



富力集團

R&F GROUP

ASSET IN CAPITAL CITY  
HEART OF ASEAN REGION

——R&F CITY, R&F GLORY——

캄보디아  
CAMBODIA

4  
PART 01

# 1.1 Geographic Location



## Blue Print of One Belt One Road



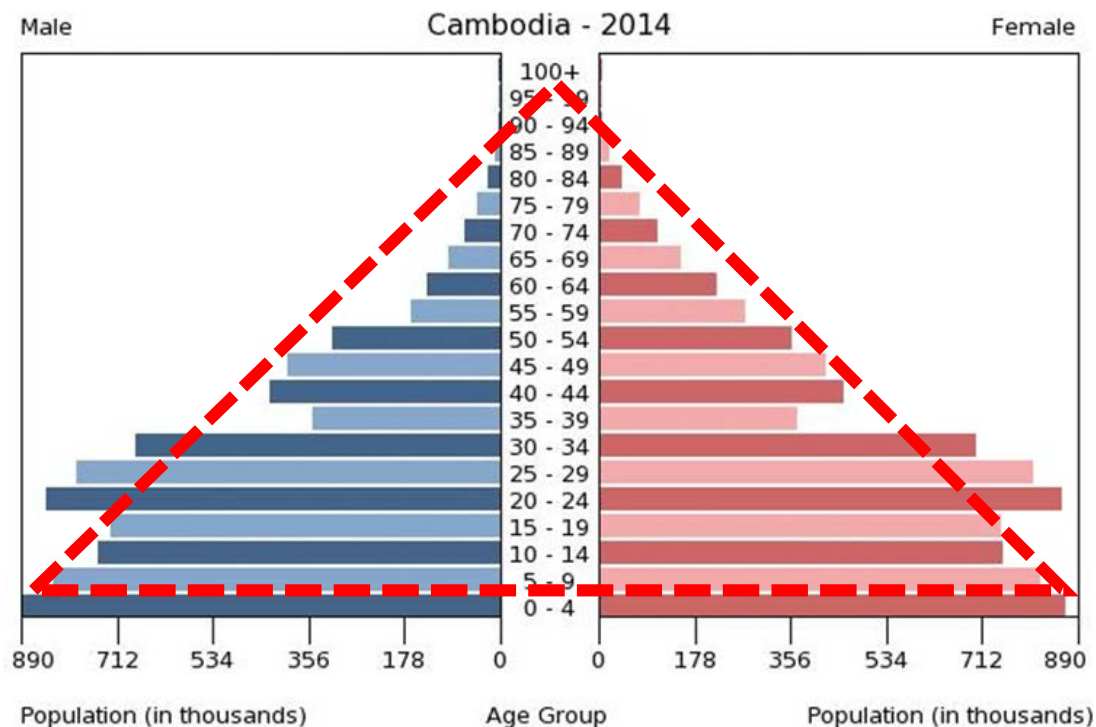
Located in the Central South Peninsula, west and northwest to Thailand, northeast to Laos, east and south east to Vietnam, south to the Siam Bay, situated at the strategic location in ASEAN and also within the century project- **One Belt One Road and Maritime Silk Road**.

# 1.2 Cambodian Population

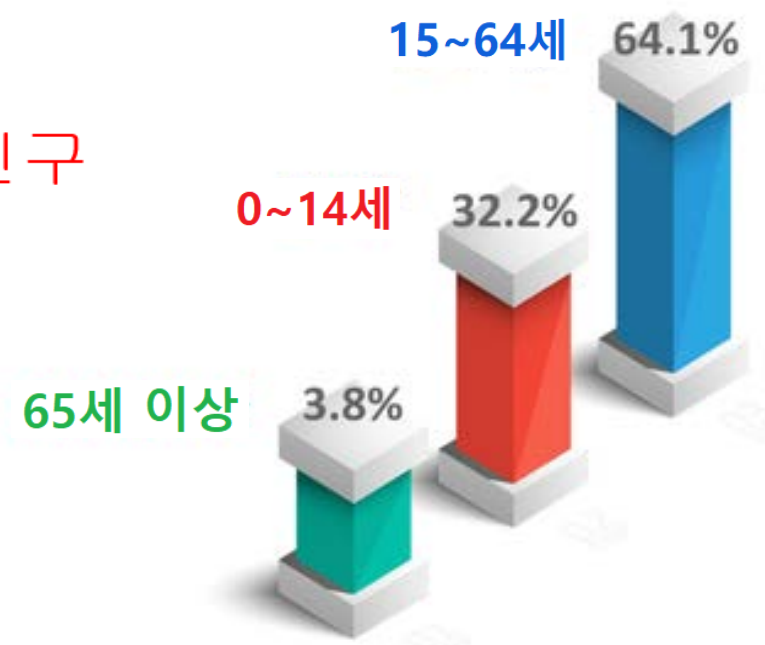
The average age level of total **15 million population is only 25-27 years old**. Golden age of demographic dividend.

Similar to China in 2000- 2010,when the average age is only 24 years old. **That 10 years period also become the China's Rapid Development era.**

## GOLD TRIANGLE 인구비율



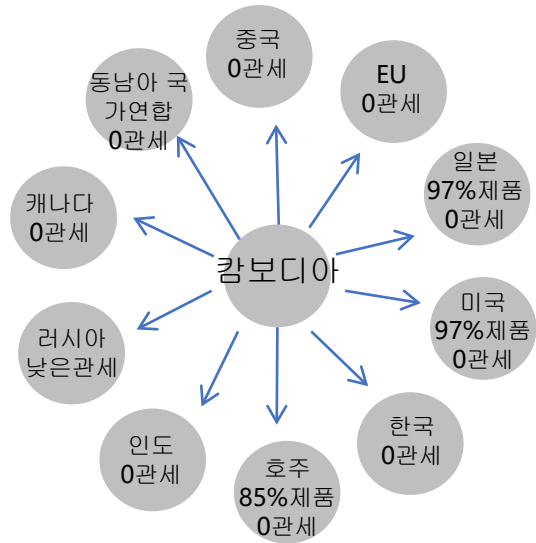
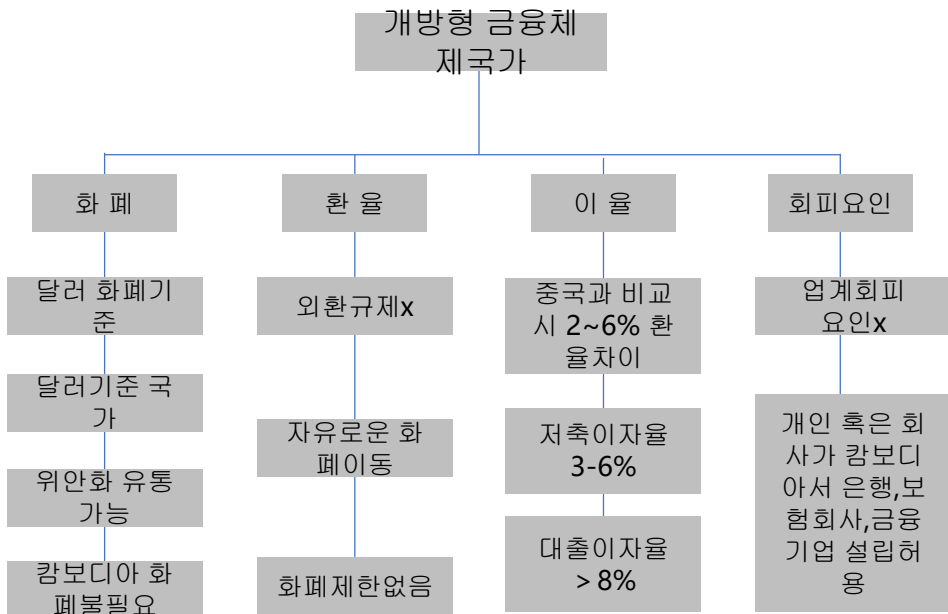
캄보디아  
인구비율  
35세 이하 인구  
전체인구의  
70%차지





# 1.3 Cambodia Investment Environment

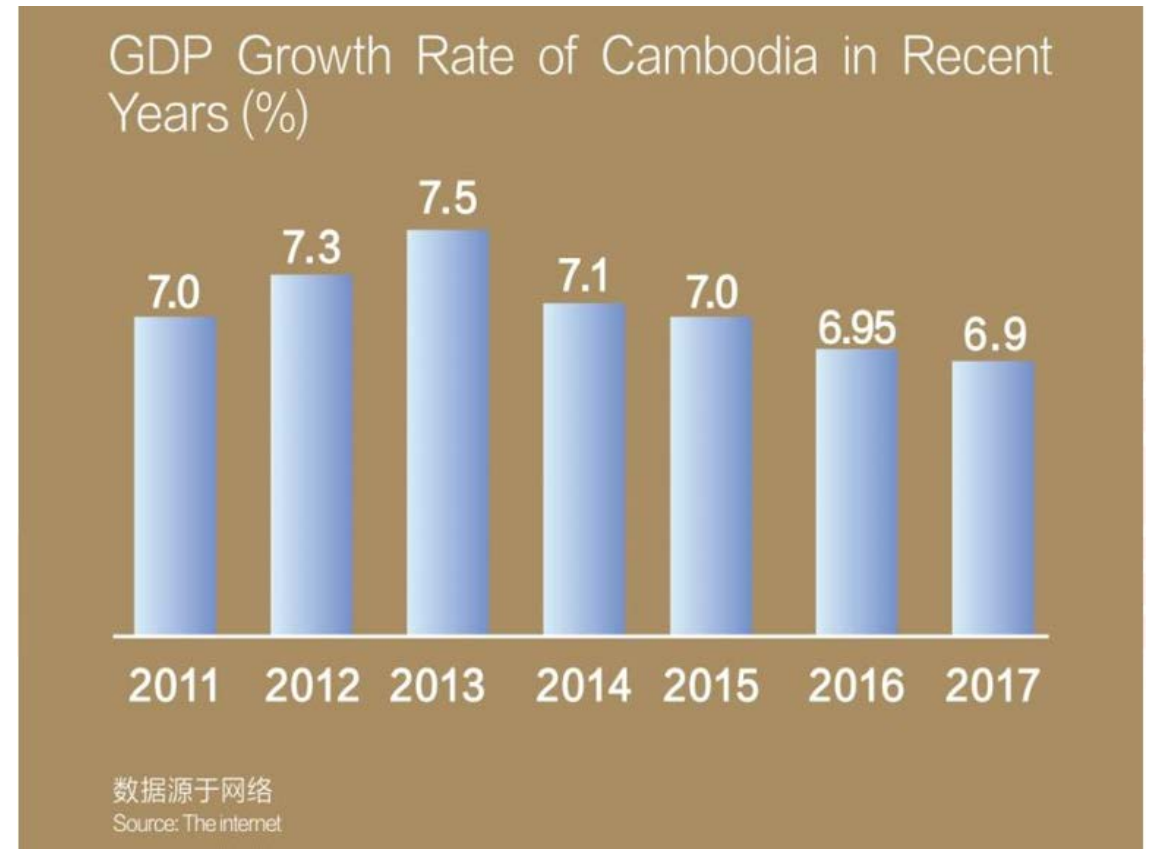
- Cambodia is a member of **WTO**
- Advantageous Policies for **tariff deduction**, 31 countries enjoys **duty free policy**. (26 EU countries, China, Japan, South Korea, etc.)
- Few Government intervention to foreign investment. And **Privatization policy** prevail here.
- Foreign company enjoys a **corporate income tax deduction policy** for 6-9 years, also excluding to charge tariff for production equipment, construction material etc.



## 1.4 Cambodia Economy

Last 10 years, complete the development progress which other countries spent 30 years to reach. Named as the **“New Tiger of Asia”**

Cambodia' s GDP Average Growth Rate – **over 7% for 7 Years**. Override Singapore, Thailand etc. Catching up with Chinese development speed in the last few years.



# 1.5 USD Asset

- ✓ **【USD】** : the most **stable** currency worldwide, highest investment return rate – priority option for investment.
- ✓ The 3<sup>rd</sup> largest USD ASSET country worldwide, the **only one country in Asia using USD**.
- ✓ Legal to own Foreign currency and no within the List of CRS, Cambodia named as **“the South east Asia Switzerland and.”**

## 달러 경제체제

### 동남아시아 국가중 달러이자율 최대



## 세계 달러 보유 자산량 3위





PART 02



프놈펜  
Phnom  
Penh



## 2.2 Phnom Penh Overview

General Info: 1866 becomes the **capital of Cambodia**, and being the center of economy, politic, and diplomatic

**Size:** 678.46 square kilometer

**Population:** 2.5 million, foreign residents over 300,000

**Administrative area:** 12 districts, 4 in city center, 8 in rural area.

### Traffic:

By land, 6 national roads, 2 railways,  
 By air, Phnom Penh international airport  
 By river, Phnom Penh Pier  
 Most popular – motorcycle.

金邊主要區域介紹圖





# 2.3 Capital Economy

- Combined with ASEAN Resources and international elites, **with 31 foreign embassies**, international business flourish.
- The popular city in One Belt One Road, a must passing by city in **Trans-Asia Railway**.
- Until the end of 2016, the Chinese investment to Cambodia has accumulated to \$12.7 billion. From 2001 to 2018, China's sound investment has reached \$5.27 billion.



- |  |   |
|--|---|
| •  澳大利亚   | •  老挝    |
| •  文莱     | •  马来西亚  |
| •  保加利亚   | •  缅甸    |
| •  加拿大    | •  巴基斯坦  |
| •  中国     | •  菲律宾   |
| •  古巴     | •  俄罗斯   |
| •  法国     | •  新加坡   |
| •  德国     | •  瑞典    |
| •  印度     | •  泰国    |
| •  印度尼西亚 | •  东帝汶  |
| •  日本   | •  土耳其 |

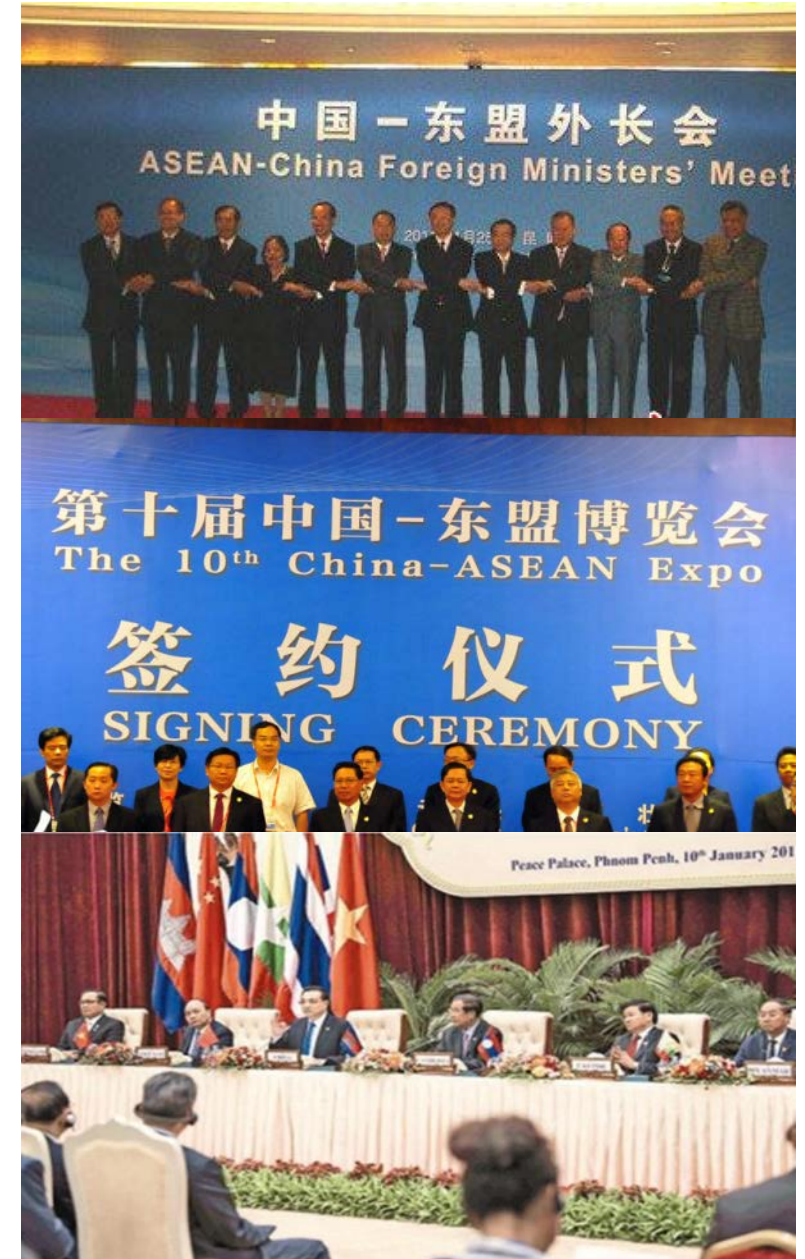




## 2.4 Capital Economy

### Frequently Holding International Meeting

2011년	The 19 <sup>th</sup> Buddhist Seesion
2012년	The 45 <sup>th</sup> Foreign Minister Meeting
2013년	The united asia Confucius institute
2014년	the 37 <sup>th</sup> world legacy meeting
2015년	international expo
2016년	international energy exhibition
2017년	international package, printing and food industry e xhibition
2018년	international power expo international clothing summit The 2 <sup>nd</sup> summit of Lancang-Mekong Corporation worldwide blockchain summit the 15 <sup>th</sup> eastern expo
2021년	international construction material expo
2023년	the 7 <sup>th</sup> summit of Lancang-Mekong Corporation ASEAN SPORT GAMES





## 2.6 Foreign Investment to Cambodia

In 2017, Chinese investment in Cambodia amounted to **1.431 billion dollars**, accounting for **27%** of the total foreign investment.

The cumulative investment in the agreement exceeded **10 billion dollars**.



\$80 million- the first submarine cable



230KV Power Supply Project



Phnom Penh-Bavi power supply Project activated



China South Power Grid – Royal Group C cooperation



The 51 National Road Construction Started



Basac River Bridge Completed



Phnom Penh to Poipet Highway



Level 4F New Airport

# 2.6 Foreign Company Entering



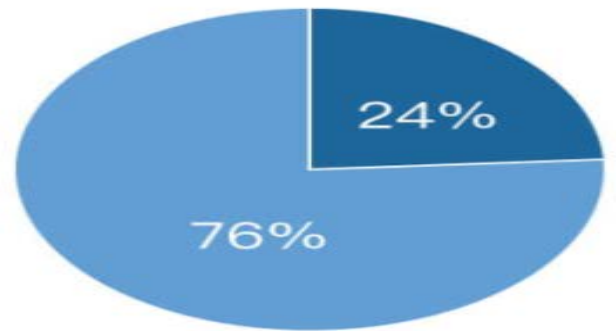
중국과 캄보디아 투자비교  
Investment Comparison with  
China





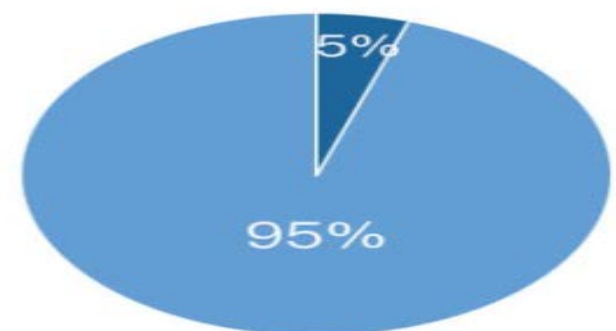
# 3.1 China Investment environment

고수입 국가 인구 재산총합  
5경 4조 달러



◆ 해외유입 자산  
◆ 자국유입 자산

중국 고수입 인구 재산총합  
4조4천억 달러



◆ 해외유입 자산  
◆ 자국유입 자산

High net worth people tend to make property investment in overseas, especially to developing countries.

- ✓ Decreasing risks;
- ✓ Resisting local currency Depreciation;
- ✓ Stable profit from house rental, and rate of return of investment is high

省	市	限购	限售	限商	限制企业
直辖	北京	√	√	√	
	上海	√	√	√	√
	天津	√			
	重庆		√		
广东	广州	√	√	√	
	深圳	√	√	√	√
	东莞	√	√		
	惠州		√		
	中山	√			
	珠海	√	√		
	江门	√			
	佛山	√			
河北	石家庄	√	√		
	南京	√	√	√	√
江苏	苏州	√			
	无锡	√	√		
	扬州		√		
	常州		√		
	徐州		√		
浙江	杭州	√	√		√
	宁波	√	√		
	嘉兴	√	√		
	绍兴		√		
安徽	合肥	√			
	福州	√	√		
福建	厦门	√	√		
	泉州	√	√		
	南昌	√	√		
江西	赣州	√			
	济南	√	√		
山东	青岛	√	√		
	郑州	√	√		
河南	开封		√		
	武汉	√			
湖北	襄阳		√		
	宜昌		√		
湖南	长沙	√	√	√	√
海省	全省	√	√		
四川	成都	√	√	√	
陕西	西安	√	√	√	√
甘肃	兰州	√	√		
	南宁		√		
	桂林		√		
广西	柳州		√		
	北海		√		
	沈阳	√	√		
辽宁	大连	√	√		
	丹东		√		
	贵阳		√		
贵州	昆明	√	√		
云南	太原		√		
山西	太原		√		
吉林	长春		√		
	哈尔滨		√		
黑龙江	哈尔滨		√		

## 3.2 Phnom Penh Investment Environment



Population is Gradually increasing annually



Exuberant need for land, increasing land plot supply



Permanent Property Ownership, no restriction towards renting or selling



Supply shortage, house price going upward



USD Assent, high return of investment

## 3.2 Supply and Demand

- ✓ Phnom Penh Local resident 2.5 million, about 300,000 foreigners, but until 2018, the apartment supply is less than 20,000 units.
- ✓ Compared with the increasing number of local young adults and foreign residents, the local market can not fulfill the need of apartments, especially the need for high quality residence.



### Comparison of Population with Foreign Nationality and Number of Apartments in Phnom Penh (2018)

Population of 200,000 people with foreign nationality living in Phnom Penh



Total number of apartments is less than 20,000





## 3.2 재산권

- ✓ 캄보디아 《외국인 부동산 산권법》에 의거, 외국인은 2층 및 그 이상의 부동산과 그에 대한 권리를 가질 수 있으며, 캄보디아 자국민과 같은 부동산 산권 증서를 받을 수 있고, 이후 자유로이 임대 혹은 매매가 가능하다.



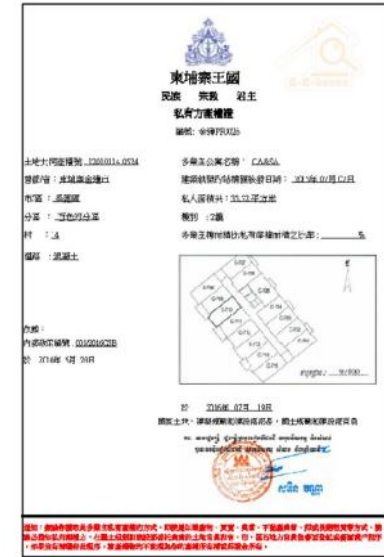
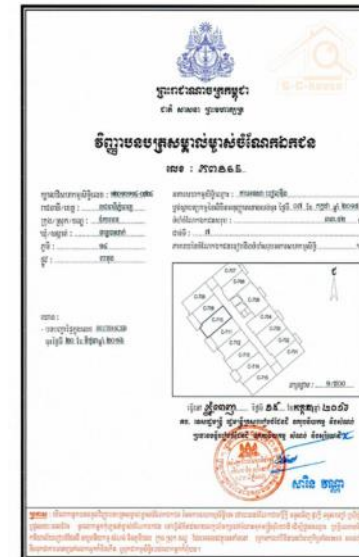
### 中华人民共和国驻柬埔寨王国大使馆经济商务参赞处

Economic and Commercial Counsellor's Office of the Embassy of the People's Republic of China in the Kingdom of Cambodia

#### 外国人可在柬拥有二楼及以上房屋产权

文章来源：驻柬埔寨使馆经商处      2010-06-09 16:04      文章类型：摘编 内容分类：新闻

日前，柬埔寨《外国人房屋产权法》获得国王正式签署批准。该法规定，外国公民可以在柬埔寨拥有二楼及以上房屋产权，并可以自己的名义购买、出售和出租这些房屋，但土地产权仍不能为外国公民拥有。预计该法规将吸引更多外国人来柬投资。



캄보디아부동산권리증서 (예시)



PART 04  
4

R&F와 프놈펜의  
향후 전망  
R&F Projects  
Revolutionizing Phnom  
Penh



# 4.1 R&F Brand Advantage

Established in 1994, R&F Properties has been building high-quality residential buildings for **25 years**.

Annual Sales Amount: **2017-\$12 billion**      **2018-\$19 billion**

Land Plot Reservation: 59.71 million m2

“一带一路”沿线国家房地产投资者前 10 强

数据来源: RCA, 戴德梁行研究部

公司名称	投资总额 (亿美元)
富力地产	14.20
龙光地产	11.79
皓源投资	9.31
Bright Ruby Resources	9.12
南山集团	8.90
绿地集团	8.65
海航集团	7.67
中国中冶集团	7.67
中国投资有限责任公司	7.47
中国银行	5.37



富力  
盈尊大厦  
R&F YINGZUN  
PLAZA

富力  
科讯大厦  
R&F KEXUN OFFICE  
BUILDING

广州  
盈凯广场  
R&F YINGKAI PLAZA

广州  
富力中心  
R&F CENTRE

北京  
富力中心  
BEIJING R&F CENTRE

天津  
富力广东大厦  
TIANJIN R&F GUANGDONG BUILDING

天津  
富力中心  
TIANJIN R&F CENTRE

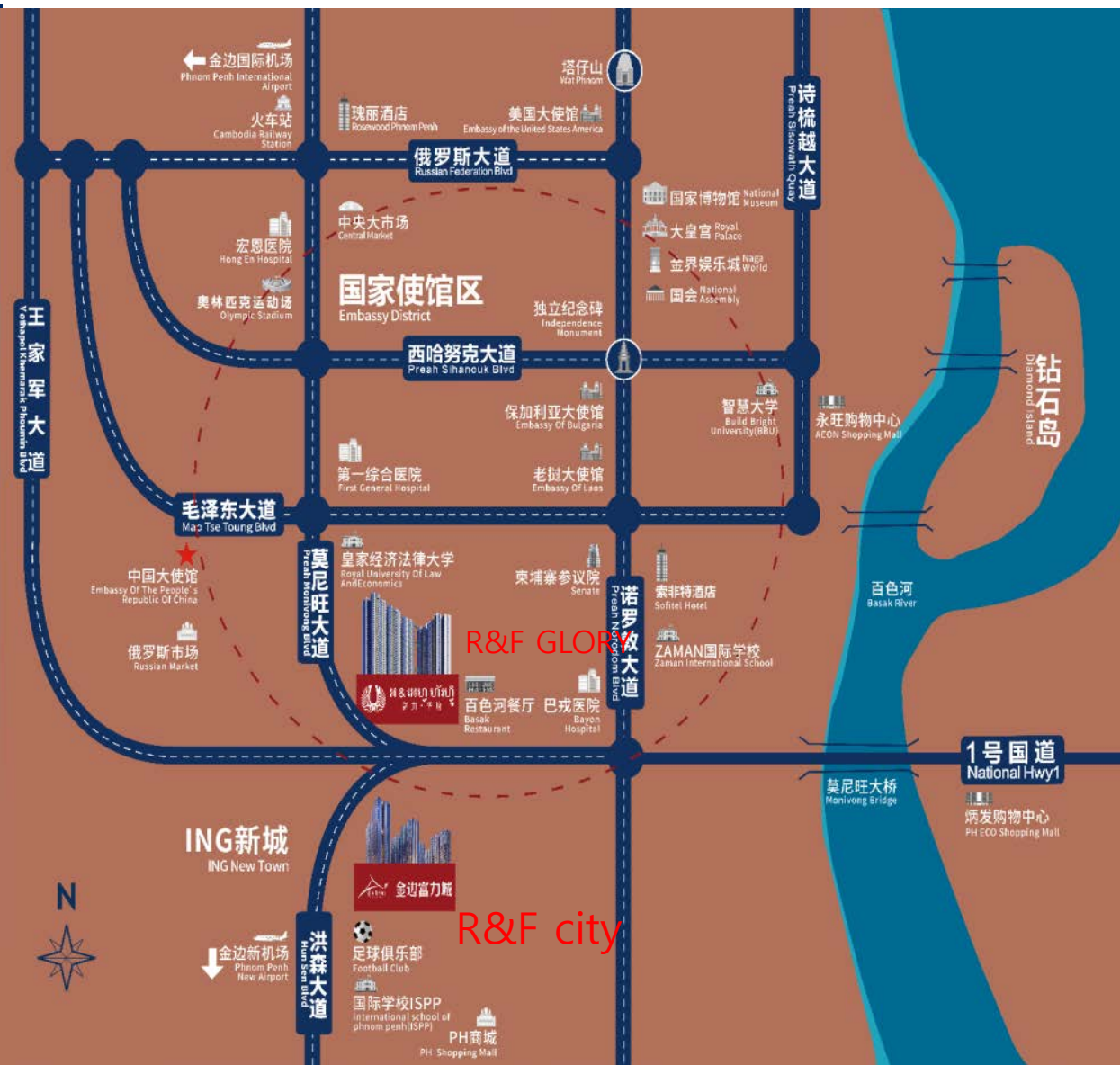
成都  
富力中心  
CHENGDU R&F CENTRE

贵阳  
富力中心  
GUIYANG R&F CENTRE



## 4.2

# Location Advantage





## 4.5 Key Location

**Situated on the main avenue – Monivong Blvd., HunSen Blvd. Inter**

**national Facilities:** Football club, duty-free shop, 4S car shop, etc

**Modern shopping mall:** Aeon, PH Eco mall

**Luxurious casino:** Naga World

**International Education Resources:** ISPP, Canadian CIS, The Royal Academy of Law and Economics.





## 4.6 International Education Resources



- Only **1km** to ISPP international school
- **10mins** drive to Canada CIS international school
- ISPP provide international **IB courses** education in English
- IB high school graduate is qualified for the top Ivy League universities





R&F City

# The Top 560,000 m<sup>2</sup> International Garden Community in Phnom Penh





## 4.6 Facilities Advantage



**30,000 m<sup>2</sup> private garden**  
**1020 m<sup>2</sup> swimming pool**



**1km running track inside the community**



## 4.6 Facilities Advantage

Totally 3 floors for parking spaces. Parking Ratio 1:0.8

- ✓ **Separating Pedestrian from Vehicles:** one main entrance for Pedestrian. 2 entries for cars parking above ground, 3 underground entries.
- ✓ **Total Parking Space: 4060**





## 4.6 Facilities Advantage

R&F City Sales Center officially open on 18th November 2018, which will be modified to a residential club after the project has been completed.





## 4.6 Facilities Advantage

# Multifunctional Private Club







# 4.6 Humanly Design

✓ **Decoration Standard:**  
3 stars

✓ **Decoration Style:**  
Modern Stlye

✓ **Handover Standard:**  
Hard Mounted





# 4.6 Layout

8 units/floor, 3 elevators/building

### 金边富力城景观总平图

Landscape Map



### A4栋标准层平面图

A4 Standard Floor Plan



# 4.6 Room Layout



Room Type A

One Bedroom 54.07m<sup>2</sup>

**Heated choice for investment**



Room Type B

Two Bedrooms 78.43m<sup>2</sup>

**Suitable for Investment and Self Living**



# 4.6 Room Layout



Room Type C

3 bedrooms 114.63m<sup>2</sup>

**High class suite**



Room Type D

3 bedrooms 129.52m<sup>2</sup>

**Rare luxury suite**



## 4.6 Shop House

Scarce Shop on City Main Avenue, supporting by the community' s 5000 condo residents





R&F Glory  
The First Altitude Dominating  
Phnom Penh  
58 Floors Skyscraper





## 4.7 Facilities Advantage



**Sky Club- Unique Edgeless swimming pool**



**Sky bar, gym, sauna room**



## 4.7 Facilities Advantage



**1200m<sup>2</sup> Sky garden**



**5000m<sup>2</sup> modern style  
community garden  
Surrounding by runni  
ng track**



**655m<sup>2</sup> Glory Center,  
with facility for elde  
rly and children**



# 4.7 Building Layout

8 units/floors, 4 elevators/building

【富力·华府】总规划图  
"R&F Glory" Landscape Map



1#楼标准层平面图  
Room Layout of 1st Building



## 4.8 투자핵심요소

투자이유	프놈펜 제1의 부동산 업체
1 브랜드	중국 10대 부동산 브랜드, 중국의 "1대1로"정책과 연관되어 있어 향후 투자 전망 밝아
2 품질보증	25년의 업계경력과 중국 내에서 높은 건축기준으로 건축설계
3 위치	모니봉 대로, 훈센대로 등 271개 대로와 연결되는 교차로에 위치해 있으며 프놈펜 남부경제 발전진행 중인 위치에 소재
4 설계	R&F city: 56m2 면적, 3만m2 자연공원설계 R&F glory: 21m2, 58층 초고층 프리미엄주택
5 인테리어	R&F 그룹내에서 자체 설계한 '3성/4성'급 인테리어 설계 품질보증
6 영구적인 재산권	외국인은 여권만으로 부동산구매가능 2010년 4월5일 : 캄보디아 국회에서 《외국인 부동산권법》 법안 통과

프놈펜 투자이유	프놈펜 투자는 달러보유에 유리
1 높은 회수율	높은 임대료, 자본회수가 빠른편
2 사회 발전	사회기반시설이 점차 나아지는 중 집값이 나날이 오르는 중
3 경제 성장율	연 7%의 높은 경제 성장율로 밝은 미래 전망
4 낮은 진입 장벽	다른 동남아 국가에 비교해서 가격이 비교적 낮은 시기에 해당
5 낮은 위험 요인	외국인은 여권만으로 부동산투자 가능
6 낮은 조세 효율	부동산 투자 시 자본이득세 X





**PART 05**

수도 자산을 선점  
할 수 있는 기회  
Capital Asset, Catching The Prime Opportunity

## 5.1 판매 상황

전 세계 9개 분양사무  
실에서 동시분양 진행  
중

월 평균 150채 판매





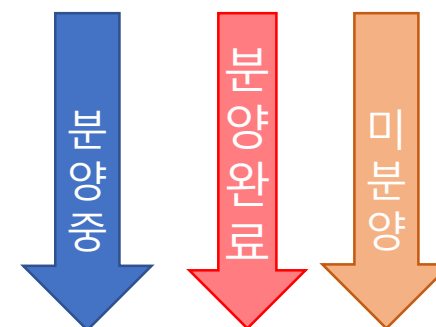
**R&F CITY**  
2018년6월9일  
분양시작

총 5237세대

6개 동 분양완료(1572  
채)

현재A4동 판매중, 130  
채 잔여

상가 총 38개  
잔여 17개







## R&F GLORY

2018년11월18일 분양시작

총 1928세대

20개 상가, 전부분양완료

현재 #1동 분양중, #1동 잔여 125채

분양중

매진

미분양



## 5.2 If making an \$150,000 investment

# \$150,000 investment Options

**Car? —  
Depreciation!**

**Financial Product? —  
profit not stable!**

**Stock? —too risky!**

**Buying Gold? —  
profit too small!**

**Business? — too much  
works and concerns!**

## 5.3

## Payment Terms

Payment terms	One Time	Half Year	One Year	Two Year	Mortgage
<b>Deposit</b> (signing buying subscription letter)	\$2,000				
<b>First Payment</b> Within 10days after deposit	10% (including deposit)				
<b>Second Payment</b> Within one month after first payment	90%	-			15%
<b>Installment</b> 3 months		40%	30%	20%	20% Apply for mortgage
<b>6 months</b>		50%	Each quarter 20%	Each quarter 10%	-
<b>9 months</b>					
<b>12 months</b>		-			
<b>24 months</b>			-		



회사명	광저우중광투자유한회사 (广州中广投资有限公司)/(RMB 계좌)	R & F PROPERTIES HS (CAMBODIA) CO., LTD. 富力(柬埔寨)有限公司/(USD 계좌)
계좌번호	44050158050100001517	6008000100000401012
개통은행명	中国建设银行 广州天河东路支行 BANK IN GUANGZHOU, CHINA TIANHE RD BRANCH 중국건설은행 광저우 텐허동루 지점	中国工商银行 金边分行 INDUSTRIAL AND COMMERCIAL BANK OF CHINA A PHNOM PENH BRANCH 중국공상은행 프놈펜 지점
은행주소	广东省广州市天河区天河东路110号, 2楼 110 Tianhe E Rd, Tianhe Qu, Guangzhou Shi, Guangdong Sheng, China Post code: 510620 광동성 광저우시 텐허구 텐허동루 110번, 2층	柬埔寨金边106街19-20号Exchange Square 17楼 17 <sup>th</sup> Floor, Exchange Square, No. 19 and 20, Street 106, Phnom Penh, Cambodia. Post code: 12208 캄보디아 프놈펜 106번길 19-20번 Exchange Square 17층
SWIFT CODE	RCBCCNBJGDY	ICBKKHDDVVV

## 5.5

## R&amp;F city 분양정보 예상

유형구분	건축면적	전용면적	층수	Room Bath 갯수	Finish Type	분양가 예상 (m <sup>2</sup> 당)	비고
1Bed Room APT	53.3285m <sup>2</sup>	43.97m <sup>2</sup>	#2706	1 BR + 1WC	Fully Finished (if pay 10% of the price )	126,369 \$ (2,370 \$)	영구적인 소유권
2Bed Room APT	77.1273m <sup>2</sup>	62.4m <sup>2</sup>	#1902	2 BR + 1WC	Fully Finished (if pay 10% of the price)	180,677 \$ (2,343 \$)	영구적인 소유권
3Bed Room APT	115.2213m <sup>2</sup>	93.22m <sup>2</sup>	#2204	3 BR + 2WC	Fully Finished (if pay 10% of the price)	236,746 \$ (2,055 \$)	영구적인 소유권



## 5.5

## R&amp;F city 상가분양정보 예상

유형구분	전용면적	분양가 예상	비고
#16호	212.58m <sup>2</sup>	839,980 \$ (3,951 \$)	영구적인 소유권

## 5.5

## R&amp;F GLORY #1동 분양정보 예상

유형구분	건축면적	전용면적	층수	Room Bath 갯수	Finish Type	분양가 예상 (m <sup>2</sup> 당)	비고
1Bed Room APT	53.3m <sup>2</sup>	43.49m <sup>2</sup>	#33	1 BR + 1WC	Fully Finished (if pay 10% of the price )	191,574 \$ (3,567 \$)	영구적인 소유권 /남향
2Bed Room APT	78.64m <sup>2</sup>	64.16m <sup>2</sup>	#36	2 BR + 1WC	Fully Finished (if pay 10% of the price)	275,251 \$ (3,500 \$)	영구적인 소유권/북향
3Bed Room APT	140.42m <sup>2</sup>	114.57m <sup>2</sup>	#33	3 BR + 2WC	Fully Finished (if pay 10% of the price)	458,855 \$ (3,268 \$)	영구적인 소유권/남향





감사합니다