



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

**INVESTMENT PLAN**  
**Sihanoukville, Cambodia Real Estate Project**

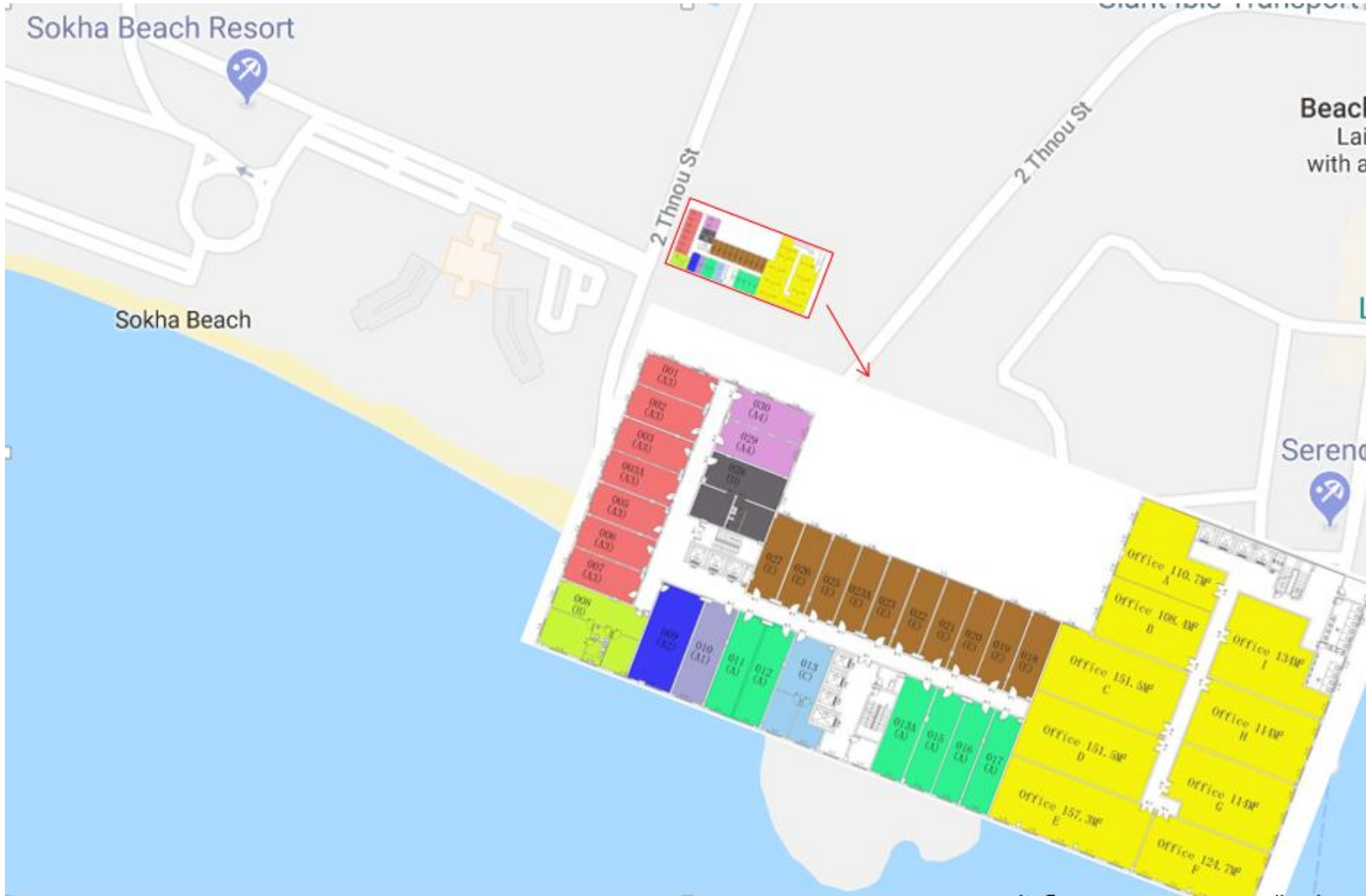


# Project Location





# Location Map



# 贏嘉 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

# 贏嘉 WON Majestic Tower



Artise Impression Image

- ◆ 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.

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





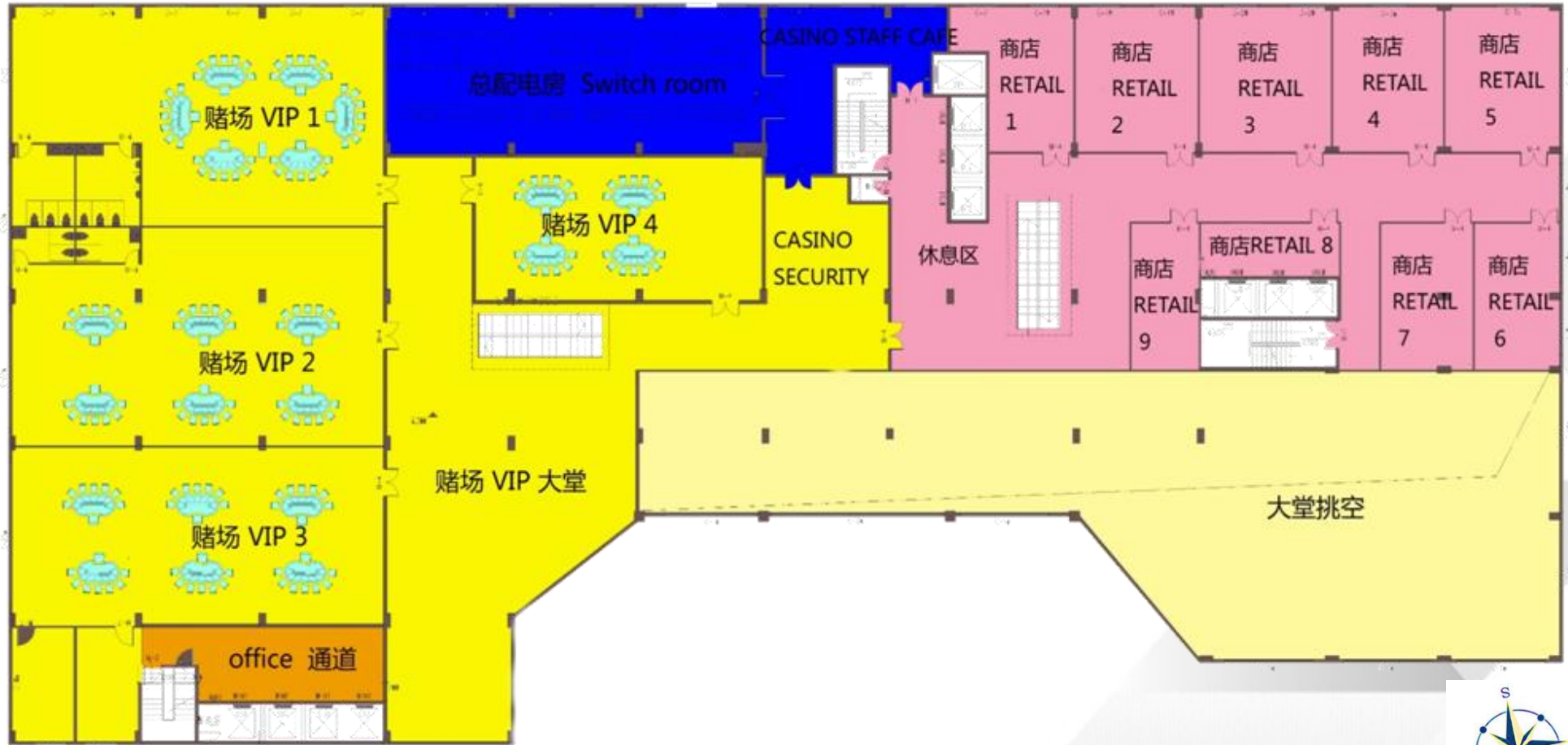
**WON MAJESTIC 贏嘉**  
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**Sihanoukville**  
**Cambodia**



# LOBBY Floor Plan (Level 1)



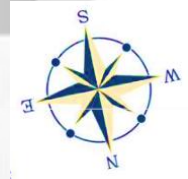
# VIP CASINO & RETAIL Floor Plan (Level Mezzanine)





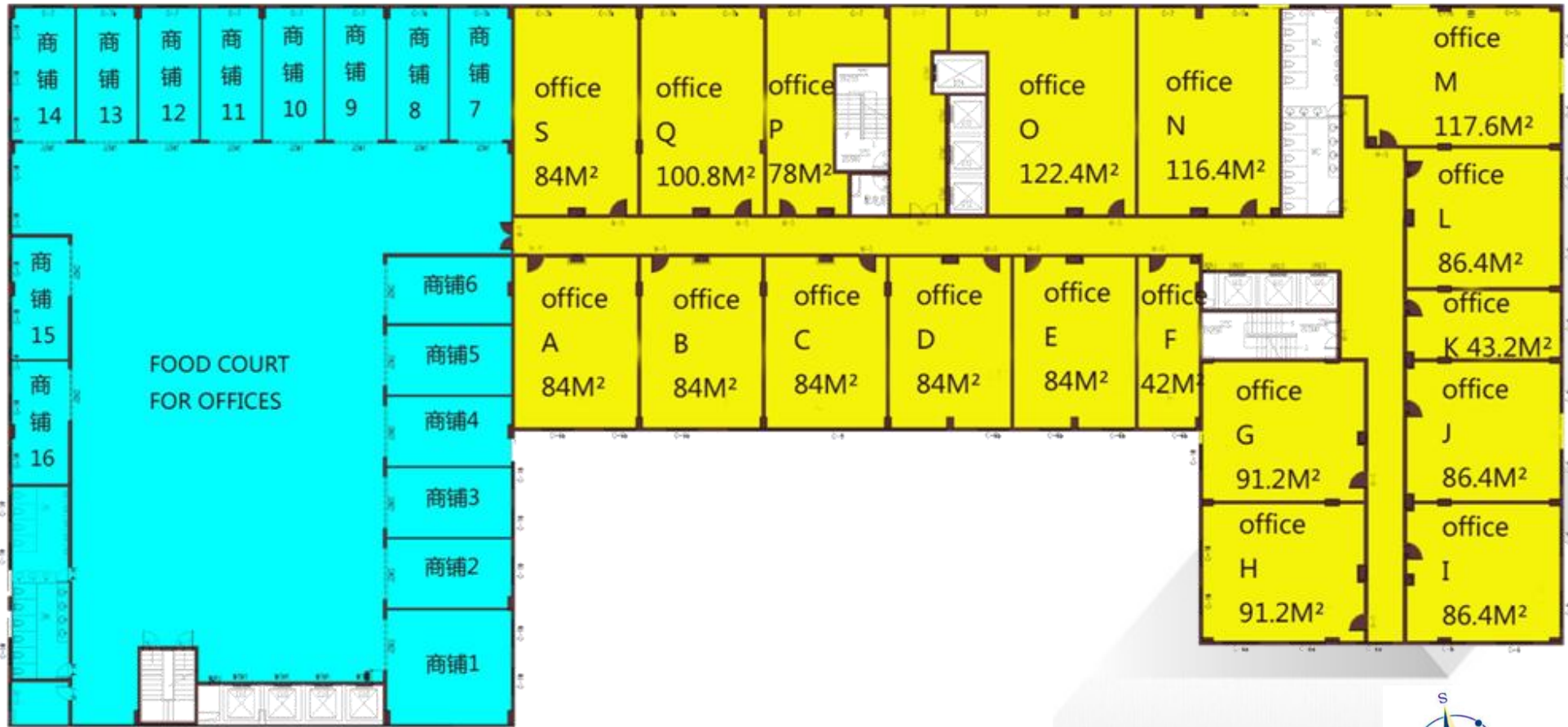


# KTV Floor Plan (Level 2)



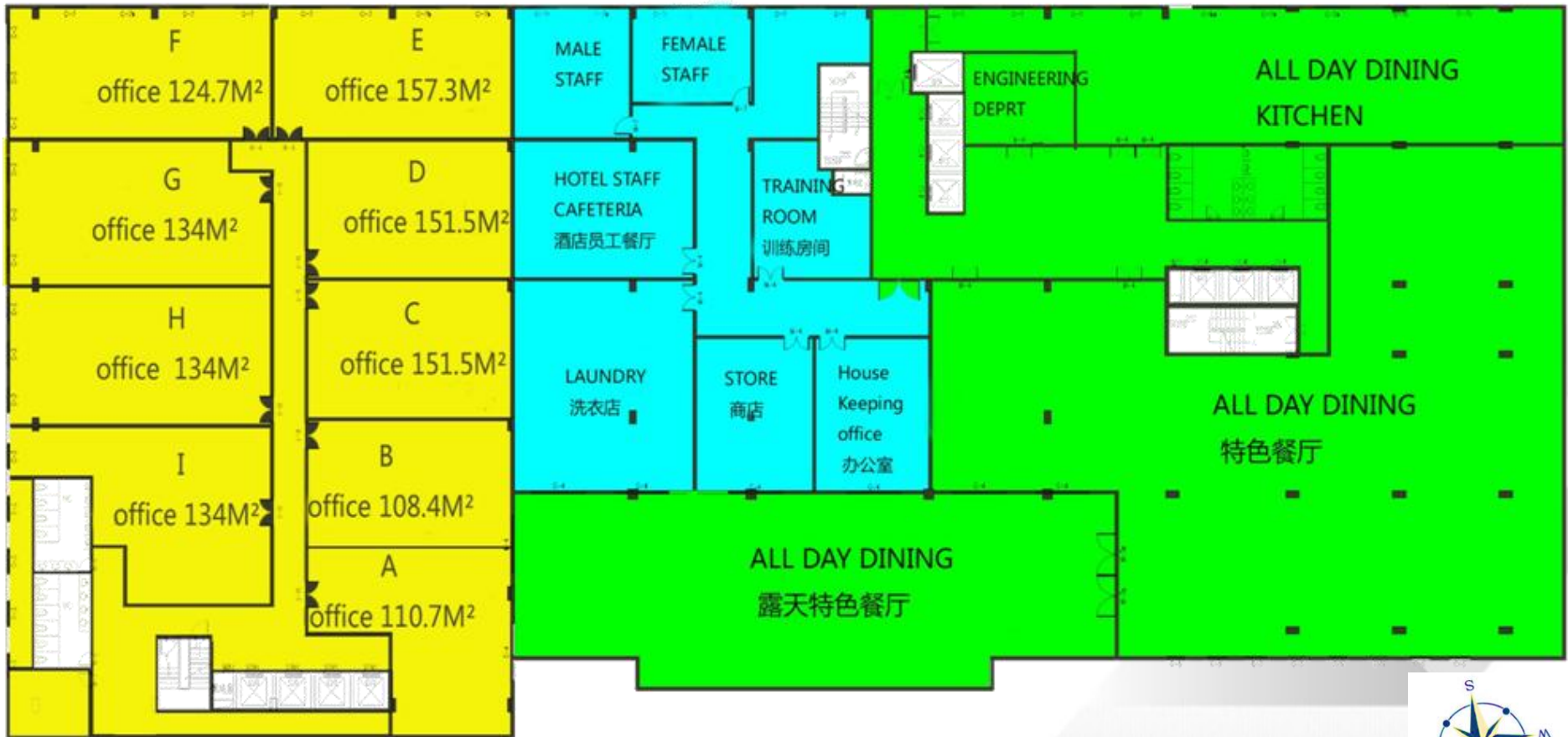


# RESTAURANT Floor Plan (Level 3)



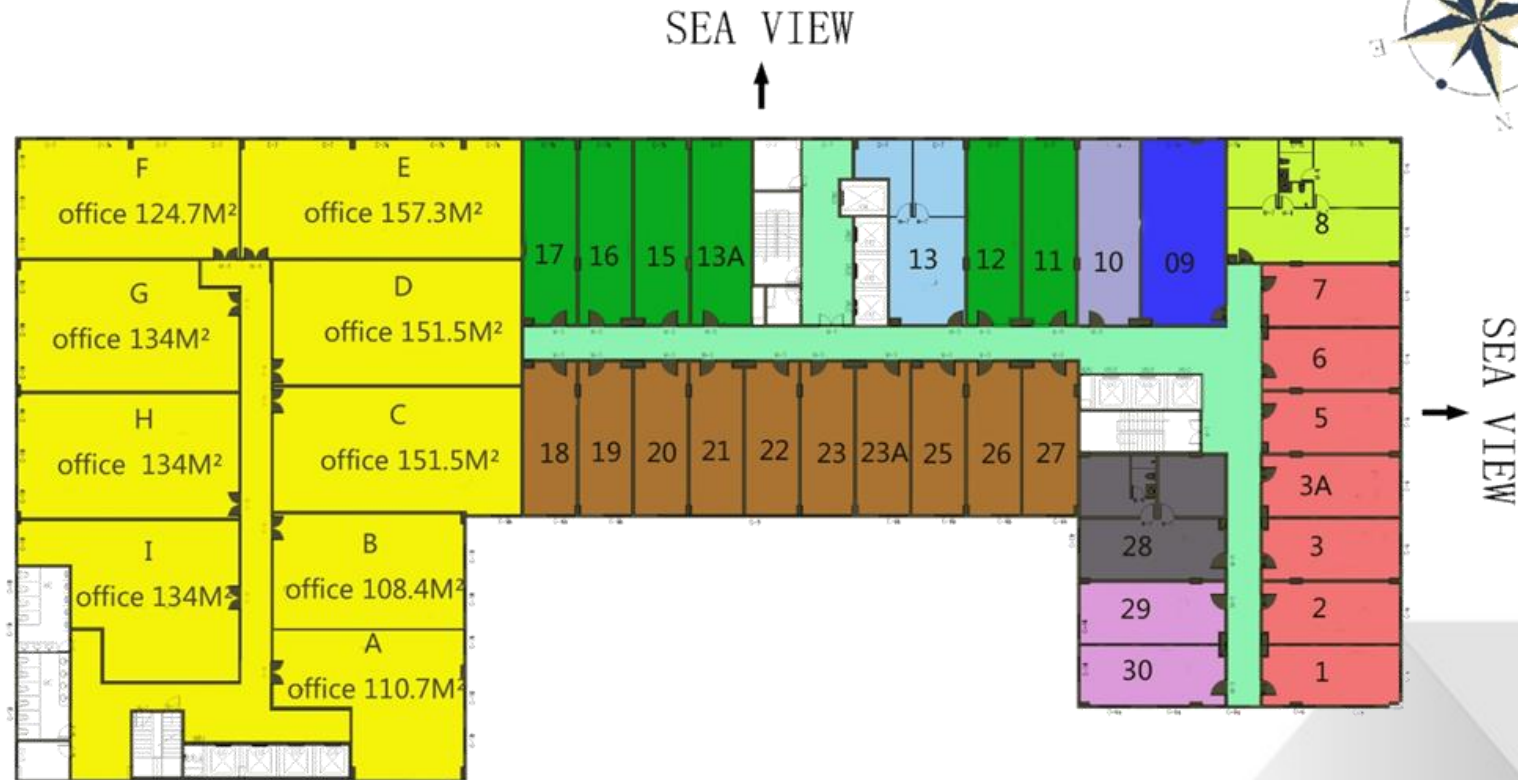


# FOOD COURT Floor Plan (Level 5)





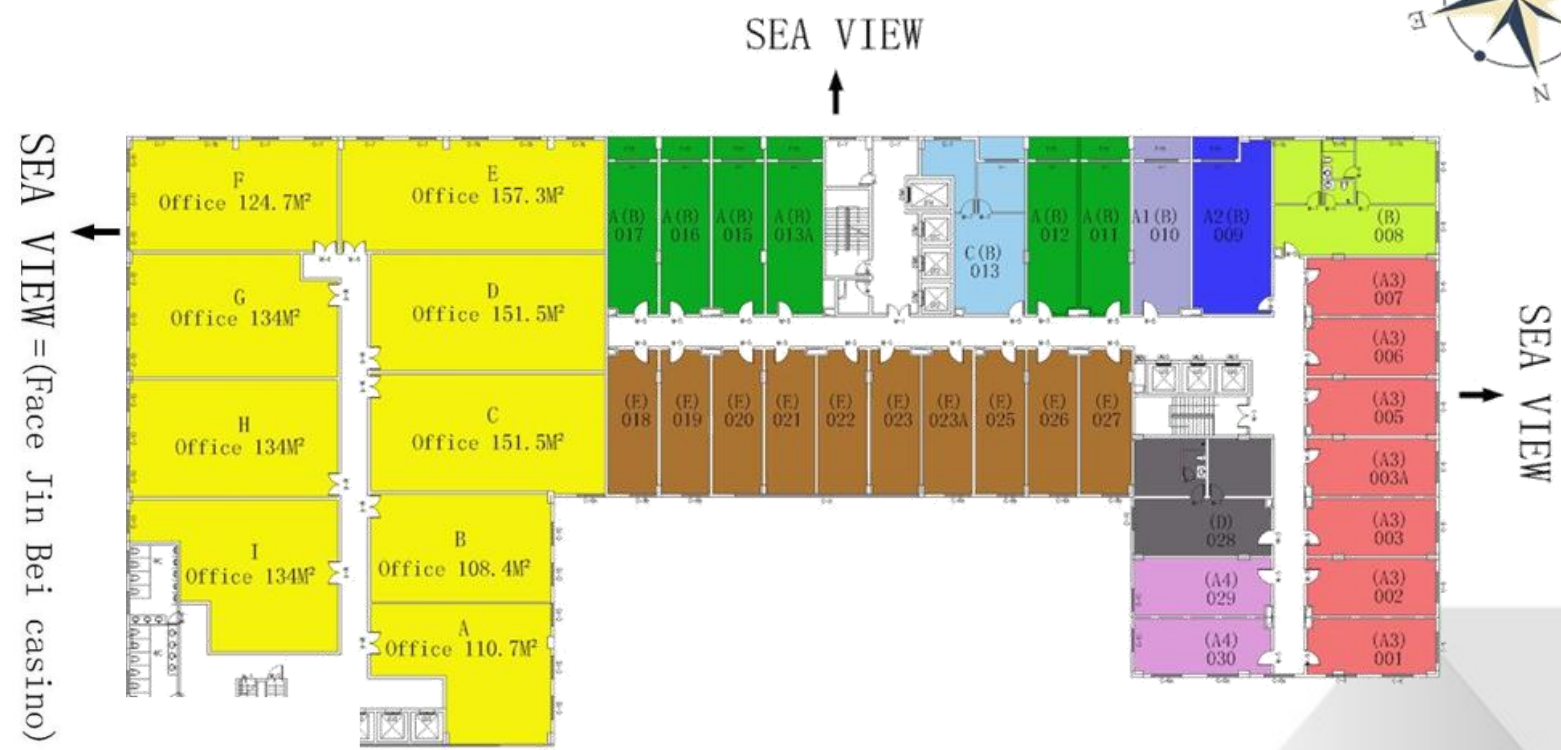
# CONDOMINIUM Floor Plan (Level 5 - 13)



- A-49.56m<sup>2</sup>
- A1-56.64m<sup>2</sup>
- A2-74.52m<sup>2</sup>
- A3-44.84m<sup>2</sup>
- B-103.84m<sup>2</sup>
- C-76.11m<sup>2</sup>
- D-87.46m<sup>2</sup>
- E-41.3m<sup>2</sup>



# CONDOMINIUM Floor Plan (Level 15 - 19)



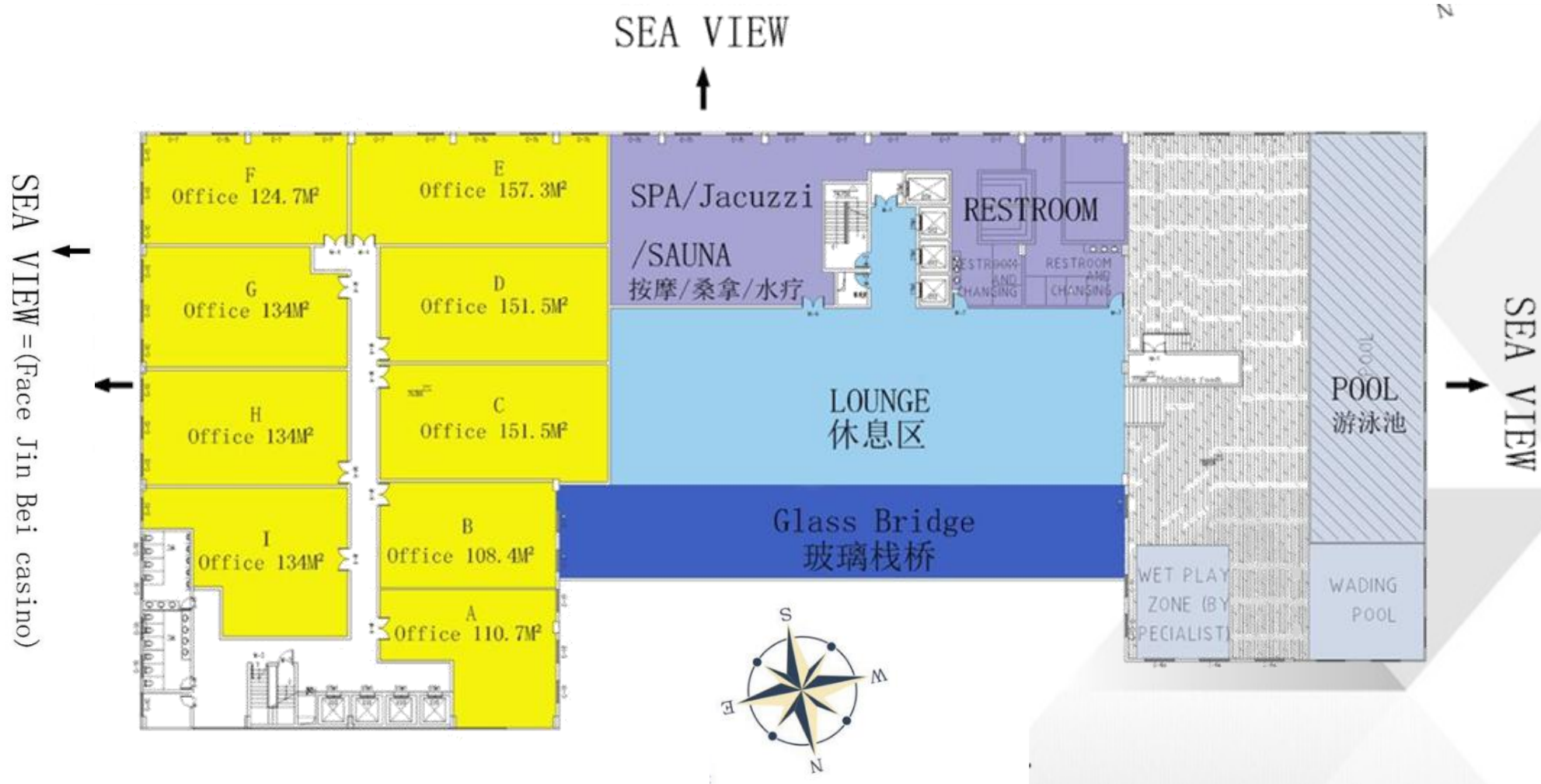
- A (B) -49.56m<sup>2</sup>
- A1 (B) -56.64m<sup>2</sup>
- A2 (B) -74.52m<sup>2</sup>
- A3 -44.84m<sup>2</sup>
- B -103.84m<sup>2</sup>
- C -76.11m<sup>2</sup>
- D -87.46m<sup>2</sup>
- E -41.3m<sup>2</sup>
- A4 -42.48m<sup>2</sup>

(B)=Balcony



# CLUBHOUSE

## Floor Plan (Level 20)







# HOTEL

## Floor Plan (Level 21 - 23)



SEA VIEW



SEA VIEW = (Face Jin Bei casino)



SEA VIEW



■ A (H) -49.56m<sup>2</sup>
■ C(H) -76.11m<sup>2</sup>
■ E(H) -41.3m<sup>2</sup>

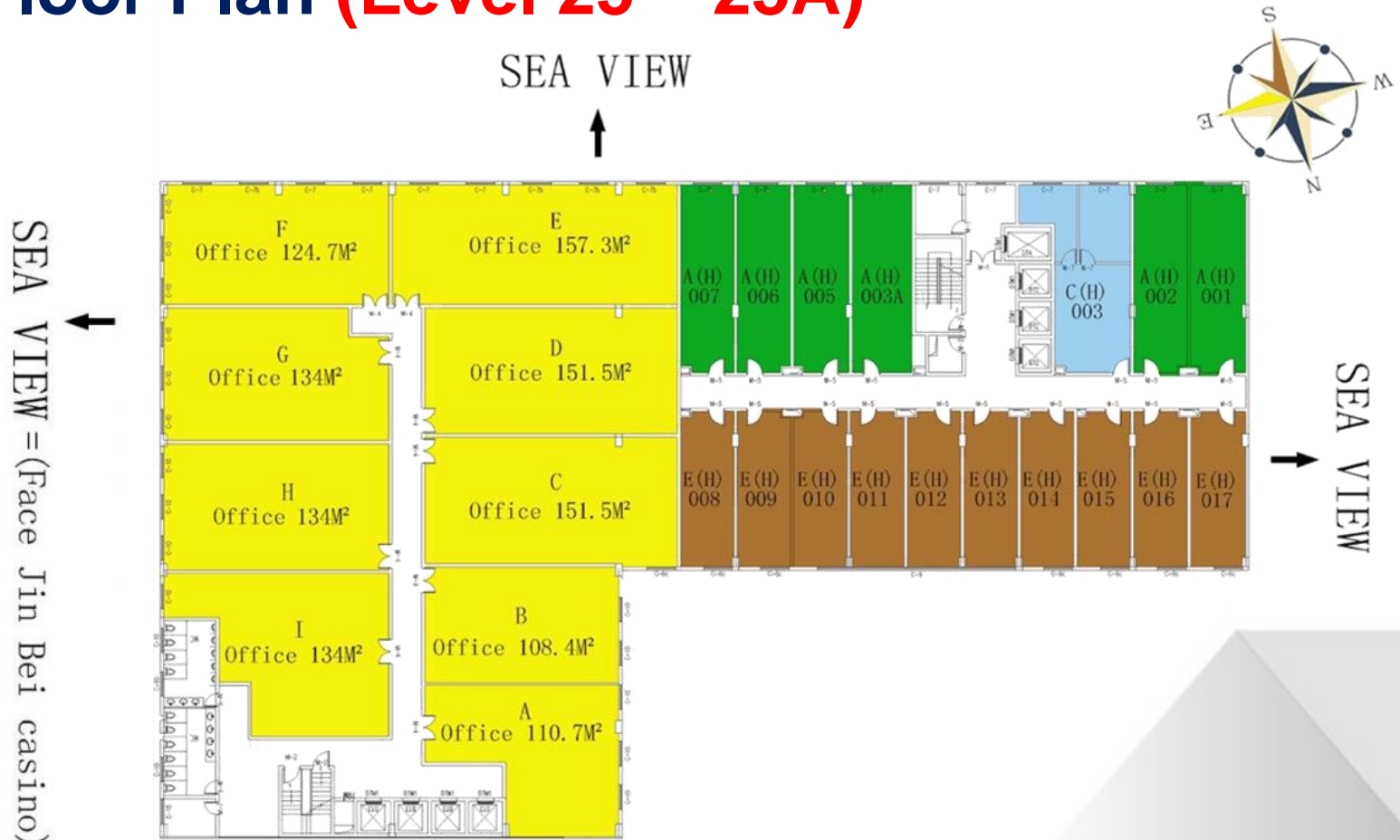
(H) =HOTEL

■ A3(H) -44.84m<sup>2</sup>



# HOTEL

## Floor Plan (Level 25 – 25A)



SEA VIEW = (Face Jin Bei casino)

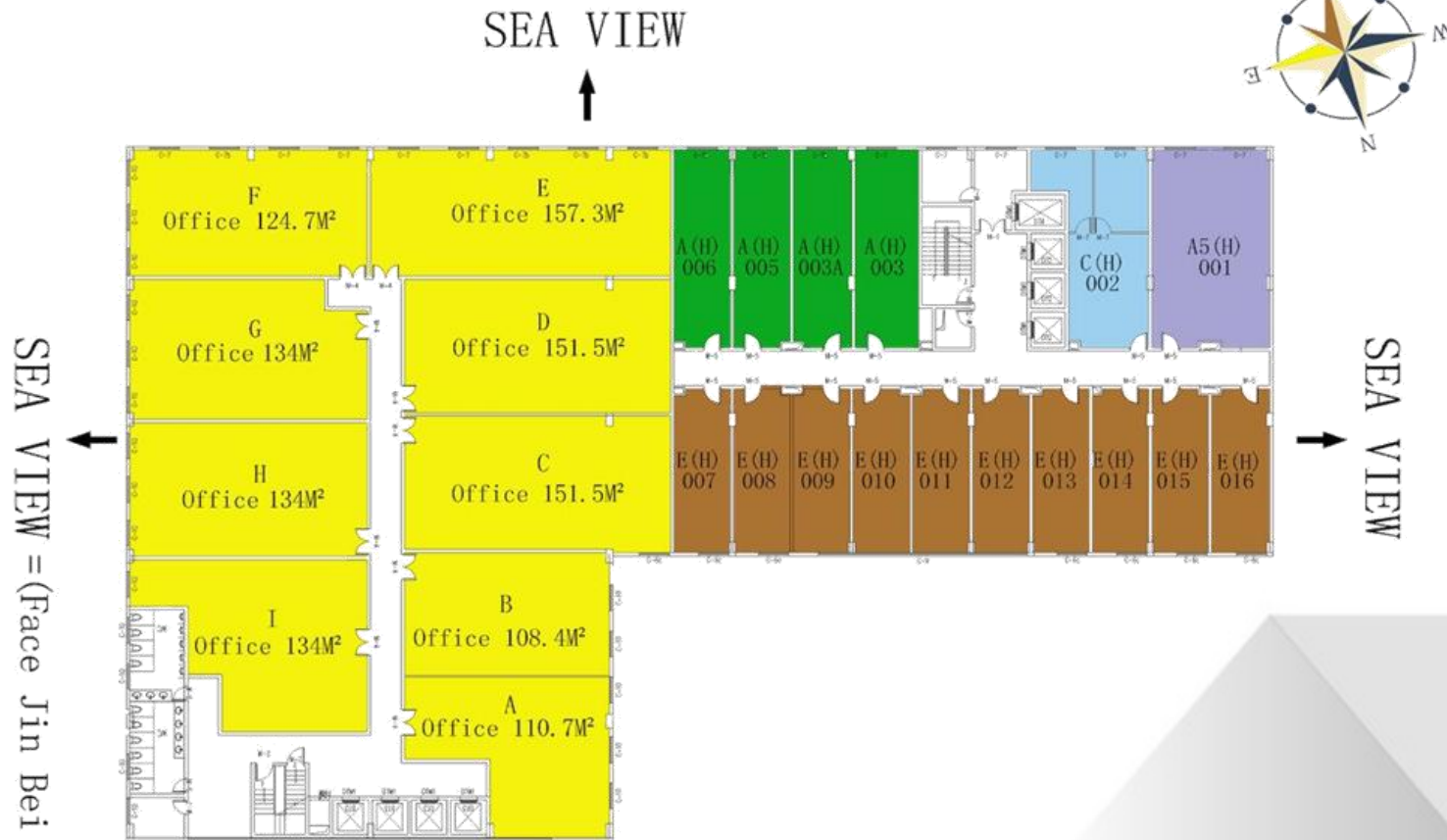
■ A(H) - 49.56m<sup>2</sup> ■ C(H) - 76.11m<sup>2</sup> ■ E(H) - 41.3m<sup>2</sup>

(H) = HOTEL



# HOTEL

## Floor Plan (Level 26 - 27)



SEA VIEW = (Face Jin Bei casino)

- A (H) -49.56m<sup>2</sup>
  - C(H) -76.11m<sup>2</sup>
  - E(H) -41.3m<sup>2</sup>
- (H) =HOTEL

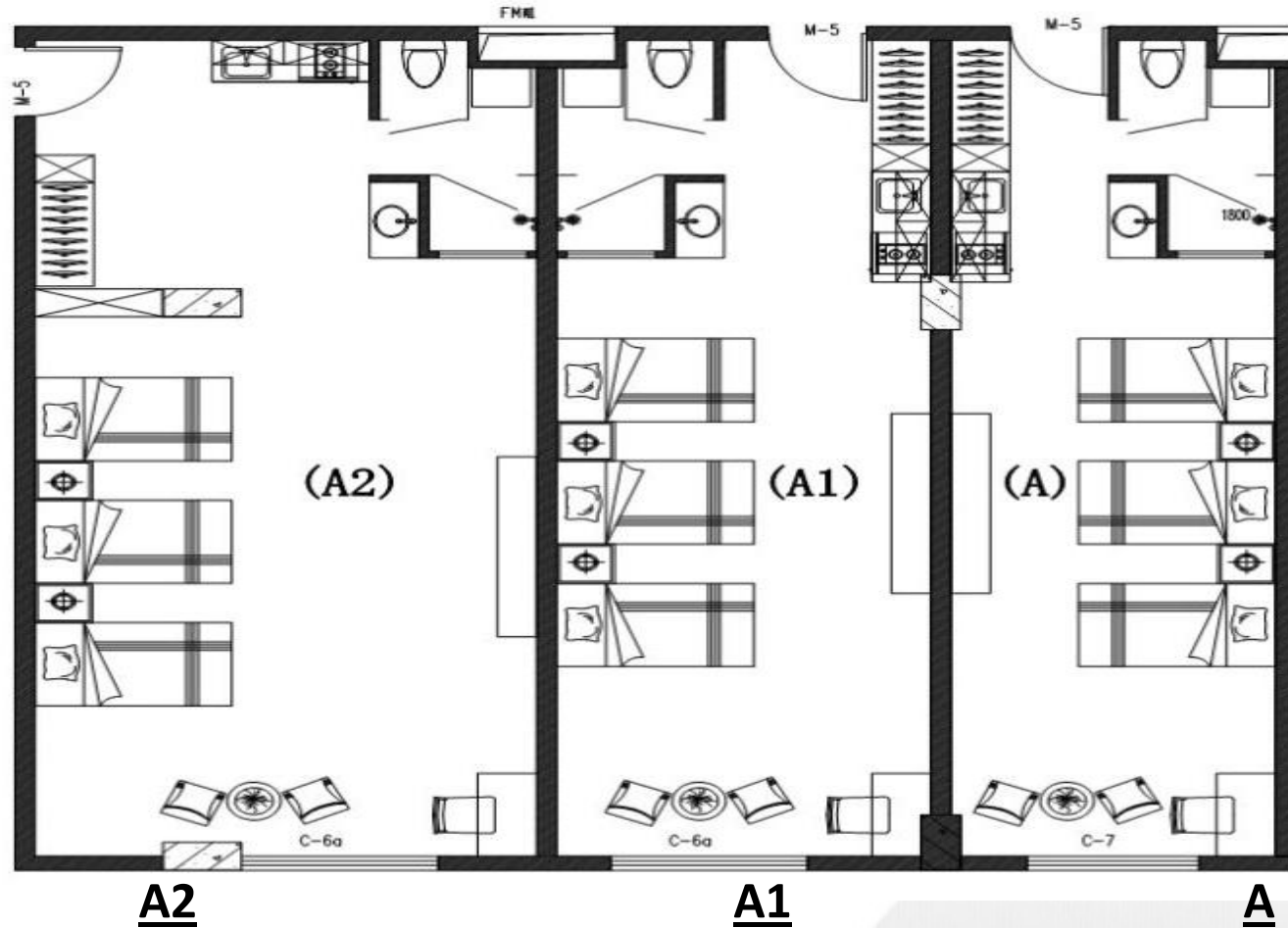




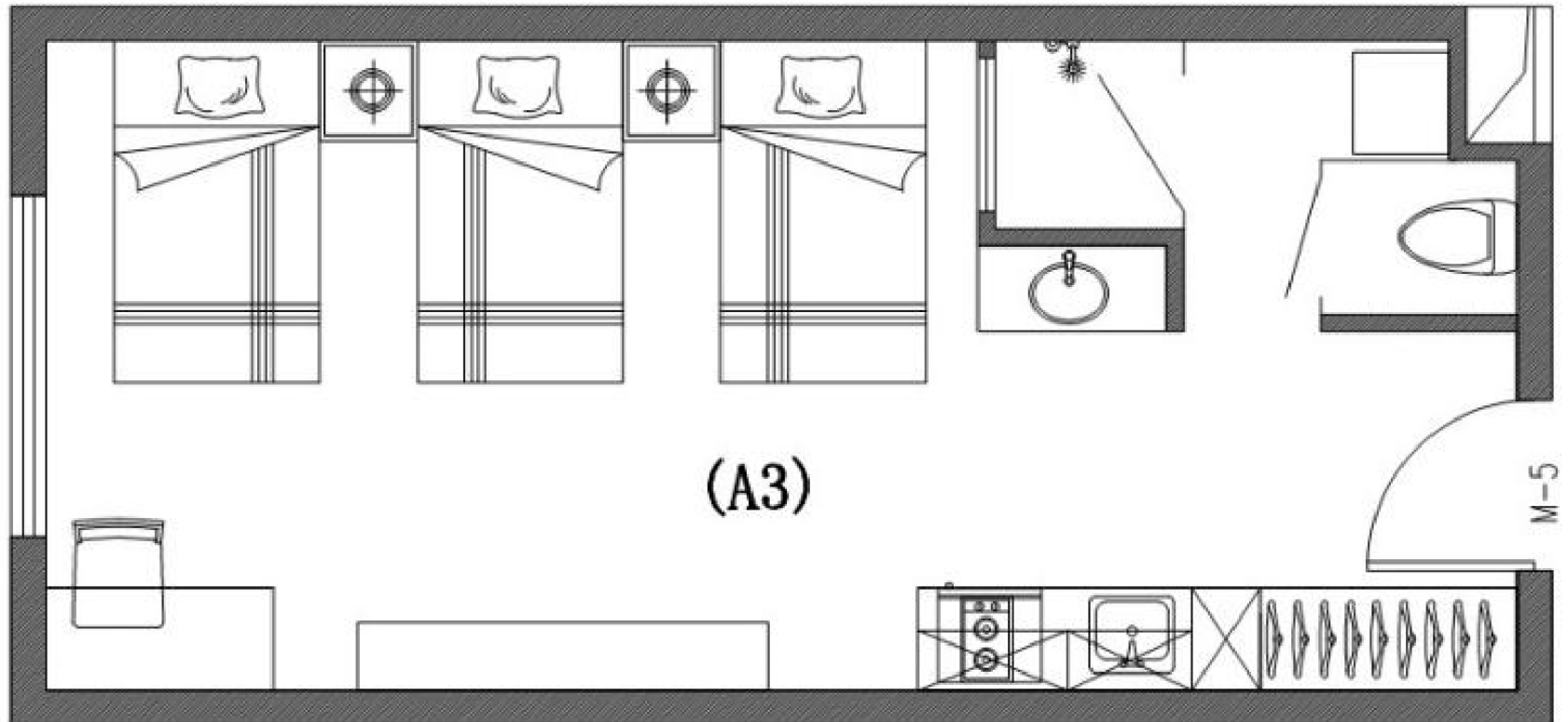
# Floor Plan (Level 28)



# Unit Plan -Type A,A1&A2

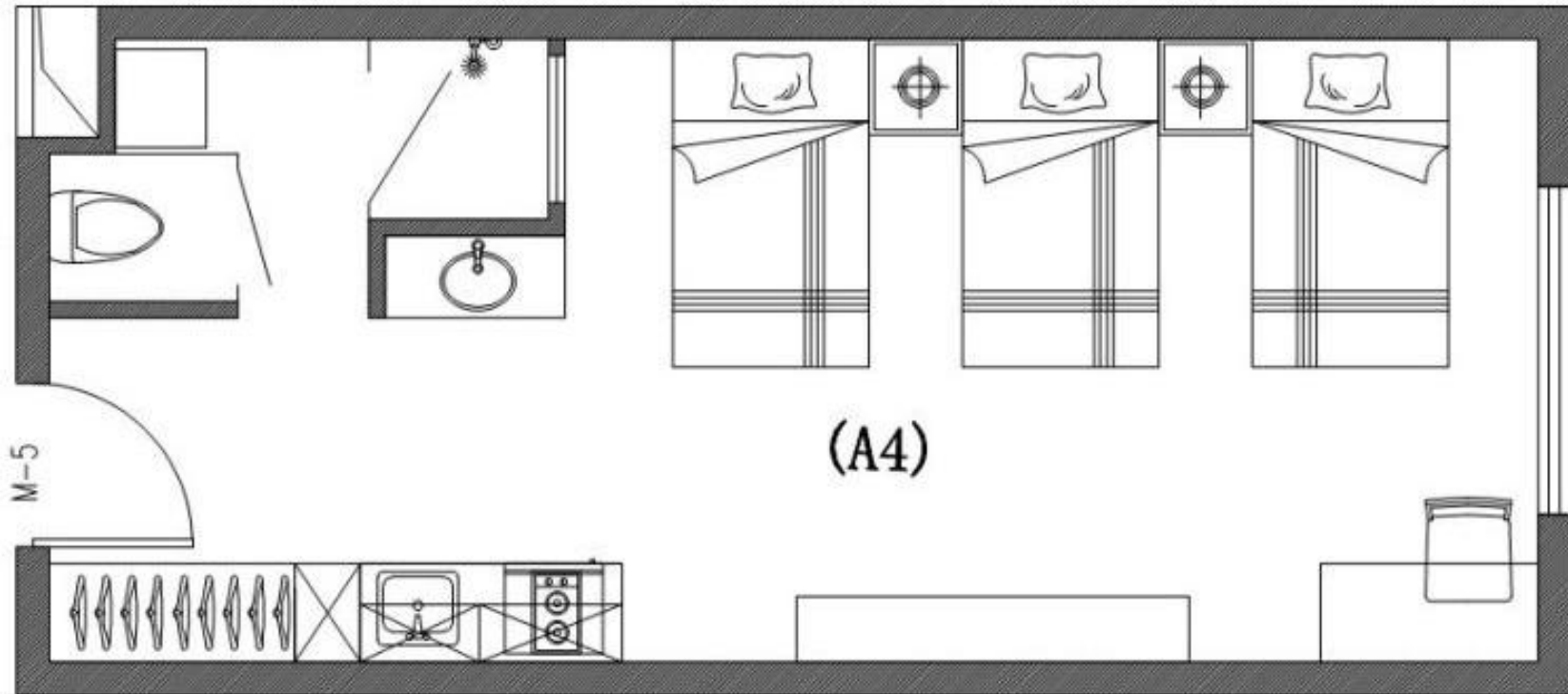


# Unit Plan - Type A3

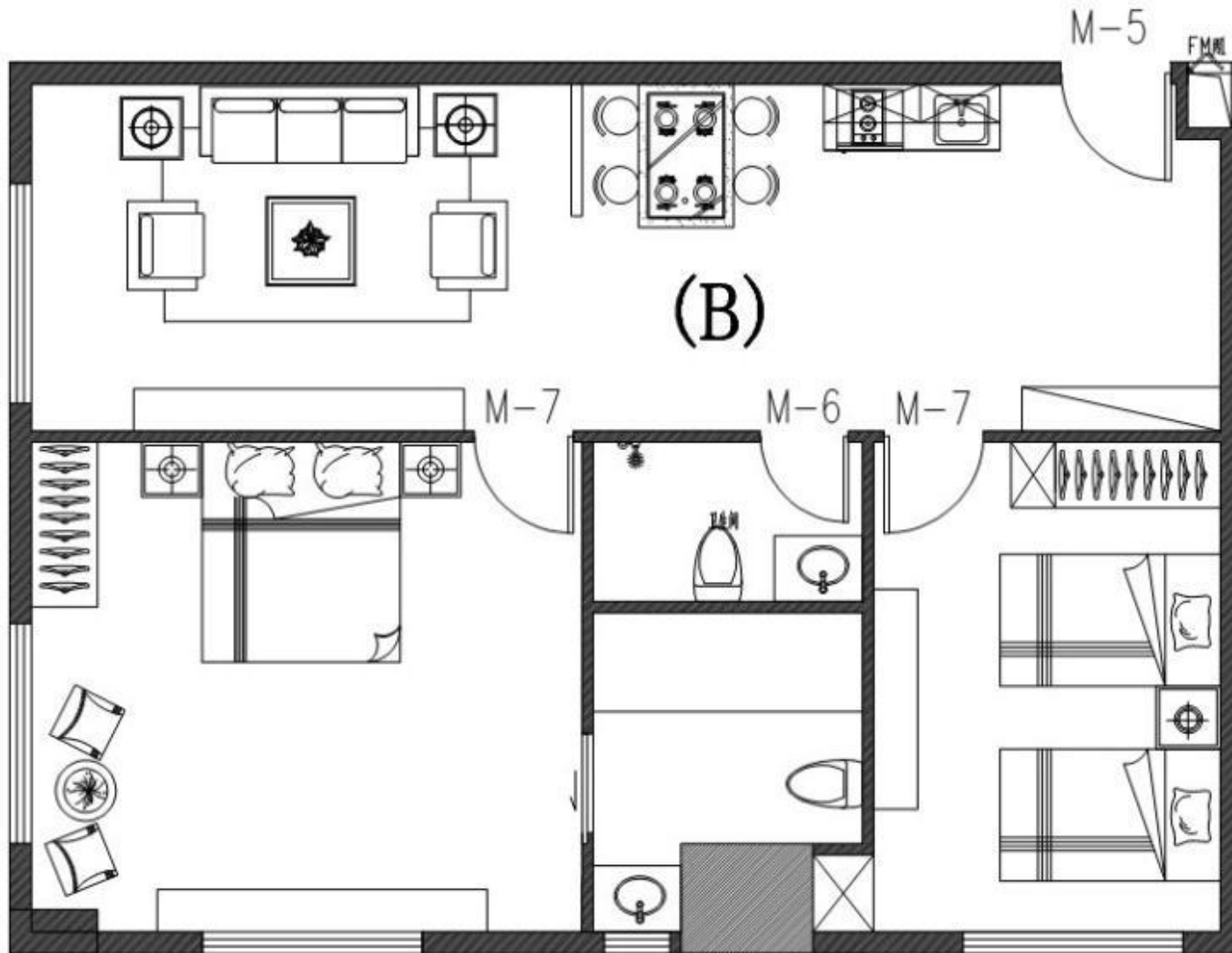




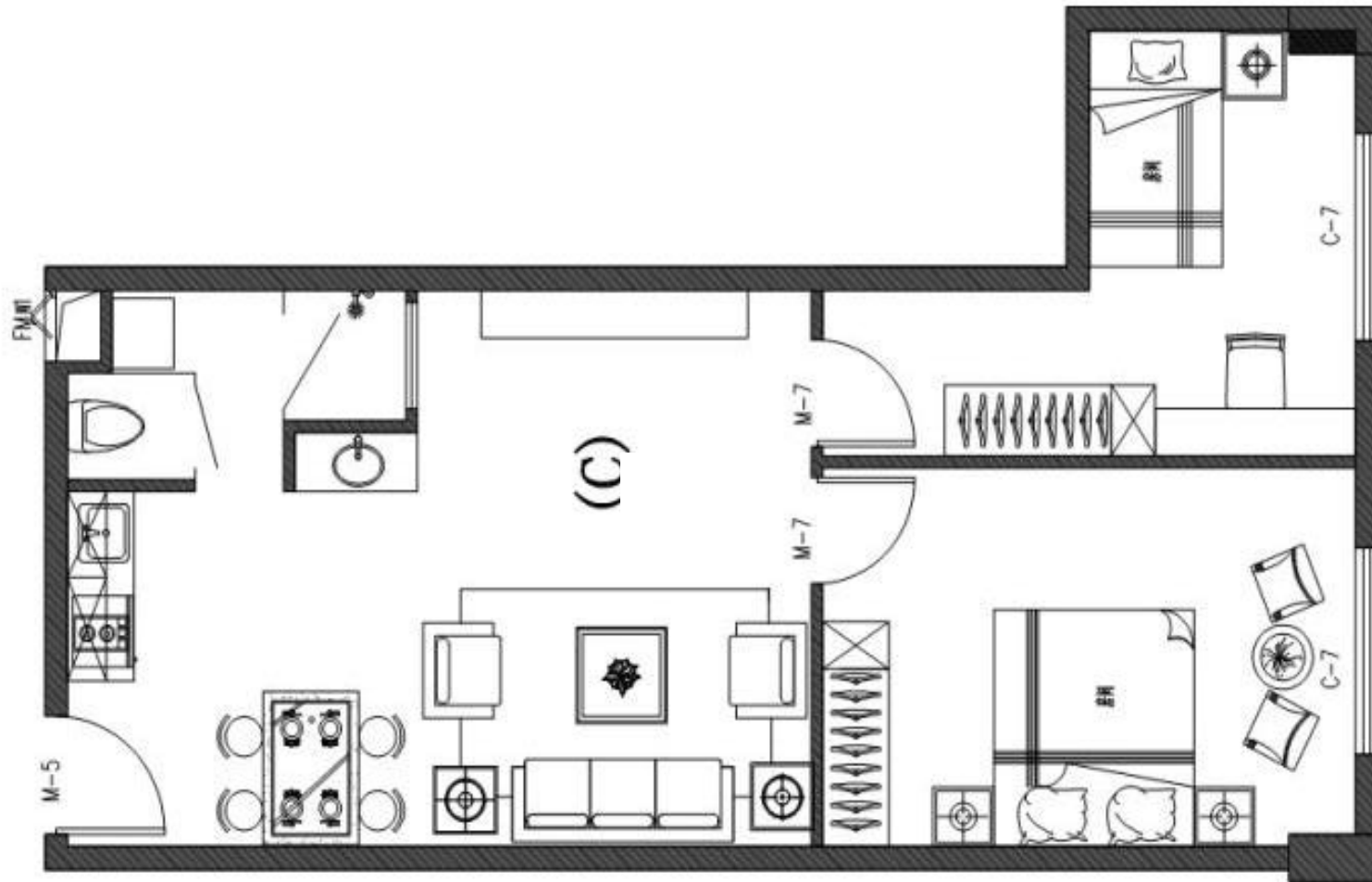
# Unit Plan - Type A4



# Unit Plan - Type B

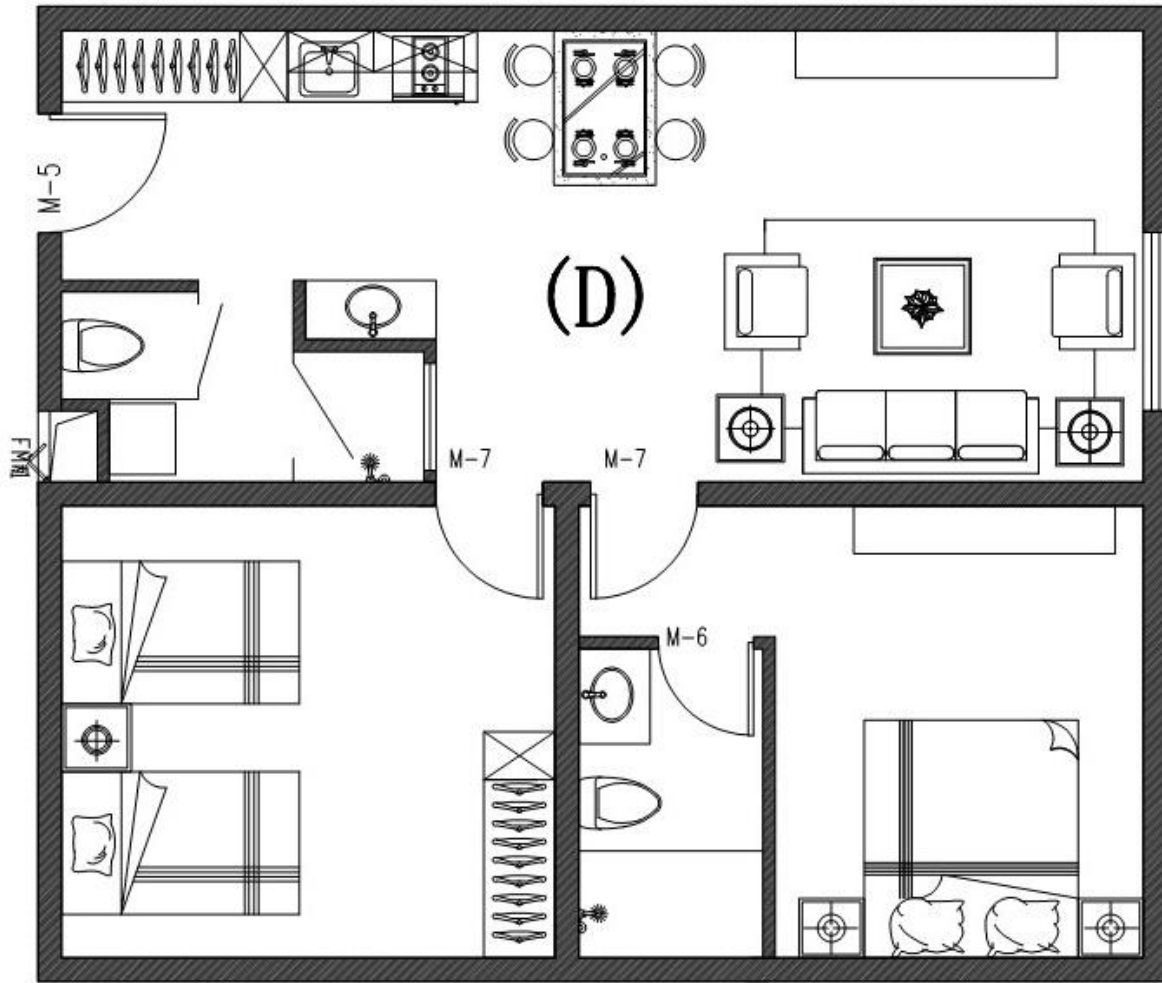


# Unit Plan - Type C

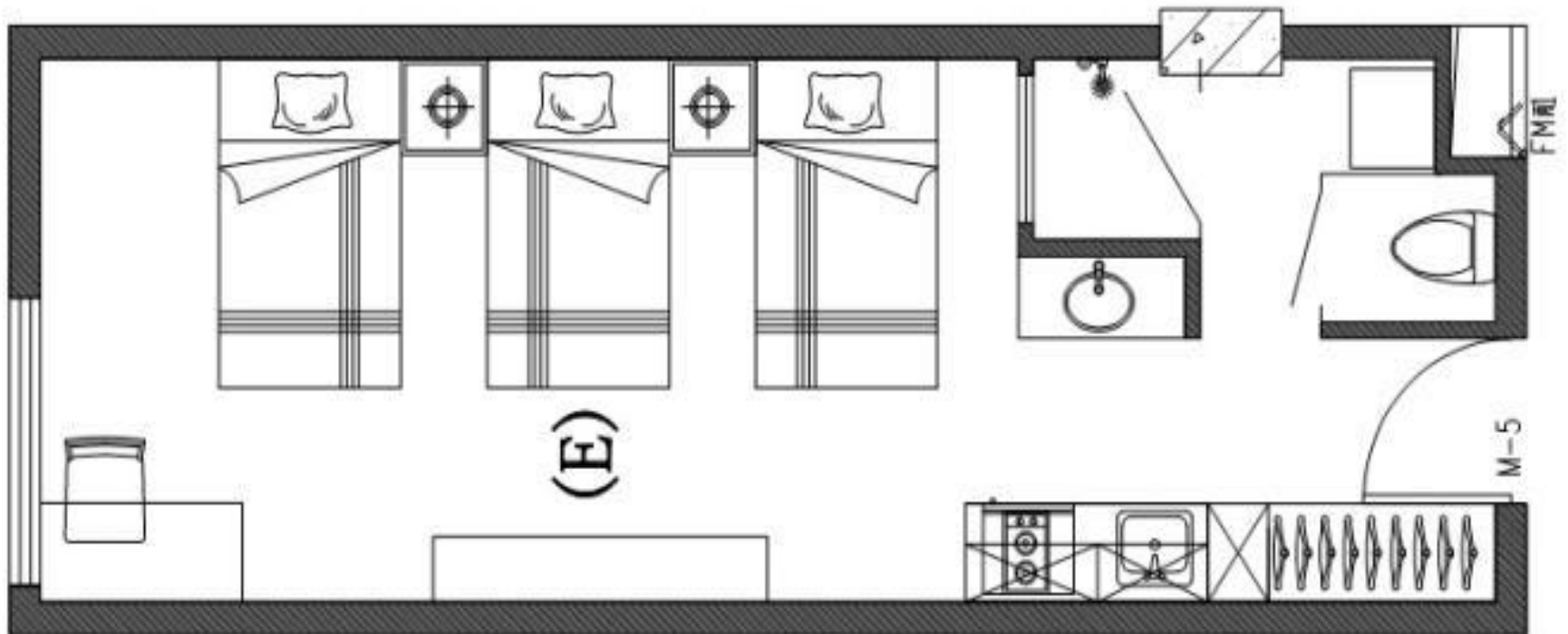




# Unit Plan - Type D



# Unit Plan - Type E



# 赢嘉WON Majestic Hotel



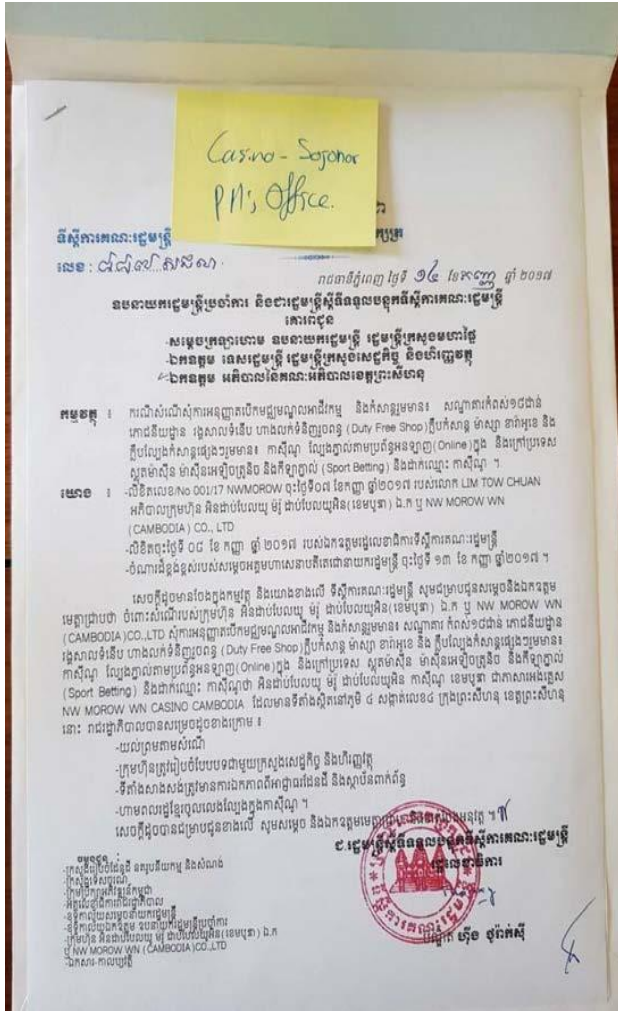
赢嘉WON Majestic Hotel's Room -Artist Impression

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





# Casino approval documents



Original Version

- ◆ 贏嘉 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.
- ◆ 贏嘉 WON Majestic already have a valid **CASINO License** which was approved by Cambodia government the Sojonor 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 **Philippines**, we are **Renting USD80-120/sq.meter** and in **Sihanouk** currently the **Rental is USD50-60/sq.meter**.





## OFFICES-Online Betting Offices

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

**1 Office = 100sq.meter x \$3,000/m<sup>2</sup> = \$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/m<sup>2</sup>. If we **Rent at \$60/sq.meter,**  
**100 sq.meter = \$60/m<sup>2</sup> x 100m<sup>2</sup> 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



**贏嘉 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 赢嘉WON Majestic Online Offices need accommodation. If we put 6 in a Condos, therefore we need total 1,200 condos suites. However, 赢嘉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 赢嘉 **WON Majestic Condos**, ranging from 41.3m<sup>2</sup> to 103m<sup>2</sup>, each selling from \$2,495 onwards  
 $41.3\text{m}^2 \times \$2,495 = \$103,044.00$

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

赢嘉WON Majestic condos units will surely tenanted because Demand is much higher than Supply, not only for 赢嘉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.

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





## Development Advantages: 赢嘉 WON Majestic

- ✓ 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/m<sup>2</sup> and the furnished worth approximately \$350/m<sup>2</sup>





# 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.



# 赢嘉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



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



# Project Ownership Ceremony









# 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

Tianjin to Sihanoukville	3 times a week Direct Flights
Wuhan to Sihanoukville	2 times a week Direct Flights
Xi'an to Sihanoukville	3 times a week Direct Flights
Nanjing to Sihanoukville	Weekly direct flights
Chengdu to Sihanoukville	5 times a week Direct Flights
Nanning to Sihanoukville	Weekly Direct Flights

## Direct neighboring countries to Sihanoukville city

From Kuala Lumpur and Uzumaki To Sihanoukville	4 times a week Direct Flights
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## Direct domestic flights to Sihanoukville, Cambodia

Sihanoukville To Cambodia	62 times a Week flights
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柬埔寨单网  
www.kambodia.com



THANK YOU