



APARTMENTS AT A GROSS PRICE
STARTING FROM 99,000 USD
IN A LUXURIOUS APART-HOTEL ON
KOH RONG ISLAND

FULLY OWNED HOTEL APARTMENTS WITH
A **19% ANNUAL RETURN** ON INVESTMENT



YOUR SHARE IN
CAMBODIA’S TOURISM
BOOM

A 9-story apart-hotel on Koh Rong Island, set for completion in 2027, offers fully owned apartments with a projected 19% annual return. The growing number of tourists and rising property values in Cambodia make this a unique investment opportunity. Enhance your investment portfolio with a profitable property in an emerging market.

**RAPID VALUE GROWTH OVER
TIME**

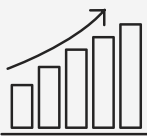
**FULL OWNERSHIP OF THE
APARTMENT**

19% ROI PER YEAR



Koh Rong Island
CAMBODIA

Presented by
IM CAPITAL HOLDING



* * * * *

WHAT WE OFFER

Port Yves Palace: Investment in a 5–star hotel on Koh Rong Island, Cambodia.

Port Yves Palace is the first 5–star hotel of its kind on Koh Rong Island, a 9–story establishment overlooking the Gulf of Thailand. This investment includes full ownership of apartments in a beachfront hotel with a 90–meter private beach and amenities such as a spa, swimming pools, bars, VIP and conference rooms, and exclusive shops.

Apartments ranging from 27 m² to 79 m² are built on land with full freehold ownership, ensuring complete legal security for investors. Koh Rong Island, rapidly gaining popularity among tourists, stands out for its increasing property values, making it an attractive investment destination.

Port Yves Palace is designed for international guests and professionals, offering networking opportunities in an exclusive setting. Inspired by European hospitality traditions, it emphasizes service quality and a comfortable lifestyle.



2027

INVESTMENT SECURITY

Investor-Led Management Ensuring Stability

The main investor also serves as the long-term operator, optimizing construction and operational costs to secure investment returns and maintain the property's quality over time.

Financial Forecasts with Risk Management

The projections are based on a conservative annual occupancy rate of 50%. At an occupancy rate of 60–70%, the return on investment increases significantly, with additional profits shared among investors.

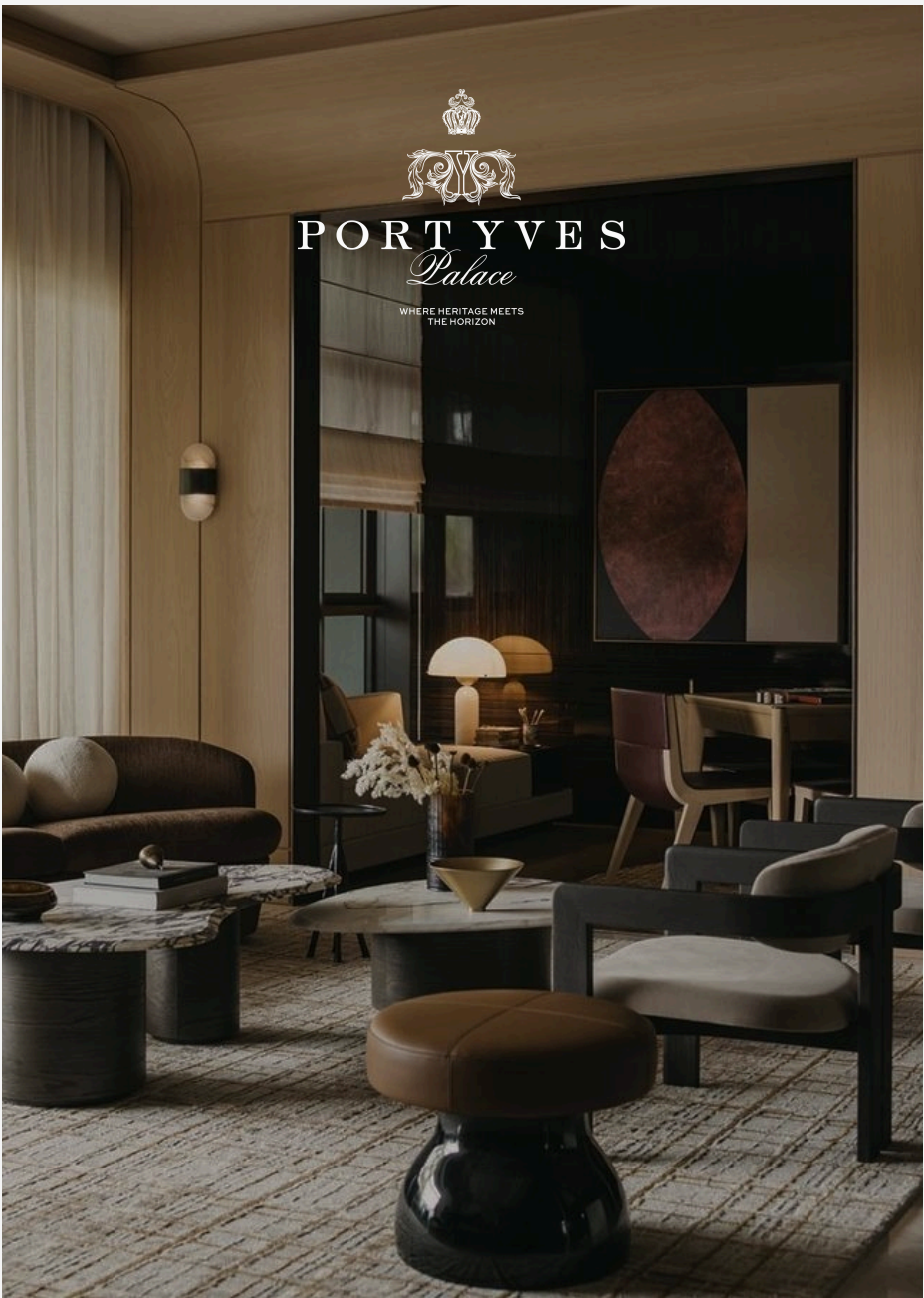
Strategic Location

Located on the thriving tourist coastline connecting Thailand and Vietnam, Koh Rong Island benefits from significant capital inflows and strong security, creating an ideal environment for long-term investment growth.



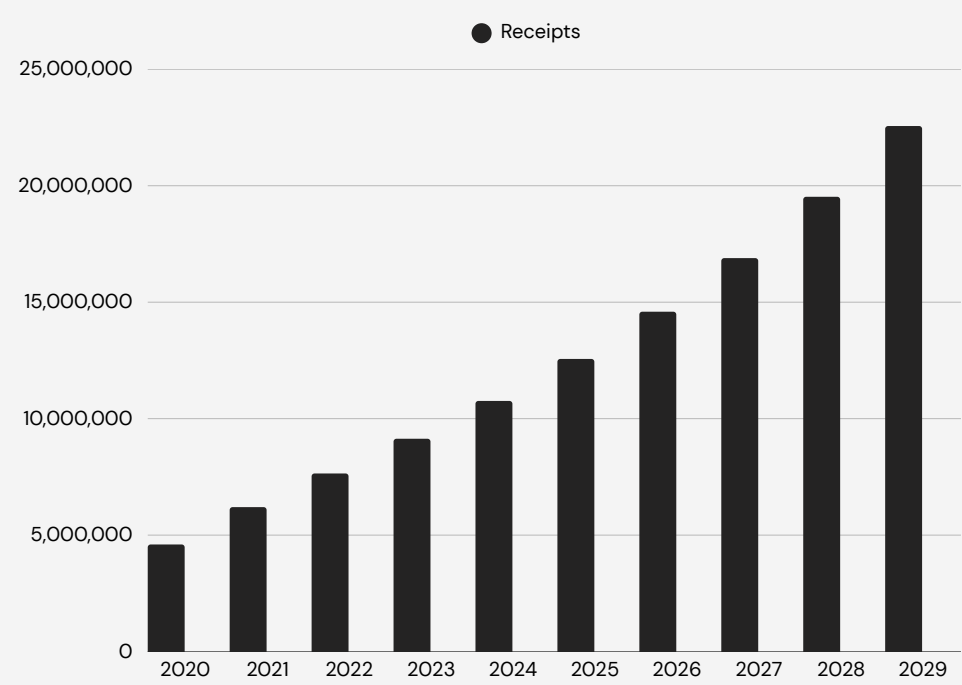


The interiors of Port Yves Palace blend **refined elegance with modern comfort**. Rich textures, warm earthy tones, and noble materials such as leather, wood, and stone create a timeless, subtly luxurious atmosphere. Thoughtfully designed spaces foster intimacy and relaxation, while carefully selected details pay homage to artisanal traditions in a contemporary interpretation.



ECONOMIC DRIVERS SUPPORTING THE INVESTMENT

ECONOMY, TOURISM, AND GROWTH POTENTIAL



INTERNATIONAL TOURISM GROWTH

International tourism revenue in Cambodia is projected to grow from \$4.6 billion in 2020 to \$23 billion by 2029, **nearly a fivefold increase**. This highlights tourism's vital role in the economy and positions Cambodia as an attractive destination for hospitality-related investments*

*Statista.com



BUSINESS-FRIENDLY ENVIRONMENT & ECONOMIC GROWTH

Cambodia offers low operating costs for businesses, including minimal taxes, and no social security fees, creating highly favorable conditions for entrepreneurs. Economic growth is further driven by **significant capital inflows** from Japan, China and Western corporations*

*Trading Economics report (1994–2022)



STRATEGIC DEVELOPMENT

Koh Rong, Cambodia's largest connected island, is served by 5 transport carriers from the mainland. Recognized as a key tourism hub alongside Angkor Wat, the island is set to become a national showcase for Cambodian tourism. Infrastructure development, initiated by a 2018 contract, includes roads, power grid expansion, and an airport.

IN THE NUMBERS

19% YOY ROI < 9–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 private beach with views of white sand and turquoise waters
Over 9,000 m² of usable space	9 floors with penthouses	Starting at \$3,500 gross and ending at \$3,700 gross per square meter
7 days of owner’s vacation per year	+6 million international tourists annually, with a growing trend	\$20Bi Revenue in International Tourism by 2028

IIM CAPITAL HOLDING

A European investment company with a Polish–Swedish management team, led and founded by Iwona Kmiecik— an experienced investor actively developing projects on Koh Rong Island and across Cambodia.

IM Capital Holding offers not only proven expertise but also strong investment management and execution capabilities for ambitious projects in the rapidly growing markets of Koh Rong and Cambodia.

Additionally, company's portfolio includes the luxurious Apsara Resort on Koh Rong —a project already generating returns, demonstrating the effectiveness of the company's strategy.

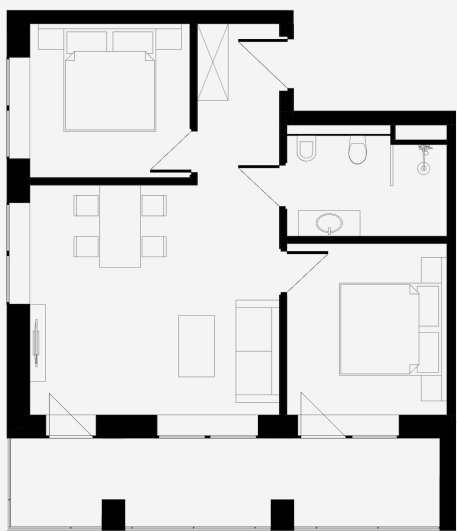
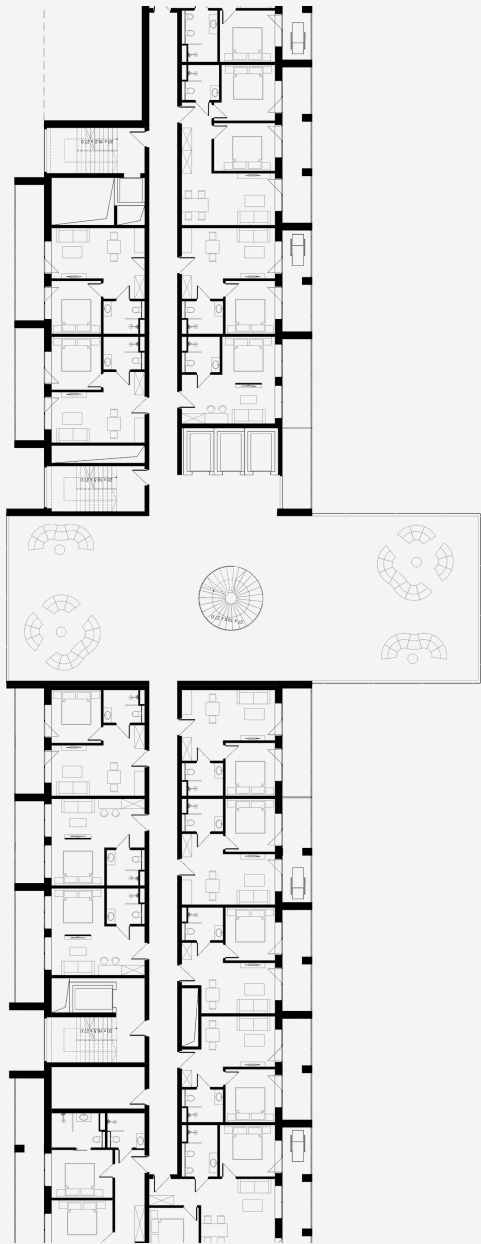


PRICING & INVESTMENT ADVANTAGE

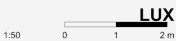
Apartments at Port Yves Palace are priced **starting at USD 3,500 gross and ending at USD 3,700 gross per square meter**, fully stylishly furnished according to the standards of a 5–star hotel.

Investors benefit from a 19% annual return on investment and a payback period of ca. 5 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).
In addition to financial gains, investors receive one week of vacation per year, combining profitability with personal enjoyment.

With direct waterfront access and a 90–meter private beach— a rarity in Southeast Asia—Port Yves Palace offers attractive opportunities in an emerging market.



L-1 - 52,55 m²



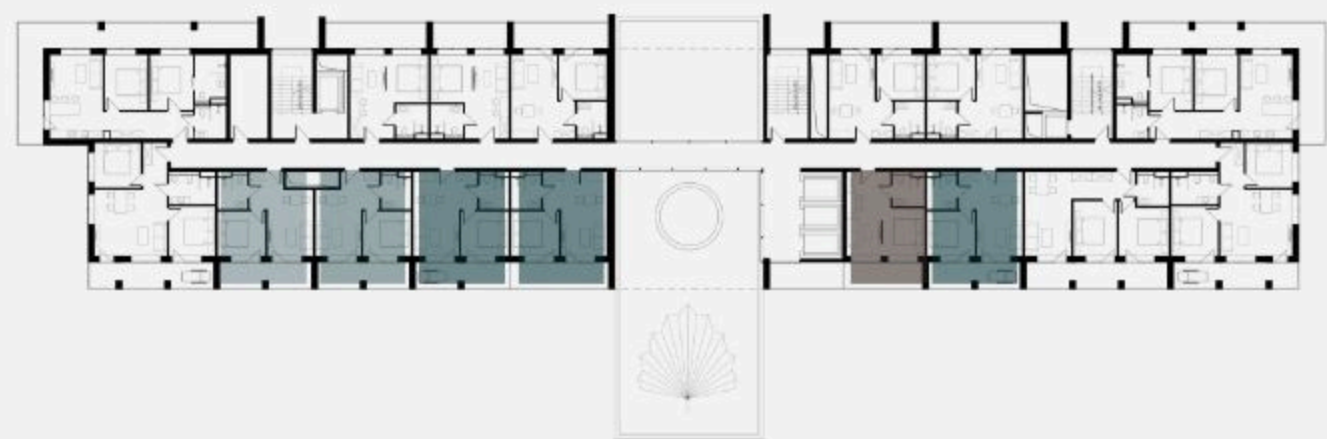
- ATTRACTIVE RETURN ON INVESTMENT AND SHORT PAYBACK PERIOD
- ONE-WEEK OWNER'S STAY
- AN EXCELLENT REGIONAL LOCATION WITH A PRIVATE BEACH
- VALUE APPRECIATION DRIVEN BY AN EMERGING MARKET

Supporting the local community: The development project will enable the continuation and expansion of plans to establish language schools and organize sports activities for children on Koh Rong Island, initiated by IM Capital Holding.

SEA VIEWS I

3700 USD GROSS PER M²

APARTMENTS WITH A VIEW OF THE THAI BAY

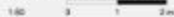


DOUBLE FOR SINGLE SV

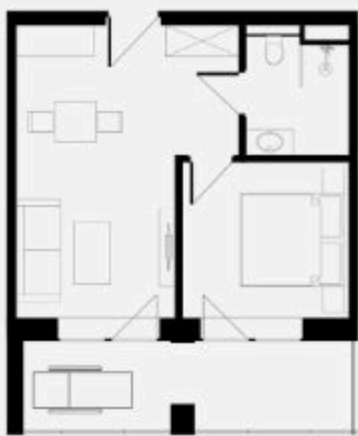


DS-2 - 28,28 m²

DOUBLE FOR SINGLE - SEA VIEW

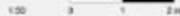


CLASSIC SV2



C-2 - 34,37 m²

CLASSIC - SEA VIEW



DOUBLE FOR SINGLE & CLASSIC SV

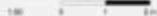
Elegant hotel units ranging from 28.3 m² to 34.4 m², with terraces and sea views, from the 1st to the 8th floor.

CLASSIC SV3



C-3 - 32,00 m²

CLASSIC - SEA VIEW



CLASSIC SV4



C-4 - 32,36 m²

CLASSIC - SEA VIEW



SEA VIEWS LUX

3700 USD GROSS PER M²

APARTMENTS WITH A VIEW OF THE THAI BAY

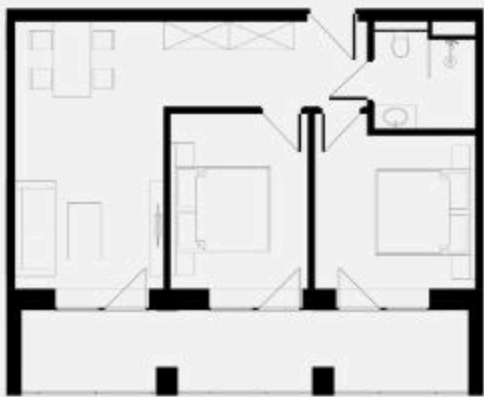


LUX SV1



1:50 0 1 2m LUX

LUX SV2



1:50 0 1 2m LU

TIMELESS LUX

Spacious and light-filled apartments ranging from 51.1 m² to 53.7 m², with large terraces and sea views. Available from the 1st to the 8th floor.

LUX SV3



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PORT YVES
Palace
WHERE HERITAGE MEETS
THE HORIZON

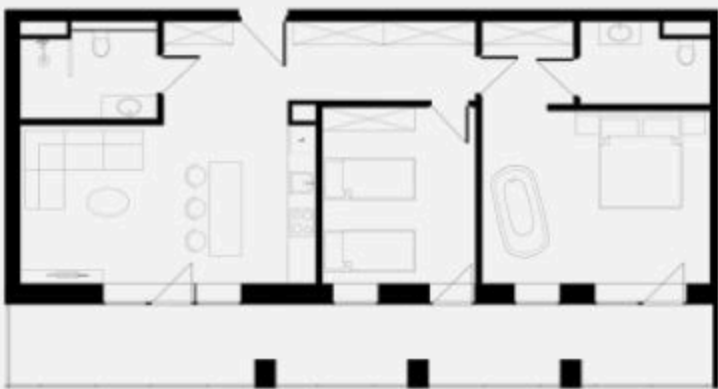
SEA VIEWS SUPERIOR

3700 USD GROSS PER M²

PENTHOUSES WITH A VIEW OF THE THAI BAY



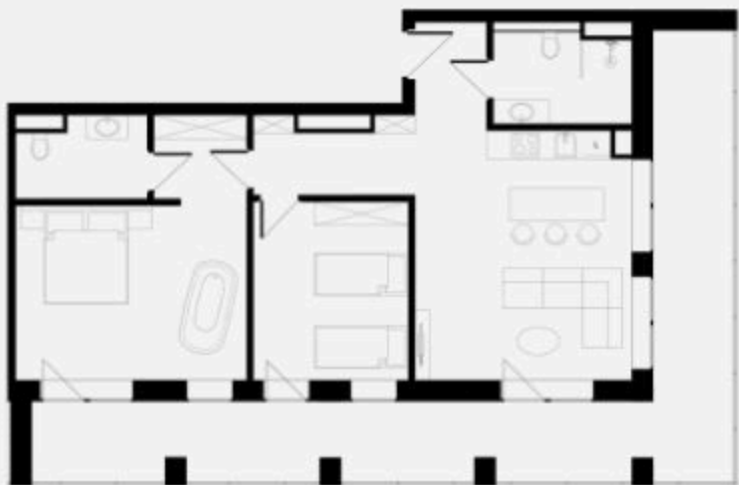
SUPERIOR SV1



S-1 - 79,15 m²



SUPERIOR SV2



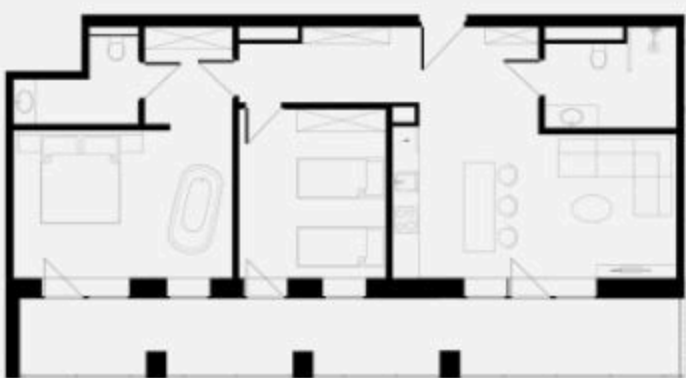
S-2 - 77,74 m²



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.

SUPERIOR SV3



S-3 - 76,78 m²



SUPERIOR SV4



S-4 - 77,87 m²



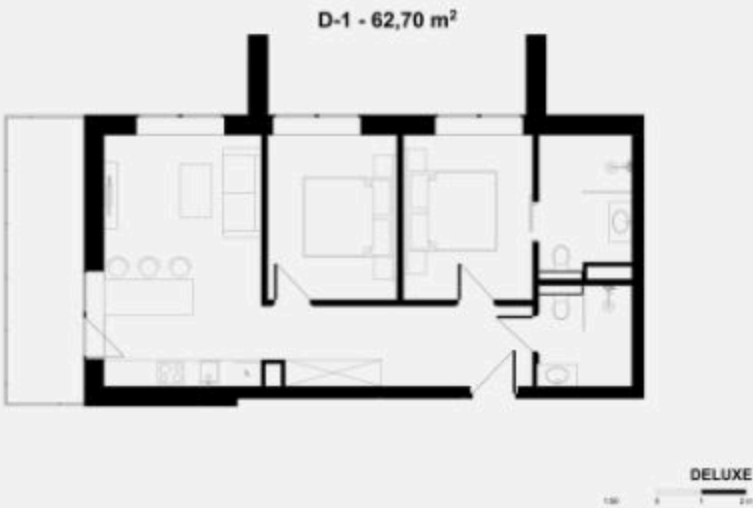
JUNGLE VIEWS

3500 USD GROSS PER M²

APARTMENTS IMMERSED IN NATURE



DELUXE



CLASSIC 1



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.

DOUBLE FOR SINGLE 2



DOUBLE FOR SINGLE 3



YOUR INVESTMENT IN SECURITY AND LUXURY

GROSS PRICES FROM 99,000 USD



Your path to an exclusive property starts at this amount.

7 DAYS OF OWNER'S VACATION

Enjoy your own apartment at no additional cost.



FLEXIBLE PAYMENT SYSTEM: 30/40/30

Tailored financing options for your convenience.



THE LARGEST BUSINESS HUB ON THE ISLAND

The first luxury aparthotel in a strategic location.



RITZ-CARLTON HOTEL STANDARDS

Luxury, quality, and premium comfort.



FULL OWNERSHIP OF THE APARTMENT

No hidden costs, no compromises.



PROPERTY VALUE GROWTH



Location and standards increase the investment's value year by year.

DEVELOPER AS HOTEL OPERATOR

Secure and hassle-free investment – we manage the entire process.

1

Revenues are calculated collectively for all room categories, allowing for a comprehensive preparation of the year-round offer.

4

Profit payouts begin after the first year of operation and will then be made every six months.

2

ROI is calculated based on a conservative assumption of 50% annual occupancy and a flexible pricing policy (\$100–700 per room, depending on the standard).

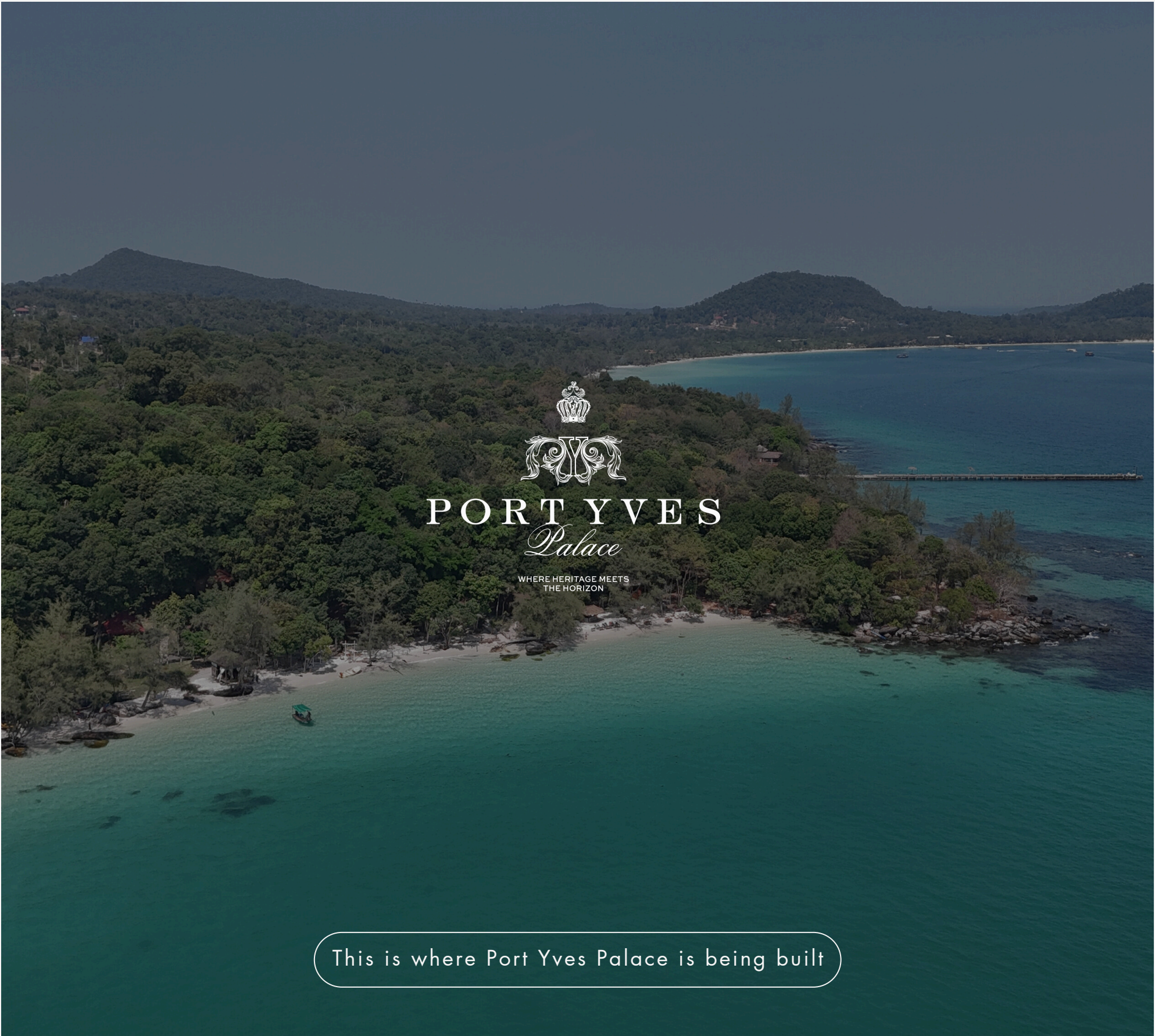
5

70% of the profits from the hotel's operations go to the investor, 30% to the operator for efficient management of the facility.

3





Costs cover the entire accommodation area.

PORT YVES PALACE



GET IN TOUCH

Would you like to learn more about this investment opportunity?
Contact us for further details, personalized offers, and any additional information.
Our team is here to guide you every step of the way.

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