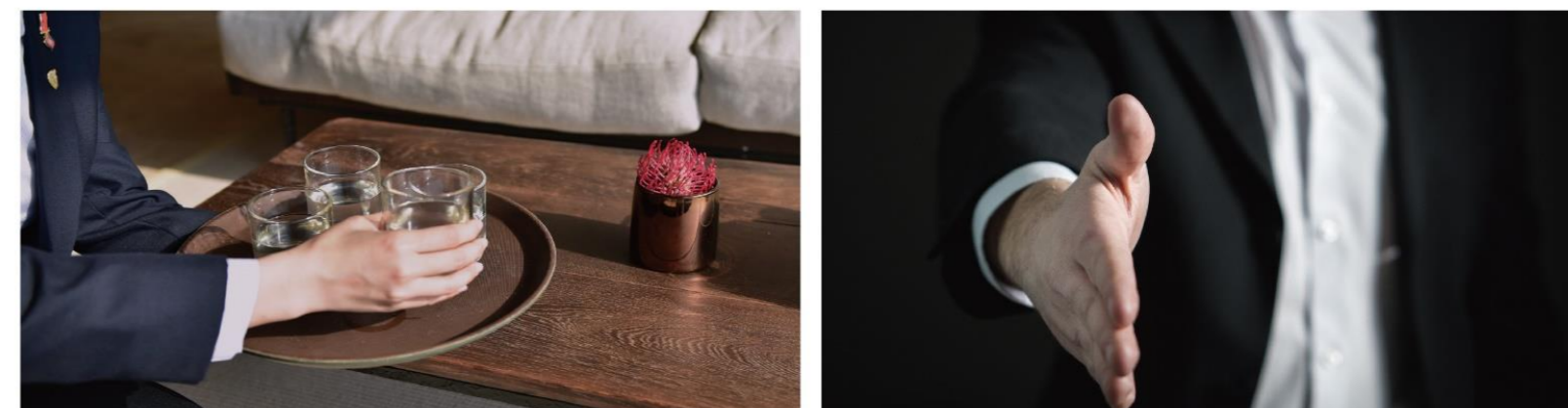
4.2 MARKETING INVESTMENT SERVICE

HONOR TEAM, PEER IN THE FUTURE

Coastal City's brand pride It is the common building of every "Coastal City People"



Starting from the customer, understanding the essence of Coastal City 's marketing investment service, consolidating professionalism, daring to transform, improving oneself, interpreting the extraordinary with action, and constantly practicing for the realization of a better life for thousands of sojourners.



INTELLIGENCE UPGRADE, EFFICIENT DIGITAL SMART MARKETING

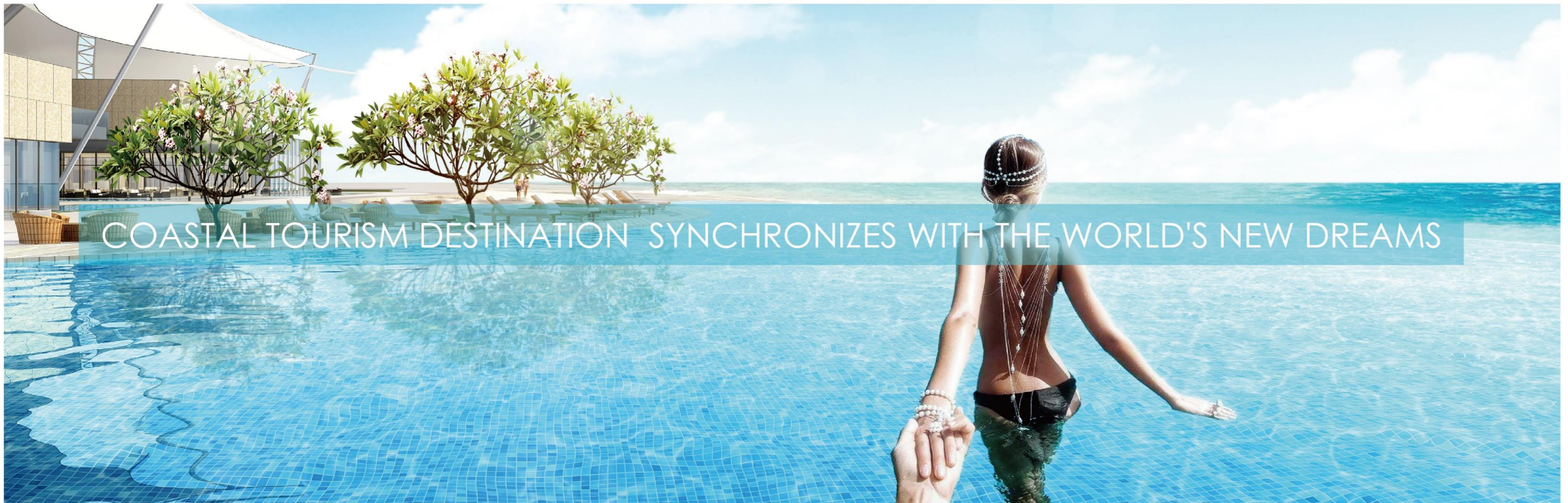
Digitization and informatization scenarios are constantly upgrading, and with the change of the Times as the base, customer needs are installed in the "smart system" from the dimensions of sales, investment, and market services, to build an online and offline integrated customer operation and service platform to create nice and comfortable service experience and communication space for customers.

4.3 PUBLIC PLATFORM



KOH RONG

Real Estate



COASTAL TOURISM DESTINATION SYNCHRONIZES WITH THE WORLD'S NEW DREAMS



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