

WON MAJESTIC 赢嘉 柬埔寨西哈努克港 Sihanoukville Cambodia

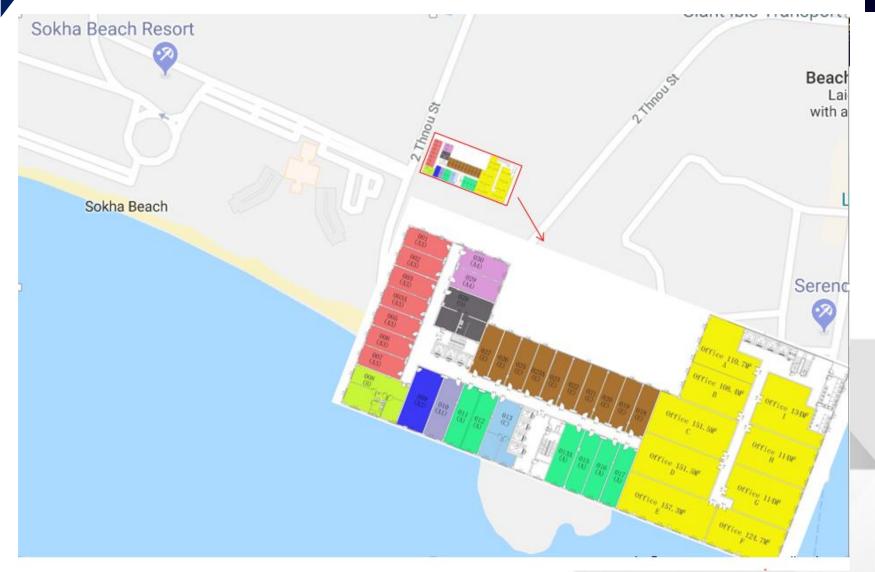
INVESTMENT PLAN Sihanoukville, Cambodia Real Estate Project







Location Map





赢嘉WON Majestic Tower





Artise Impression Image

Integrated development consist of Commercial, Entertainment and Residential, ALL in One Building.....19 storey, 24 storey, & 28 storey, Distinctive Landmark

嬴嘉WON Majestic Tower





- ♦ 1/3 of the gross floor area is used as OFFICES-Online Betting
- 1/3 is CONDOS for Online Betting Offices Employees and balance is Hotels room
- Another 1/3 is Casino, KTV, Restaurants, Retails, Clubhouse, Gym, Swimming pools and etc.

Artise Impression Image

Integrated development consist of Commercial, Entertainment and Residential, ALL in One Building.....19 storey, 23 storey, & 28 storey, Distinctive Landmark





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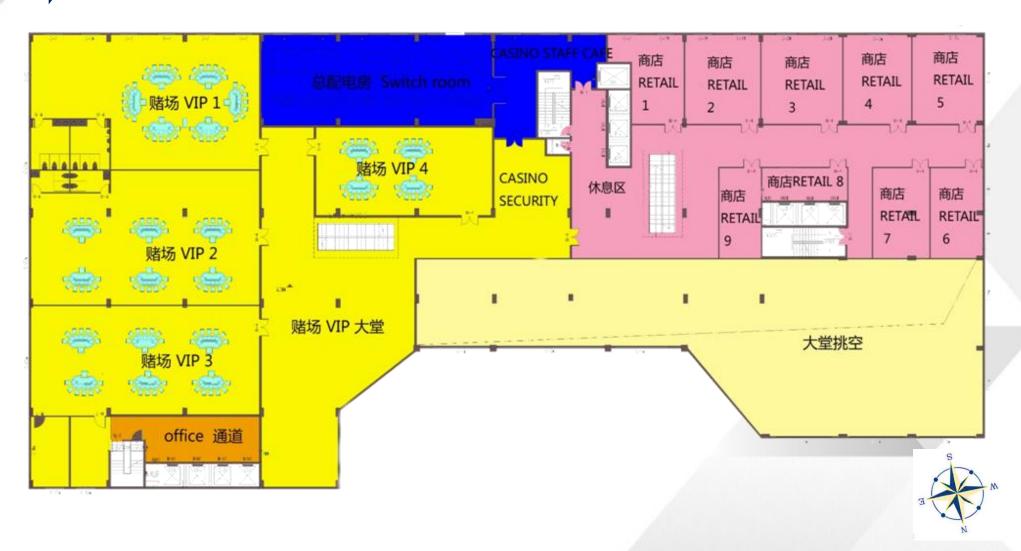
LOBBY Floor Plan (Level 1)





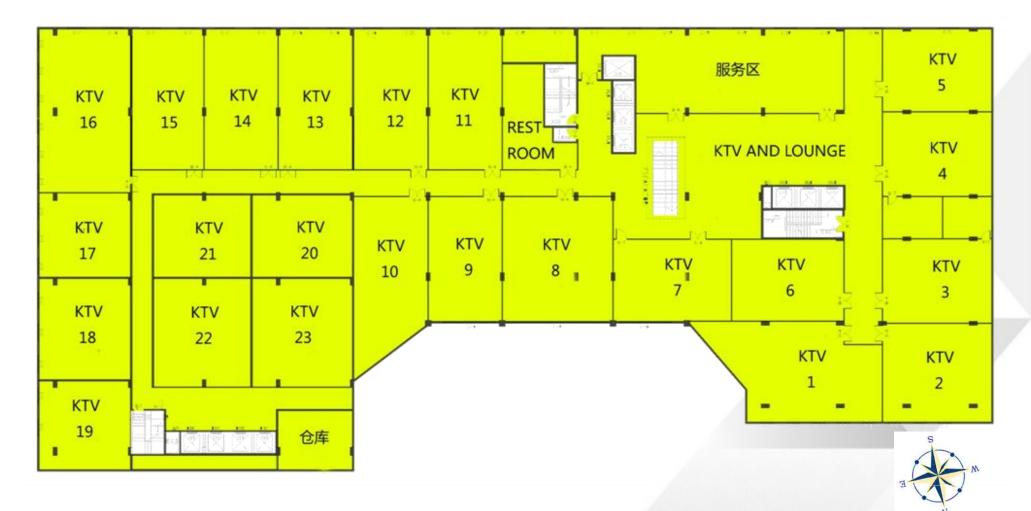
VIP CASINO & RETAIL Floor Plan (Level Mezzanine)









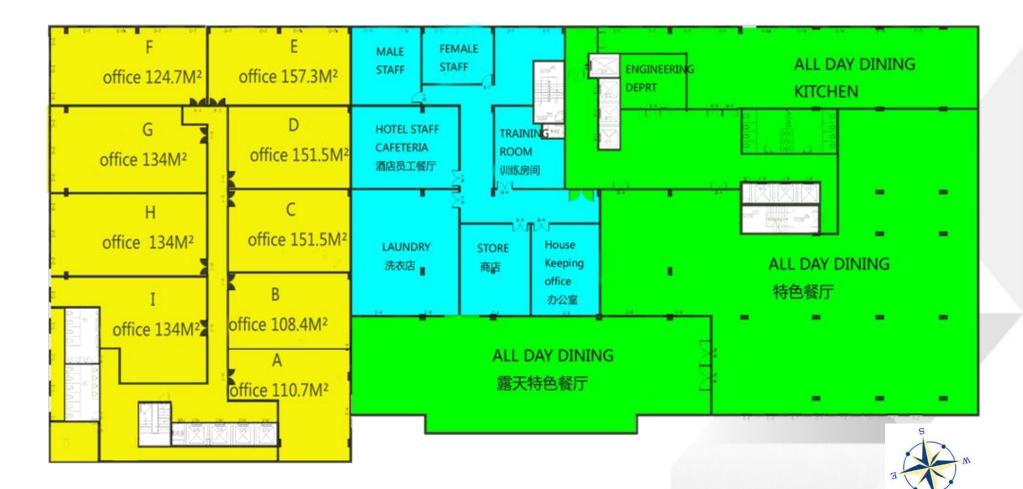


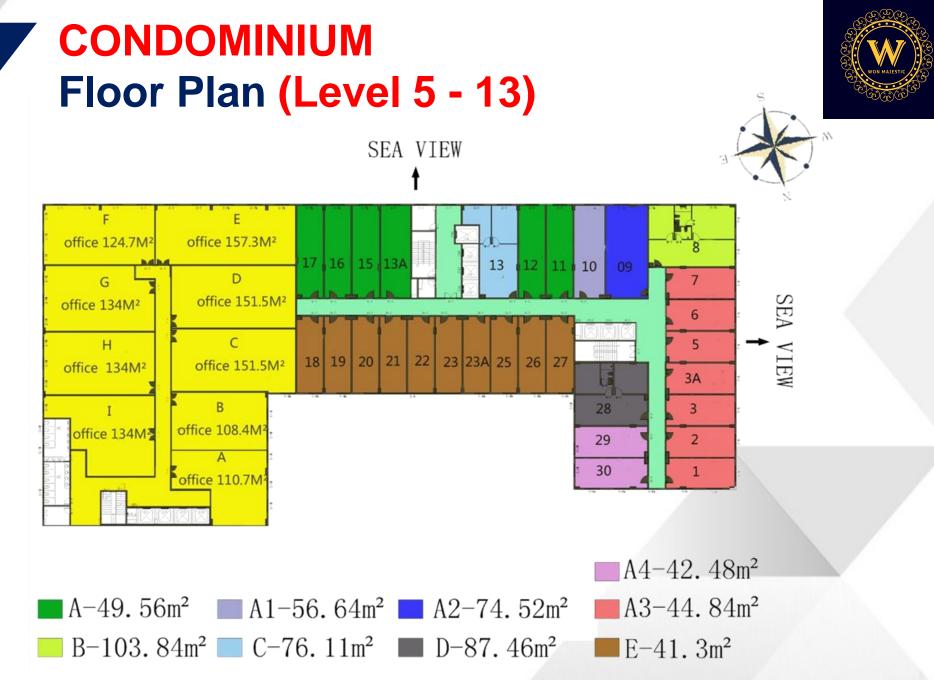






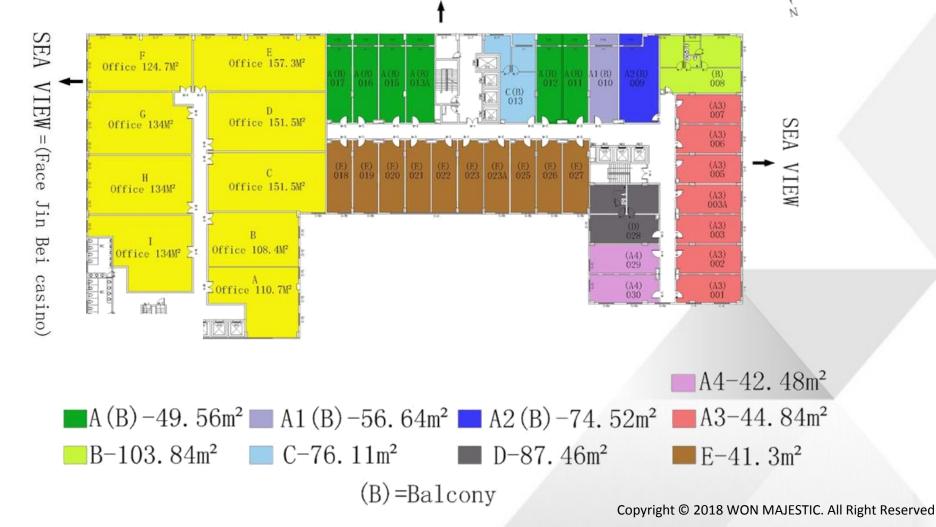






CONDOMINIUM Floor Plan (Level 15 - 19)

SEA VIEW



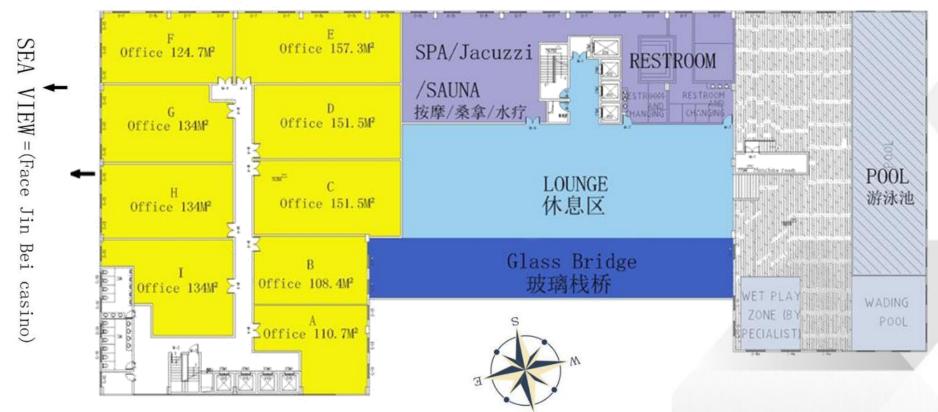
WOM MAILSTIC

CLUBHOUSE Floor Plan (Level 20)

NON MAISSTIC, AND

N

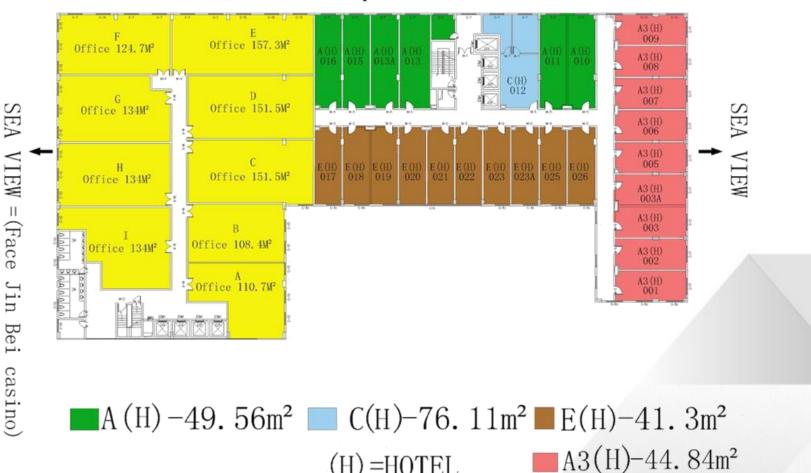




SEA VIEW

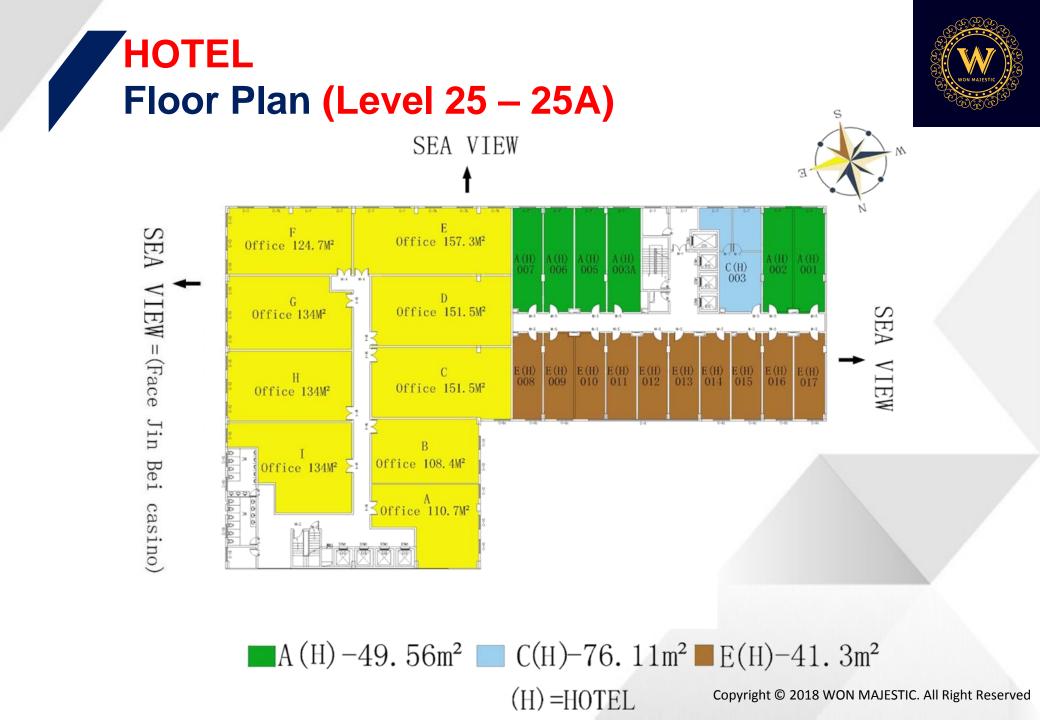




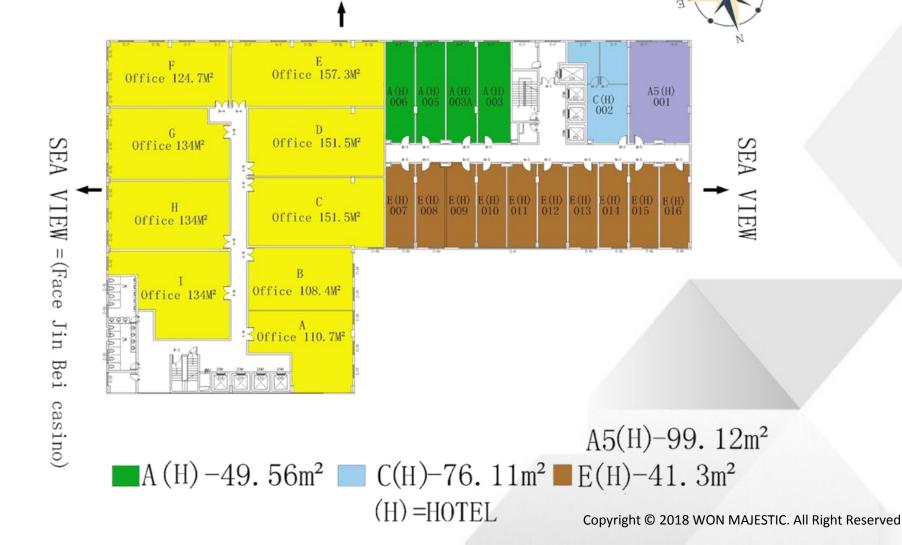


SEA VIEW

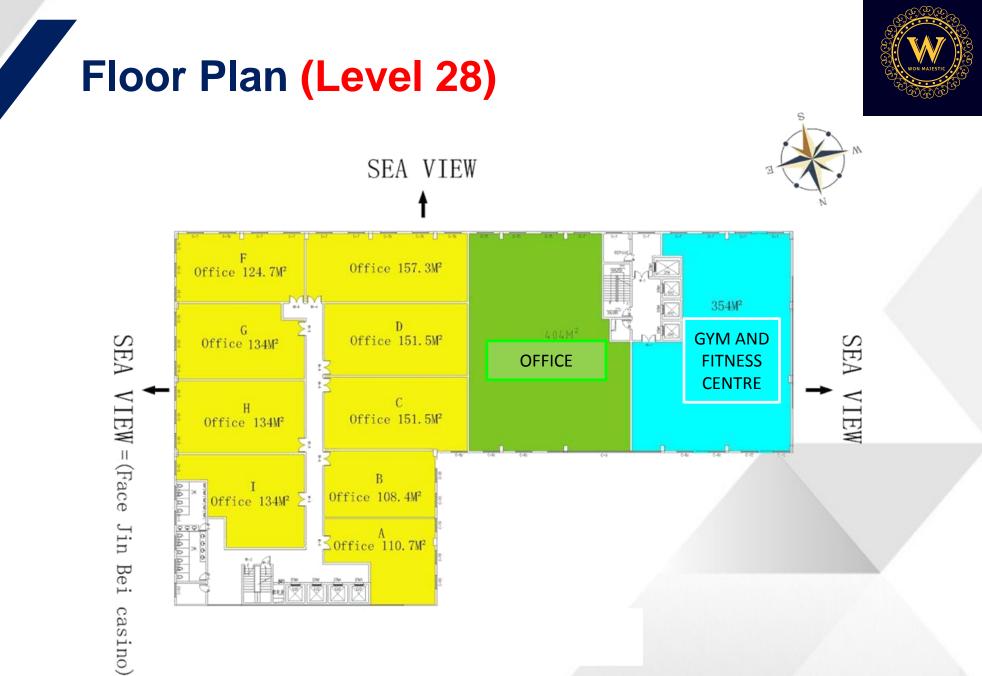
(H) = HOTEL





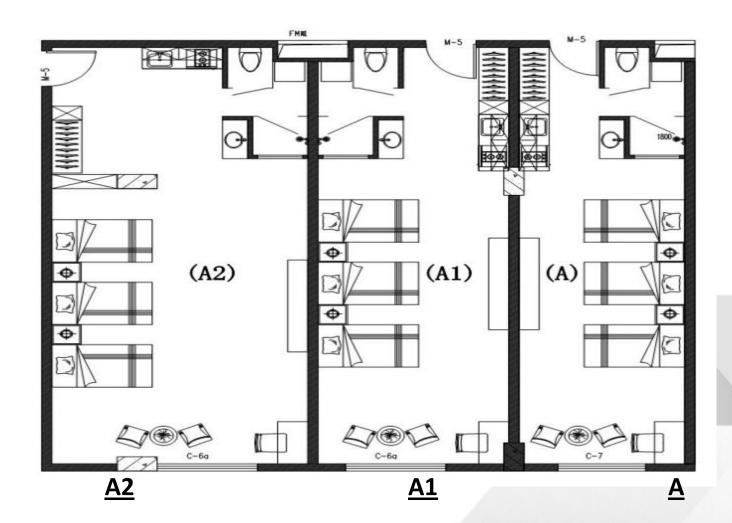


WON MALESTIC



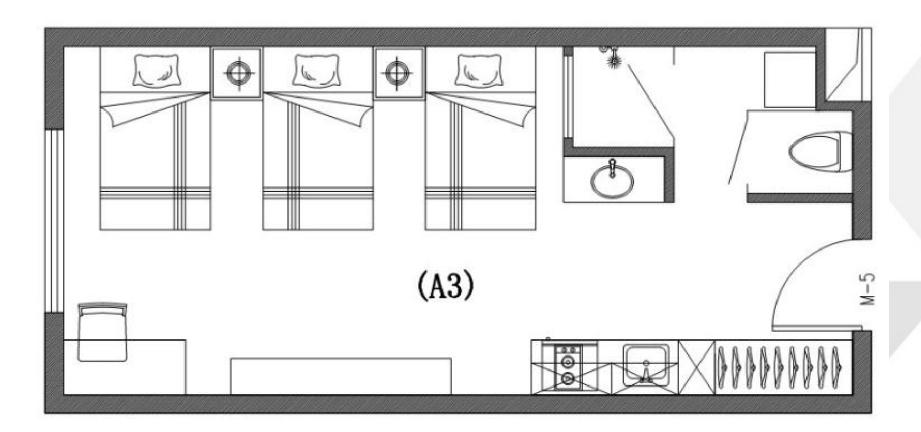


Unit Plan -Type A,A1&A2



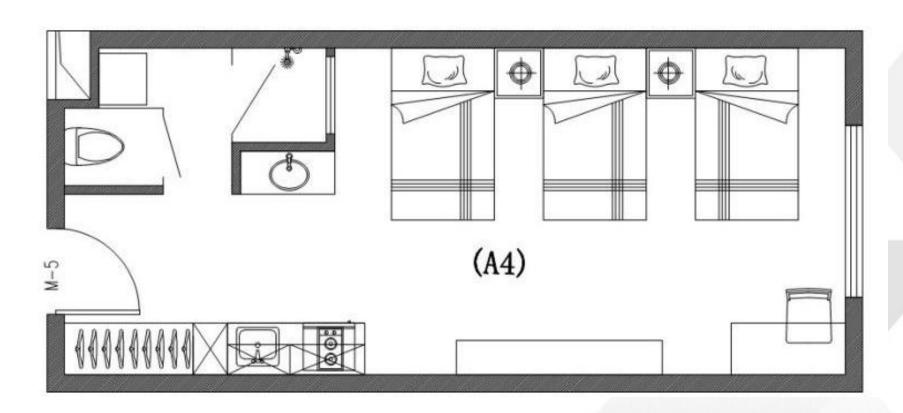






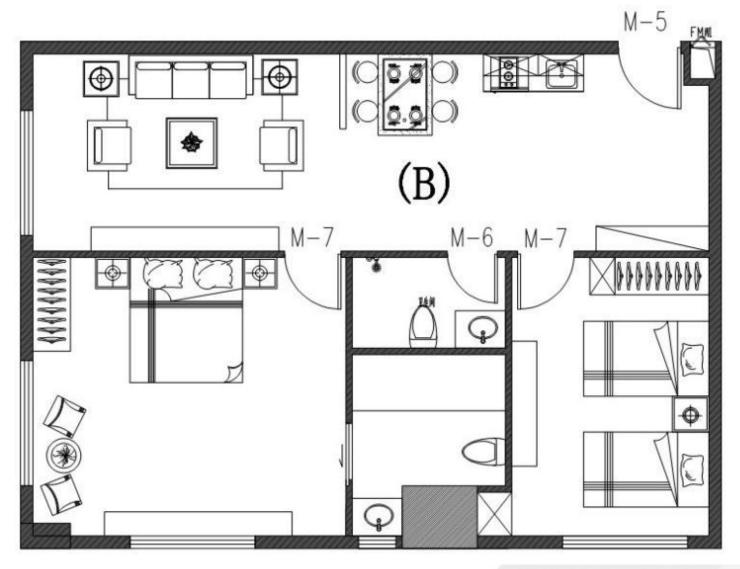


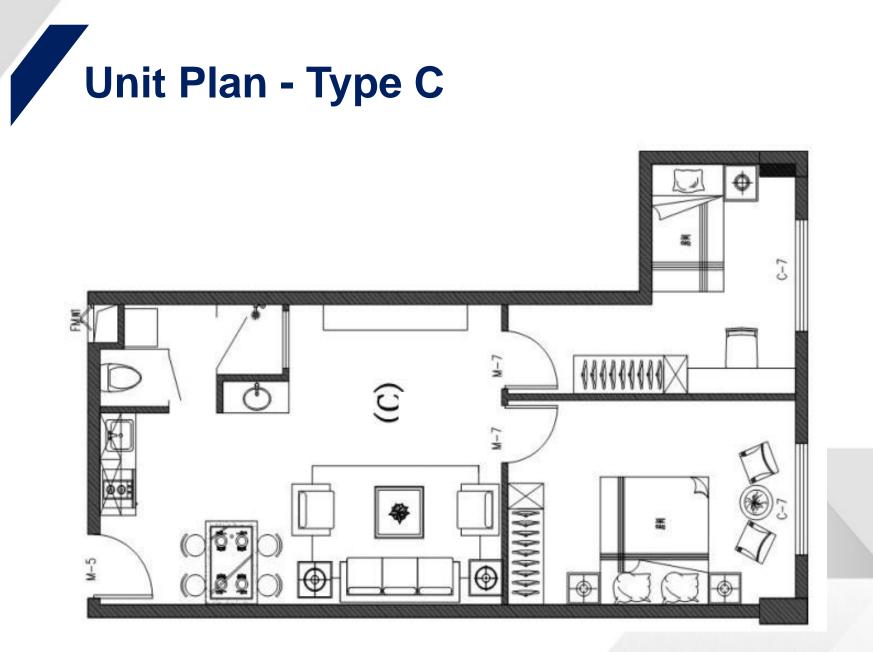
Unit Plan - Type A4





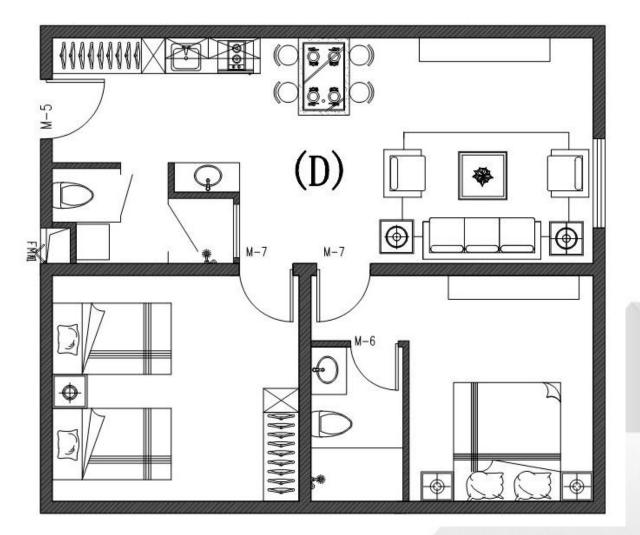
Unit Plan - Type B





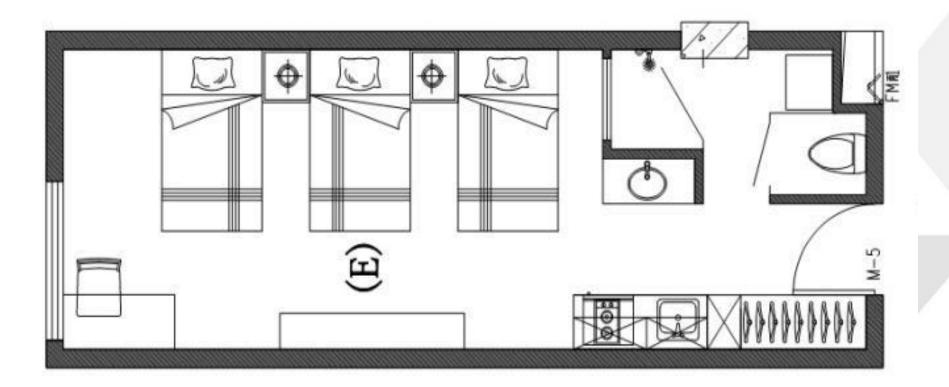


Unit Plan - Type D









嬴嘉WON Majestic Hotel



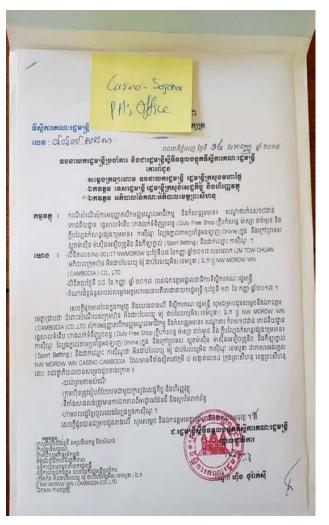


赢嘉WON Majestic Hotel's Room - Artist Impression

The hotel designed to accommodate for Online Office Bosses and gamblers from around the world.

Casino approval documents





Original Version

◆ 嬴 嘉 WON Majestic Building have 23 storey Online Betting Offices

- What is Online Betting Offices? An Office which many employees monitor computer to allow people from All Over the World to bet Online.
- ◆ 赢 嘉 WON Majestic already have a valid CASINO License which was approved by Cambodia government the Sojornor Casino License.

Offices-Online Betting







This is our M8 Online Betting Office in Pasay Scape (Philippines). Currently we have **320 staffs in 1,000 sq meter office**.

We operate 24 hours, total consist of two shift, one shift 160 staff working. We are paying **Rental of USD80 per sq meter** for **Philippine** Pasay Scape. Our office is **1,000 sq. meters** which mean we paid rental of USD80,000 per month not include utilities.

OFFICES-Online Betting Offices





The 28-storey mainly focus on Offices for Online Betting Industry and Condos to cater to the Online Offices Employees.

Each storey for **Online Betting Offices is 1,157 square meters**, total 24 storey. We have **8-10 units of 100 square meter** in one storey of Online Betting Offices. We **Guarantee 5 Year Rental of 10% per annum**. We will help u to rent out the unit to the online offices.

In Philipines, we are Renting USD80-120/sq.meter and in Sihanouk currently the Rental is USD50-60/sq.meter.





1 Online Offices is 100 sq.meter, Selling Price: \$3,000/sq.meter

1 Office = 100sq.meter x \$3,000/m2 = \$300,000

4 years Rental Guarantee of 10% yearly

- = 10% x \$300,000
- = \$30,000 per year

OFFICES-Online Betting Offices



HOW DO WE PAID U YEARLY 10% ! We take your unit and Rent to Online offices,

Current Online Rental \$60/m2. If we **Rent at \$60/sq.meter**, **100 sq.meter = \$60/m2 x 100m2 x 12 months = \$72,000 yearly**

We are paying you 10% Rental Guarantee = \$30,000 yearly therefore we still have excess fund of \$42,000 yearly (\$72,000-\$30,000)

Furthermore Rental will increase from time to time The Building Value will increase yearly

Online Office & Condominium



赢嘉WON Majestic Tower 24 Storey x 300 Employees in One Storey = 7,200 Employees

7,200 Employees / 6 Employees in a Condos, u need = 1,200 Condos

However we only have total 450 Condos and 142 Hotel Suite

DEMAND >>>>> SUPPLY

Online Office & Condominium





赢嘉WON Majestic Tower has a total of 24 level of Online Offices, each floor is 1,160 square meters, can accommodate a minimum of 300 staff in two shifts. Therefore, we will have 7,200 staffs working in the building.

99% of online employees are foreigners. Employer must provide accommodation to employees. Therefore, employers usually rent employee accommodation as close as possible to the offices to save on transportation costs.

The 7,200 staffs working in 嬴嘉WON Majestic Online Offices need accommodation. If we put 6 in a Condos, therefore we need total 1,200 condos suites. However, 嬴嘉WON Majestic Building only have total 450 condominium and 142 hotel suite, which Demand more than Supply. All Condos will be fully occupied so no worries about Rental.

Online Offices Staff Condos









This photos are our current hostel for our online staff working in Philippines. One apartment is 27 square meters, rental at \$20-\$40per square meter.

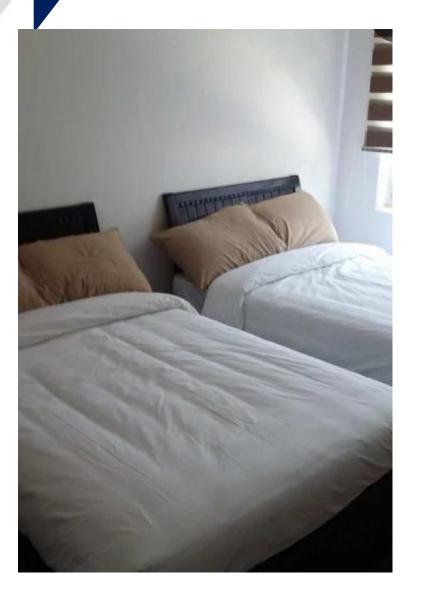
There are many sizes for \bar{a}, \bar{a} WON Majestic Condos, ranging from 41.3m² to 103m², each selling from \$2,495 onwards 41.3m² x \$2,495 = \$103,044.00

4 years RENTAL GUARANTEES at 10% yearly that is \$10,304.40 per year.

Which means after 4 years, you are collecting 40% in total revenue. The property and land venue will keep increasing yearly, which means your potential returns is huge.

Online Offices Staff Condos





DEMAND MORE THAN SUPPLY

嬴嘉WON Majestic condos units will surely tenanted because Demand is much higher than Supply, not only for 嬴嘉WON Majestic's tenant, but overall in Sihanoukville. Online office rental is higher therefore everyone focused on building Online Betting Office and neglected employees accommodations. Currently, there are huge shortage of Employees Condos in Sihanouk overall.

嬴嘉WON Majestic building is very Complete because other than having Online offices, we also provides Condos for staff accommodation..... "All in One Building".





- ✓ Selling for USD2,495 onwards;
- ✓ Total 40% Rental Guarantee (RG) for 4 years, which is 10% yearly.
- ✓ Early Birds.....enjoy to upgrade to fully furnished with very low price of \$150/m2 and the furnished worth approximately \$350/m2

Facilities Development Advantages





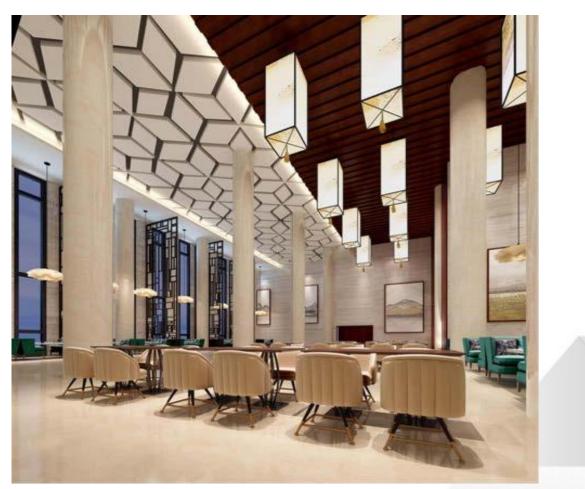
Perfect environment facilities such as Restaurants, Gambling Lounge, Gym Rooms, Spa Leisure Clubs, KTV, Sky Bar, Infinity Seaview Swimming Pool to provide travelers with top-class travel experience.





嬴嘉WON Majestic Tower Facilities





赢嘉WON Majestic Tower Restaurant

Artist Impression

Project Launching Ceremony





Photographs taken at the site to celebrate **we** legally purchase the land and successfully obtain a valid Casino License and Approval to Construct. Attended by Governor of Sihanouk Province, Supreme Military Leader of Sihanoukville, Supreme Sheriff of Sihanoukville, reporters, television broadcaster and many senior officials and VVIP of Sihanoukville.

Project Launching Ceremony





嬴嘉WON Majestic Tower will be officially start construction on February 19th, 2018 and completed in 2020 with building total worth more than USD100 million.嬴嘉WON Majestic Tower will become an important Office complex in Sihanouk, Cambodia, bringing development and boosting real estate prices.

Project Ownership Ceremony















[本田的盘]任职于2天、果健康通过来(巴黎科学协定)25周年 OF TI 211日上午在其他可受信发展,他终不会让果想要回到成大之中。 来城寨市进洪南亲王弟子,目为来城家正在举张和平领亲的生活。

你说我你正知入放大和电讯地吧,回来听到严重的城中。 预编出、建筑事件不会回到放大之中,可知,他举行了大区公师结束 1日日本市地区市中国 10日日

以森然现在由日上中在其能不定税、再过几米常没来《日常和平的 23 20月年、東洋市場市会会会会は前,和平原人市最大的展示。 同时、市委員運都会同時们和報告与保护國家の和平統一,僅要請

重加建築自全代表地里发江社会补偿简忙事情的创造表示特 #安成区域大量基础引力的排放目的图 1收证。按证中,代表们问客人介绍了束华总会的自闭总和3 做得一座的是:1991年10月23日, 业资解决来被兼取访问题的协定 主要工作。除了造服导实教育、单方巩固度中在好关系之外、案 2. 计专定语,最后来说家问题产能常知会议的15-1-现实的任何,为来说家 万代唐茶和平协定上签呼,纵志着持续了13年的来捕道内政从政结束。 长度家会会还能算会服果铺窗经常,结实可靠的服果作用,然-国来华诺斯却会有着广泛的政府加斯与社会关系,有性法,有广 协定的查定,为来增重于1003年举行全共选举和教堂和生文党、自由。 的人场景、不必未来诸事考察松弛、文化交流、来华佳事总会 学校学校会学课程. (策编案和平协区) 相限4个文件、即、《来编案冲突全面交份相关 相会捐高协臣,从之、此上来年度事业会批注前,副先进不必要

0.99 (注)、(关于来埔寨主经、独立、硕士安寮及其不可委任、中立和国家 (来城家恢复与监理田吉)和(最后文件)。这些文件有 再供我时、未幸德要总由代表强讯、来请那任为发展中的回来,成 a. o. is. is. Solica. 10001 "这几年就还保持做这份长,在我个东望地区、果城寨出现能开放。

拉那烈亲王极力呼吁开审救国

[本程的也]Providence网络建作品经理 会、下6日中午10月江北内清洁事实并注除提出 证1. 我的答案是,我想:我们想到这部没有不 林水就达20日,就把以解除秋期安一案写幕系 法的,要求解散他强党、因为我国党与编唱件 印。 拉美式主席拉布形象关键行专访、望清时、招 努力会谨慎继续府、严谨遗议奥靖兼政党法。 形形亲主教明之后,希望离等法执对起诉解极 自然性素や法力定年利

白垩石水干壤原, 他们达希望行为, 路边 我们的桌子放开"由来们的桌铺桌内找到一座你就到外港入袋又桌铺来把包的和车。 医体 请出证识,内古想备于第7、3用41条规批识 世际演会语于保存方式的支持、如不为我会的 搭档一类的用,要杂众有穷和来场里做定 我国父,如果你只要是否希望高等证的尽快开 像水量塑成矿以固体的银勺。

计两年四季更收缩--个课堂社,

应引来会经济人的经济改算分为高、目前线

电磁车的外围时间,特电道用的业,进步展

N.Q. 该这户等等社会有大师透石近缘, 但

集组织、外用、助物、直动着住服务为~ 动印合性大型流言,这是对西语未来能要 311111580933

百击, 曾读会大演说话的就帮。

皮肤科

「本形治力「東端市行力の詳

然合何, 如果表示

个农业生态、标准、电产、人工油罐、气量条件、自然资源、资

中国新发订业时会科学院代表信子令(21) 沿网治重委理事

代表的内线信用处理研究所面向长,基本区省经济学会标准

意印理事员会能准紧条副会长科应祥、紧条副会长解出华。

作说到果健康国家经济、人文、地理、他产品等、综合环境

特别是要捕捕院中国东北的大的大好关系,这种保护管理的 重建合标准入入心、法律年来、中国可来指省辖省路境长、在非 41 国存を機械的会会えるゆ、多数基在国家思想の相関下目向的

6.幼小龙、黑龙江南村全科学员副研究员工邮件, 农村发展研究所 长中小树、锦龙江坦金利华晚朝晚兴实为堂。

(外形、古来道、地口建筑防防部外部人、众大桥行去好会法。

大省建築建築研究研究了解、第一个保持介持委然发展中国家。

藏突出的是, 中国煤助建设的递越, 桥梁, 水力发和均等大型将 和今,在中国"一带一路"但洪建设的影响下,大街社会和 计要订承述演的投资目录、承述服石配合一用一路建设中, 也多

法树林进出口公司 厂用、浙江交易呈来随新自动将快货店

一時"建行的後国家的

西港MOROW HOTEL 项目举行奠基仪式 派本万奈省长:助推西港经济发展又一重大贡献

PREMA REDENT



一种规格性相关,是一项调制的选择。 [本板開展]10月19日、用庫安加回公 EN & N BRANCHOW CARNO HOTELD 1、生物的制度省级)加卡大的同时面)降 建华行首基角机仪式。

网络努女会会长国本方东, 张门能从梁 今升教兼除司府官员亲聪敬贺。 较式锌融着 用种和新能用,全然是并利在他的影响位者 古的纳祖高中的平线路。 总会西亚集学会太经济委代表团的直由

王东卫大人、刘操云小相、郑大荣以及阳平 建筑网络工程有限公司全体团队等主要信 建本方面设计, 他区积中各线为型小器

和自愿前、英雄所代表在项目曲集校式上有 **国际空东省省区国本**为各省管部中通道

马来西亚校济两来西津校府、小开。 CASINO HOTEL R II M R & P 律, 是没得西南部内发展的工一要大资源











Cambodia's local newspapers, radio and television stations came to interviewed and reported the ownership ceremony of this project.



Project Launching Ceremony





Cambodia's local newspapers, radio and television stations all reported the ownership ceremony of this project

Company Registration





Flight for Tourists & Investors



Direct flights China to Sihanoukville		Direct neighboring countries to Sihanoukville city	
Tianjin to Sihanoukville	3 times a week Direct Flights	From Kuala Lumpur and Uzumaki To Sihanoukville	4 times a week Direct Flights
Wuhan to Sihanoukville	2 times a week Direct Flights		
Xi'an to Sihanoukville	3 times a week Direct Flights	Direct domestic flights to Sihanoukville, Cambodia	
Nanjing to Sihanoukville	Weekly direct flights		
Chengdu to Sihanoukville	5 times a week Direct Flights	Sihanoukville To Cambodia	62 times a Week flights
Nanning to Sihanoukville	Weekly Direct Flights		







THANK YOU