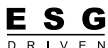




PHNOM PENH'S NEWEST LANDMARK



AI - ASSISTED





THE NEW ICONIC PHNOM PENH TOWERS

- ▶ **Situated in a Prime location** along the prestigious Norodom Boulevard.
- ▶ **A high-end mixed-use development** featuring luxury condominiums, premium office spaces, a 5-star hotel, and curated retail outlets.
- ▶ **Built to the highest standards of quality and sustainability**, adhering to Singaporean Grade A office benchmarks and LEED Gold certification.

PROJECT STATUS

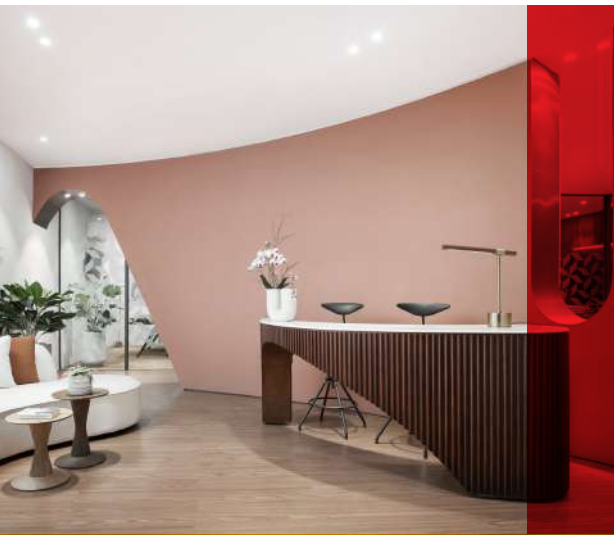
Under construction

Anticipated completion Q4 2026

INVESTOR PROGRAM AVAILABLE

Fully managed asset (Living and Tower)

Fixed return and fixed exit (Tower)



ODOM TOWER

Singapore Standard
Grade A Office Spaces

45 floors
6 Sky Villages
43,000 SQM strata-title
office space

Off-plan Sales from
\$226,686

**Full Ownership available
for foreigners**

ODOM LIVING

Spacious and Luxurious
Condominiums

22 floors
18,000 SQM residences
1, 2, 3 & 4-bedroom options
78 – 267 SQM homes

Off-plan Sales from
\$275,000

**Full Ownership available
for foreigners**



ODOM SQUARE

International and
domestic retail brands

5-floor podium uniting the two
buildings 5 floors of underground
parking
7,000 SQM retail space.

Open for lease.

IHG'S VIGNETTE COLLECTION HOTEL

50 luxury rooms and suites
Restaurants
Lounge pool
Fitness center
Member's only club

Opening 2027





BUYER'S DIGEST

ODOM LIVING

(Main Residence, Second Home, Rental Investment)

Unit Type	Floor Area	Price Range*
1 Bedroom	78 - 80 SQM	275 - 300K USD
2 Bedrooms	111 - 137 SQM	400 - 500K USD
3 Bedrooms	198 SQM	750 - 850K USD
4 Bedrooms	267 SQM	1.1 - 1.15M USD

*Price ranges are indicative and subject to availability





ODOM TOWER

(Rental Investment, Office Purchase)

Unit Type	Floor Area	Price Range*
Small	62 - 74 SQM	226 - 300K USD
Medium	91 - 148 sqm SQM	365 - 600K USD
Large	184 - 217 SQM	700 - 930K USD
Full floor	1,450 SQM	From 4M USD

*Price ranges are indicative and subject to availability



Transfer Costs and Maintenance Fees:

For detailed information, please contact our Sales Advisors, as these may vary depending on the unit and sales conditions.



ODOM

A **RISING LANDMARK**
FOR MIXED-USE DEVELOPMENT
IN PHNOM PENH

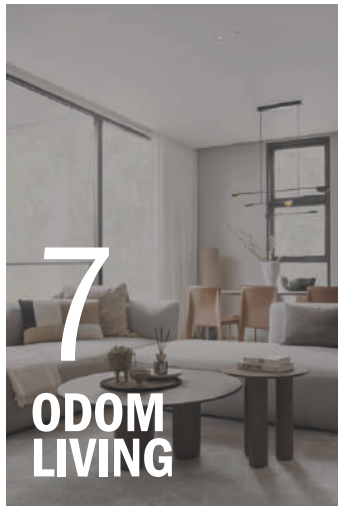




CONTENTS



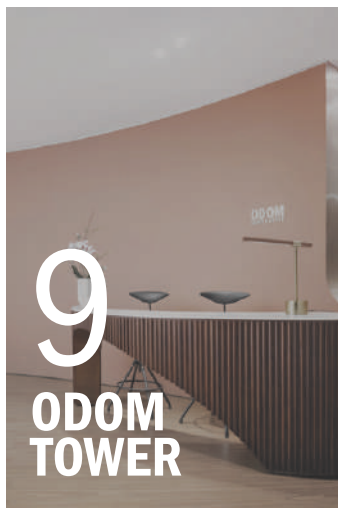
4
THE
ODOM
STORY



7
ODOM
LIVING



11
ODOM
SQUARE



9
ODOM
TOWER



16
OUR UNIQUE
PROPOSITION



17
CAMBODIA
SNAPSHOT

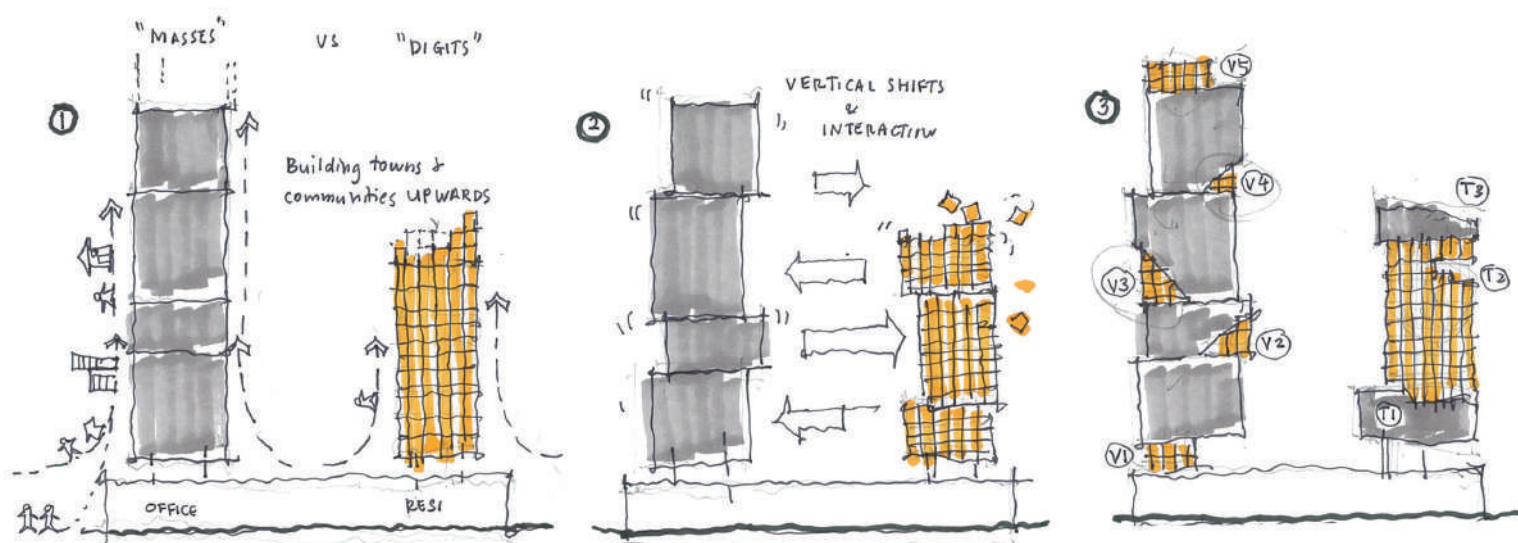


23
FAQ ON BUYING
PROPERTY IN
CAMBODIA

INVESTING IN CAMBODIA	18
ABOUT US	20
ULS NEWS	22

THE ODOM STORY

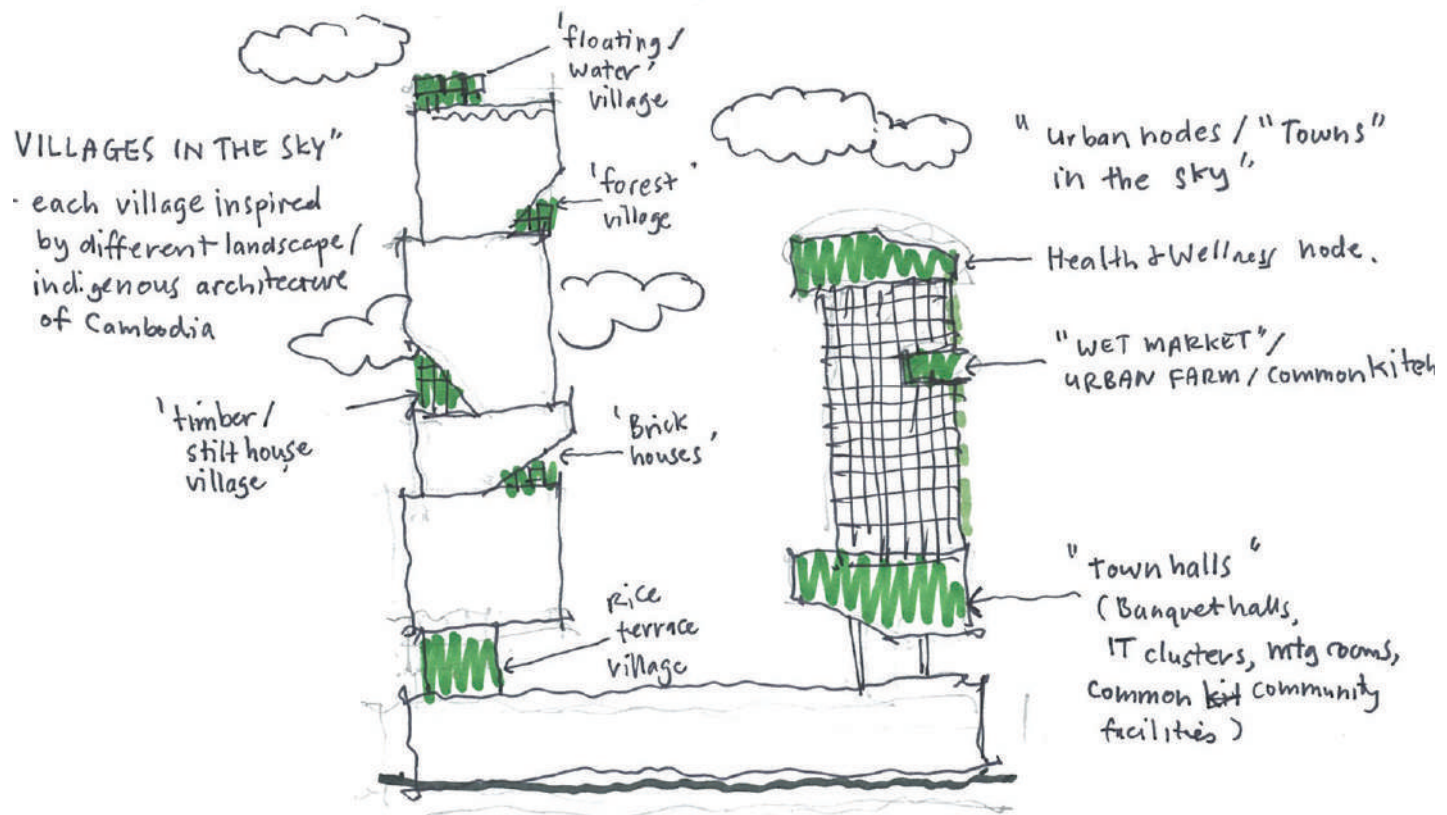
“How do we **create community** in a **vertical structure** where it’s often difficult to meet people outside of your office or home?”



VERTICAL MASTER PLANNING

Acting as “community nodes” for public interaction, ODOM’s concept of placing sky villages vertically throughout the tower encourages connectivity by providing shared amenities, state-of-the-art facilities, and outdoor green spaces.





DESIGN INSPIRATION

Inspired by the temples of Angkor Wat, Odom Tower is divided into four segments and rethinks the use of local and regional materials.

◀ Inspired by the stacked stones of Angkor Wat temples

ABOUT KITE STUDIO



MEET KITE STUDIO ARCHITECTURE THE RIGHT DESIGNER FOR THE RIGHT PROJECT

- ▶ Based in Singapore
- ▶ Established in 2011
- ▶ Founded by Mr. Khairudin (Khai) Saharom
- ▶ Top 20 architects in Singapore under 45 by Urban Redevelopment Authority
- ▶ Portfolio extends from Malaysia, China, and Myanmar
- ▶ Projects includes resorts, single and high-rise residences

*“**ODOM** is envisioned to be a dynamic and progressive microcosm where strong community ties are forged. The design was conceived from rethinking what a skyscraper can and should be in Phnom Penh. We wanted a design that can represent the resilience and aspiration of the community, keeping in mind the need for sustainability.”*

Khai Saharom





ODOM LIVING

SETTING A NEW STANDARD FOR ELEVATED LIVING

Experience a world-class lifestyle at Odom Living Residences, where 138 units are across 22 floors, offering premium one-, two-, three-, and four-bedroom homes in the heart of central Phnom Penh.

Features

- ▶ City views
- ▶ Natural day-light
- ▶ Floor-to-ceiling windows
- ▶ Double balconies
- ▶ Energy-efficient AC units
- ▶ Design-led bathrooms
- ▶ High-end appliances
- ▶ Parquet flooring
- ▶ Smart lock technology
- ▶ Ceiling fans
- ▶ Pet-friendly

Shared Amenities

- ▶ 13.5m Sky Bridge connecting two towers
- ▶ 24-hour reception & security
- ▶ Open-air courtyard
- ▶ AI-powered elevators
- ▶ Common study areas
- ▶ Rooftop terrace
- ▶ Gym
- ▶ Pool





ODOM TOWER

PREMIUM OFFICE SPACE IN PHNOM PENH

A **prominent address** is more than just a location – it's a power move that communicates **status and stability**. 30 minutes from Phnom Penh International Airport, Odom Tower will be the **new business hub** along Norodom Boulevard.

Key Features

- ▶ 45 floors
- ▶ 40,000 SQM of Strata-Title office space
- ▶ 6 “Sky Villages”
- ▶ LEED Gold pre-certified status
- ▶ AI-powered lifts
- ▶ IHG’s Vignette Collection from 39th floor - 41st floor
- ▶ Exclusive Club from 43rd floor - 45th floor
- ▶ Energy efficient
- ▶ 24-hour reception & security
- ▶ Metered electrical services
- ▶ Air-conditioned ready
- ▶ Fully adaptable for customization
- ▶ Bicycle parking and shower facilities
- ▶ Rainwater harvesting





ODOM SQUARE

Key Features

- ▶ 7,000 SQM retail space
- ▶ 8,000 SQM public green space throughout
- ▶ 5-level underground parking

UNITING THE PROJECT

Linking the residential and commercial towers together through a five-layered landscaped garden, Odom Square invites you to discover a unique, world-class lifestyle destination of Southeast Asia's top retailers, boutiques, food and beverage outlets, and a range of trendy lifestyle offerings.



CENTRALLY LOCATED IN PHNOM PENH

ODOM is more than a development; it's an experience – a rock-solid investment in a prime location and a neighborhood bursting with character.

Once you're there, you'll find yourself surrounded by bustling financial and business hubs, embassies, top-notch banking facilities, and iconic cultural landmarks. Plus, you'll have the pick of the crop when it comes to restaurants, cafes, and lifestyle spots.







KEY HIGHLIGHTS, RESTAURANTS, AND THINGS TO DO

Within a five-kilometer radius, you'll benefit from having convenient access to financial and business headquarters, embassies, banking facilities, cultural landmarks, and the largest concentration of restaurants, cafes, lifestyle, and entertainment choices. ODOM has it all - a solid investment opportunity, an unmatched location, and a neighborhood with character.



Embassies:

1. Singapore Embassy
2. Australian Embassy
3. Japan Embassy
4. Thai Embassy
5. US Embassy
6. French Embassy
7. South Korean Embassy
8. Chinese Embassy
9. Brunei Embassy
10. Philippine Embassy
11. Malta Embassy
12. Turkish Embassy
13. Indonesian Embassy

Restaurants:

14. Malis
15. Topaz
16. Digby's
17. Green Pepper Italian Lounge
18. Kanji Japanese Restaurant
19. Cuts at Rosewood Phnom Penh
20. Cuisine Wat Damnak
21. Ox Club Steakhouse
22. 306 Wagyu Steakhouse
23. Amigos Brazilian Steakhouse
24. Element
25. Sushi Niwa

City Landmarks/Key Buildings:

26. Independence Monument and Park
27. National Museum
28. Royal Palace
29. Wat Phnom
30. NagaWorld
31. Koh Pich Exhibition Hall
32. Wat Langka

Retail:

33. Vattanac Capital Mall
34. Aeon Mall Phnom Penh
35. Chip Mong Noro Mall

Schools:

36. Canadian International School
37. iCAN British International School

Cafes:

35. Starbucks Chip Mong Noro Mall
38. Brown Norodom

Kids:

39. Coconut Park
35. Funderland (Noro Mall)
40. Treellion Park

OUR UNIQUE SELLING PROPOSITION



SINGAPORE
GRADE A

Freehold Grade-A
strata-titled office spaces adhering
to Singapore standards.



IHG® premieres its second property in Cambodia at Odom Tower. The celebrated Vignette Collection ensures a one-of-a-kind stay, where each visit to a Vignette Collection hotel is defined by a unique style, character, and authenticity, guaranteeing that every stay is truly exceptional.

AI - ASSISTED

ODOM is designed for ease. Experience the seamless flow between retail, living, and workspaces, facilitated by cutting-edge technology like AI-assisted elevators, ensuring you never miss a beat.



ODOM proudly holds LEED pre-certification, a commitment to delivering a high-performance green building. The pursuit of full certification upon project completion highlights Odom's dedication to ensuring an exceptional and sustainable living and working environment.

ESG COMPLIANT

ODOM is compliant with Environmental, Social, and Governance (ESG) standards, focusing on sustainability, ethical practices, and strong governance to ensure responsible operations and positive community impact.



OVERVIEW

- ▶ Famed for the ancient city of Angkor Wat
- ▶ Strategically located between Thailand, Vietnam, Myanmar, and Laos
- ▶ Key connecting hub with direct flight accessibility
- ▶ ASEAN member

PHNOM PENH



- ▶ A confluence of three rivers – the Mekong, Tonle Sap, and Tonle Bassac
- ▶ French-colonial charm once considered 'The Pearl of Asia'
- ▶ **Population:** 2.28 MIL²
- ▶ **Greater Phnom Penh Area:** 3.48 MIL (Inclusive of Kandal)

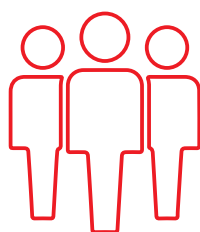
Source:

¹National Bank of Cambodia; United Nations

²2019 Cambodia Census, National Institute of Statistics

³Numbeo; ODOM local price review

CAMBODIA SNAPSHOT



Population:¹

16.9 MIL

Urban Population:

39.4%

DIRECT FLIGHTS

Bangkok, Beijing, Guangzhou, Haikou, Hanoi, Ho Chi Minh City, Hong Kong, Kuala Lumpur, Kunming, Macau, Manila, Nanning, Seoul, Shanghai, Shenzhen, Singapore, Siem Reap, Taipei, Vientiane, Xiamen, Yangon, Zhengzhou, Chengdu, Hangzhou, Wenzhou

LIVING IN THE KINGDOM³

More affordable compared to neighboring capitals in Asia, imagine living just as comfortably with a budget of just under **\$3,000 per month for a family of four**. In terms of the average cost of living, Phnom Penh ranks **13th among 23** other countries.



Rent

75 SQM Central Luxury Apartment
USD 1,000 – 1,500 per month



Petrol/Gas

USD 1.15/Liter
USD 2.14 Gallon



3KM Taxi Rate

USD 3.00



Starbucks Grand Latte

USD 4.35



Meals (2 persons)

USD 25.00/2 persons at a mid-range restaurant
USD 50.00/2 persons at an upscale restaurant

INVESTING IN CAMBODIA

INFRASTRUCTURES IN CAMBODIA

Techo Funan Canal



- ◀ A view of the canal at Prek Takeo village eastern side of Phnom Penh, Cambodia.
- ◀ The graphic of Funan Techo Canal presented by the Cambodian government.

Siem Reap Angkor International Airport



Phnom Penh International Airport



- ◀ The new Siem Reap-Angkor International Airport, which started operations last October 16, 2023
- ◀ Phnom Penh International Airport Check-in Area.

Bavet -PP Expressway



- ◀ Renders of the new Phnom Penh - Bavet Expressway which broke ground last June 7, 2023. The Expressway will have a total length of 135.10 km, starting from Kandal province to Bavet City, Svay Rieng Province.

WHY INVEST IN PHNOM PENH

- ▶ **100% Company Ownership** for Foreigners⁵
- ▶ Modern infrastructure⁶

- ▶ **Overall Population¹**
17,335,776 MIL
- ▶ **Median Age²**
25.6 YEARS OLD
- ▶ **Currency Stability³**
USD
- ▶ **Competitive Labor Costs⁴**
USD155.45 per month
(2012 - 2023)

INTERNATIONAL BRAND INVESTMENT

With the increased influx of international brands and corporations continuously debuting in the Kingdom, Cambodia is a “next market” destination with two decades of economic performance and a rising appetite for mid-scale and luxury brands among the growing middle class.

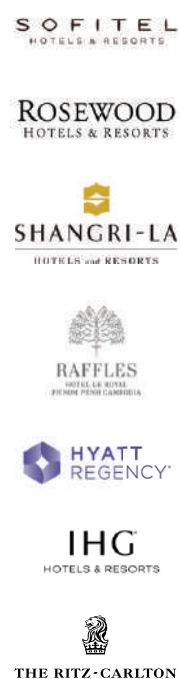
Automobiles



Retail



Hospitality



Beverages



Electronics



Source:

¹ Worldometer

² World Economics

³ Government UK

⁴ Trading Economics

⁵ Cambodia.acclime.com

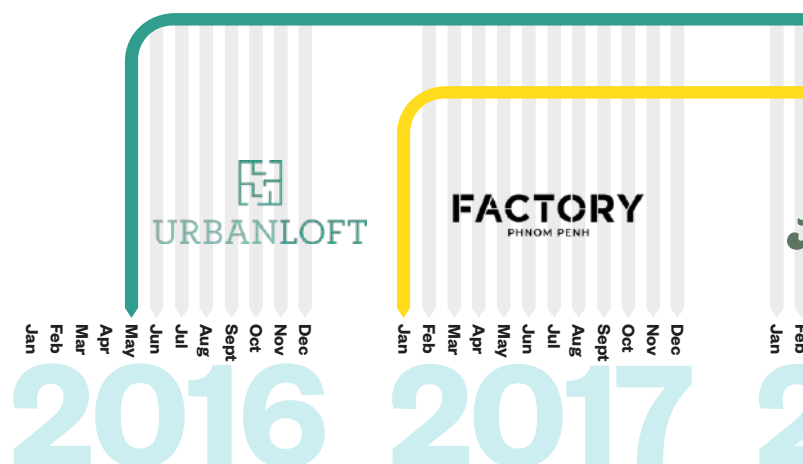
⁶ Research and Markets

ABOUT US

Nice to meet you.

ULS

Cambodia's leading community-focused developer. **Urban Living Solutions (ULS)** is a Cambodian-owned real estate and lifestyle development firm concentrating on community-focused solutions to meet Cambodia's rapid urbanization. Based in Phnom Penh and established in 2016, we build livable urban spaces that connect people and nurture communities.



Urban Loft, Phnom Penh
Sold out after the first few months, Urban Loft demonstrated the need for modern living for urban Cambodians.



The Factory, Phnom Penh
The city's largest IT and creative hub.

Our Sales Partners

CBRE Cambodia
PART OF THE AFFILIATE NETWORK

d2 HOUSE

POINTER

realestate.com.kh
Cambodia's home of real estate

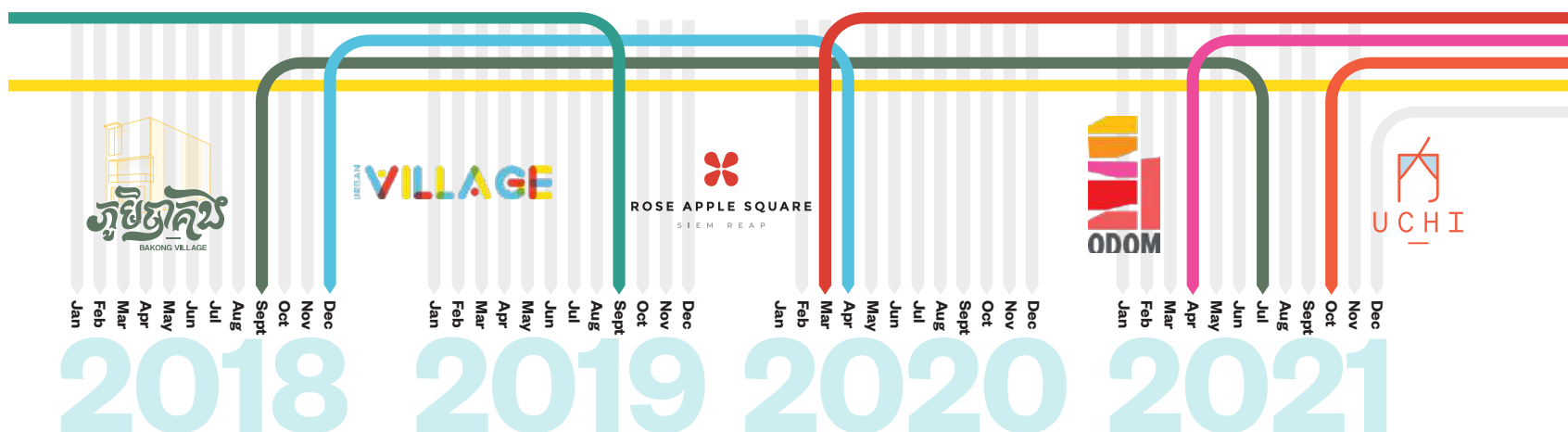
ULS Business Ventures



Artisans Angkor



Genki Sushi



Bakong Village, Siem Reap

The master-planned development prioritizes humans over cars and vehicles.



Urban Village (Phase 1), Phnom Penh

Community amenities help families and neighbors lead healthy, active lifestyles.



Rose Apple Square, Siem Reap

A distinct four-in-one concept that offers residences, strata-title offices, co-working spaces, and co-living options together.



Uchi Residences, Phnom Penh

A residential high-rise condominium inspired by the charismatic alleyways of Tokyo.



kh



Genki Sushi



KaiFun Cafe+Eatery



Tsutaya Bookstore

ULS NEWS



Royal Thai Consulate

Our mixed-use development in Siem Reap, Rose Apple Square, has achieved a significant milestone. The Royal Thai Consulate will become one of our anchor tenants in our office spaces. The Consulate will operate on the 6th floor, covering over 700 SQM.

IHG | Vignette Signing

Odom has partnered with IHG Hotels & Resorts to bring the Vignette Collection to Phnom Penh. This will be IHG's second property in Cambodia. The hotel will occupy the top seven floors of Odom Tower, featuring 50 rooms, restaurants, a rooftop bar, a swimming pool, and more, offering a unique blend of luxury and community.



Tsutaya Franchise

Urban Living Solutions (ULS) and Tsutaya Books Malaysia (TBM) have partnered to bring Tsutaya Bookstore to Cambodia. Known for blending books, cafes, and curated lifestyle experiences, Tsutaya will open six stores by 2034, fostering a vibrant reading culture and aligning with ULS' community-focused mission to enhance Cambodian cultural experiences.

FAQ ON BUYING PROPERTY IN CAMBODIA

Find out about foreign ownership, title classifications, legal, financial, and up-to-date information on the process of securing your new home or investment property.

Can foreign nationals buy property in Cambodia?

- ▶ Yes - Residential, commercial, and retail space from 1st floor and above that are classified under “Strata Title”.
- ▶ No - Underground or ground floor units.

The 2010 Law on Foreign Ownership states that “legally qualified foreigners have ownership rights in private units of co-owned buildings and rights to use and enjoy the benefits of common areas.”

What documents are required?

As Individuals

- ▶ Proof of ID or passport.

As a Company

- ▶ Tax certification.
- ▶ Company’s Constitution of Memorandum, Articles of Association/Incorporation and Certificate of Incorporation.
- ▶ Company business license.
- ▶ Corporate Power of Attorney along with Authorized Representative Signature.
- ▶ Passport of the representative.

STRATA TITLES

What is the meaning of “Strata Title” ownership?

Refers to the type of property

ownership structure established for multi-level apartments, condominium buildings, and horizontal sub-divisions with shared common areas.

Can foreign nationals buy “Strata Title” properties?

Yes, it is the only title granted to foreign nationals.

How long does ownership of a condo or office last?

Ownership of a Strata Title for condos or office space lasts as long as the title remains under your name, and is safeguarded under the laws, policies and amendments of Cambodia.

LEGAL AND FINANCE ASPECTS

What are the associated costs involved for buying a property?

- ▶ 4% transfer tax based on total property value upon facilitation of the title transfer.
- ▶ USD1,200 – USD1,800 property ownership transfer.
- ▶ USD250 and above for optional lawyer’s legal assistance fees.

What are the fees and costs of selling a property?

- ▶ 20% capital gain tax (subject to non-residents).
- ▶ 3% plus VAT for real estate agent.
- ▶ 4% stamp duty fee (payee based on agreement between buyer and seller).

What are the legal fees and associated costs of leasing a property?

Foreign Ownership is subject to 14% accommodation leasing tax on monthly leasing fee.

Estimate costs for real estate agents finding tenants are as follows:

- ▶ 3 to 10 years leasing agreement for office space = 1-2 month’s leasing fee.
- ▶ 1 year leasing agreement for condominium or
- ▶ apartment = 1-month rental fee.

Are there any restrictions regarding transferring funds to Cambodia?

There are no restrictions on receiving international funds for property transactions.

ADDITIONAL QUESTIONS

Can foreign buyers buy a property without visiting Cambodia?

Buying Cambodian properties do not require buyers to travel to Cambodia in person. Buyers can consult and work with a trusted real estate agency, legal entity or deal directly with a project developer, who are all capable of assisting foreign buyers throughout the whole purchase process.

INVEST IN ODOM

Freehold Singaporean standard, Grade A
strata-titled office space in Phnom Penh



LIMITED OFFER:

**8% Guaranteed Rental Return
+110% Guaranteed Buy Back option!**

IHG
HOTELS & RESORTS

CBRE Cambodia
PART OF THE AFFILIATE NETWORK

LEED
GOLD PRE-CERTIFIED

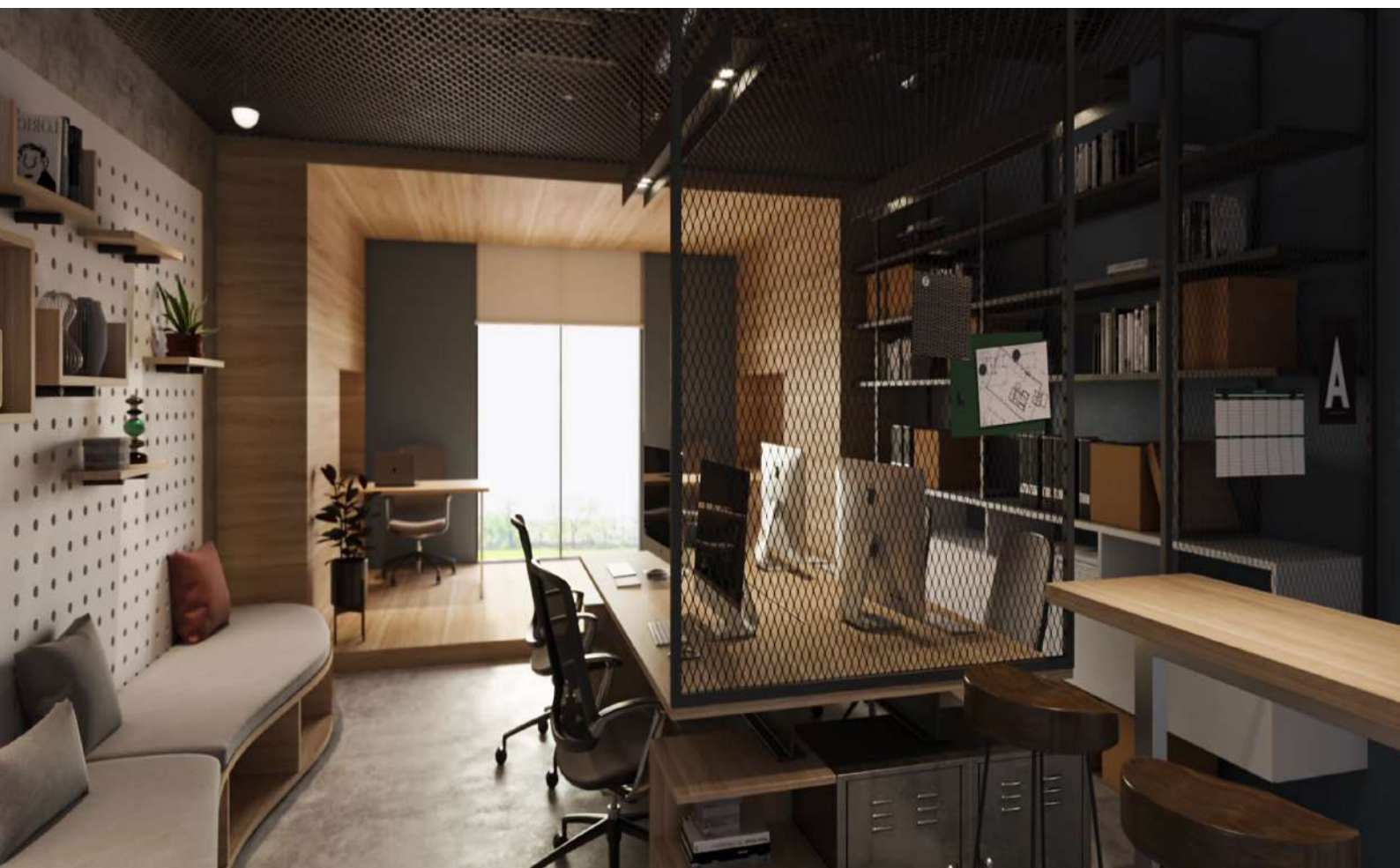
kite
studio
architecture

TSUTAYA
BOOKSTORE

ULS

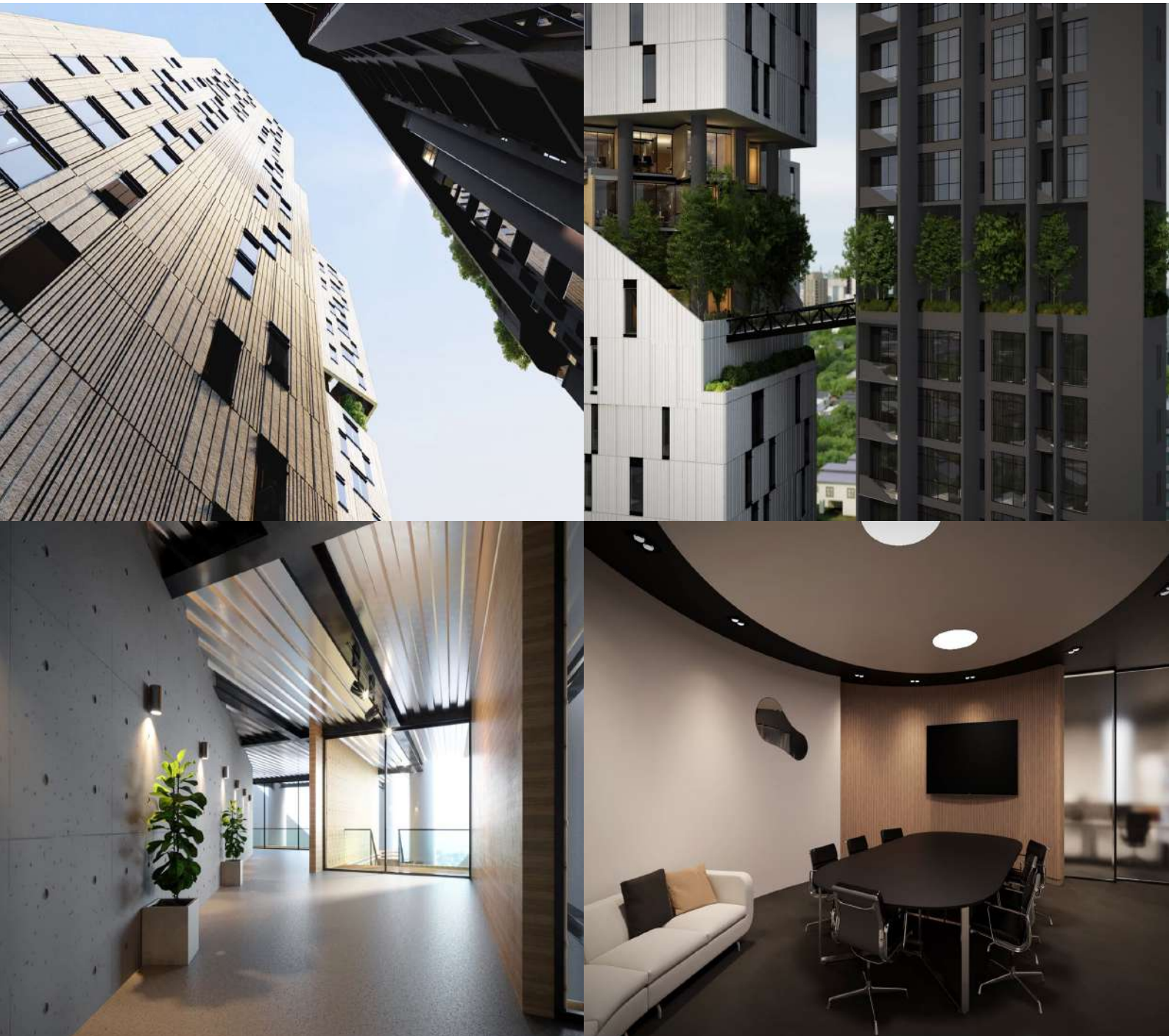
UNIT PRICES STARTS FROM

\$226,686



- Guaranteed Rental Return for 5 years.
- **Guaranteed Buy Back option on the 5th year at 110%** of the original purchase price.
- **Average ROI** of 10% over the 5-year period.

- The GRR and GBB package is available for a limited number of units on a first-come, first-served basis.
- At the end of the 5-year period, the buyer also has the option to sell the unit independently in the open market.
- Offer is subject to change based on availability.





A NEW LANDMARK ON NORODOM BOULEVARD

A prestigious location in Phnom Penh, poised to become the next iconic destination akin to Singapore's **Orchard Road** and Thailand's **Sukhumvit Road**.



Luxurious mixed-use vertical community development comprising of:

- 5-floor retail podium
- Exclusive residential building of 138 occupants
- Member's only club
- 5-star hotel operated by IHG™ Hotels & Resorts
- LEED Gold pre-certified
- ESG compliant
- Singaporean Grade A strata-titled office space



Nice to meet you.



Urban Living Solutions (ULS)

is a Cambodian-owned real estate and lifestyle development firm concentrating on community-focused solutions to meet Cambodia's rapid urbanization. Based in Phnom Penh and established in 2016, ULS builds livable spaces that connect people and nurture communities.

PROJECTS



URBANLOFT

Urban Loft, Phnom Penh

Sold out after the first few months, Urban Loft demonstrated the need for modern living for urban Cambodians.



The Factory, Phnom Penh

The city's largest IT and creative hub.



Urban Village (Phase 1), Phnom Penh

Community amenities help families and neighbors lead healthy, active lifestyles.



Bakong Village, Siem Reap

The master-planned development prioritizes humans over cars and vehicles.



ROSE APPLE SQUARE
SIEM REAP

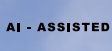
Rose Apple Square, Siem Reap

A distinct four-in-one concept that offers residences, strata-title offices, co-working spaces, and co-living options together.



Uchi Residences, Phnom Penh

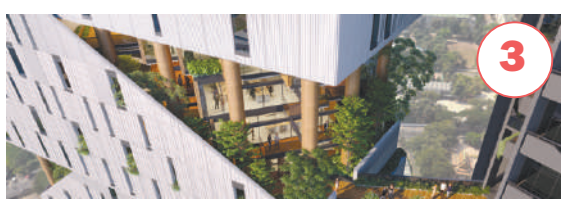
A residential high-rise condominium inspired by the charismatic alleyways of Tokyo.



3 PARTS 6 FUNCTIONS



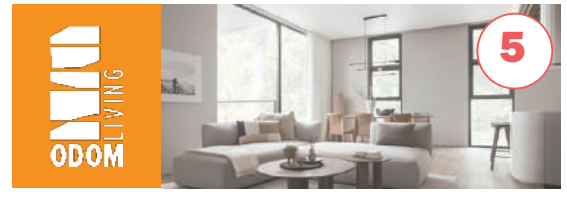
MEMBERS-ONLY CLUB



SKY VILLAGES



- » 45 floors
- » 6 Sky Villages
- » 40,000 SQM Strata-title Office
- » 5-star hotel (IHG Group)
- » Exclusive, members-only club



- » 30 floors
- » 138 homes
- » 1,2,3 & 4 bedrooms



- » 5 Floors uniting the two buildings
- » 5 floors of underground parking
- » 9,500 SQM retail and commercial space

OUR INTERNATIONAL BUYERS



NORTH AMERICA



USA

OCEANIA



AUSTRALIA



NEW ZEALAND

EUROPE



FRANCE



GERMANY



GREECE



IRELAND



ITALY



LATVIA



LIECHTENSTEIN



SWITZERLAND



UK

ASIA



CHINA



HONG KONG



INDIA



INDONESIA



JAPAN



KOREA



PAKISTAN



SINGAPORE



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STARTS

xynegyrealty

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INTERNATIONAL

benoitproperties
INTERNATIONAL

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Frank

POINTER

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ULS



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Website www.ips-cambodia.com