

R3 int (Cambodia) Holdings  
[RiCH]

# i-Cambodia

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Oct 2019

# A. Cambodia





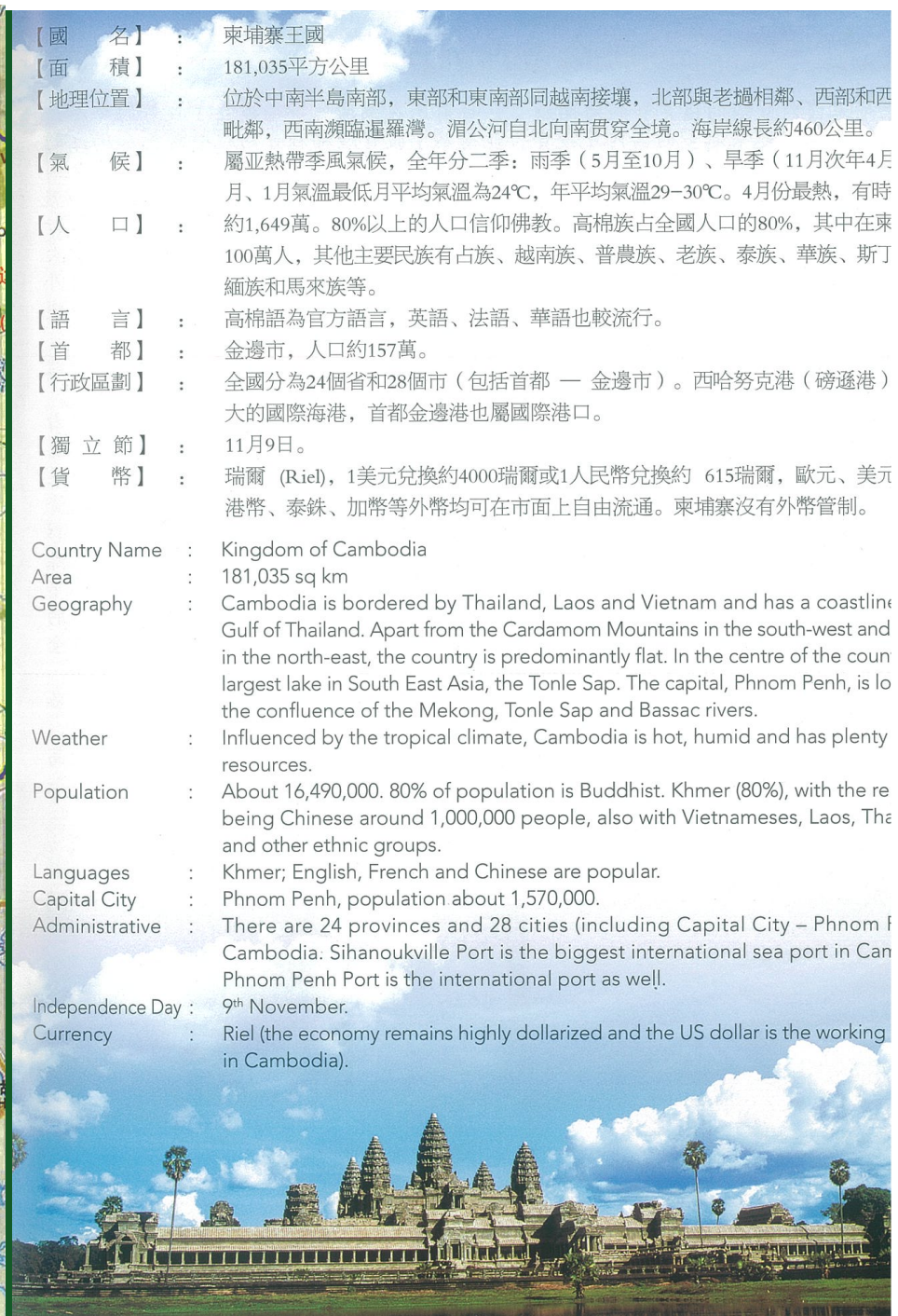






- 【國名】： 柬埔寨王國
- 【面積】： 181,035平方公里
- 【地理位置】： 位於中南半島南部，東部和東南部同越南接壤，北部與老撾相鄰、西部和西北毗鄰，西南瀕臨暹羅灣。湄公河自北向南貫穿全境。海岸線長約460公里。
- 【氣候】： 屬亞熱帶季風氣候，全年分二季：雨季（5月至10月）、旱季（11月次年4月），1月氣溫最低月平均氣溫為24℃，年平均氣溫29-30℃。4月份最熱，有時
- 【人口】： 約1,649萬。80%以上的人口信仰佛教。高棉族占全國人口的80%，其中在柬100萬人，其他主要民族有占族、越南族、普農族、老族、泰族、華族、斯丁緬族和馬來族等。
- 【語言】： 高棉語為官方語言，英語、法語、華語也較流行。
- 【首都】： 金邊市，人口約157萬。
- 【行政區劃】： 全國分為24個省和28個市（包括首都—金邊市）。西哈努克港（磅遜港）大的國際海港，首都金邊港也屬國際港口。
- 【獨立節】： 11月9日。
- 【貨幣】： 瑞爾 (Riel)，1美元兌換約4000瑞爾或1人民幣兌換約 615瑞爾，歐元、美元、港幣、泰銖、加幣等外幣均可在市面上自由流通。柬埔寨沒有外幣管制。

- Country Name : Kingdom of Cambodia
- Area : 181,035 sq km
- Geography : Cambodia is bordered by Thailand, Laos and Vietnam and has a coastline Gulf of Thailand. Apart from the Cardamom Mountains in the south-west and in the north-east, the country is predominantly flat. In the centre of the country the largest lake in South East Asia, the Tonle Sap. The capital, Phnom Penh, is at the confluence of the Mekong, Tonle Sap and Bassac rivers.
- Weather : Influenced by the tropical climate, Cambodia is hot, humid and has plenty of resources.
- Population : About 16,490,000. 80% of population is Buddhist. Khmer (80%), with the remainder being Chinese around 1,000,000 people, also with Vietnamese, Laos, Thai and other ethnic groups.
- Languages : Khmer; English, French and Chinese are popular.
- Capital City : Phnom Penh, population about 1,570,000.
- Administrative : There are 24 provinces and 28 cities (including Capital City – Phnom Penh) in Cambodia. Sihanouville Port is the biggest international sea port in Cambodia. Phnom Penh Port is the international port as well.
- Independence Day : 9<sup>th</sup> November.
- Currency : Riel (the economy remains highly dollarized and the US dollar is the working currency in Cambodia).





# 柬埔寨首都金邊市 2019 年行政地圖



2019 年人口及人口密度

序號	區名	戶數	人口	面積(公頃)	人口密度(人/公頃)	分區數量
1	桑園區	34,666	190,708	1,073.72	178	12
2	隆邊區	24,201	132,602	737.78	180	11
3	7瑪卡拉區	18,513	96,290	221.75	434	8
4	堆谷區	33,096	179,388	839.27	214	10
5	史哥區	14,798	76,792	11,833	6	13
6	棉芷區	38,978	203,944	2,515.70	81	4
7	鐵橋頭區	26,455	139,534	8,114.40	17	8
8	雷西郊區	26,488	141,949	2,479.80	57	6
9	水淨華區	12,452	64,142	8,393.30	8	5
10	森速區	25,142	131,540	5,186	25	4
11	波森芷區	30,955	167,081	14,898	11	10
12	仙市區	9,614	49,576	11,507.50	4	5
總數		295,358	1,573,544	67,800	1,215	96

標注:

- 分區界限
- 森速區
- 7瑪卡拉區
- 仙市區
- 隆邊區
- 波森芷區
- 堆谷區
- 東哥區
- 桑園區
- 棉芷區
- 水淨華區
- 鐵橋頭區
- 雷西郊區
- 河流

數據來源: 金邊市政府  
國土規劃辦公室, 城市規劃辦事處  
制作日期: 2014年2月4日

Source: Urbanization Division, Urban Planning Office  
Prepared by: Phon Nalin



## B. Strategy

Macro-economic fundamentals of Cambodia

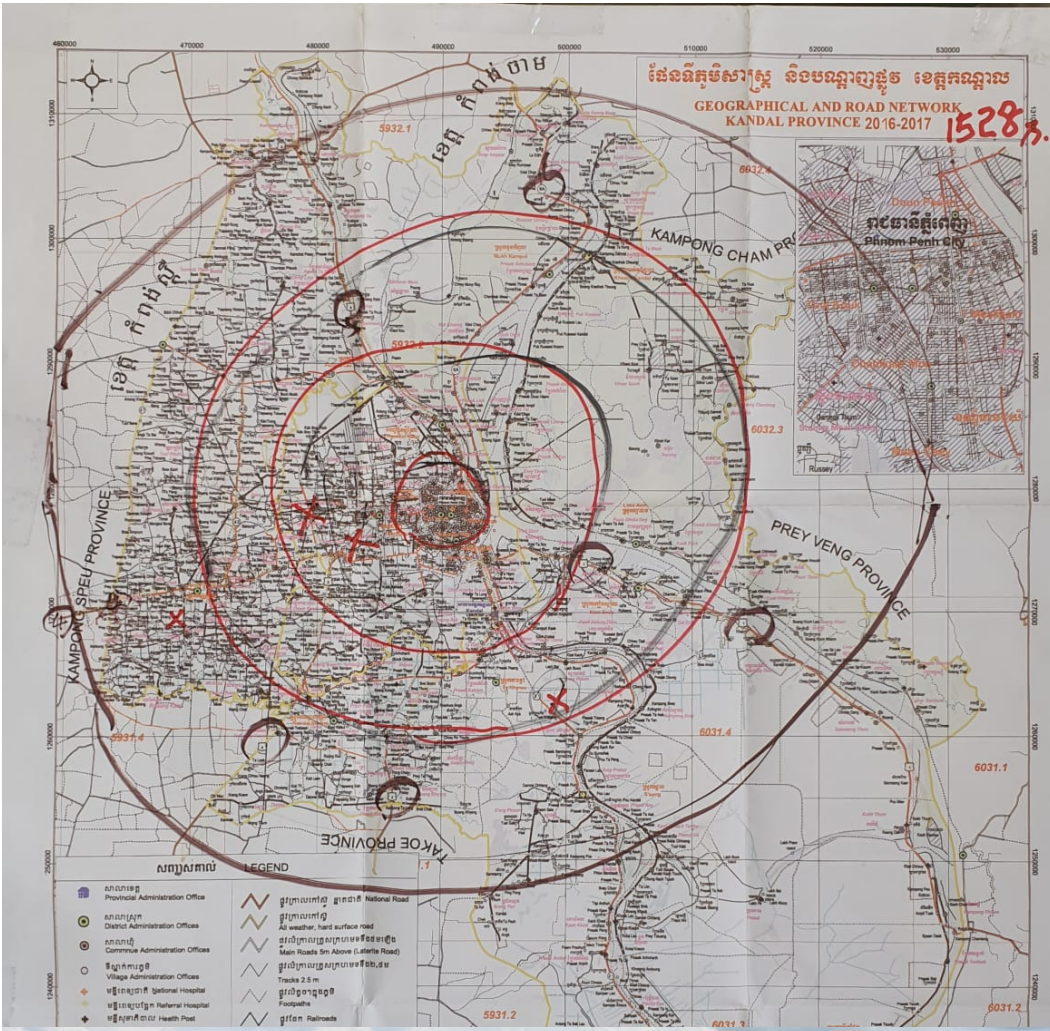
Specific Growth Pattern of Cambodia

Identify major development paths

Acquire lands in key development corridors  
o f g r o w t h





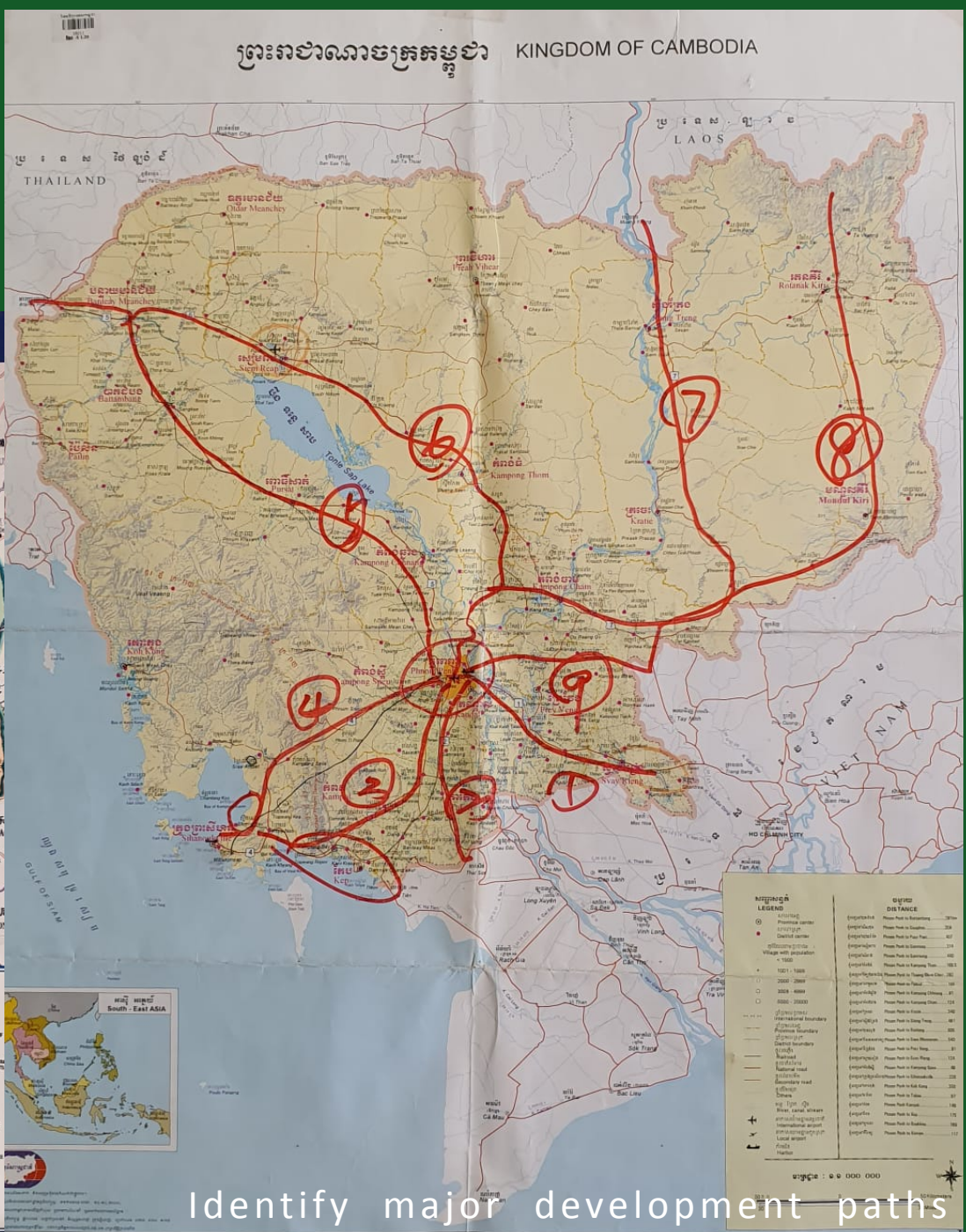


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Specific Growth Pattern of Cambodia



# 柬埔寨区域图 CAMBODIA REGION MAP



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Identify major development paths



## C. Our Lands

We started with 2 ha in Q1 2019, at growth corridor along National Road 6

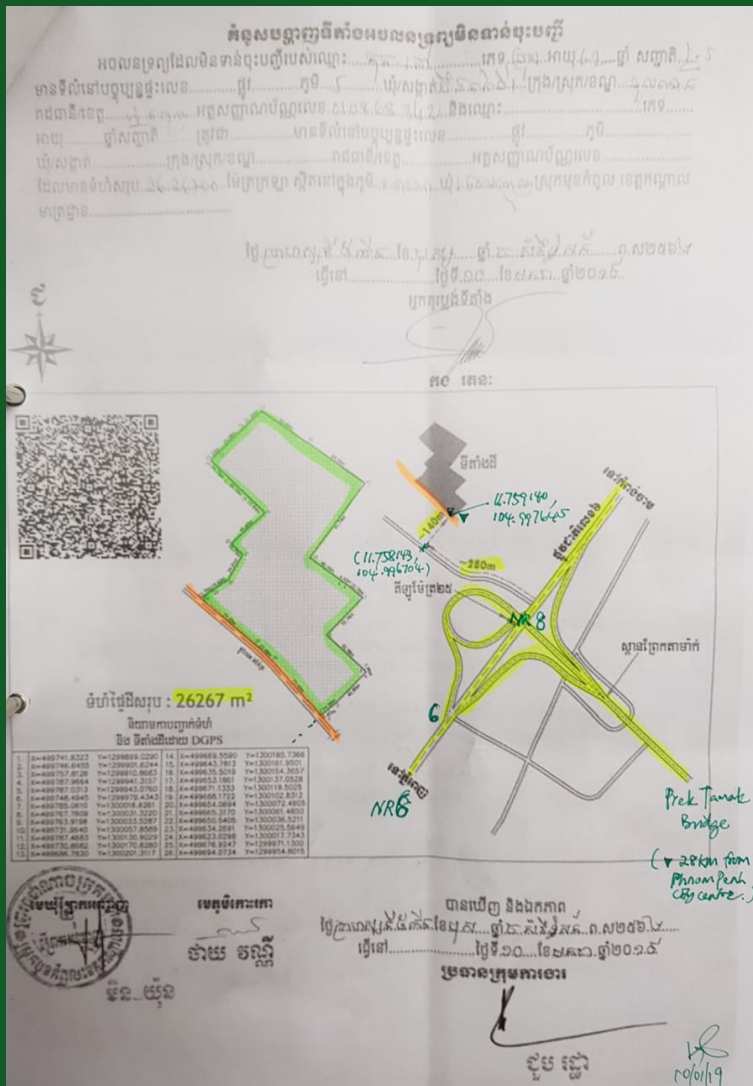
We added 5 ha in Q3 2019, at growth corridor National Road 4 / future HW 4

We identified several new land parcels, in the proximity to the number-one growth corridor along future HW 4 / NR.4 linking Phnom Penh Capital City and Shihanolk Ville.

We have safeguarded the following land parcels for our partners and co-investors:

- ❑ 55 ha (near Road 143) less than 4 km from future HW 4
- ❑ 32.5 ha (by existing Road 127) less than 3 km from future HW 4
- ❑ 25 ha (by existing Road 130) less than 2 km from future HW 4





□ 2.626 ha (NR 6) acquired in Q1 2019



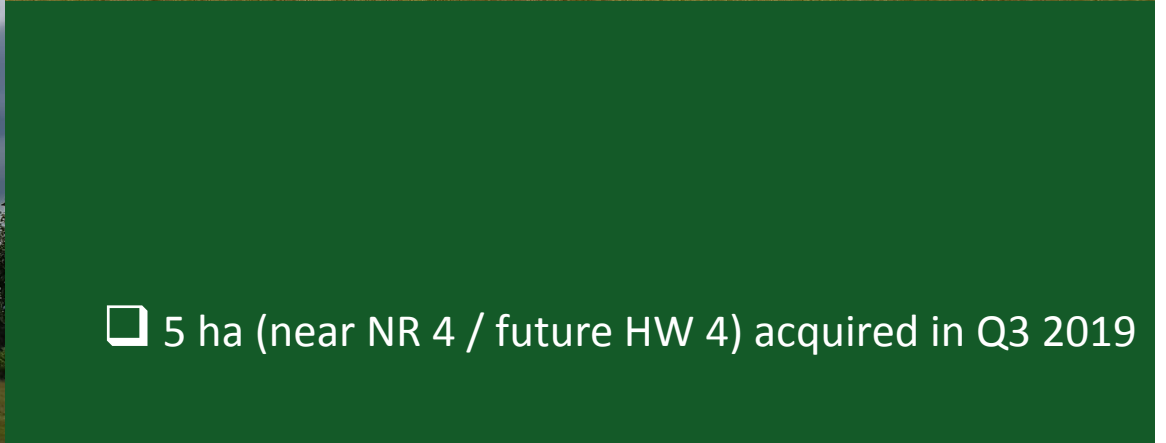
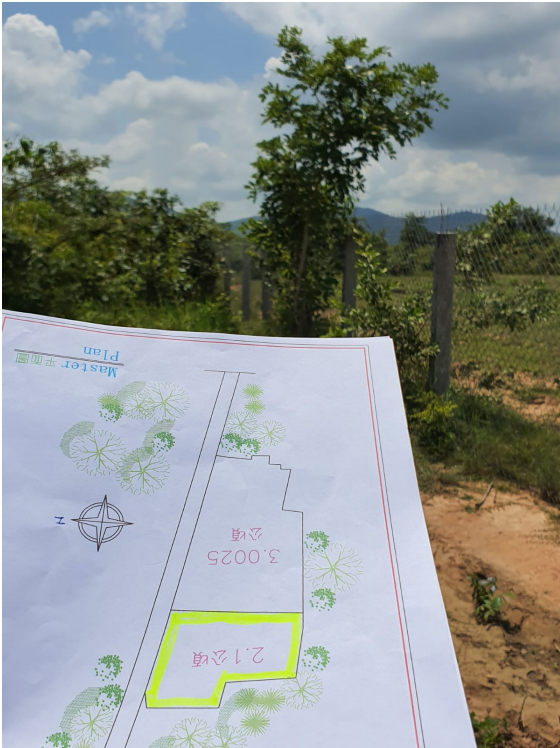


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□ 5 ha (near NR 4 / future HW 4) acquired in Q3 2019



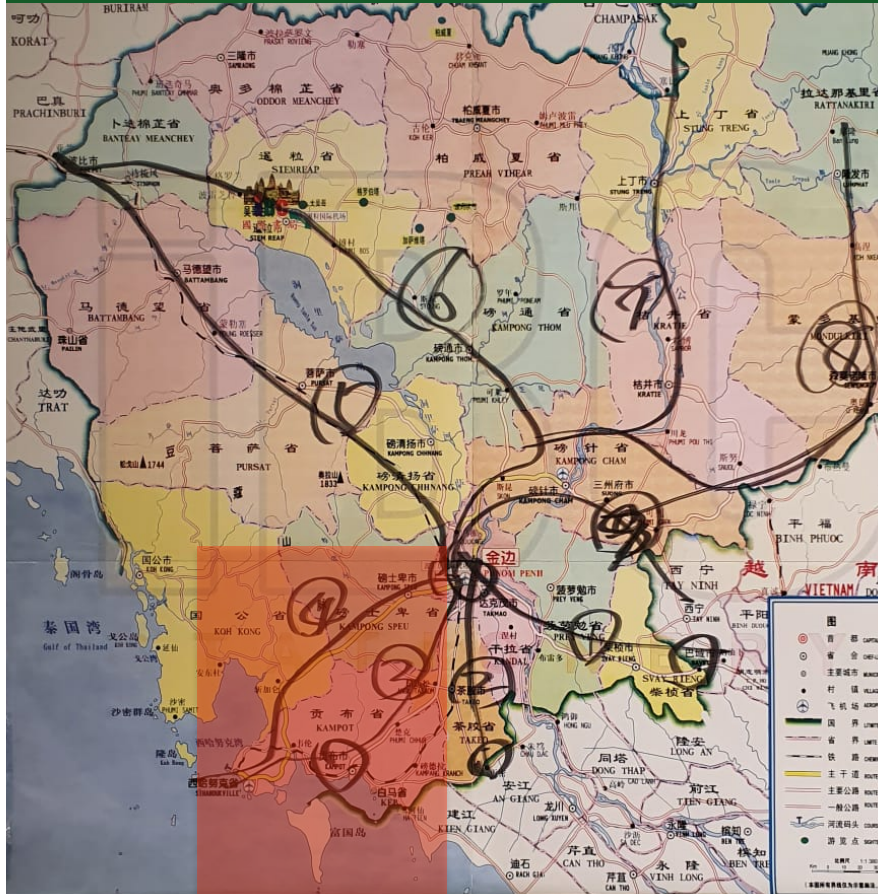


□ 5 ha (near NR 4 / future HW 4) acquired in Q3 2019







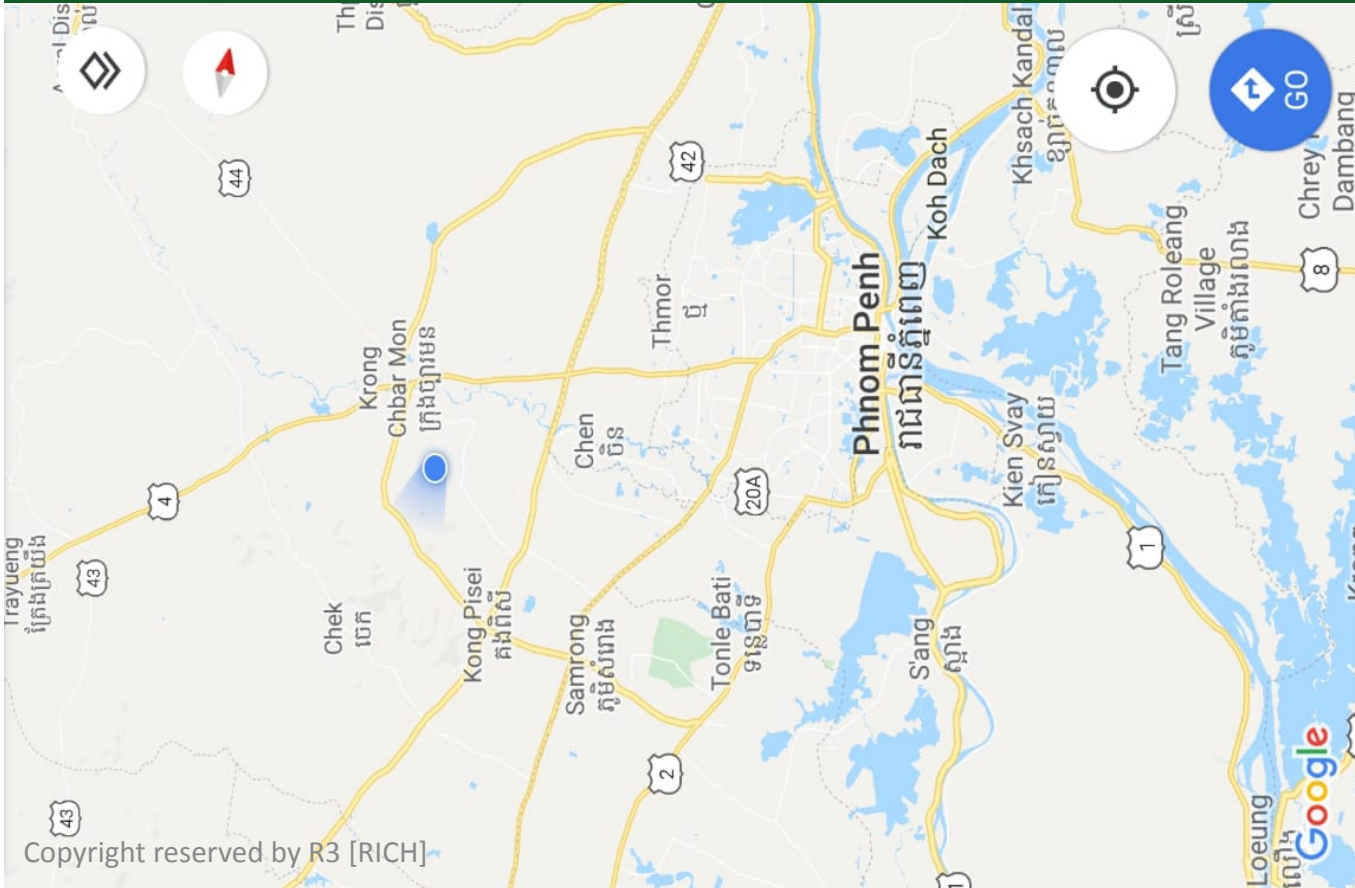
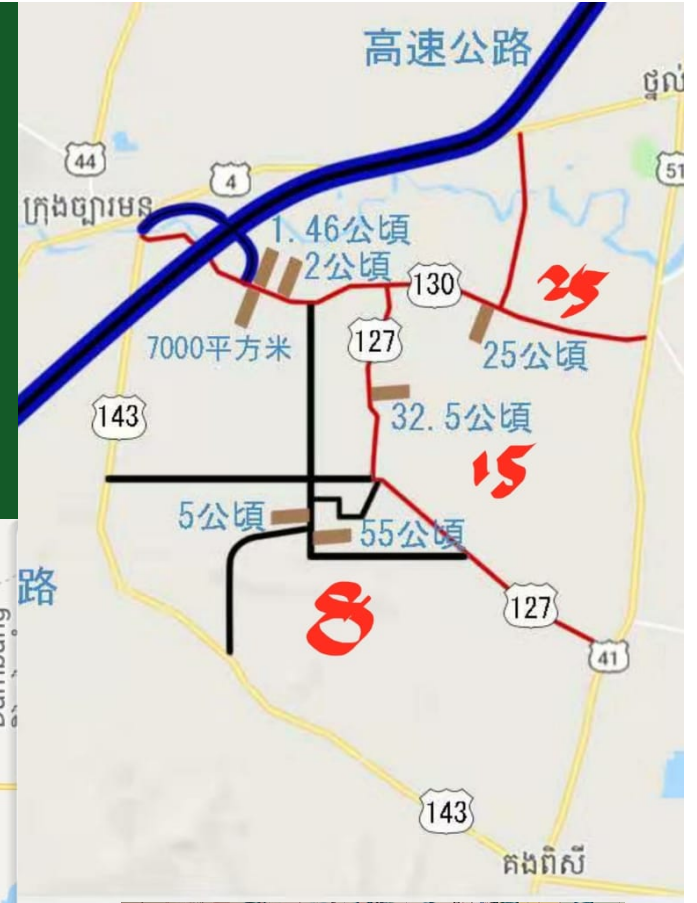


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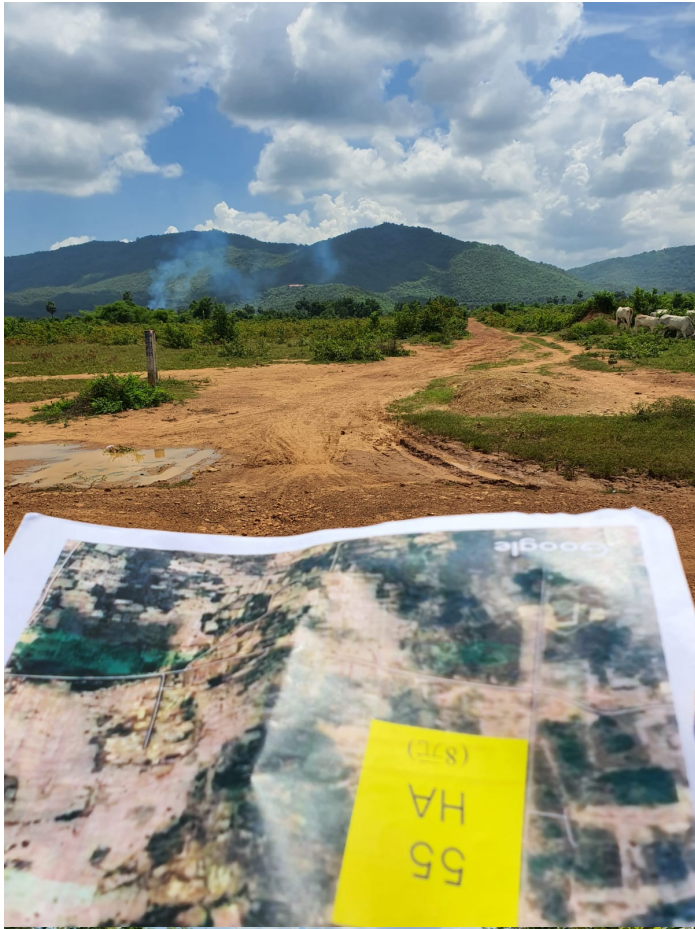
- ❑ 55 ha (near Road 143) less than 4 km from future HW 4
- ❑ 32.5 ha (by existing Road 127) less than 3 km from future HW 4
- ❑ 25 ha (by existing Road 130) less than 2 km from future HW 4





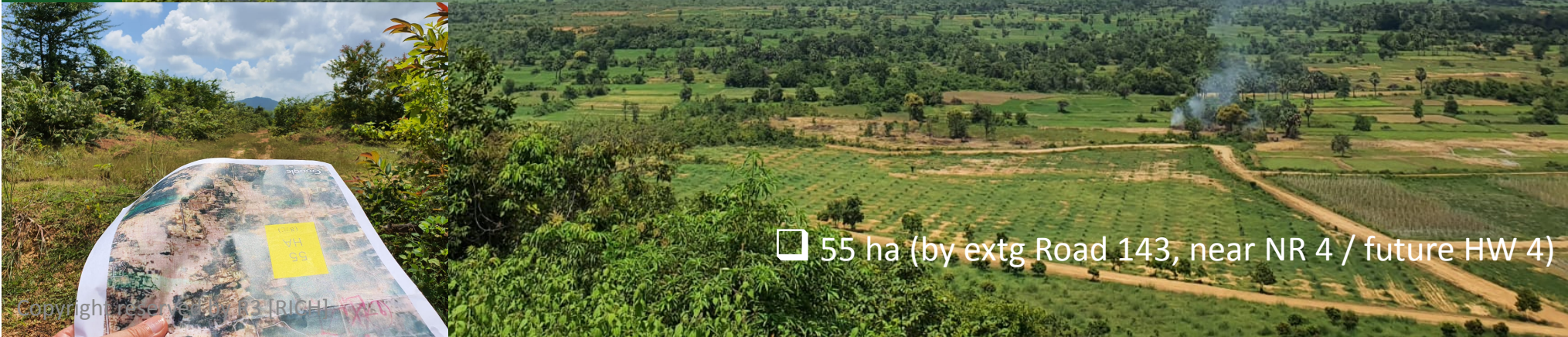
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□ 55 ha (by existing Road 143, near NR 4 / future HW 4)





☐ 55 ha (by extg Road 143, near NR 4 / future HW 4)





□ 32.5 ha (by existing Road 127, near NR 4 / future HW 4)



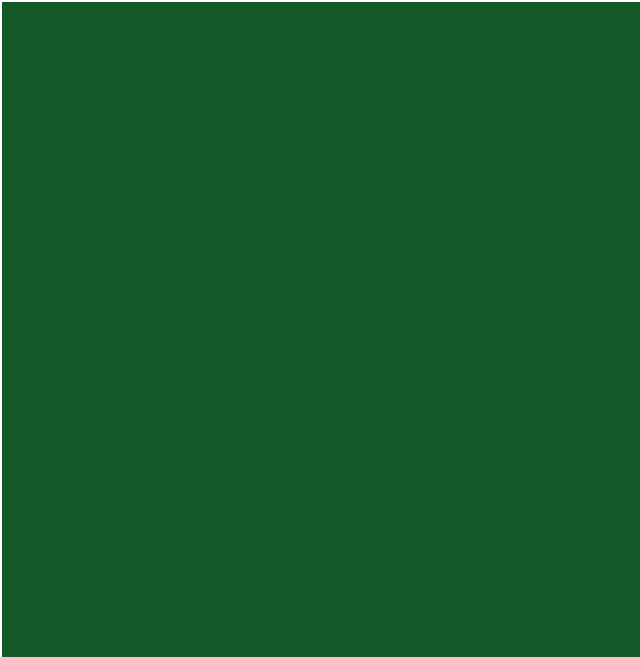


□ 32.5 ha (by existing Road 127, near NR 4 / future HW 4)



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□ 32.5 ha (by existing Road 127, near NR 4 / future HW 4)



## D. Our Contacts

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Ms Low HL +65 96 53 02 03



Anything is possible  
with a great  
TEAM

“two are better than one,  
Because they have a good  
reward for their labor. For if  
they fall, one will lift up his  
companion.” Ecclesiastes

Anything is possible  
with a great  
TEAM







C a m b o d i a

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A n I n v e s t m e n t S a n c t u a r y



We work with local communities with a vision to better their living standard and to improve their quality of life in a responsible and sustainable manner.

We work with co-investors and business communities with a global vision to hold, or to own, and to manage and monetize land assets, in a responsible and sustainable manner.

We are willing to share our valuable land resources and opportunities with responsible partners and investors; we welcome valuable partners and co-investors, local as well as global.

Based on our strategic research and market intelligence, we provide a reliable platform and up-to-date local knowledge, to ensure our investment and our lands bring about incremental revenues and generate good profits.

Anything is possible with a great team