

Invest Now, Earn 15% Yearly

*A Unique Investment In Cambodia's
Emerging Luxury Market*

DISCOVER YOUR CHANCE FOR A SECURE FUTURE





TAP INTO TOMORROW

*Why Cambodia is the **Smart**
Choice for Long-Term Investors*

A Market on the Move: Cambodia's Growth Story

Cambodia is quietly transforming into a Southeast Asian success story.

With a young workforce, open investment policies, and rising international interest, the country has seen **GDP growth rates exceeding 5%**, even post-pandemic. But the most exciting driver is **tourism: it's rebounding faster than in most ASEAN nations**, already contributing 9.4% of GDP in 2024.

This growth is powered in part by **Koh Rong Island**, Cambodia's tropical jewel, strategically located on the lucrative tourism corridor connecting Thailand and Vietnam. With **increasing government and private sector attention**, Koh Rong is becoming a showcase for Cambodia's economic and tourism ambitions.

At the same time, **the entire Sihanoukville Province**, where Koh Rong is located, is emerging as **a major economic hub**. A rapidly expanding production and industrial sector is drawing foreign investment and creating long-term revenue streams for the region. Additionally, the government is investing in river and sea transportation infrastructure connecting Sihanoukville to Phnom Penh - a strategic move that reduces Cambodia's logistical dependence on Vietnamese ports. This direct corridor from China to Cambodia is **expected to boost trade flows and regional autonomy**, further cementing Sihanoukville's role as a rising economic powerhouse

5%

GDP growth rates

9.4%

Tourism's contribution to of GDP in 2024

6M

International Tourists Annually

A Tourism Boom You Can Bank On

From 5.4 million tourists in 2023 to 6.7 million in 2024, and already **up 13.6% in 2025**, Cambodia's visitor numbers are climbing fast.

It was forecasted that the actual total consumer spending on restaurants and hotels in Cambodia would steadily increase from 2024 to 2028, reaching a total of USD 407.5 million (+39.68%). It is estimated that after seven consecutive years of growth, real spending on restaurants and hotels will reach USD 1.4 billion, reaching a new peak in 2028.

The government is focused on turning Koh Rong Island into a new luxury hotspot - backed by infrastructure projects like **the new island airport** and power grid expansion. These aren't dreams - they're in execution

Absolute **economic contribution of tourism** in Cambodia from 2014 to 2029



Source: Statista.com

Invest Where the Country Invests

Koh Rong Is Cambodia's Tourism Crown Jewel

Koh Rong is the **largest and most strategically connected island in Cambodia**, already served by up to five ferry and boat carriers linking it to the mainland. The Cambodian government has designated Koh Rong as a national tourism flagship - its coastal answer to Angkor Wat - positioning it at the center of the country's **long-term tourism strategy**.

This commitment was formalized in a major infrastructure development agreement signed in 2018, setting in motion:

- Island-wide road construction
- Power grid expansion
- A new 5-star hotel network
- And most importantly, the construction of a **new airport**, scheduled for completion within the next three years.

This multi-phase public-private investment secures Koh Rong's role as **a showcase for high-end tourism** and a hotspot for sustainable long-term growth.



The Investment Climate Is Built for You

*This is a rare
window into
an emerging
yet secure
environment*

Unlike neighboring countries, Cambodia offers **100% foreign ownership**, no mandatory social contributions, and a uniquely favorable investment framework. For projects like Port Yves Palace, special tax incentives apply as part of Cambodia's official investment support program. As a recognized investor within this framework, IM Capital Holding benefits from close cooperation with Cambodia's investment task force - a government-backed group facilitating foreign investment. This collaboration ensures not only **fiscal advantages, but also long-term institutional support.**

Combined with Cambodia's **low construction and labor costs**, this makes returns not just promising, but structurally reinforced by national policy.



OWN THE HORIZON

Why Port Yves Palace Is More Than Just Property

See it on a the map



Welcome to Port Yves Palace

Where Five-Star Living Meets Investment Excellence

Port Yves Palace is **the first 5-star apart-hotel on Koh Rong Island** - a 9-story beachfront property offering fully owned units, a high-end spa and wellness center, conference facilities, penthouses on the top floor and a direct access to a 90-meter long beach. **Apartments start at just \$105,770**, combining prestige with accessibility.




PORT YVES
Palace
WHERE HERITAGE MEETS
THE HORIZON

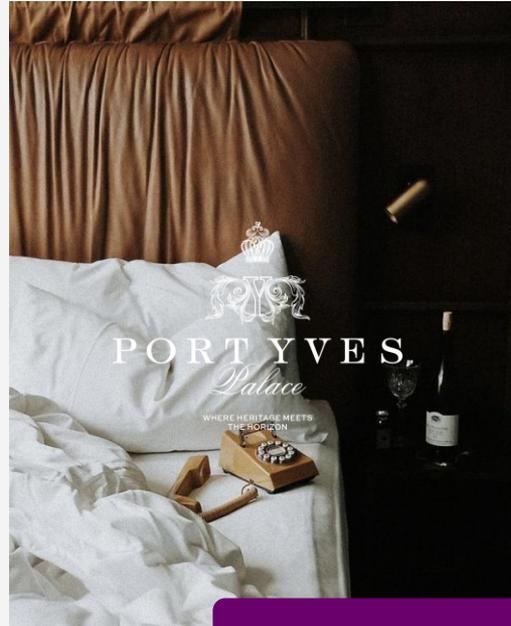
Invest in a Lifestyle

Not Just a Building

This is more than a financial asset, it's a fully lived-in investment experience. At Port Yves Palace, you gain access to **a lifestyle marked by privacy, luxury, and long-term value**. Investors benefit from freehold ownership (a rarity in Southeast Asia), a 2 week-long annual stay, and fully managed operations.

The interiors of Port Yves Palace are designed with intention: a blend of refined minimalism and artisan detail, using noble materials like leather, stone, and wood. It's a design approach that not only enhances the guest experience but also **drives resale value and market appeal in a growing high-end tourism destination**.

What sets this opportunity apart is execution. The project is led by IM Capital Holding, the developer and operator behind the already-completed and **fully operational Apsara Resort**, a property that has been delivering returns to investors from day one.



Click to see the **fully operating** Apsara Resort

A Waterline Investment in the ‘Maldives of Cambodia’

Port Yves Palace is a rare beachfront investment located **directly on the waterline of Koh Rong Island** - Cambodia’s most coveted coastal destination, often called the **“Maldives of Cambodia”** for its dramatic landscape of turquoise waters, jungle-covered hills, and secluded white-sand beaches.

What sets this property apart:

- **A prime water-facing location**, offering panoramic views of the Gulf of Thailand and the surrounding emerald islands.
- **Direct access to a 90-meter long beach** offering direct ocean access - something extremely limited and highly valued in Southeast Asian real estate.
- The hotel is immersed in **lush, tropical greenery**, providing not just privacy and beauty, but also a sense of harmony with the island’s natural environment.





WAKE UP TO THE SEA

*90 Meters of Continuous Beachline
Right Outside Your Window*



Security Comes Standard

Forecasts Built on Risk-Aware Models

Unlike speculative projects, Port Yves Palace uses 50% annual occupancy as its conservative case scenario, **with risk buffers in place.**

But security here goes beyond numbers. The entire development is being **designed by an international team**, including two architectural firms with proven experience in 5-star hotel projects, along with seasoned engineers and interior designers. Every element - from structure to suite layout—has been **crafted with both operational efficiency and luxury standards in mind.**

As operator and developer, IM Capital Holding ensures **cost-efficiency and long-term maintenance without outsourcing.** With rising property values and strong tourism, this is a resilient long-hold asset.



THIS BELONGS TO YOU



Pricing & Investment Advantage

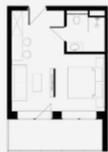
Apartments are **priced starting at 105,770 USD**, fully stylishly furnished according to the standards of a **5-star hotel**.

Importantly, these prices are **based on the actual usable area of each unit** - excluding shared spaces and terraces. This approach is rare in Cambodia, where many developments include common areas in the price per square meter, creating inflated valuations. Our transparent pricing model ensures a true one-to-one value match, setting us apart from the majority of the market.

In addition to financial gains, investors receive **2 weeks of vacation per year**, combining profitability with personal enjoyment.

With **direct waterfront and a 90-meter white-sand beach access** - a rarity in Southeast Asia - Port Yves Palace offers attractive opportunities in an emerging market.

Investors benefit from a 15% annual ROI and a payback **period of around 7 years**, outperforming investments in Europe (5-9% ROI, 10-17 years PP with full ownership) and Bali (7-12% ROI, 9-14 years PP with leasehold rights).



DS-2 - 28.28 m²

DOUBLE FOR SINGLE - SEA VIEW



C-2 - 34.37 m²

From Oceanfront Suites to Penthouses – Find Your Perfect View

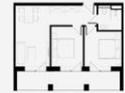
Each apartment is delivered **fully furnished to 5-star hotel standards**, combining aesthetic excellence with long-term functionality.



SEA VIEWS LUX

APARTMENTS WITH A VIEW OF THE THAI BAY

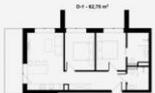
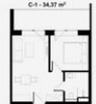


<h3>LUX SV1</h3>  <p>L-1 - 52.08 m²</p>	<h3>LUX SV2</h3>  <p>L-2 - 52.06 m²</p>
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JUNGLE VIEWS

APARTMENTS IMMERSED IN NATURE



<h3>DELUXE</h3>  <p>D-1 - 62.76 m²</p>	<h3>CLASSIC 1</h3>  <p>C-1 - 34.37 m²</p>
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SEA VIEWS SUPERIOR

PENTHOUSES WITH A VIEW OF THE THAI BAY



<h3>SUPERIOR SV1</h3>  <p>S-1 - 78.18 m²</p>	<h3>SUPERIOR SV2</h3>  <p>S-2 - 77.74 m²</p>
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TIMELESS LUX

Spacious and light-filled apartments ranging from 511 m² to 53.7 m², with large terraces and sea views. Available from the 1st to the 8th floor.



WIDE INVESTMENT SPECTRUM

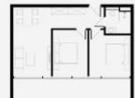
Flagship Classic and Double for Single, as well as Deluxe. A selection ranging from 26.0 m² to 62.7 m², from the 1st to the top floor, with a view of the jungle.



BATHTUB WITH A SEA VIEW

Penthouses with a modern kitchen. Bedrooms featuring a stunning bathtub with a view of the bay. Ultimate privacy on the top, ninth floor.

LUX SV3



L-3 - 53.82 m²

DOUBLE FOR SINGLE 2



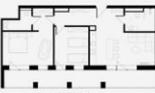
DS-1 - 26.28 m²

DOUBLE FOR SINGLE 3



DS-2 - 26.83 m²

SUPERIOR SV3



S-3 - 76.76 m²

SUPERIOR SV4



S-4 - 77.87 m²

RUN THE NUMBERS

*How Your **Investment**
Performs in Real Life*





Strong Fundamentals, Fast Returns

Across room categories

*the average projected return is **15% ROI** with a payback period of less than 7 years.*

Room rates range from \$150 to \$450 per night, with multiple categories already modeled.

These returns are based on **realistic annual occupancy** aligned with national hotel averages (77.8%)





Scenario Models (Occupancy-Based)

Even the most cautious scenario offers above-average ROI compared to similar projects in Europe or Indonesia. And every uptick in tourism drives your returns higher.

Occupancy Rate	Avg. ROI	Avg. Payback
60%	11.84%	8.47 lat
70%	13.79%	7.28 lat
76.5% (średnia w 2023)	15.09%	6.65 lat
77.8% (średnia w 2024)	15.36%	6.53 lat

How ROI Was Calculated

Importantly, profits are not distributed based on unit category. Instead, revenue from all hotel rooms is pooled, and **returns are shared proportionally based on the size of each apartment and invested capital**. This ensures transparency and fairness and protects investors from seasonal or room-category-related income variability.



The ROI projections are based on **annual occupancy scenarios** and modeled using real operating data from the hospitality sector, tailored specifically to the Port Yves Palace development.

- The 76.5% and 77.8% occupancy rates reflect the actual national hotel averages in Cambodia in 2023 and 2024 (according to Ministry of Tourism data).
- The 60%, and 70% scenarios are risk-adjusted models, created to stress-test the investment under more conservative market conditions.

Key assumptions:

- Gross nightly rates vary by unit type; operating costs are standardized (~40%).
- Profit is calculated annually and assumes no financing costs (cash purchase).
- 70% of total net profit is distributed to investors, and 30% to the operator for facility management.



All the Key Numbers, One Slide



15% YOY ROI Ca. 5-Year Payback Period	Payment system for the apartments: 30/40/30	Min. 20% growth in property value before the launch
5-Star Beachfront Hotel	150+ apartments with full ownership rights	90 m of direct beach access with views of white sand and turquoise waters
Over 9,000 m ² of usable space	9 floors with penthouses	Starting at 105 770 USD
14 days of owner's vacation per year	+6 million international tourists annually, with a growing trend	\$20Bi Revenue in International Tourism by 2028



CAPITAL HOLDING

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About IM Capital Holding

IM Capital Holding is a Cambodia-based investment company specializing in real estate and hospitality development. Founded by Polish entrepreneur Iwona Kmiecik, the company combines **European business expertise with deep-rooted knowledge of the Cambodian market and access to high-level local networks.**



With a sharp **focus on premium real estate and luxury hospitality ventures**, IM Capital Holding positions itself as a strategic partner for visionary projects that elevate Cambodia's economic landscape.



From conceptualization to execution, the company delivers value by **aligning international standards with local potential** — ensuring every investment is future-ready, culturally relevant, and economically impactful.



Whether it's developing landmark hotels or exclusive residential properties, IM Capital Holding brings a **unique blend of precision, elegance, and strategic insight** to Cambodia's fast-evolving real estate scene.

