



JANUARY 2023

Happy Chinese New Year

盈達發展全人祝大家兔年大吉！

Wonder Development wishes you a prosperous, joyous and auspicious year of rabbit!

With deep gratitude and sincere appreciation for the support and trust of our MESONG owners, we are delighted to announce more fabulous offers to you! We wish you a very happy new year with good luck, health, and prosperity. Happy Year of the Rabbit!

新年伊始，兔年在即，盈達發展祝您身體健康、萬事如意、四季進財！

感謝各位對金匯MESONG的支持及信任，本月我們繼續有新加入的業主專享非凡禮遇，享盡優惠過肥年。期待兔年與您攜手共進，共創輝煌。再次祝各位業主和客戶兔年行大運！

New Exclusive Offers 新加入的業主專享非凡禮遇

PHUM DOMNAK DOMREY RESORT

Wonder Development gladly partnered with Phum Domnak Domrey Resort, known as Cambodian wonderland, **to offer our MESONG owners exclusive discount rate for room booking and tour package.** The resort offers a range of accommodation options including villas, glamping and tents. There are also different recreational facilities available in the resort, including horse riding, cycling, fishing, rowing, football, volleyball, swimming pool, etc. The total area of the resort is more than 200 hectares offering you beautiful scenery in ultra-wide angle with fresh air, which is a perfect place for a short vacation.

盈達發展特意與擁有柬埔寨世外桃源之稱的Phum Domnak Domrey渡假村合作，**為金匯MESONG業主提供獨家房價及套票優惠。**渡假村有數種住宿選項，包括別墅、豪華帳篷以及小帳篷。村內提供的遊樂設施亦多不勝數，包括騎馬、單車、釣魚、划艇、足球、排球、游泳池等。渡假村總面積逾200公頃，視野廣闊，空氣清新，非常適合短暫渡假。



THE CORNERSTONE RESTAURANT & BAR

The Cornerstone Restaurant & Bar, a perfect F&B outlet for our valued MESONG owners, is just few minutes driving distance from MESONG. It serves a whole range of Khmer & Western food, and opens 24 hours every day so that you can **enjoy 10% off on all food & beverage** there anytime.

我們誠意向尊貴的金匯MESONG業主推介The Cornerstone Restaurant & Bar，這間特色餐廳距離金匯MESONG僅數分鐘車程，餐廳每天 24 小時營業，為客人供應各種高棉菜及西方料理，各業主可以隨時到訪餐廳，**所有餐飲美饌均可享9折優惠。**





工地現場

SITE SNAPSHOT

The MESONG construction site is flourishing and busy on different construction works which are operating simultaneously. After the completion of the 2-storey smart parking basement, the 4-storey luxurious shopping mall (MeMALL) will soon be built to offer the innovative and supreme living experience with MESONG owners and clients. Although rainy season is yet to come in Cambodia, construction team will still keep the construction site clean and tidy to prevent mosquito breeding at all times.

金匯MESONG工地上各施工時刻交叉作業，機械轟鳴，處處如火如荼，一派繁忙景象。當完成雙層智慧型地下停車場的工程後，隨即會搭建樓高四層的金匯MESONG豪華綜合購物中心 (MeMALL)，為各業主及客戶提供嶄新奢華生活體驗。雖然還未到柬埔寨雨季，施工團隊亦會時刻保持工地環境衛生整潔，不讓蚊蟲滋生。

活動精華

EVENT HIGHLIGHTS

2023

創富之道

星級講者致勝分享

逆市中買舖求勝攻略及
補捉新興房產無限機遇



李根興博士

盈匯商舖基金管理有限公司
創辦人及行政總裁



Mr. Mike Fung

盈達發展業務發展總監
旗下房產項目勇奪多個國際大獎



**Co-host seminar with well-known speakers
Presenting a top-notch condominium in Cambodia**

誠邀知名嘉賓聯合舉辦研討會 展示柬埔寨豪華尊尚公寓

Collaborated with Asia Financial Quotient Association, a seminar was held this month and invited two well-known speakers, Dr. Edwin Lee, the founder & CEO, Bridgeway Prime Shop Fund Management Ltd. and Mr. Mike Fung, the Business Development Director of Wonder Development to share the tactics in capturing the investment opportunity in the newly emerged property market in the post-pandemic period. They have further introduced a range of comparative advantages of Cambodia among its counterparts. The event has laid out well-curated images and videos to showcase the high growth potential in Phnom Penh as well as the intoxicating charm of flagship project MESONG. The seminar burst into thunderous applause, and guests showed a positive outlook on both the Cambodian property market and MESONG.

盈達發展與亞洲財商協會合作於本月舉辦了講座，邀請了盈匯商舖基金管理有限公司創始人及行政總裁李根興博士和盈達發展業務發展總監Mr. Mike Fung，一同分享及拆解於後疫情時期如何在新興房地產市場把握投資機會的策略，搶佔先機，疫市創富。他們亦進一步剖析柬埔寨比鄰國家更勝一籌的優勢。現場特意播出精心策劃的一系列相集和短片，以展示金邊的高增長潛力以及旗艦項目金匯MESONG的做人魅力。講座現場掌聲雷動，在場來賓均對柬埔寨房地產市場的前景和金匯MESONG充滿信心。



**Expert introduces the journey to wealth creation
Dissecting the intoxicating potential of MESONG**

專家深入介紹創富之路 剖析金匯MESONG無限潛力

After being impacted by COVID-19 for over two years, Cambodia's real estate market has again been in the eye of many international investors. Therefore, Wonder Development held an array of seminars on overseas real estate investment in Shanghai last month to teach the guests how to penetrate Cambodia's property market and invest in MESONG to earn a high rental return. Professional speakers indoctrinated some tips on renting out property in the local market. These seminars ended with enormous success. We look forward to sharing more investment insights with our professional clients in upcoming seminars.

在受到新冠疫情兩年多的影響後，柬埔寨的房地產市場已重新受到國際投資者的關注。因此，盈達發展於上月在上海舉辦了一系列海外房產投資講座，教授來賓如何搶佔先機進駐柬埔寨房地產市場，以及如何透過投資金匯MESONG以賺取優厚租金回報。專業演講者亦介紹了一些在當地市場出租房產的技巧。現場氣氛熱烈，未來盈達發展將於國內其他城市舉行講座，與各界尊貴客戶分享更多投資心得。

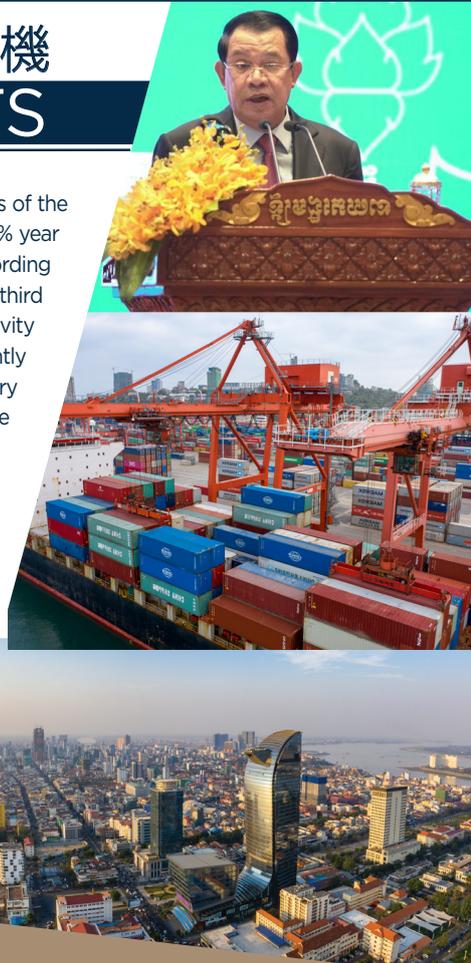
洞悉先機
INSIGHTS

Cambodia's export to RCEP countries reached
US\$5.6B in the last 11 months of 2022

According to the Ministry of Commerce, Cambodia exported US\$5,671 million worth of goods to the members of the Regional Comprehensive Economic Partnership (RCEP) countries in eleven months last year, an increase of 5% year over year. Its exports to ASEAN nations climbed up to US\$2,921 million, an increase of 10% year over year. According to the World Bank, Cambodia's real income growth rate will reach about 4% between 2022 and 2035, ranking third among the 15 signatories. Benefiting from RCEP's tariff reduction, simplification of rules of origin, and productivity improvement policies, intra-RCEP trade has been vigorously promoted, and trading costs have been significantly reduced, thus improving the competitiveness of domestic production. Since Cambodia's manufacturing industry accounts for a relatively high proportion of its GDP, the productivity factor brought by RCEP will be more noteworthy than other countries, thereby achieving higher real income growth.

去年前11個月東埔寨對RCEP成員國出口額**56億美元**

東埔寨商業部報告指出，在區域全面經濟夥伴關係協定（RCEP）實行後，去年前11個月東埔寨對RCEP其他成員國出口總值高達56.71億美元，同比增長5%。而東埔寨對東盟國家出口額達29.21億美元，同比增長10%。世界銀行指出，東埔寨在2022年至2035年期間實質收入增長率將達到4%左右，受惠程度位居15個簽約國的第三位。受惠於RCEP的關稅減免、原產地規則簡化和生產力提升的政策，RCEP區內貿易得以大力推動，貿易成本顯著降低，有助提高國內生產的競爭力。由於東埔寨的製造業在國內生產總值佔比較高，RCEP帶來的生產力因素將比其他國家更為顯著，從而實現更高的實質收入增長。



發掘金邊

DISCOVER PHNOM PENH

Strong revival in Cambodia's tourism
Luxurious cruise ship visitors docked in Sihanoukville

The cruise ship Seabourn Encore with 432 crew and 395 passengers docked in Sihanoukville at the end of December 2022. A welcoming ceremony was organized with a heartwarming greeting from the secretary of state of the Ministry of Tourism Hor Sarun and Sihanoukville Governor Kouch Chamroeun. It is the first cruise ship to call at this port after the epidemic. "Having such a luxurious cruise ship called at Sihanoukville Port is another new sign of the growth of Cambodia's tourism. Not only does it reflect the ability of the government to effectively manage the pandemic, but also shows that Cambodia is an attractive, safe and reliable destination for travelers." Sarun said. Part of the passengers will fly to Siem Reap and drive to Phnom Penh. Till now, the authority has received bookings for eight cruise ships carrying about 4,600 tourists who will arrive in the first half of 2023.

東旅遊業強勁復甦 豪華郵輪停靠西港

Seabourn Encore號豪華郵輪於2022年12月底抵達東埔寨，郵輪上載有432名船員及395名乘客。旅遊部國務秘書何沙倫及西哈努克省省長郭忠南亦有前往港口迎接及舉辦歡迎會。這是自新冠疫情後，第一艘停靠西哈努克港的郵輪。何沙倫表示這艘豪華郵輪停靠西哈努克港，是東埔寨旅遊業增長的又一新跡象，反映東埔寨新冠疫情已得到控制，並證明了東埔寨是備受歡迎、安全可靠及深受遊客信賴的旅遊目的地。部分郵輪乘客將飛往暹羅並自駕前往金邊，開展東埔寨之旅。到目前為止，當局已收到約4600名遊客的預訂，將會有八艘郵輪於2023年上半年抵達東埔寨。



Developer 發展商



កម្ពុជាប្រជាមានភ្នំ ឧស្សាហកម្ម កសិកម្ម រុក្ខាប្រមាញ់ និងនិរន្តរ៍
加華銀行融資項目
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