



THE MOST DYNAMIC  
AND DIVERSIFIED BUSINESS GROUP  
IN CAMBODIA



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## GROUP PROFILE

**L.Y.P Group** was set up in 1999 by H.E. Oknha Ly Yong Phat with the head office in Phnom Penh, Cambodia. However, L.Y.P Group was originally founded in 1980s with the objective of trading and distributing business between neighbouring countries and Cambodia.

Over 20 years, L.Y.P Group became very successful and continues to diversify its investment in numerous sectors from hotel industry to restaurant, and from real estate development to plantation and infrastructure development. The Group is today one of the leading business and industrial conglomerates in the Kingdom.

We are committing to be the best in every business we do, aiming to be the best Group and the best partner of your choice with current operations in prominent hotel and resorts, oversized locally power plant, the biggest plantation, the massive satellite city development, and the largest safari world theme park.

Currently, L.Y.P Group employs more than 10,000 people who operate our business in Leisure & Hospitality, Real Estate, Infrastructure & Utilities, Plantation, Trading and Distribution.

### VISION

- ❖ Being a top 10 competitive company in Asia

### MISSION

To translate our vision, we have committed our people delivering the following missions :

- ❖ Recruit, develop, and motivate our people
- ❖ Harnessing and adopting internationally competitive business practices
- ❖ Bridging the World to our business group
- ❖ Nurturing internationally strategic partners in all businesses
- ❖ Endlessly improving our operational processes
- ❖ Being an active party on corporate social responsibility



## PRESIDENT MESSAGE

The fastest emerging country with about 14 million people, where youth shares a majority of population makes up a strategic destination for all kinds of investment and business activities.

Cambodia has integrated into the regional and world communities since becoming the member of the Association of South East Asia Nations in 1999 and member of World Trade Organization in 2004 and it has achieved the constantly double-digit economic growth rate for the last decade placing Cambodia as the most preferential business environment.

Locating in the heart of the South East Asian region and rich in natural resources and habitats, Cambodia is the supreme location for any future of business and investment. The government also adopts open economic policy with preferential incentive to all kinds of investment.

Evidencing and indicating in the second phase of rectangular strategy, the government has been prioritizing several prime sectors to make tangible and intangible contribution to economic and social development to driving country's infant industrial, agricultural, real estate, and service sectors.

Cambodia is moving close to the complex business center in the near future, with the fast growing of construction sector and skyscrapers to open up more opportunity for professional business climate.

Our integrated business positions in the miraculous locations making up the strategic center to catering the country's fast development opportunity and reflecting the sign of partnership and lifelong intensification.

A commitment to build a successful business climate of the nation, L.Y.P Group positions as the best investment partner in entertainment, infrastructure and utilities, plantation, trading and distributing, and real estate development. The Group is the first company to take the initiative of diversifying to almost all sectors of business. This has helped the Group in being the partner of investment in all areas of current and future growth.

President H.E. Oknha Ly Yong Phat

## PRESIDENT PROFILE

**H.E. Oknha Ly Young Phat** was born in Koh Kong Province, Cambodia. He has searched any business opportunities since his childhood. Shortly after the end of Cambodia political turmoil, he has engaged into various businesses in early 1980 such as trading cigarette, liquor and others goods. In addition, several business lines such as real estates, hotels, and electricity have been added into his business empire with a remarkable track records of success.

Armed with business talent, dedication and ethical practices, his ambition is to bridge Cambodian resources and unique culture with global technologies and marketplaces. Toward this end, sustainable business can be established.

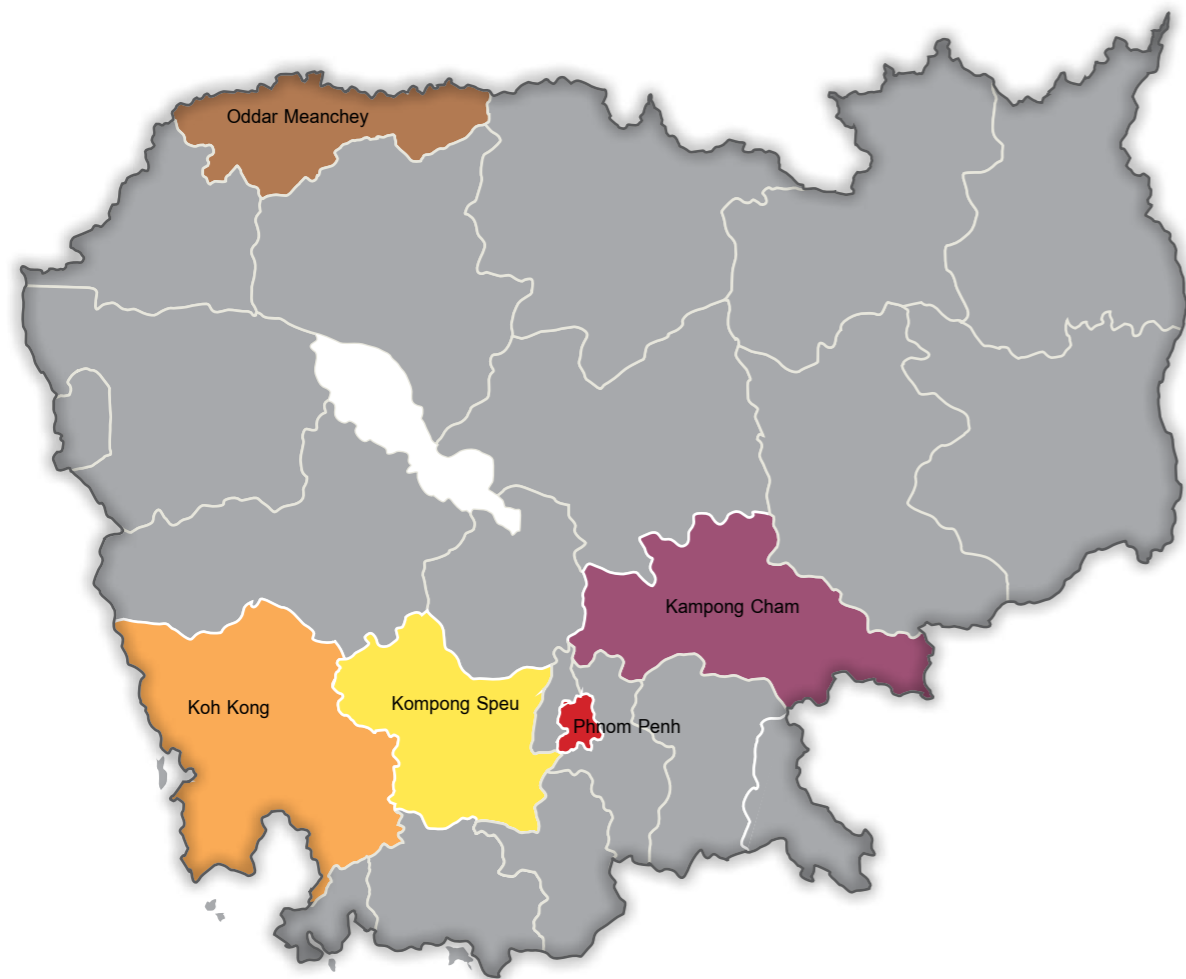
### HIS OUTSTANDING ACHIEVEMENTS INCLUDE :

- ❖ 2006 - Elected to be Senator of the Kingdom of Cambodia
- ❖ 2005 - Senior Advisor of Ly Chinese Family Association
- ❖ 2001 - Became Vice President of Cambodia Chamber of Commerce
- ❖ 2000 - Special Economic Advisor to Prime Minister Hun Sen
- ❖ 2000 - Appointed to be Government Delegate for Koh Kong province development
- ❖ 1999 - Became President of L.Y.P Group of Company
- ❖ 1992 - President of Chinese Haimanese Association

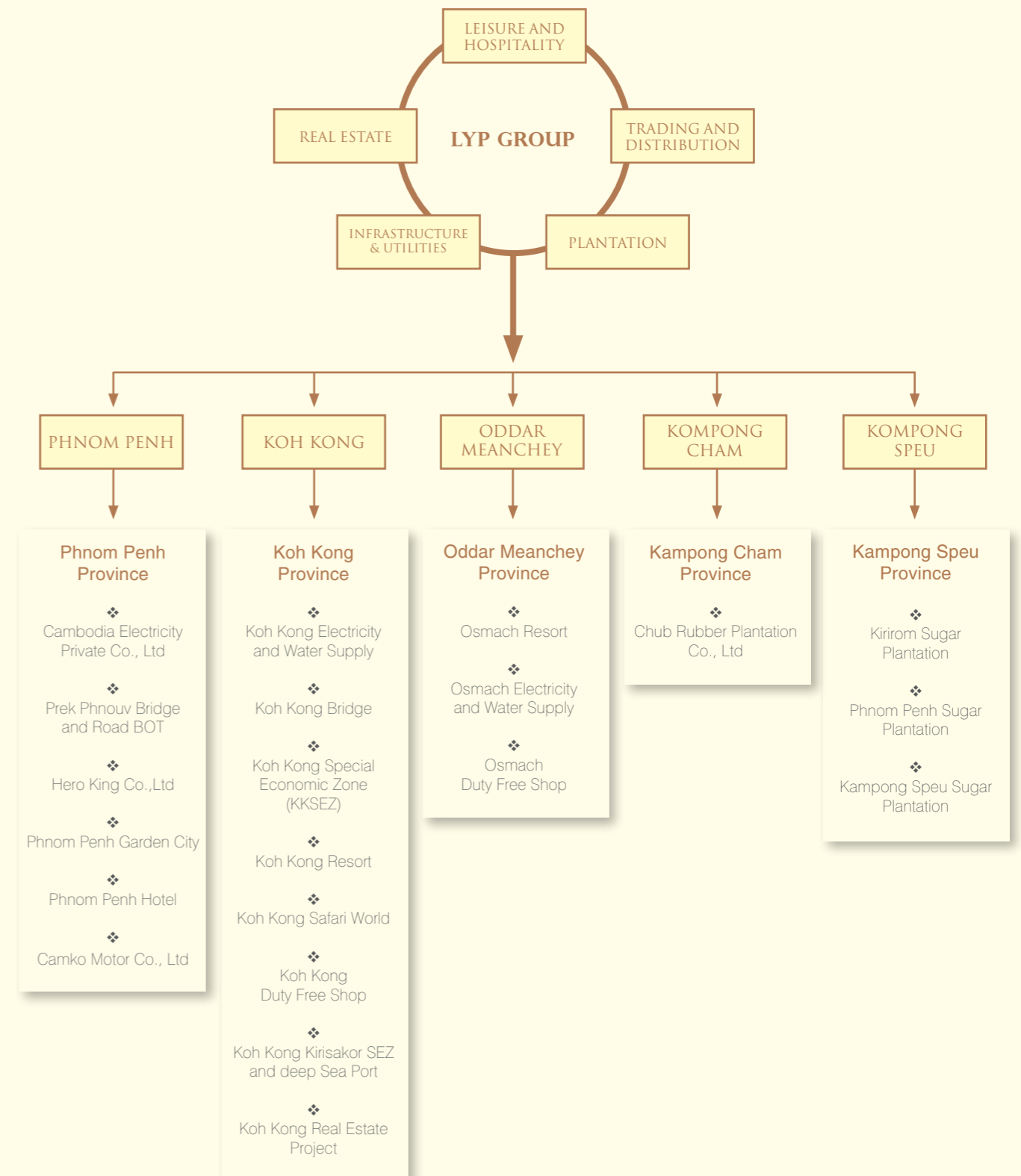
### SPECIAL AWARDED

- ❖ Maha Siryvot (the highest) Award in 2008 and 2002
- ❖ Sovatara Level Maha Sena Award in 2008
- ❖ Gold Medal Award for National Development in 2006, 2004, and 2002
- ❖ Sovataradi Tibbden in 2000

## LOCATION MAP OF L.Y.P. GROUP



## L.Y.P. BUSINESS LINE SUMMARY CHART



LYP GROUP IN  
**PHNOM PENH**



# HOSPITALITY



At the heart of Phnom Penh, this well-appointed hotel with over 400 Rooms / Suites and Serviced Apartments on bustling Monivong Boulevard 15 minutes from the airport and moments away from Embassies, Banks, Ministries and the Business District is THE PLACE TO BE. Within walking distance are picturesque Buddhist pagodas, French colonial mansions and a wealth of shopping havens laden with treasures plus a wide and exciting range of entertainment and dining venues from the world over.



# REAL ESTATE

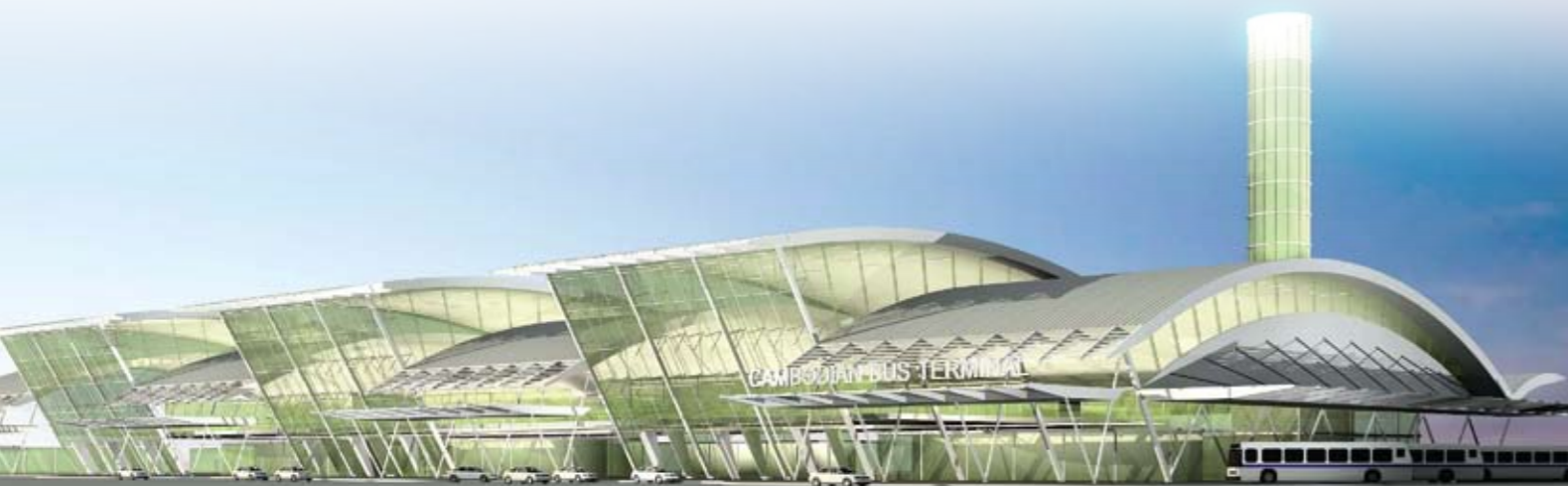


## PHNOM PENH REAL ESTATE

Aiming to create green city and improve the living standard of Cambodian, L.Y.P Group develops a massive satellite city in Phnom Penh with more than 1,000 hectares of land. The projects includes transportation hub, wholesale center, local commercial, modern trade, exhibition center, hotel, civil place, residential, recreation and office, to which the future of business complex is being operating.



**"GARDEN CITY"**



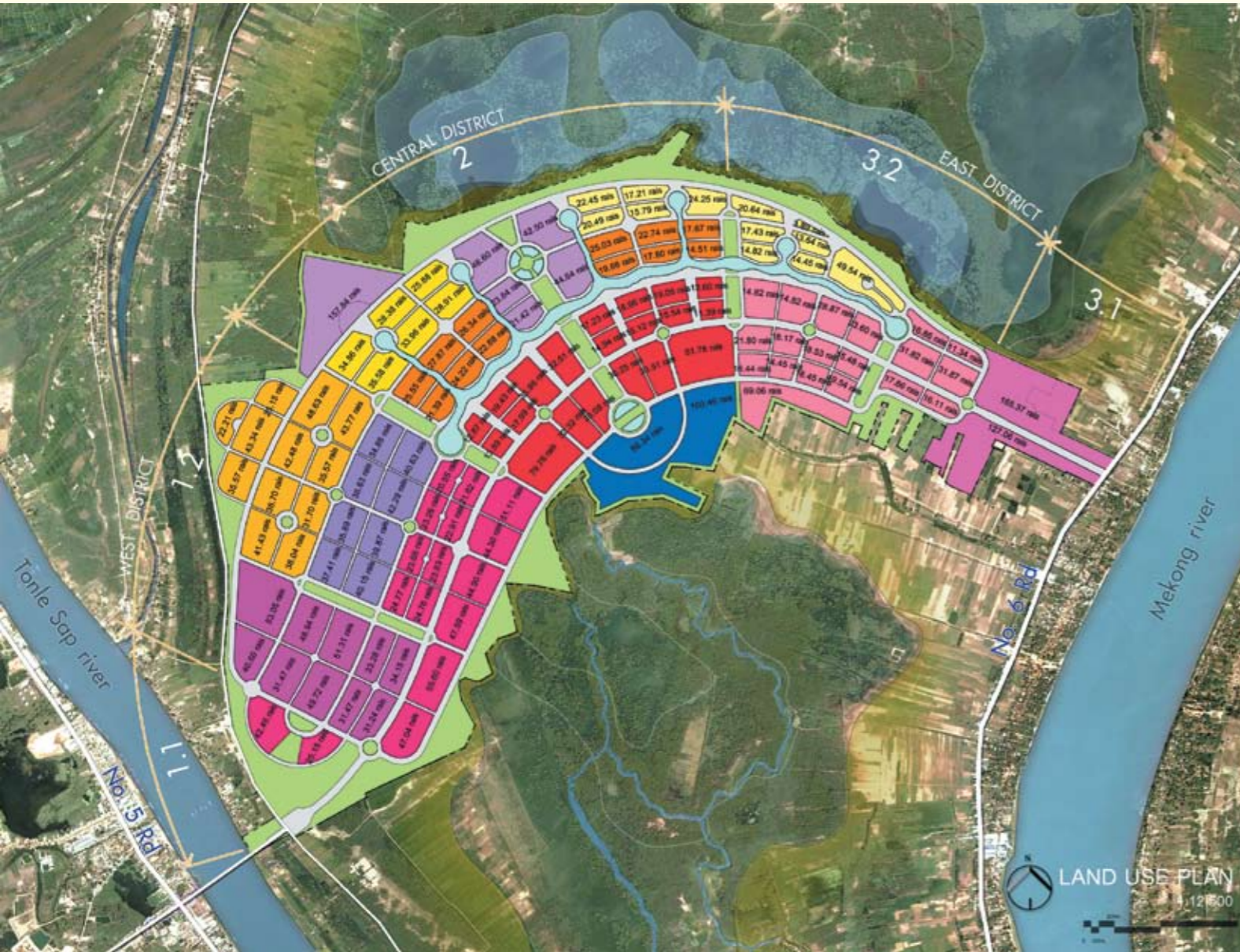
Hyundai Showroom, Chomchao, Phnom Penh





# "GARDEN CITY" PHNOM PENH CAMBODIA

## LAND USE PLAN

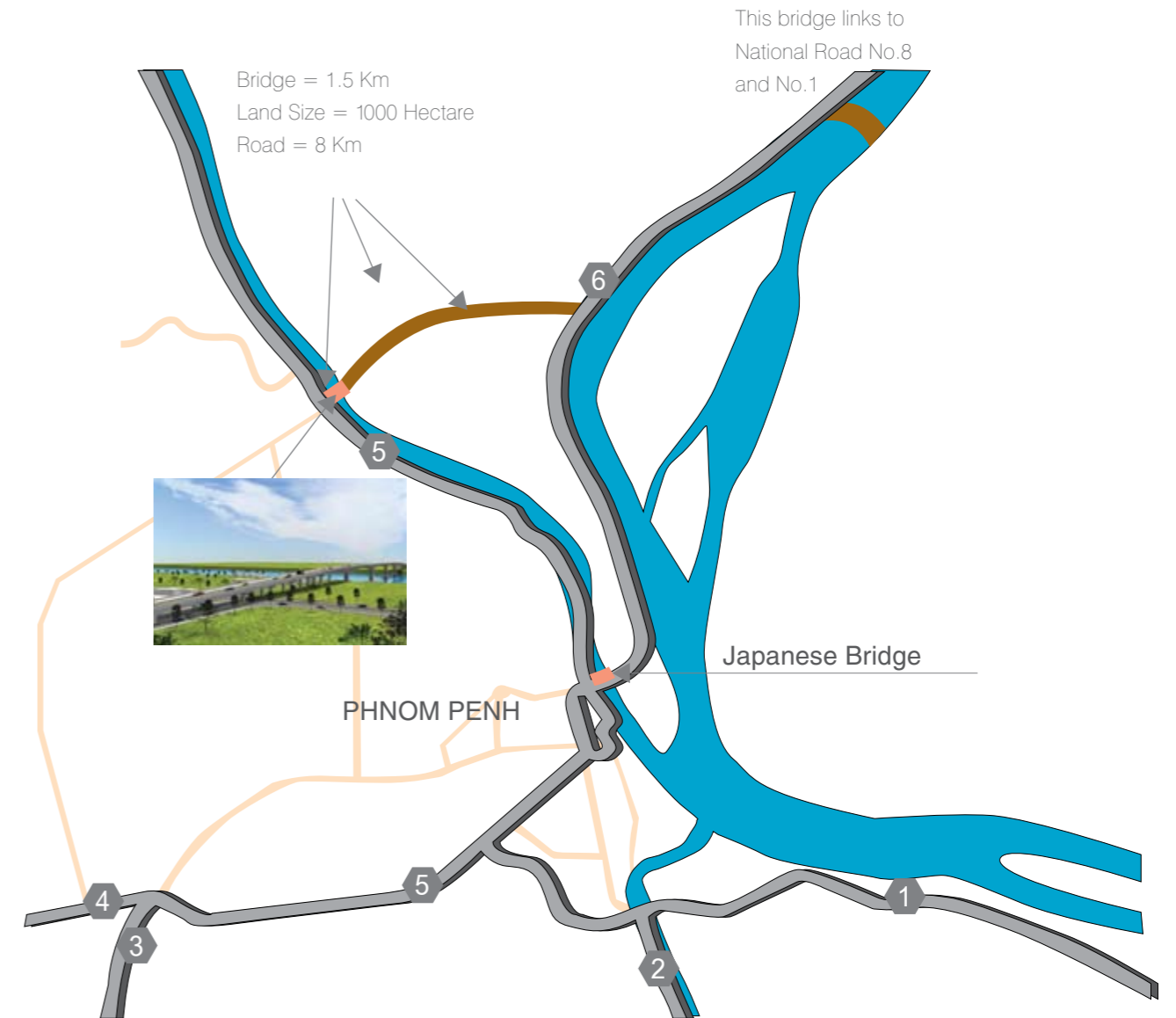


### LEGEND

- |                                       |                                   |   |   |
|---------------------------------------|-----------------------------------|---|---|
| <b>1. Commercial</b>                  | <b>2. Residence</b>               | <b>3. Transportation Center</b>           | <b>5. Public Facilities / Cultural / Convention / Recreation</b>  |
| 1.1 Shopping Center                   | 2.1 Single House                  | 3.1 Transportation Center                 | 5.1 Public Facilities / Cultural / Convention Center / Recreation |
| 1.2 Lifestyle Shopping & Modern Trade | 2.2 Town House                    |   |   |
| 1.3 Local Commercial Type 1           | 2.3 Apartment                     | <b>4. Research &amp; Education Center</b> | <b>6. Road &amp; Open Space</b>                                   |
| 1.4 Local Commercial Type 2           | 2.4 Condominium / Hotel / Mix Use | 4.1 Research & Education Center           | 6.1 Road Area   |
| 1.5 Wholesale Center                  |                                   |   | 6.2 Water Area  |
|                                       |                                   |   | 6.3 Open Space Area   |

## INFRASTRUCTURE & UTILITIES

### PHNOM PENH NEW SATELLITE CITY



## INFRASTRUCTURE & UTILITIES



### PHNOM PENH INFRASTRUCTURE & UTILITIES

In 2008, the group wins the 30 years concession from The Royal Government of Cambodia, to build another 1500-meter-long and 14-meter-wide Prek Phnov bridge crossing Tonle Sap River and 8 Kilometer long of road, with the total investment of 45 Millions USD. The Prek Phnov bridge project links National Road No.5 and No.6 and diverts the traffic in connection with National Road No.3 and No.4.

Since L.Y.P Group has become the first electricity provider in Cambodia, the group has established Cambodia Electricity Private (CEP), a fuel generated power plant with the capacity of 45 MW established in 2005 with the investment capital of 35 millions USD. Under 25 years concession of BOT, CEP is directly supplying to the state-run enterprise, Electricite Du Cambodge, in Phnom Penh city.

#### BUSINESS LINE :

- ❖ Cambodia Electricity Private Co., Ltd
- ❖ Prek Phnov Bridge Co., Ltd



Prek Phnov Bridge



Cambodia Electricity Private



Construction of Prek Phnov Bridge



## TRADING AND DISTRIBUTION



### PHNOM PENH 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



LYP GROUP IN  
**KOH KONG PROVINCE**





# HOSPITALITY



## KOH KONG RESORT

Koh Kong Resort, a luxurious decorated facility with 545 various Room Types, situated along the picturesque beachfront of Koh Kong, a coastal area in the Southwest of Cambodia, is one of the premiere sea resorts in the kingdom and is an ideal destination for business and leisure travelers alike.

Over looking the spectacular views of the peaceful and breezy sea of the gulf, Koh Kong Resort offers the finest Cambodian services, modern amenities, and wide range of superior accommodations.

This destination offers unlimited leisure activities - from our wide stretch of beach, natural hideaways, and other fun- filled pursuits and business center complex.



# HOSPITALITY

## KOH KONG SAFARI WORLD

Koh Kong Safari World is a site covering over 64 acres which houses more than 800 individual creatures featuring around 100 species from the animal kingdom. An exceptional experience too good to pass, this unique encounter brings us closer to the ways and habitat of nature's exotic wildlife. Koh Kong Safari World presents a host of animals native to Australia, Africa, and the tropics including kangaroos, deers, bears and many others.



The show at Koh Kong Safari World

# REAL ESTATE

## KOH KONG REAL ESTATE

Koh Kong Speical Economic Zone (KKSEZ) locates at one of the strategic areas that provides convenient transportation of raw material and finished goods across counties: Thailand, Cambodia and Vietnam. As the delegate of the Royal Government of Cambodia in charge of the development of Koh Kong province, L.Y.P Group had invested significantly on the infrastructure on land of 350 Hectare on KKSEZ to welcome foreign investors and create the win-win investment plan for both local community and investing companies. By creating local employment opportunity, investors can enjoy 9 years tax holidays, 0% VAT, GSP Form A to Australia, Canada, EU Japan and USA, unrestricted repatriation of profit, permanent visa for family members.



## INFRASTRUCTURE & UTILITIES

### KOH KONG INFRASTRUCTURE & UTILITIES

Under the BOT (Build-Operate-Transfer), L.Y.P Group win the concession of the longest 1900-meter-long Koh Kong Bridge in 2002 linking Koh Kong provincial town to Cambodian-Thai border district, Mondul Seyma for 30 years.

Our incorporated utilities growing business positions us to cater the fixed and affordable power and water supply to balance the country's fast demand in electricity and clean water in Koh Kong and Oddor Meanchey provinces, where our resort business operated.

After over two decades of exceptional growth, L.Y.P Group today is not only one of the foremost players in electricity business, but also is rapidly becoming a leading bio-energy and infrastructure players in Cambodia by bringing in worlds class technologies. The future project that the group plans including 200 MW of Hydropower Plant in Koh Kong province, 15 meter deep of the natural sea port that connecting 2200 Hectra of Special Economic Zone, Transmission Line connecting from Tinh Ning province in Vietnam to Kompongcham 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 Bridge

## TRADING AND DISTRIBUTION

### 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**



## HOSPITALITY



### O-SMACH RESORT

With the sights and sounds of nature all in one place, O-Smach Resort is known as the capital of entertainment and the nature of the spectacular hillside located at Oddor Meanchey province, Kingdom of Cambodia, make it the most of an extraordinary trip with all the easy access from both Thailand and Cambodia by only 68 kilometers away from Surin province of Thailand and 150 kilometers away from ancient city of Siem Reap.

We provide unique indulgence in our ultimate luxurious amenities, 210 superior accommodations, first-class services and onsite business center.



## INFRASTRUCTURE, UTILITIES, REAL ESTATE & TRADING

LYP Group offers a complete range of products and facilities for the people wherever we locate. As the only developer in the area, we have started with the investment on basic infrastructure and utilities, which includes electricity and clean water supply for Oddor Meanchey Province Population. As a result, the market and housing for the employees, suppliers and customers have been established. In addition, LYP Group is providing the competitive products through out the Duty Free outlet, which is the only Duty Free Shop in the province.



Osmach Duty Free Shop



Osmach Electricity Line



Osmach Water Treatment Plant



Osmach Market

LYP GROUP IN  
**KOMPONG CHAM  
PROVINCE**



# PLANTATION

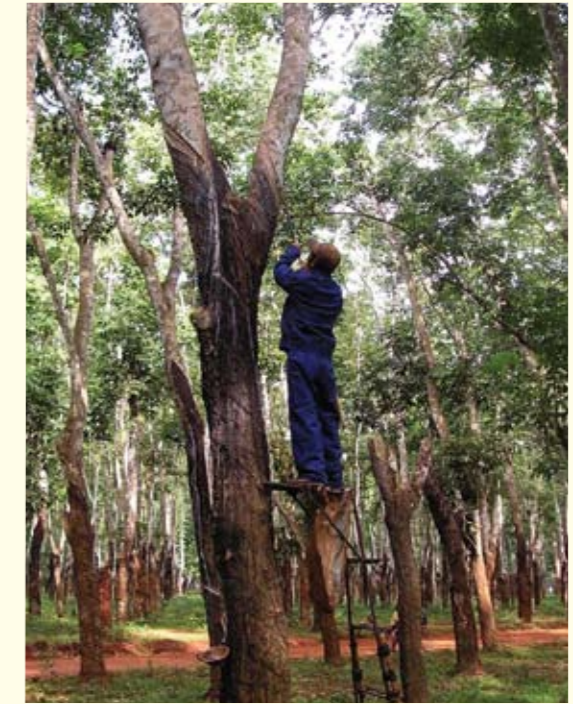
## CHUB RUBBER PLANTATION CO., LTD

Since Cambodia has excellent climatic conditions suitable for several field crops such as sugarcane, rice, tapioca, beans, as well as rubber trees and oil palm.

L.Y.P Group's Chub Rubber Plantation is the biggest plantation producing highest outputs in Cambodia, to which ISO: 9001 standard has been awarded. With its long history since 1920s, Chub has been maintaining its incomparable outputs and cultivating areas of more than 17, 720 hectares.

### BUSINESS LINE :

- ❖ Chub Rubber Plantation Co., Ltd



Chub Rubber Plantation

LYP GROUP IN  
**KOMPONG SPEU  
PROVINCE**



# PLANTATION



## KOMPONG SPEU PLANTATION

L.Y.P Group has gradually engaged into agro-industry since 2006 in the following maga projects.

- ❖ Investing in Sugar Cane Plantation with 1600 HT land size.
- ❖ Participating in major equity of the integrated facilities of a 6,000 TCD and a 16 MW electric co generation plant in the acquired 9,312.39 hectare

