

June 2008

INVESTOR RELATIONS

# CAMBODIA IFC Project Ground Breaking

IFC PHNOM PENH

International Finance Complex

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# 1. IFC Project Overview (1)

IFC Project is to construct and operate a high quality residential and commercial complex in Cambodian capital city, Phnom Penh. The first huge development business by GS E&C in Cambodia and expects sales revenue of approximately U\$3.4 billion for 20 years from diverse business models such as rent, operation, sale.

Location	Phnom Penh, Cambodia
Ground Area	68,461m <sup>2</sup>
Project Overview	<ul style="list-style-type: none"> <li>- Business Zone : 52 Storey Office Tower , Serviced Residence (275 unit), Commercial Complex etc.</li> <li>- School Zone : International School</li> <li>- Residential Zone: High-rise Apartment (6 buildings, 1,064 units)</li> </ul>
Project Site	<ul style="list-style-type: none"> <li>-The site located between West-Sothearos Street and East-Riverside Road</li> <li>-The National Assembly Building, Royal Palace and government bodies are located near the project site</li> </ul>
Period	45 months
Investment	U\$1 billion Approximately (Construction Cost : U\$0.7 billion Included)
Process	<ul style="list-style-type: none"> <li>- 2007. 12      Land Purchase</li> <li>- 2008. 06. 18   IFC Construction Start</li> </ul>

\*CBD : Central Business District

\*\*BKK : Boeung Keng Kang ( The Area of Foreign Offices)

## Location





# 1. IFC Project Overview (2)

## Project Overview

Section			Area (M <sup>2</sup> ) / Percentage (%)	Remarks
Ground Area			68,461	<ul style="list-style-type: none"> <li>• IFC : 22,548(33%)</li> <li>• Residential: 35,782(52%)</li> <li>• Int'l School: 10,131(15%)</li> </ul>
Floor Space Index Ratio			573	<ul style="list-style-type: none"> <li>• IFC : 734%</li> <li>• Residential : 603%</li> <li>• Int'l School : 77%</li> </ul>
A R E A	I F C	Office Facility	89,921 (16)	<ul style="list-style-type: none"> <li>• Project Scope: B3F, 5~52F</li> <li>• Serviced APT (275 Units)</li> </ul>
		Serviced Residence	43,114 (8)	
		Commercial Complex	23,435 (4)	
		Convention etc	71,875 (13)	
		Others	228,345 (41)	
	International School		7,483 (1)	• 500 students basis
	R e s i d e n c e	APT	242,292 (45)	<ul style="list-style-type: none"> <li>• Project Scope: B2F, 2~51F</li> <li>• APT (1,064 Units)</li> </ul>
		Commercial Complex	2,191 (1)	
		Community etc	65,281 (12)	
		Others	309,764 (58)	
	Total		545,592 (100)	

## Bird-Eye-View



## Project Site



## 2. Prospect



\* GICs : Growing Indochina Countries

• Cambodia is one of the GICs countries which are under going feasibility study by GS E&C to do business. Beginning of IFC project is significant outcome and result of effort to find overseas new growth engine since Vietnam business. GS E&C expects sales revenue of U\$180 million every year. In addition, GS E&C plans to expand its business area continuously with the beginning of IFC project.

• IFC Project is the first project of GS E&C in Cambodia, and location of the project is close to high-class houses in central area of Phnom Penh. Because of the good accessibility, high demand of high-class people is expected. In addition, It is expected that development of construction culture through GS E&C's superior construction technology to create noble housing culture and modern office construction in Cambodia.

• GS E&C will expand its business area to Civil Engineering, Plant and development as well as Architecture and Housing because Cambodian government is interested in development of its cities recently. As a result, GS E&C will grow as Global No.1 Company with creation of overseas development business model in Cambodia through base of close relationship with the government.



## Appendix Introduction of Cambodia

One of GICs, Cambodia has a Economic Growth potentiality and is considered to be good investment place by many foreign investors.



- GICs : Growing Indochina Countries : Thailand, Myanmar, Laos, Vietnam, Cambodia.

**Introduction**

	Cambodia	Vietnam
Area (10,000Km <sup>2</sup> )	18	33
Population (1mil)	14.4	84
Capital /Main City	Phnom Penh /Siem Reap	Hanoi /Ho chi minh
GDP Growth Rate**	10.1('07) 7.2 ('06) 13.4 ('05)	8.5('07) 8.2 ('06) 8.4 ('05)
Government System	constitutional monarchy	Socialism
FDI (1bn)**	1.35('07)	20.3('07)
Sovereign Credit Rating	B+ (S&P)	BB+ (S&P)
Main Resources	Rubber Oil Natural Gas	Oil, Coal, Iron

\*\* '07 , Source from Korea Trade-Investment Promotion Agency (KOTRA)