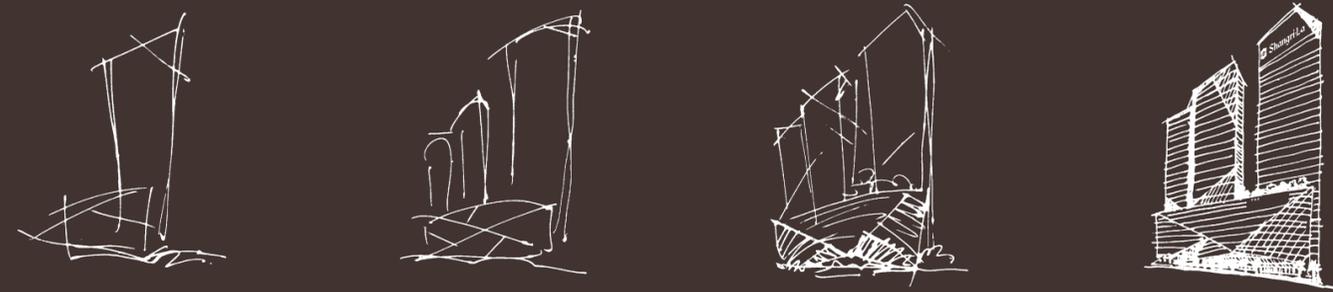


THE
P E A K



THE
PEAK



THE
P E A K

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The Peak, Cambodia's Pinnacle of Luxury Living

The Peak, situated in the heart of Phnom Penh, rises above the city's bustling downtown cityscape and the unique confluence of the Mekong, Tonle Sap, and Bassac Rivers.

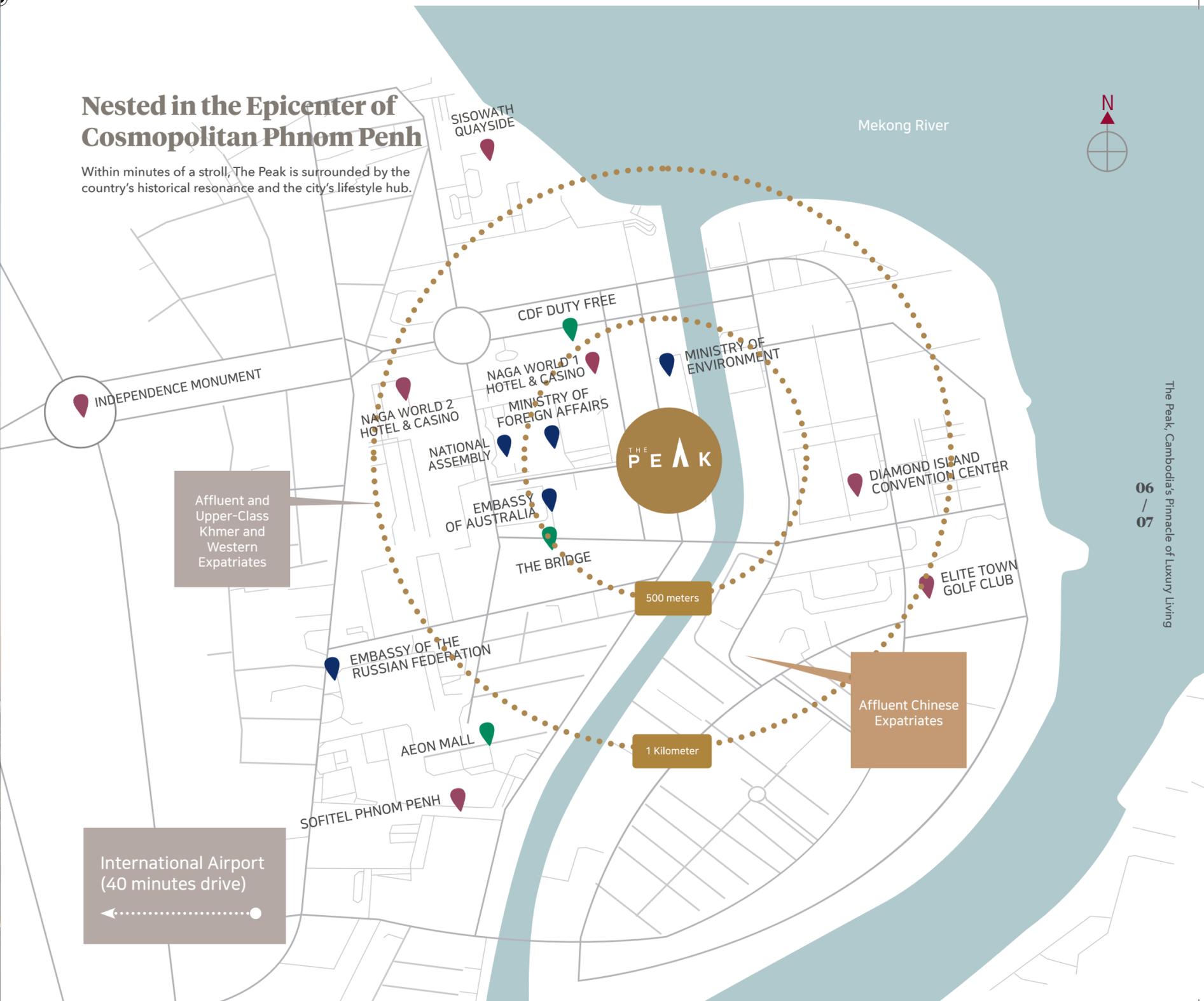
Surrounded by high-end residential developments and key commercial and government buildings, The Peak's immediate catchment area covers the most sought-after districts of the capital city.

As the first truly integrated real estate development, The Peak, rising 55 floors into the sky, sets the new standards for local and international clients.



Nested in the Epicenter of Cosmopolitan Phnom Penh

Within minutes of a stroll, The Peak is surrounded by the country's historical resonance and the city's lifestyle hub.



55 Floors of Curated Experiences

This spectacular high-end integrated development comprises two residential towers with more than 1,000 condominium units, 15 floors of premium office space, and the country's latest five-star hotel, the Shangri-La, with 300 guest rooms and upscale dining, all sitting atop the first fully integrated luxury retail podium in Cambodia.



SHANGRI-LA HOTEL
~300 ROOMS



PREMIUM OFFICE
SPACES

PARKING LOT
8 LEVELS



WORLD-CLASS RETAIL
PODIUM 5 FLOORS



Property Profile

- **Address:** Chamkarmon District, Phnom Penh, Cambodia
- **Developer:** Oxley Gem (Cambodia) Co. Ltd
- **Site Area:** 12,670 sqm
- **Description:**
 - A Premium and Luxurious 55-storey Mixed Development
 - 5 storeys retail mall
 - Shangri-La Hotel (18 floors of hotel rooms with 300 guest rooms, 8 floors of hotel facilities)
 - Premium office space (15 floors, 250 units, approx. 10,826 sqm)
 - 2 high-end residential towers (Total 39 floors, 1,014 units)
- **Retail Podium:**
 - Duplex shop houses on the ground level
 - 4 floors of retail units from level 1 to 3A
 - 8 floors of parking from level 5 to 12
 - Gross floor area (retail): Approx 39,000 sqm
 - Net lettable area (retail): Approx 25,000 sqm
- **Total Parking Lots:** 1,415 lots
- **Target Completion:** 4th quarter 2021

Shangri-La Hotel Phnom Penh



5-Star Hospitality Experience

Shangri-La Hotel at The Peak is the first hotel project developed by Shangri-La Hotel & Resort in Cambodia. Local and international clients will enjoy world-class service amidst tranquil surroundings, coupled with inspirational architecture and design. From the finest dining to business lounges and spa experiences, Shangri-La Hotel establishes new standards of indulgence in Phnom Penh.



The Peak Premium Office Space



Enhancing the Business Experience while Maximizing Work Environment

With the strategy to establish an environment where local and international enterprises will foster innovation, the premium office space at The Peak will become the base of Phnom Penh business revolution. Comprised of 15 floors, The Peak office space will welcome up to 250 companies and entrepreneurs across all industries through a wide range of office formats.

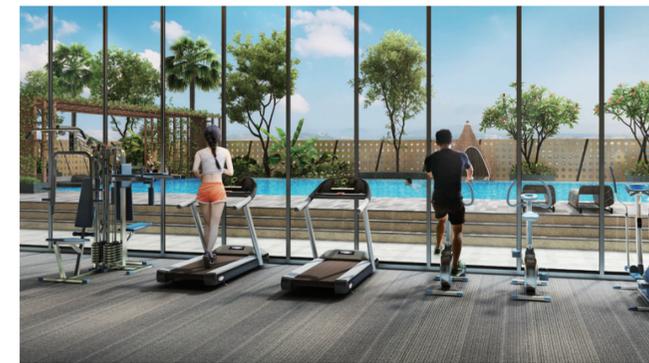


The Peak Residence



Upscale Nest in the Prime of the City

The Peak Residence Towers offer a perfect blend of luxury living and resort-style relaxation, designed to convey comforts and conveniences with hotel-grade amenities for those with a discerning taste for living. The iconic residential towers are elevated to provide the city's signature view of the Mekong River and its confluents along with unrivalled display of the Skyline.



The Peak Retail Podium



Retail Powerhouse

Featuring the latest retail dynamics in an innovative and harmonized retail environment, The Peak Retail Podium will be home to leading luxury brands, trendsetting designers, and other enticing features including cafes, restaurants, handicraft stores, nomadic event spaces, and more.



Harmonized Retail



Physical



Digital



Nomadic



Client Experience

Today, more than ever, it is critical to understand how our clients navigate through the shopping journey across digital and physical channels. At The Peak Retail Podium, we will leverage deep consumer insights to ensure that their experiences are enhanced and harmonized across the entire purchasing path, regardless of the platform. Digitally-enabled, human-centered, personal, connected, mobile, and memorable, The Peak Retail Podium guarantees to be present in remarkable ways at moments that matter in our client's journey.

Targeted Clients

Affluent Cambodians



High Net Worth Individuals Cambodians who have a strong taste for high-end lifestyle and currently travel abroad (Thailand, Singapore, Hong Kong, Korea, and Europe) to purchase luxury brands' latest collections.

Generation Y and Z



Generation Y & Z have better education than their parents, better career opportunities, and are driving new product preferences. As disposable income grows and brands become available, consumption increases rapidly.

Chinese Expats & Tourists



As Chinese investments pour into Cambodia, numerous Chinese families have moved to the country. Similarly, thanks to the relationship between China and Cambodia, the country is witnessing an ever increasing number of Chinese tourists.

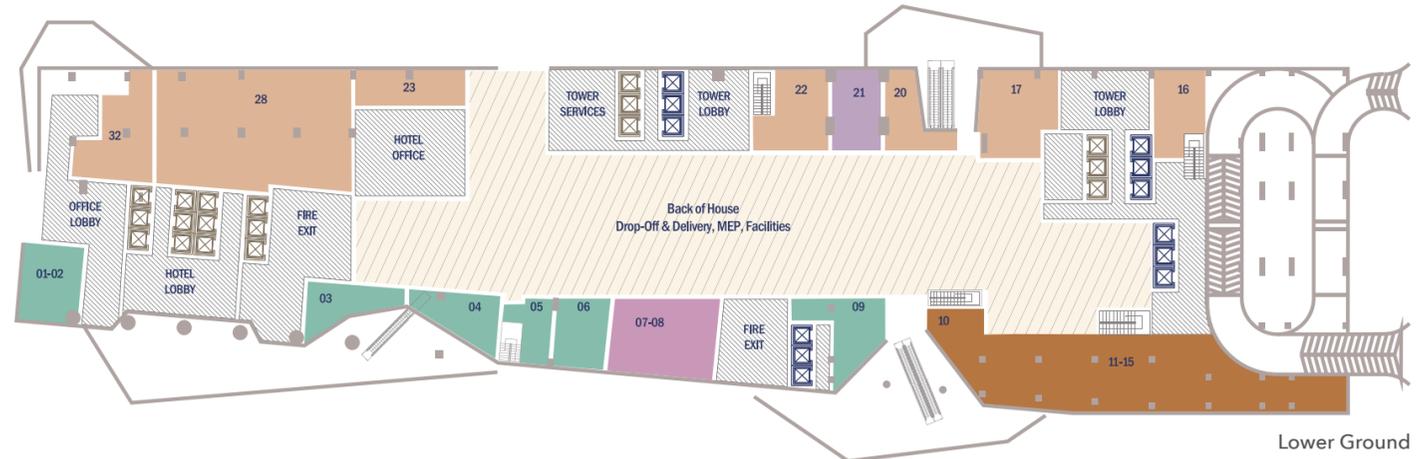
Preliminary Stacking Plan

FLOOR	ZONING				
Level 3A	Food Court	Lifestyle	Nomadic Retail	Fast Fashion	Downtown Duty Free
Level 3	Food Court	Lifestyle	Nomadic Retail	Fast Fashion	Downtown Duty Free
Level 2	Fast Fashion	Premium Fashion	Cosmetics	Food & Beverage	
Level 1	Food & Beverage	Luxury Fashion & Accessories		Cosmetics	
Mezzanine	Timepieces & Jewelry	Luxury Cars	Gourmet Market	Food & Beverage	
Lower Ground					

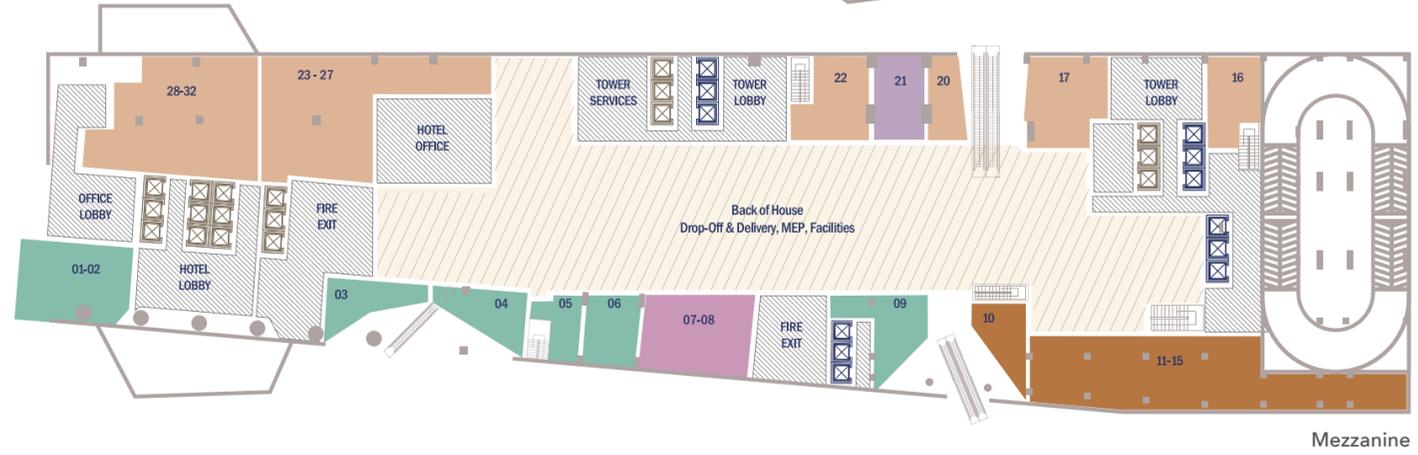


Floor Plan

Lower Ground and Mezzanine - Duplex Shops



Lower Ground



Mezzanine

- Timepieces & Jewelry
- Luxury Cars
- Food & Beverage
- Gourmet Market
- Services
- Building Services
Services, Facilities, MEP, Corridor & Lobby

- Amenities
- Concierges
- Lifts For Retail Mall
- Lifts Offices /Resi Tower
- Bathroom
- Escalators

Unit No.	Size (sq.m)	11-15	1,018
01-02	301	16	208
03	158	17-19	346
04	170	20	138
05	108	21	180
06	190	22	212
07-08	402	Lower Ground 28	560
09	210	Lower Ground 23 & Mezzanine 23-27	563
10	142	Lower Ground 32 & Mezzanine 28-32	496



Floor Plan

Level 1 - Luxury



- Luxury Fashion & Accessories
- Cosmetics
- Food & Beverage
- Services
- Building Services
Services, Facilities, MEP, Corridor & Lobby
- Amenities
- Concierges
- Lifts For Retail Mall
- Lifts Offices /Resi Tower
- Bathroom
- Escalators

Unit No.	Size (sq.m)	09	49	29	169
01	87	10	35	30	80
02	465	11-12	82	30A	30
03-04	250	13-14	117	30B	350
05	385	15-17	194	30C	177
05A	120	18-19&22-23	218	30D	30
06	45	20	90	31	97
06A	40	21	71	32	2
07	67	24-27	363	33	2
08	52	28	99		



Floor Plan

Level 2 - Premium



- Premium Fashion
- Fast Fashion
- Cosmetics
- Food & Beverage
- Services
- Building Services
Services, Facilities, MEP, Corridor & Lobby

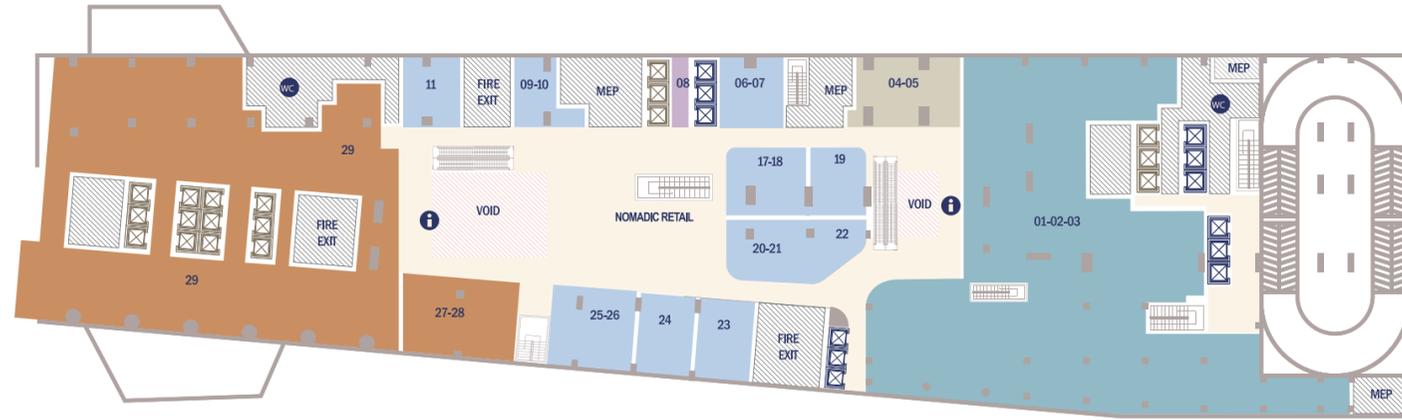
- Amenities
- Concierges
- Lifts For Retail Mall
- Lifts Offices /Resi Tower
- Bathroom
- Escalators

Unit No.	Size (sq.m)	08	35	22	65
01	208	09-10	82	23	101
02A	334	11	88	24-26	259
02B	501	12	63	27-28	208
03A	430	13	76	29	1,714
03B	120	14-15	117	30	2
04	45	16	43	31	2
05A	50	17-18	116		
05B	57	19	83		
06-07	101	20-21	113		



Floor Plan

Level 3 - Lifestyle



- Fast Fashion
- Food Court
- Duty Free
- Lifestyle
- Services
- Building Services
Services, Facilities, MEP, Corridor & Lobby

- Amenities
- Concierges
- Lifts For Retail Mall
- Lifts Offices /Resi Tower
- Bathroom
- Escalators

Unit No.	Size (sq.m)	20-21	113
01-03	1,200	22	65
04-05	167	23	101
06-07	101	24	103
08	35	25-26	156
09-10	81	27-28	208
11	88	29	1,714
17-18	115		
19	83		

Floor Plan

Level 3A - Experience

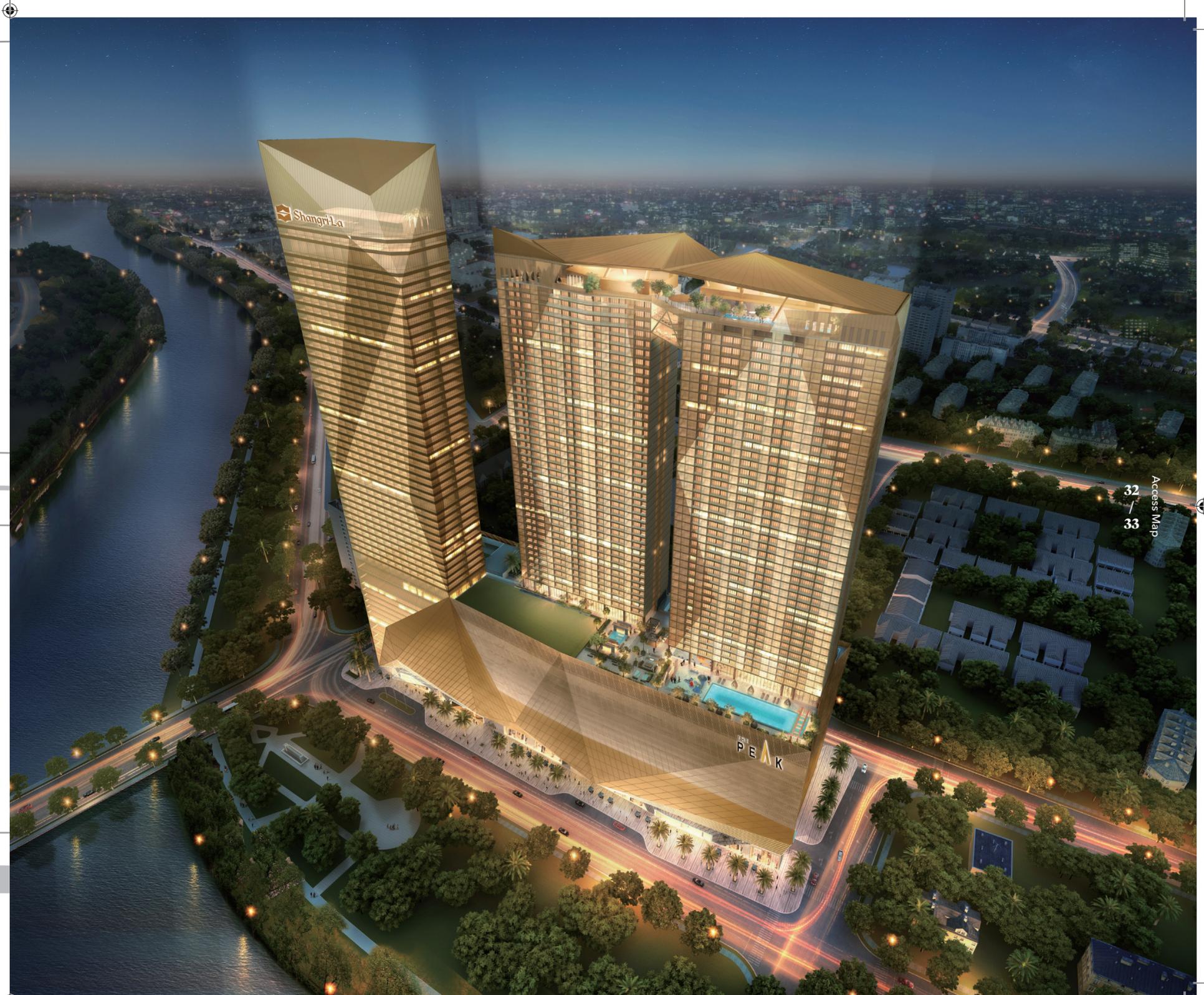
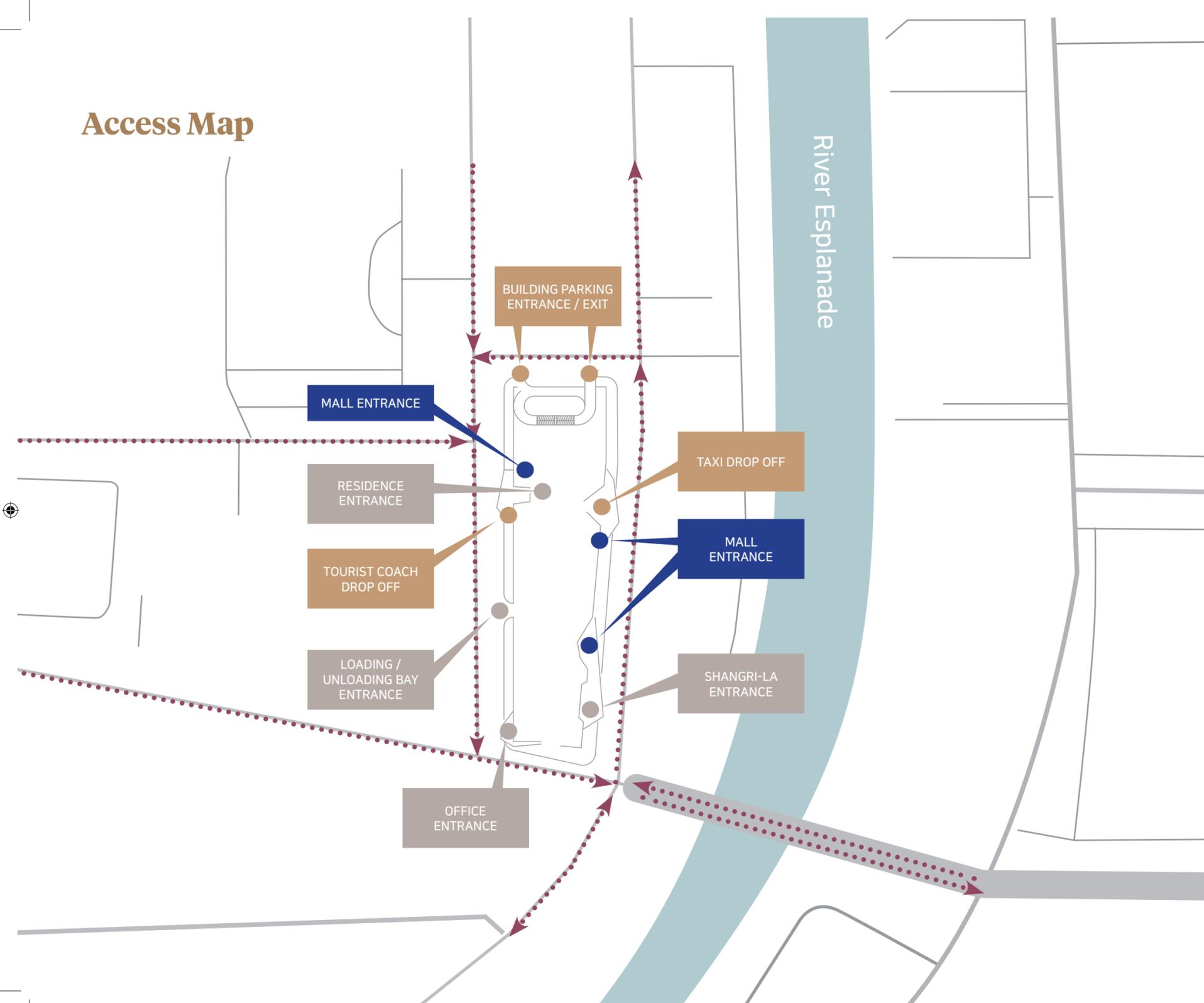


- Fast Fashion
- Food Court
- Duty Free
- Lifestyle
- Services
- Building Services
Services, Facilities, MEP, Corridor & Lobby

- Amenities
- Concierges
- Lifts For Retail Mall
- Lifts Offices /Resi Tower
- Bathroom
- Escalators

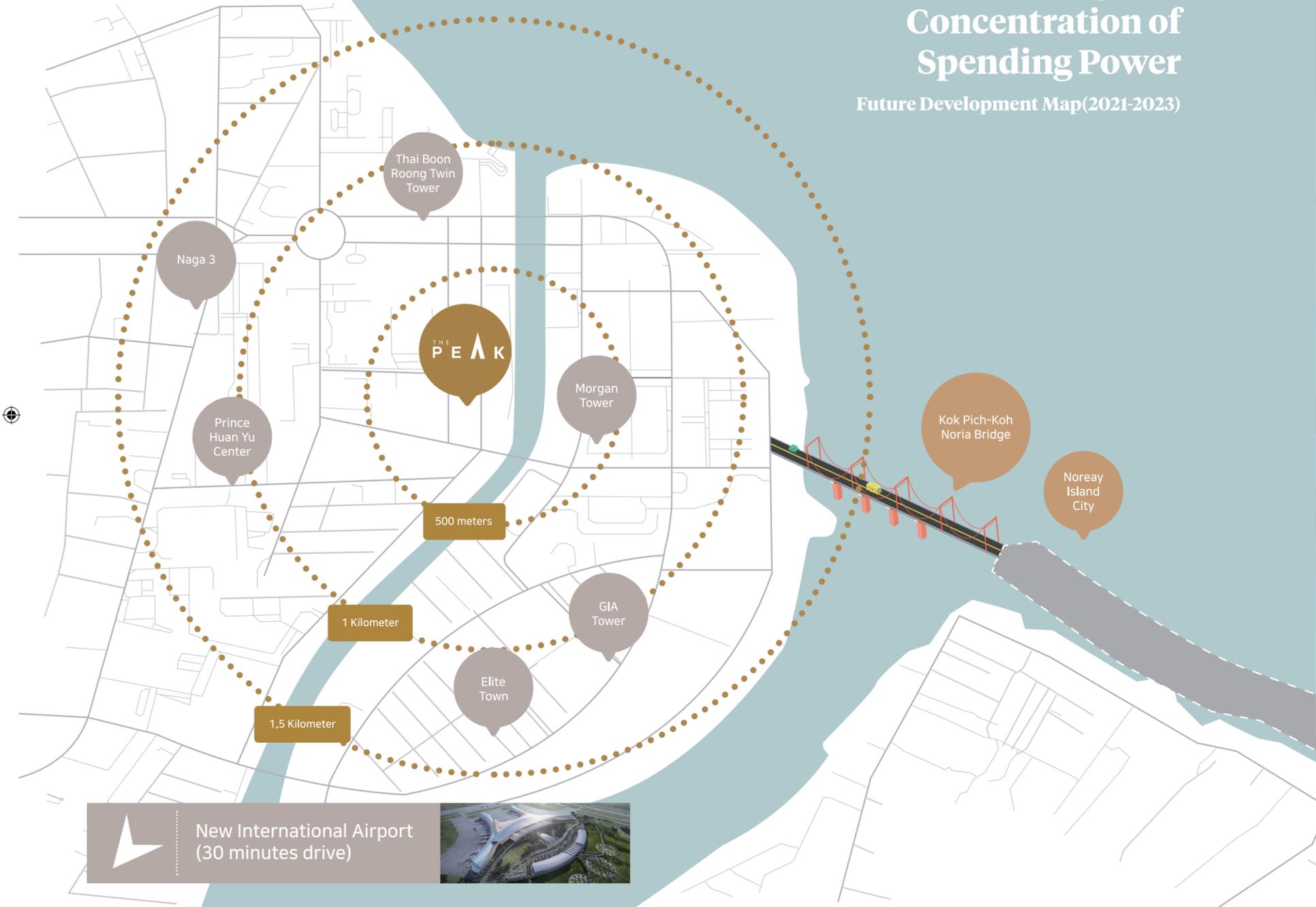
Unit No.	Size (sq.m)	12	77	26	115
01-03	1,200	13	53	27	1,600
04	167	14	65		
05	52	15-17	198		
06	49	18	65		
07	35	19	58		
08	30	20	55		
09	52	21-23	307		
10	44	24	53		
11	63	25	110		

Access Map



Phnom Penh's Highest Concentration of Spending Power

Future Development Map(2021-2023)



Phnom Penh's Highest Concentration of Spending Power

Kingdom of Cambodia: Executive Introduction



A Country of Youth and Dynamism with a World-Renowned Cultural Heritage

Contemporary Cambodia is the successor state to the mighty Khmer empire, which during the Angkor period, ruled much of what is now Laos, Thailand, and Vietnam. The remains of this empire can be seen at the fabled temples of Angkor, monuments unrivaled in scale and grandeur in Southeast Asia.

Today, the Kingdom of Cambodia is once again at the center of attention, featuring one of the fastest-growing economies in the world. This miracle was achieved thanks to government support for a market-based economy, the encouragement of local entrepreneurship, and easy access to foreign ownership along with an ever-growing interest from regional and international tourists.

With an history both challenging and inspiring, the country seems to live by the words of a Cambodian proverb, "Fear not the future; weep not for the past."

PHNOM PENH THE CROSSROAD CITY



With a population of three million people, the capital city of Phnom Penh is modernizing at light speed. It is an intriguing mix of skyscrapers and retail boutiques promoting authentic design alongside historic heritage buildings recalling the city's glory days as the seat of a royal kingdom and a French protectorate. Today, this city once known as the "Pearl of Asia" is set to become a major tourist and business hub in the region.



SIHANOUKVILLE THE MACAO OF SOUTHEAST ASIA



Once a small, entrancing seaside hideaway in Southwest Cambodia, Sihanoukville is evolving into coastal resort heaven, filled with 5-star hotels and luxury casinos to cater every desire of an ever-increasing number of local and international tourists. Enjoying a prime position in China's "Belt And Road Initiative" project, Sihanoukville has drawn major investment and interest from Cambodian and Chinese nationals alike.

SIEM REAP UNESCO WORLD HERITAGE

Siem Reap, located in Northwest Cambodia, was the site of successive capitals of the Khmer Empire from the 9th to the 15th centuries. The Angkor Archaeological Park, which includes the famous Angkor Wat Temple, is the world's largest religious building and Cambodia's biggest tourist draw, with more than 2.6M tourists in 2019. Further developments in hospitality and entertainment will be added to the current supply to convince travelers to stay longer and explore new facets of this touristic destination.

Inspiration of Phnom Penh



The Coexistence of Cultural Heritage, Modern Architecture and Vitality

Phnom Penh was re-established as the nation's capital based within the confluence of three significant rivers, the Mekong, the Tonle Sap, and the Bassac, back in 1865. Phnom Penh is a highly developed city, geographically, culturally, and economically.

The mixture of Khmer cultural sites and French colonial architecture has made it a popular destination for countless travelers.

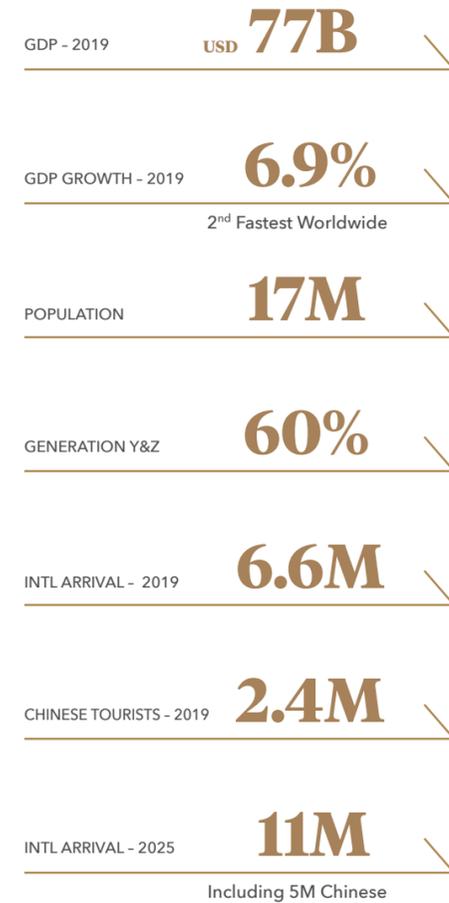
Today, the new architecture is being introduced and built throughout Cambodia through projects that mix culture and tradition to create spaces for the present-day. These new projects follow a contemporary approach to reinvigorate the city with modern and unique architecture.

The Center of Lifestyle, Economic, Cultural, and Technological Revolution

With 3M inhabitants, Phnom Penh's population is expected to double by 2030. This growth is the result of a fast urbanization and industrialization, the concentration of the young population, and an ever-growing middle-class. The rapid economic growth over the past decade has accelerated the development of the capital city. It is now filled with skyscrapers, shopping centers, hotels, office towers, and high-rise apartments. Phnom Penh is shaping into one of Southeast Asia's major economic, cultural, technological and lifestyle hubs.



Cambodia, the Leapfrog Nation



DOLLARIZED ECONOMY



IMPROVING QUALITY OF REAL ESTATE



SUBSTANTIAL MILLENNIAL POPULATION



INCREASING NUMBER OF HNWI



GROWING DEMAND FOR LIFESTYLE, PREMIUM AND LUXURY GOODS

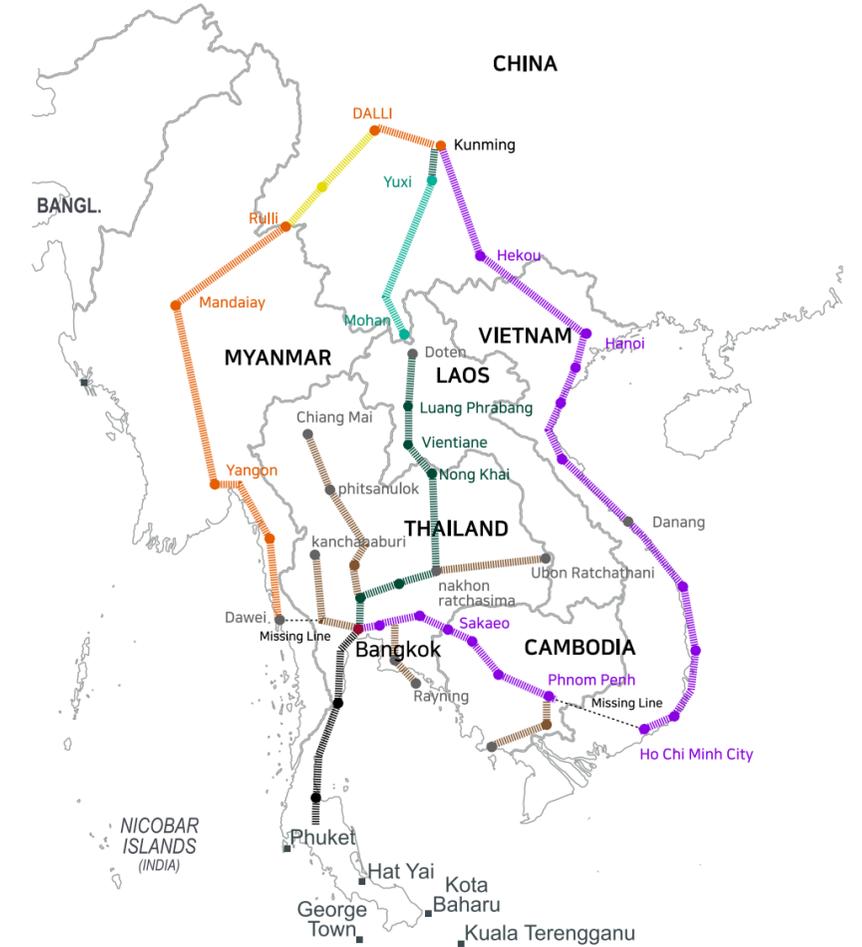


LATEST RETAIL DYNAMICS

Strong & Stable Relationship with China

Cambodia Enjoys a Prime Position in China's "Belt and Road Initiative"

- COUNTRY DEVELOPMENT FUELED BY CHINESE INVESTMENTS
- FTA SIGNED IN OCTOBER 2020
- 70% OF IMPORTS
- 45% OF ALL FOREIGN DIRECT INVESTMENTS
- 70% OF ALL MAJOR INFRASTRUCTURE PROJECTS
- USD 3.8B MEGA COASTLINE COMPLEX (20% OF CAMBODIA COASTLINE)
- MOU BETWEEN THE BANK OF CHINA AND THE MINISTRY OF TOURISM ON TOURISM COOPERATION



The New Retail Frontier for International Brands

Domestic Fashion & Accessories



BOTTEGA VENETA



BVLGARI



JIMMY CHOO



RIMOWA

roberto cavalli



Domestic Cosmetics



Duty Free Fashion & Accessories



TIFFANY & Co.

Duty Free Cosmetics



BOBBI BROWN



Food & Beverage



bluebell

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