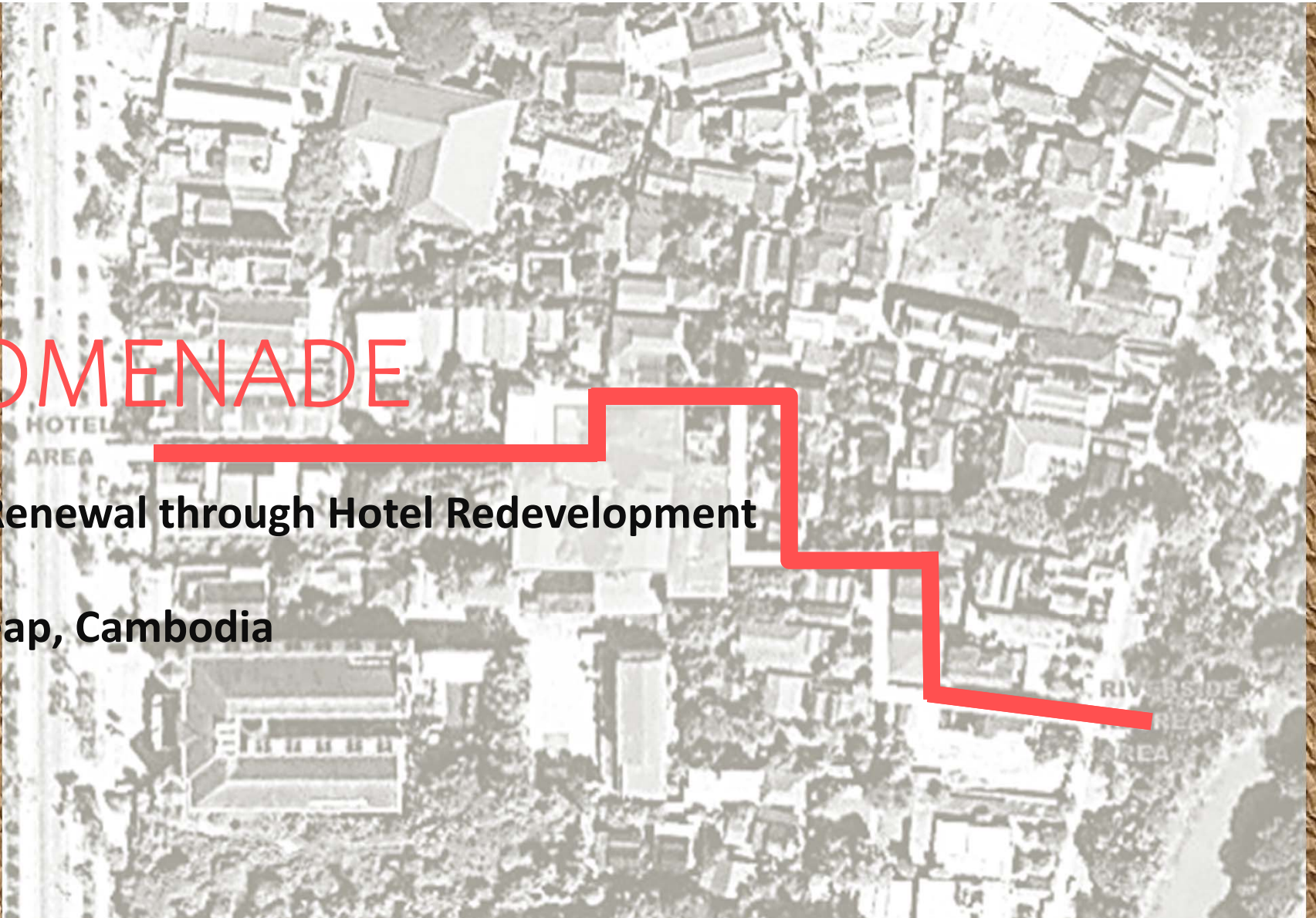


# PROMENADE

**Urban Renewal through Hotel Redevelopment**

**Siem Reap, Cambodia**



# Project Overview

Redevelopment & repositioning of existing hotel & restaurant.



This project redefines hospitality and revitalizes the city by transforming the hotel into a catalyst for urban renewal.



Prime location: 15 minutes from Angkor Wat, walking distance from Pub Street.

This project strikes a unique balance between strong business growth and enhanced quality of life, delivering both impact and profitability.

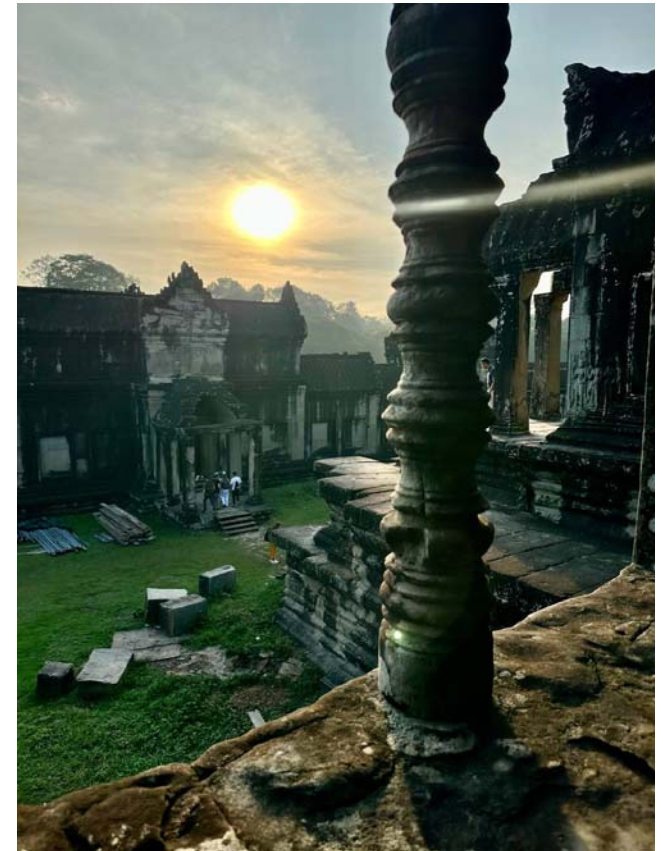


## Market Opportunity

- Siem Reap – Cambodia's leading tourist hub (2.6M+ annual visitors).
- Unique spiritual and cultural destination.
- Tourism growth after launch of new airport.
- Only one comparable project, in a less attractive location.

## Cambodia Investment Advantages

- GDP growth ~5.3% annually.
- Low and transparent taxes.
- Stable KHR/USD exchange rate for 15+ years.
- Direct USD payments.
- 10-year investment visas, mortgages for foreigners.
- Full property ownership rights.



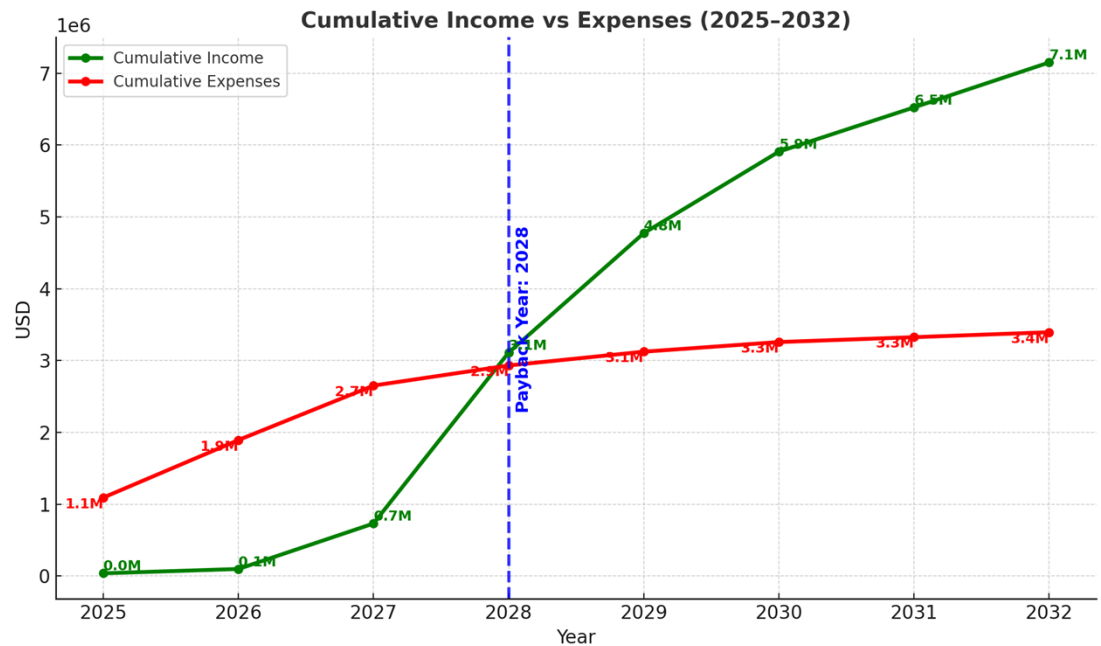
## Project Concept

- Acquisition of adjacent land plots.
- Full reconstruction with energy-efficient and green technologies.
- Transformation into apart-hotel (32 / 50 / 78 m<sup>2</sup>).
- Creation of a pedestrian route linking hotel street with riverside recreational zone.



# Financials & Investment Options

- Total Project Cost: USD 3.39M
- Equity Required: USD 1.92M
- Balance: bank loans, revenues, pre-sales
- IRR: 35%
- Payback: 2028 (Year 3)
- Net Profit: USD 3.755M
- Revenue forecast:  
USD 37K (2025) → USD 2.38M (2028)



# Investment Model



## OPTION 1

Direct equity investment up to USD 1,92M through the purchase of a stake in the development company.

## OPTION 2

Apartment sales: USD 2,250/m<sup>2</sup> (direct ownership) with Guaranteed Rental Return (GRR): 6.5% annually + Guaranteed Buyback (GBB): 107.5% at any time. Investor ROI (GRR+GBB): +40% in 5 years.

## OPTION 3

1. Apartment sales: USD 2,250/m<sup>2</sup> (direct ownership).



## Competitive Edge

- First apart-hotel shaping urban space in Siem Reap.
- Hybrid model: sales revenue + apartment management.
- Unique architectural concept with green energy.



## Risks & Mitigation

- Political and economic stability in Cambodia.
- Low tax and currency risks.
- Comparable 2023 project sold out in 18 months → high liquidity.

## Contacts & Next Steps



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**Request our Investment Memorandum and  
Let's discuss partnership opportunities!**

