

KATHARENA

LUXE VILLAS & RESORTS

KOH KONG · CAMBODIA

PRIVATE PRESENTATION BROCHURE

A 60-HECTARE TROPICAL DESTINATION

Where Nature, Luxury *& Legacy* Come Together

A master-planned lifestyle destination in Sre Ambel District, Koh Kong, Cambodia — where luxury villas, wellness, hospitality and nature exist in harmony.

THE LE LOTUS BLANC VILLA COLLECTION

Inspired by nature. Designed for generations.

DEVELOPED BY MIG, LTD.

OUR STORY

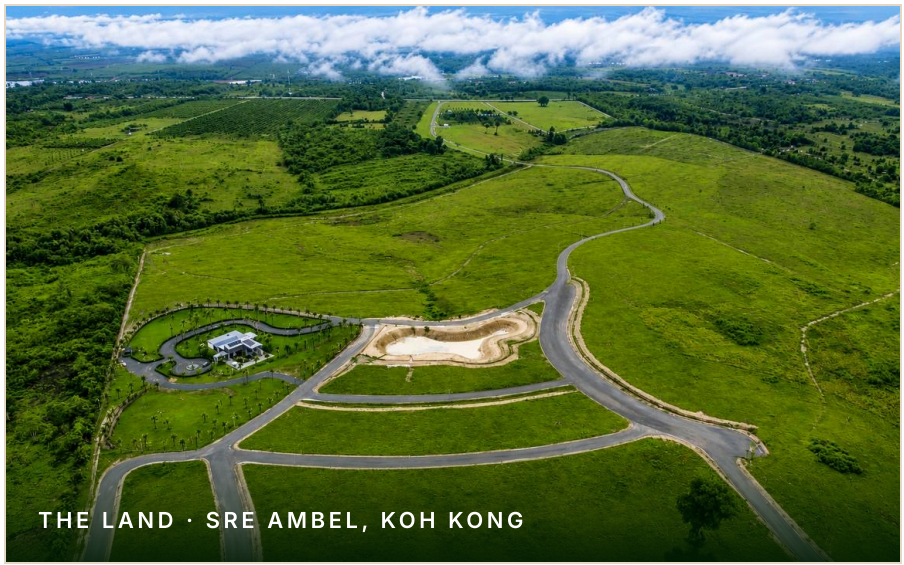
A Vision Rooted in Nature, *Inspired by Legacy*

Some places are developed. Some are built. But a rare few are imagined long before they are ever created — Katharena belongs to the latter.

Nestled within a breathtaking 60-hectare estate in Sre Ambel District, Koh Kong Province, Katharena was born from a vision to create something far greater than a real estate development — a destination where nature, luxury, wellness, hospitality and community exist in harmony, and where people can reconnect with what truly matters. **Family. Health. Purpose. Nature.**

> *"We do not build around buildings.*
> *We build around nature."*
>
> THE FOUNDING PRINCIPLE OF KATHARENA

Unlike developments that begin with construction, Katharena began with **observation**. For more than two years, our team studied rainfall, wind, drainage, soil and vegetation before drawing a single line of development. The result is a community designed around nature — not imposed upon it.



THE LAND · SRE AMBEL, KOH KONG

Every road, every villa footprint, every garden was placed to preserve the character of the land. Mature trees remain. Sightlines open toward mountains and water. Development follows the contours of the terrain rather than flattening them.

60	2	2yr	42
HECTARES	DISTRICTS	LAND STUDY	VILLAS

A DIFFERENT PHILOSOPHY

The Meaning of *True Luxury*

At Katharena, luxury is not measured by excess. It is measured by quality of life — the freedom to experience more beauty, peace, connection and meaning every day.

Waking to birdsong
Mornings shaped by nature, not by traffic.

Tropical gardens, not corridors
Palm-lined pathways and open landscapes at every turn.

Open skies & fresh air
Space to breathe, to think, and to reconnect.

Water & wellness
Lakes, streams and quiet places that restore the body and mind.

Meaningful gatherings
Homes designed for family, friendship and shared meals.

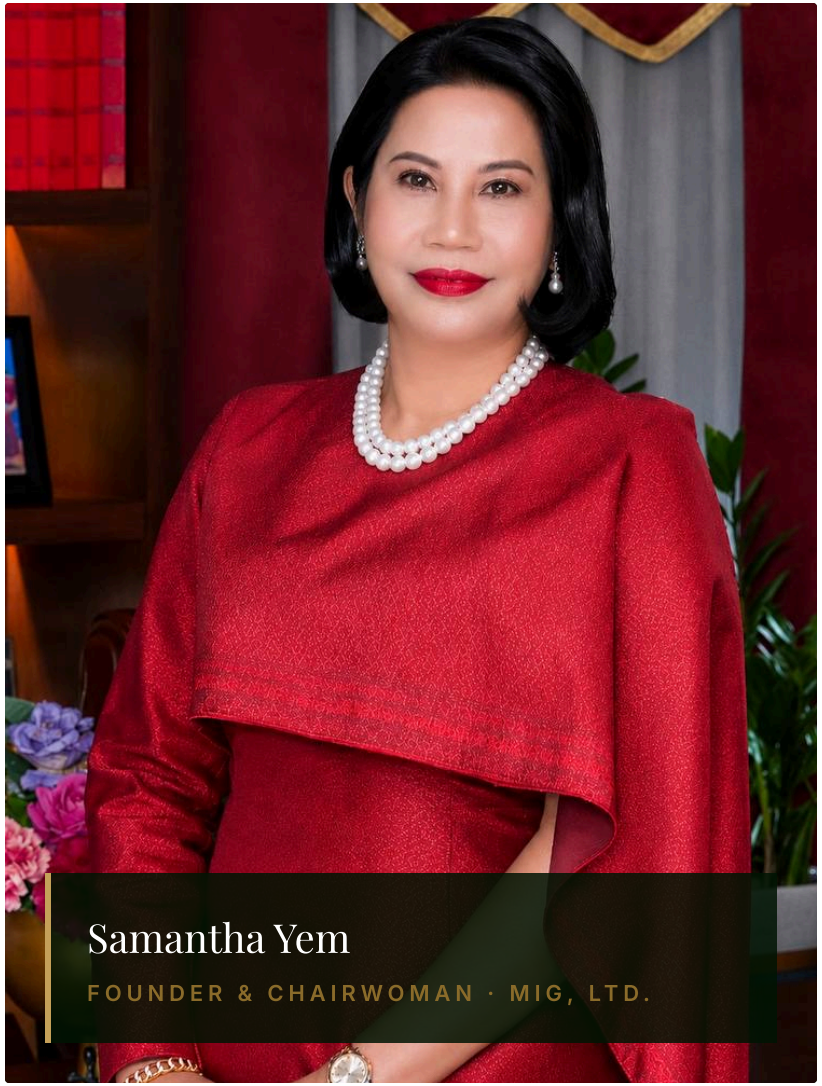
Legacy over trend
Design that endures, planted for the generations to come.

THE NAME KATHARENA

Family. Responsibility. Legacy.

Inspired by the founder's daughter, the name Katharena represents far more than a brand. It reflects a belief that everything we build today should create lasting value for the generations of tomorrow — a home that grows with the family, not one that ages beyond it.

> *"True luxury is not about having more. It is about experiencing more."*
>
> THE KATHARENA PHILOSOPHY



FOUNDER'S MESSAGE

A Message from *Our Founder*

When I first stood on the land that would become Katharena, I did not see a real estate project. I saw **possibility** — a place where nature remained beautiful and respected, where families could gather, and where future generations could create memories.

For more than two years, our team studied the land — its topography, rainfall, wind, and natural drainage — before drawing a single line of development. That process taught us an important lesson: **nature was not an obstacle. Nature was the inspiration.**

We chose Koh Kong because we believe it represents one of Cambodia's greatest opportunities. With protected forests, rivers, mountains, coastline and transformational new infrastructure — the Phnom Penh–Sihanoukville Expressway, Dara Sakor International Airport, and the modernised National Highway 10 — the region is emerging as a destination where sustainable development and natural beauty coexist.

Our vision extends beyond beautiful homes. We are creating a place where families reconnect, where wellness becomes a way of life, and where future generations inherit something meaningful.

> *"We are building more than a destination.*
> *We are building a legacy."*
>
> *Samantha Yem*
>
> FOUNDER & CHAIRWOMAN · MIG, LTD.

THE LOCATION

Cambodia's Last *Great Coastal Frontier*

Blessed with mountains, rivers, rainforests and coastline, Koh Kong is one of Southeast Asia's most remarkable — yet underappreciated — destinations.



Home to the Cardamom Mountains, mangrove ecosystems, waterfalls and protected conservation areas, the province has been designated by the Royal Government as a priority zone for sustainable and eco-tourism development.

A LAND OF NATURAL WEALTH

- Cardamom Mountains
- Tropical rainforests
- Rivers & waterfalls
- Mangrove ecosystems
- Untouched coastline
- Rich wildlife habitats

ECO-TOURISM CAPITAL

GOVERNMENT PRIORITY ZONE

REGIONAL GATEWAY

TRANSFORMATION

A Region Being *Transformed*

Major infrastructure investment is reshaping accessibility across the region — connecting Koh Kong to Cambodia's economic and cultural heart.

Dara Sakor International Airport
Aviation gateway, minutes from the estate — direct regional access.

Phnom Penh–Sihanoukville Expressway
Cambodia's first expressway, cutting capital-coast travel time.

Koh Kong Port · Launched 2025
Trade and maritime connectivity between Cambodia and Thailand.

National Highway 10 · Completed 2025
Direct overland corridor linking Koh Kong to Angkor Wat.

Thai Border Gateway
Convenient cross-border access to Bangkok and southern Thailand.

4h	1h	1
TO PHNOM PENH	TO DARA SAKOR	BORDER TO THAILAND

> *"Koh Kong is the ultimate destination for anyone looking to escape the European winter and live in absolute, undisturbed peace."*
>
> HEIKO R. · 20 YEARS ON THE GROUND IN CAMBODIA

THE REGION

Koh Kong · *A World Untouched*

Cambodia's last great natural frontier — a province of rainforest, waterfalls, coastline and community, still living as it was meant to.



Beyond the estate gate, the region offers what few premium destinations in Southeast Asia still can: **authenticity**. Elephants still bathe in wild rivers. Waterfalls still cascade through primary rainforest. Villages still farm the same rice paddies their grandparents did.

WHAT SURROUNDS YOU

Tatai Waterfall · mangrove river systems · wildlife corridors of the Cardamom Mountains · an untouched coastline · villages practising the same crafts they have for centuries · and, uniquely, direct road access to Angkor Wat via Highway 10.









> *"Koh Kong offers what has become the rarest luxury in Asia: clean air, vast open space, absolute tranquillity, and an intact natural ecosystem."*
>
> HEIKO R. · 20 YEARS ON THE GROUND

THE INSIDER'S HORIZON

From Seven Floors *to the Skies*

When international buyers consider real estate in Southeast Asia, they look at glossy brochures and standard investment charts. Charts cannot capture ground reality.



Twenty years ago, the historic Independence Hotel in Sihanoukville — just seven stories tall — was the tallest building in the entire Kingdom. Today, Phnom Penh and Sihanoukville have transformed into bustling metropolitan hubs filled with skyscrapers and international infrastructure.

Having lived through this evolution day by day, the difference between a short-term bubble and a permanent structural shift is unmistakable. **Cambodia's economic ascent is real**, driven by a highly investor-friendly environment.

7	300+	20yr
STOREYS THEN	STOREYS NOW	ON THE GROUND

THE INSIDER'S READ

- ✓ Cambodia's economic ascent is a permanent structural shift, not a bubble
- ✓ Koh Kong is deliberately protected — mass tourism will not arrive
- ✓ Infrastructure (airport, expressway, port) is delivering right now
- ✓ Prime, patient capital is entering the market before the premium sets in

THE MASTERPLAN

A Vision Across *60 Hectares*

A complete lifestyle ecosystem where luxury living, wellness, hospitality, nature, recreation and commerce exist in harmony.



LE LOTUS BLANC · MASTER SITE PLAN · 42 VILLAS

42	30ha	30ha	250m
TOTAL VILLAS	RESORT & RESIDENTIAL	COMMERCIAL & LIFESTYLE	HIGHWAY FRONTAGE

DISTRICT 01 · 30 HECTARES

Resort & Residential

The heart of Katharena — 42 Le Lotus Blanc villas, wellness and boutique hospitality set within mature tropical gardens, lakes and open green space.

- Le Lotus Blanc Villas
- Grand Dining Hall
- Club House & Restaurant
- Yoga & Meditation Gardens
- Central Lake
- Admin Building
- Café & Guesthouse
- Spa · Gym · Pool
- Walking & Cycling Trails
- Event Spaces

DISTRICT 02 · 30 HECTARES

Commercial & Lifestyle

The economic gateway to the estate, with ~250m of frontage on National Highway 48 — animating everyday life for residents, visitors and the surrounding community.

- Village Market
- Retail & Boutique Shops
- Cultural & Event Plaza
- Restaurants & Cafés
- Hospitality Services
- Commercial Frontage

LE LOTUS BLANC VILLA COLLECTION

Five Residences. One Philosophy.

Every villa is designed for tropical living — openness and comfort indoors, resilience against the monsoon outdoors, and lasting value for generations.



GARDEN RETREAT

Garden Villa

Intimate luxury, surrounded by nature

Designed for couples, retirees, solo travellers and rental investors seeking tranquillity — open living, garden views and a private outdoor terrace.



TROPICAL RETREAT

Courtyard Villa

Where family and nature meet

Built around a central open-air courtyard, with a full kitchen and seamless indoor-outdoor flow — a balance of function and tropical elegance for families and hosting.



GRAND COLLECTION

Ambassador Villa

The signature multi-generational residence

Three ensuite bedrooms arranged around a central open-air courtyard, with a full kitchen and island, deep covered verandah and private rear terrace — designed for entertaining and multi-generational family life.

VILLA	LAND SIZE	LAND AREA	BUILDING SIZE	BUILT-UP AREA	PRICE
Garden	10 × 15 m	150 m²	7 × 11 m	77 m²	US$95,000
Courtyard	15 × 20 m	300 m²	9 × 15 m	135 m²	US$185,000
Ambassador	20 × 25 m	500 m²	12 × 15 m	180 m²	US$279,000
Princess	25 × 30 m	750 m²	15 × 16 m	240 m²	US$375,000
Queen	30 × 35 m	1,050 m²	15 × 20 m	300 m²	US$475,000

Areas are approximate. Built-up areas exclude private pools and open terraces.

THE BUYER PROFILE

A Life in *Two Seasons*

The core buyer for Le Lotus Blanc is not one persona — it is a lifestyle-and-investment strategy. Affluent European and Asian professionals utilising a **hybrid ownership model**.

MEET THE MODERN BUYER

Peter · 65 · Germany

A senior professional tired of freezing European winters, gray skies and rising seasonal energy costs — yet unwilling to cut ties with home country or family.

The Objective. Find a luxurious warm-weather sanctuary for 3–5 months of overwintering during the European winter, while transforming the property into a high-yielding, professionally managed asset for the remaining months of the year.

3–5	7–9	0
MONTHS PERSONAL	MONTHS YIELDING	MANAGEMENT BURDEN

01 · THE WINTER ESCAPE

Personal Luxury

Days begin on a shaded veranda with morning coffee, surrounded by a flawless tropical palm landscape, premium wellness facilities and fresh coastal air.

02 · THE TURN OF INVESTMENT

Maximum Hands-Off Yield

Upon return to Europe, the villa is seamlessly transitioned into the Katharena managed hospitality pool, generating continuous rental return.

03 · ZERO MANAGEMENT BURDEN

Absolute Protection

Whether the owner is in residence or back in Europe, the property is 100% looked after by Katharena's five-star estate team.

RESORT LIFESTYLE

The Katharena *Way of Life*

A home should be more than a place to live. It should inspire, nurture well-being, and make every day feel meaningful.





Wellness & Health

Spa & wellness center, yoga pavilion, meditation gardens and fitness facilities.

Active Living

Walking & cycling trails, tropical gardens and family recreation areas woven through 60 hectares.

Community & Dining

Retail boulevard, signature restaurants, village market and cultural & event spaces.

Nature Everywhere

Trails, gardens, lakes and native landscapes at every turn — an ecosystem, not just a resort.

A VISION IN PROGRESS

From Jungle *to Estate*

Katharena is not a promise on paper. Every hectare of the estate has been physically transformed from untouched Cambodian rainforest into world-class infrastructure — with the villa collection now rising on land that has been carefully surveyed, contoured and prepared.









60	42	2yr
HECTARES	LUXURY VILLAS	GROUNDWORKS

CONSTRUCTION STATUS & DELIVERY

COMPLETE

Site & Groundworks

Land secured, access roads cut, site levelling and primary drainage complete across the residential district.

DELIVERED

OCTOBER 2026

Villa Construction Begins

Vertical construction commences on the Le Lotus Blanc collection, phased by release.

NEXT MILESTONE

Q4 2027 · ESTIMATED

Completion & Handover

Villa handover to owners and commencement of the managed rental programme.

PROJECTED

INVESTMENT OPPORTUNITY

A Generational Asset. *A Moment in Time.*

The most successful investors recognise opportunity before it becomes obvious. Katharena is more than a villa community — it is a destination in the making.

WHY KATHARENA

Wellness-first, sustainable, a curated villa collection built for long-term value and legacy ownership.

WHY CAMBODIA

Sustained growth, expanding infrastructure, rising tourism and increasing foreign investment.

WHY KOH KONG

The eco-tourism capital — mountains, coastline, low density, and a government priority zone.

WHY NOW

Early-mover advantage, limited inventory, infrastructure actively delivering.

A DUAL-PURPOSE ASSET

As a Residence

A personal home in one of Cambodia's most beautiful destinations — for family, retirement or seasonal retreat.

As an Investment

A professionally managed rental asset in a rising eco-tourism region, with long-term appreciation potential.

THE INVESTMENT PROGRAMME

A Structured, *Contractually Secured* Asset

Katharena is not a speculation. Villa acquisition is backed by a Guaranteed Rental Return programme and a clear, contractual capital exit path.

VILLA ACQUISITION

Garden Villa · 1 Bed	*USD 85,000*
Courtyard Villa · 2 Bed	*USD 150,000*
Ambassador Villa · 3 Bed	*USD 250,000*

TRACK A · 7-YEAR MID-TERM EXIT

3%	4%	6%
YEARS 1–2	YEARS 3–4	YEARS 5–7

CAPITAL EXIT

100% Buy-Back Guarantee

at Year 7 by the developer

TRACK B · 14-YEAR COMPOUND

8%

PER ANNUM · YEARS 8–14

CAPITAL EXIT

150% Buy-Back Guarantee

at Year 14 · including 50% capital gain

WHY THE RETURN IS SECURE

- **Interest-free construction capital** — villa sales replace commercial bank debt priced at 10–12%. It costs the developer less to guarantee an escalating 3–6% return than to service that debt.
- **Currency & location arbitrage** — construction and daily operations run on efficient local costs, while resort revenue is earned in stable USD at premium 5-star global rates.
- **Strategic buy-back equity** — at Year 7 or 14 the fully operational asset's market value significantly exceeds the fixed buy-back limit, so repurchasing secures the long-term asset.

COMPREHENSIVE PROPERTY MANAGEMENT

World-Class *Hospitality Operations*

Katharena operates a fully integrated, five-star estate management and hospitality structure. Owners benefit from a 100% hands-off experience while their property is maintained to flawless luxury standards.

Core Property Operations

- **Property Management**
  Structural, financial, long-term asset protection
- **Technical Maintenance**
  On-call engineering for HVAC, plumbing, electrical
- **24/7 Security**
  Access-controlled gates, perimeter patrols

Premium Estate Upkeep

- **Landscaping & Garden Care**
  Manicured tropical grounds year-round
- **Pool Service**
  Chemical balancing, deep cleaning, filtration
- **Housekeeping**
  Five-star cleaning, linen and laundry service

Guest & Hospitality Services

- **Rental Management**
  Full international channel distribution
- **Guest Relations & Villa Hosts**
  On-site continuous coverage
- **Concierge & Airport Transfer**
  Itineraries, transit from Dara Sakor

FINANCIAL TRANSPARENCY

A Business Model, *Openly Disclosed*

The Guaranteed Rental Return is not paid from debt or from new sales. It is backed by real, daily hospitality cash flow at 5-star ADR pricing across a 42-villa estate.

STANDARD TRACK · 60% OCCUPANCY

$2.19M
YEAR 1
GROSS OPERATING PROFIT

65.6%
GOP MARGIN

WORST-CASE SAFETY NET · 35% OCCUPANCY

$1.20M
ANNUAL GOP

<15%
INVESTOR YIELD COVERAGE

Coverage of **~7×** even in the worst-case scenario

INVESTOR FAQ

What Investors *Ask Most*

Q.01

Who can own a villa at Katharena?

Katharena welcomes Cambodian nationals, overseas buyers and institutional investors. Our team will walk you through the ownership structures available for foreign buyers.

Q.02

Is the villa collection fully released?

The Le Lotus Blanc Collection is being released in staged phases. Villa availability is limited by design — we prioritise inventory quality and community feel over volume.

Q.03

Do you offer rental management?

Yes. Owners can opt into our professionally managed rental program, which handles guest services, housekeeping, maintenance and marketing.

Q.04

What is the tourism outlook for Koh Kong?

Koh Kong has been designated a Royal Government priority destination for sustainable and eco-tourism development, with new expressway access and Dara Sakor International Airport.

Q.05

Can I visit the site before deciding?

Absolutely. Guided site visits are available for qualified buyers, investors and strategic partners. Advance scheduling is recommended.

Q.06

How is my rental return actually paid?

The Guaranteed Rental Return is paid directly from resort operating cash flow — not from debt or new sales. Even in the worst-case 35% occupancy scenario, coverage is roughly 7×.

THE TEAM BEHIND KATHARENA

Leadership & *Vision*

Every meaningful destination is the work of a team. Katharena is guided by decades of combined experience in property development, hospitality, law and regional insight.



Samantha Yem

FOUNDER & CHAIRWOMAN

Attorney, entrepreneur and visionary behind Katharena. Founded MIG, Ltd. to pursue a vision of nature-first luxury development in Cambodia.



Heiko R.

CEO · HEAD OF INTERNATIONAL INVESTOR RELATIONS

Originally from Germany, with nearly two decades on the ground in Cambodia. Bridges international standards of transparency, structure and execution with deep local market insight — overseeing global investor relations so foreign buyers and institutional clients navigate ownership, leasehold structures and asset management with absolute clarity.

MIG, Ltd.

DEVELOPMENT COMPANY

The Cambodian development company delivering Katharena — responsible for the masterplan, construction management and long-term estate stewardship.

INTERNATIONAL INVESTOR RELATIONS · ON-SITE LIAISON

A Dedicated Desk for International Buyers

Overseas buyers are never managed remotely. International investor relations are led personally by **Heiko R., CEO of MIG, Ltd.** — covering site visits, ownership structuring, legal and banking introductions, transfer of funds and post-purchase owner support, in your own language and your own time zone.

- ✓ On-site representation in Koh Kong & Phnom Penh
- ✓ Guided site inspection & airport collection arranged
- ✓ Independent legal & leasehold structuring introductions
- ✓ European business-hours availability

info@katharenaproperties.com +855 (0) 23 900 477 English · German · Khmer

BEGIN YOUR JOURNEY

Every meaningful journey begins with *a conversation.*

Schedule a private presentation, arrange a guided site visit, or request the full digital brochure.



"What we build today should create value long after we are gone."

Samantha Yem

FOUNDER & CHAIRWOMAN · MIG, LTD.

WHY INVESTORS CHOOSE KATHARENA

Early-Mover Advantage
Enter Cambodia's next luxury destination ahead of the market.

Secure Ownership
50+50-year leasehold structures open to foreign buyers.

Limited Inventory
Curated 42-villa collection — scarcity by design.

Managed Rental Program
Professional hospitality-grade management for owners.

Regional Growth Corridor
Backed by expressway, airport & eco-tourism policy.

Legacy Asset
Sustainable design built to hold value for generations.

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