



This agreement is made on the date and year appearing above the signatures, and is between Brocon Investment Co., Ltd, on behalf of "Song Saa Private Island" (the "Resort") and the "Partner/Agent" identified in the signature block. Upon signature by both parties, this contract supersedes all previous agreements.

Tour Operator Contract Terms and Conditions: 1 November 2025 – 31 October 2026

Secluded in a magnificent seascape just 45 minutes by boat from Sihanoukville, Song Saa Private Island is an oasis of virgin rainforest, tropical reefs and shimmering white beaches. This award-winning luxury resort spans the "sweetheart" islands of Koh Ouen and Koh Bong, and is surrounded by a marine reserve established by the Song Saa Foundation to safeguard local marine life.

Each of the 24 villas—all with private swimming pools and expansive terraces— is built with reclaimed timber and local materials to blend seamlessly into the surroundings. Whether a jungle villa, ocean view or overwater, each is a sanctuary, a refined blend of thatched roofs, linen-draped canopy beds and up-cycled decor that reflects a commitment to sustainability and the Song Saa ethos: luxury that treads lightly.

The culinary experience is proudly based on locally sourced ingredients: seasonal fruits and vegetables, wildlife-friendly Ibis rice from the north, fleshy cashew nuts and meaty coconuts from nearby villages, and fresh, locally caught seafood. The main restaurant is perched just off the shoreline, offering 360-degree ocean views along with dramatic sunsets and seascapes.

When it comes to wiling away your time, Song Saa lets you be as active or as laidback as you like. Lounge on pristine sands or plunge into a diving adventure. Take a sunset sail across dazzling seas or explore rainforest trails to see native plants and wildlife. For indulgent relaxation, a world-class spa offers treatments both indoors and in discreet treatment sala's tucked in the rainforest and at the ocean's edge.

Sihanoukville Airport is served by direct flights from Siem Reap (REP), Cambodia, Ho Chi Minh City (SGN), Vietnam, Bangkok (DMK), Thailand and Kuala Lumpur (KUL), Malaysia making this pristine and private paradise remarkably accessible.

Song Saa Foundation <http://songsaafoundation.org>

Inspired by a passion for Cambodia and a commitment to sustainable development, the Song Saa Foundation works to improve the wellbeing of communities and natural environments of the Koh Rong Archipelago and beyond.



SONG SAA
PRIVATE ISLAND

1 November 2025 – 31 OCTOBER 2026
Tour Operator ~ BED, BREAKFAST & BOAT RATES (BBB)

VILLA TYPE	Adults Quoted per Unit	Number Of Units	PEAK SEASON	HIGH SEASON	LOW SEASON
			23 DEC 2025 – 6 JAN 2026	1 NOV 2025 – 22 DEC 2025 & 7 JAN 2026– 31 MAR 2026	1 APRIL 2026 – 31 OCT 2026
Jungle One Bedroom	2	7	1738	1465	1010
Ocean View One Bedroom	2	6	2475	2120	1522
Over Water One Bedroom	2	6	3215	2770	2032
Jungle Two Bedroom	4	2	5021	3986	3020
Over Water Two Bedroom	4	2	5589	4248	3226
ROYAL Overwater Two Bedroom	4	1	7286	5554	4248

Special Notes

- Contract rates are quoted in USD and include 23.42% taxes (VAT, Accommodation & Service Charge).
- One bedroom villas allow a maximum of 3 adults or 2 adults and 2 children (under 12 years) in existing bedding.
- Two bedroom villas allow a maximum 5 adults or 4 adults and 2 children (under 12 years) in existing bedding.
- No Check-in or Check-out on 31 December 2025
- New Year's Eve dinner supplement is compulsory for all guests; Christmas dinner is not compulsory.
- A-la-carte menu is limited and not available after 18:00 on 24/31 December 2025
- Minimum 4 nights stay from 27 DEC 2025 – 1 JAN 2026 (Inclusive)

Royal Villa Benefits (minimum 2nights):

- Upgrade to private car transfer from/to Sihanoukville International Airport, for up to 4 adults
- 1 bottle of Prosecco as a welcome amenity
- One time private monk blessing ceremony
- One time in villa movie experience
- One-time 60 minutes spa treatment during the stay for up to 4 adults.

RATE CONDITIONS

- One bedroom villa rates are quoted in double occupancy. No deductions allowed for singles.
- Two bedroom villas are quoted in quadruple occupancy. No deductions allowed for less.
- Additional Person Fee Per Night = 110 USD per adult; 55 USD per child (6-12 years)
- Children 5 years old and under are complimentary in existing bedding.
- New Year's Eve 2025 Supplement (BBB guest): 295 USD per adult, 148 USD per child (6-12 Years)
- Christmas Eve 2025 supplement (BBB guests): 200 USD per adult, 100 USD per child (6-12 Years)

Bed, Breakfast, Boat Rate Benefits Include:

- Villa and Breakfast
- Shared return speedboat transfers to and from Song Saa (based on resort schedule).
- Wi-Fi throughout the Resort
- Snorkeling gear for on island reef
- In Villa Coffee/Tea/Unlimited drinking water
- Access to non-motorized water sports equipment such as snorkeling gear, wind surfing, paddle boards, kayaks and hobie sailboats



SONG SAA
PRIVATE ISLAND

Tour Operator ~ ALL INCLUSIVE SUPPLEMENT FEES		
	USD/ADULT/NIGHT	USD/CHILD/NIGHT
High Season & Low Season	320	160
Peak Season	390	195
Christmas Eve 2025 Supplement	130	70
New Year's Eve 2025 Supplement	175	86
ALL INCLUSIVE Benefits Include:		
<ul style="list-style-type: none"> ➢ Breakfast, lunch, dinner and snacks in any of our operational dining venues. ➢ In Villa dining (based on in-villa menus). ➢ Destination dining once per stay, shared, based on availability & weather (private is an additional fee). ➢ Unlimited house wines, house beers, house spirits, cocktails and non-alcoholic beverages. ➢ Mini bar restocked daily (morning upturn) – with alcoholic, non-alcoholic beverages and selected snacks. ➢ A 60-minute signature spa treatment (once per stay for each residing guest, from 10:00 to 13:00). ➢ Shared Return speedboat transfers to and from Song Saa (as per resort schedule). ➢ Shared Return transfer from Sihanoukville Airport. ➢ 3 pieces of laundry per person per day, non-accumulative. ➢ Shared complimentary long tail boat excursion to Sala Song Saa Village Tour (subject to resort schedule). ➢ Access to non-motorized water sports equipment such as snorkeling gear, wind surfing, paddle boards, kayaks and hobie sailboats. 		

*Not included are motorized water sports, spa treatments and reserve wines & spirits. *Child fees are applicable for 6 – 12 years old. *Massage times are flexible when booking additional spa services. *All inclusive inclusions are not cumulative. *Extra adults do not have to also pay extra breakfast fees when selecting AI Supplement (Ex: 5th adult fee would be 320 USD, not 320 USD + 110 USD).

Quote Example – High Season							
Villa Type	Adults	6-12	0-5	BBB Rate	AI Supp	Total/Night	Stay 4 Pay 3
Jungle Two Bed	4	1	1	3,986 USD	(320 USD *4) +160 USD	5,426 USD	16,278 USD

2025 - 2026 BOAT Schedule			
From Island (Island time, +1 hr of mainland time)	08:00	10:30	15:30
From Dock (mainland time)	10:30	13:30	16:30
Shared Boat Terms			
Boat times subject to change with updates daily.			
Early morning flight arrivals may require a day stay in Sihanoukville.			
Flights arriving after 5pm require an overnight stay in Sihanoukville due to safety procedures.			

OPTIONAL TRANSFER FEES		
SERVICE	ADULT	CHILD (6-12 Yrs)
Private Speedboat from Sihanoukville (Up to 10 persons)	1000 USD/Boat/Way	-
Shared transfers from Sihanoukville Airport to Port	24 USD/Person/Way	12 USD Per Child
Private transfers from Sihanoukville Airport to Port	66 USD/2 Persons/Way 33 USD/Add Adult/Way	33 USD Per Child
*Prices are subject to change without prior notice based on resort requirements, availability, and fuel prices.		
*One child ages 0-5 allowed FOC shared transfer per villa.		



SONG SAA
PRIVATE ISLAND

PROMOTIONS & SPECIAL OFFERS		
HIGH SEASON WW Stay Pay	Stay 4 Pay 3	High Season: Combinable only with Repeat & Honeymoon offers.
LOW SEASON WW Stay Pay		Low Season: Combinable only with 10% Early Bird, Repeat, & Honeymoon offers.
HIGH SEASON WW EARLY BIRD	20%	30 days, *non-combinable with Stay Pay
LOW SEASON WW EARLY BIRD	10%	21 days, * combinable with Stay Pay
HONEYMOONERS: THE LOVERS ESCAPE	Bottle of sparkling Flower bed set up Flower bath set up	Within 1 year of license date. Proof required. Combinable with all other promotions. Valid year round including peak season.
SSPI REPEAT GUEST OFFER	"Welcome back" note One bottle of sparkling wine One-time floating breakfast Flower bed set up 10% discount on selected spa treatments	Valid for a minimum of 4 nights stay. Combinable with all other contracted promotions. Guest names must be tracked in the SSPI system.
LONG STAY OFFER	30% OFF	Valid for a minimum of 7 nights stay. Combinable only with Repeat & Honeymoon offers.
Promotion Terms		
Bonus nights are cumulative as Stay 8 Pay 6 (Worldwide)		
Stay Pay & Early Bird discounts are valid for All Inclusive supplements, additional persons & child fees.		
Promotions are not valid for PEAK, not combinable with Flash Sales, not Valid for 6+ Villas (unless approved).		

Restricted Free Sale		
SEASON	VILLAS PER DAY (Any Villa type)	CUT OFF DAYS
PEAK SEASON	1	90 DAYS PRIOR TO ARRIVAL DATE
HIGH SEASON	3	60 DAYS PRIOR TO ARRIVAL DATE
LOW SEASON	4	30 DAYS PRIOR TO ARRIVAL DATE
Restricted Free Sale Terms		
Free sale is restricted to the number above villas per day at contracted rate.		
The Resort reserves the right to issue stop sell instructions; Exclusions apply in blackout periods.		
Reservations are never guaranteed without a deposit.		
With approval, additional bookings can be made after allotment is used and cut-off date passes.		
For honored offerings, bookings must be reported within 24 hours of stop sell being sent.		
Additional villas/Special offers are always subject to availability upon time of request/booking.		

Rate & Production Requirements

- Rates are valid for a maximum of 5 villas per booking unless otherwise approved.
- Government taxes are subject to change without notice based on government regulations.
- This contract requires a minimum production of 10 room nights or 10,000 USD in business annually.
- Rates are required to be marked up a minimum of 10% to travel agents, and 20% to direct clients. Any company seen undercutting these rates will be void of contract.
- If these rates are published on the website or third-party website without relevant markup will result in terminating this agreement.
- By signing this agreement, the company agrees to promote Song Saa Private Island and meet these requirements.

Distribution

- With the acceptance of this contract the partner agrees to feature The Resort in their brochure and/or website for the contracted period free of charge when possible. Non-compliance may result in termination of this agreement.

Reservation Procedure and Free Sale, Stop Sell

- All reservations must be on a sell and report basis and subject to **Stop Sell** conditions
- Pre-arrival Questionnaire from the guest is required.
- Bookings should be made directly with Reservations either by email reservations@songsaa.com or +855 23 989 012.
- Payment terms as set out in the Reservation Payment Policy.



SONG SAA

PRIVATE ISLAND

- The Resort reserves the right to issue close out notice. All existing bookings will be honored and or relocated based on mutual agreed terms.

Reservation Payment Policy			
	Confirmation Deposit	Remaining Balance Due	Cancellation Received By
Low Season	50% Payment required 60 days prior arrival	30 days prior to arrival	30 days prior to arrival
High Season	50% Payment required 75 days prior arrival	45 days prior to arrival	45 days prior to arrival
Peak Season	50% Payment required 90 days prior arrival	60 days prior to arrival	60 days prior to arrival
Payment Terms			
No initial deposit required to confirm the booking.			
Deposit is based on total accommodation charge plus any additional services at contract rates.			
Failure to settle balance will result in reservations being released.			
Reservations within 30 days require full payment.			
All payments are required by bank transfer.			
Payments by credit card will be accepted with an additional credit card fee of 3.7%.			
In case of a refund, the credit card fee will not be refunded.			
Cancellations/Refunds Terms			
Cancellation must be received in writing.			
Refunds are paid in full if received within time frame listed above.			
No shows and early departures will be charged in full.			

Credits and adjustments to guest charges are at the absolute discretion of the Resort. Any credit(s) or adjustment(s) will be charged back to the Agent in the proportions described above, and the Agent agrees to settle the margin amounts with guest within 30 days.

Force Majeure

- The wholesaler agrees that The Resort cannot be held responsible in any way for inability to carry out some or all of the agreed services due to situations of Force Majeure, such as but not limited to Acts of God, flood, earthquakes, pandemics, epidemics, fire, civil commotion, unrest or war, or rulings issued by authorities/government.

Telegraphic transfer instruction

Beneficiary Account Name : Brocon Investment Co., Ltd.
 Beneficiary Account No : 11-2021-003434-7
 Beneficiary Bank Name : Cathay United Bank, Phnom Penh, Cambodia
 Bank Address : 68 Samdech Pan Street (St 214), Khan Daun Penh, Phnom Penh,
 Cambodia Swift Code : CSBC KH PP

Check In / Check Out

- Check-in is 14:00. Check-out is 11:00.
- Early Check-in/out is based on boat schedule and availability.
- If an early check in or a late check-out needs to be guaranteed prior to travel, then the full nightly rate for the night before or after must be paid in order to secure the room.

Marketing

- Access to our image library containing photography has been provided for your exclusive use and remains the property of Song Saa Private Island. Photography may only be used to promote our resort within your brochure and credit must be given under each picture. Other usage must be requested in writing.
- Song Saa Private Island or its representative prior to printing of the brochure must approve the copy and layout. Song Saa Private Island will not be responsible for mistakes if approval is not sought.

Confidentiality and Breach of Contract

- This document and its' content is strictly confidential and may not be released to any third party except as mandated by law. In the event of breach to any of the outlined terms and conditions the Resort reserve the right to terminate the contract with immediate effect without prior notice.

Miscellaneous

- For special partner benefits (Such as Virtuoso or Traveller Made), the Tour Operator is required to provide the agent name for the resort to validate the partner.
- The Partner/Agent may not offer further discounts to a prospective guest; nor may the Partner/Agent Charge a guest the agent rate, markups are required. The Partner/Agent may not assign rights or privileges under this Rate Agreement to any other person.
- All bookings under this Rate Agreement shall be under the name of the Partner/Agent.
- All amounts payable to Song Saa Private Island are in US Dollars.
- Face-to-face meetings between the heads of the two companies will resolve disputes. If, after one month (or longer as the parties agree in writing) of the first request for a face to face meeting, there is no resolution of the dispute, then the dispute shall be resolved by submission to arbitration in Phnom Penh under the Arbitration Rules of the Singapore International Arbitration Centre, with the chairman thereof being the appointing authority; provided, however, the parties may agree to a mutually agreed arbitrator. Cambodian law shall apply
- The use of personal drones at Song Saa Private Island is strictly prohibited.
- Outside foods & beverages are not allowed.
- Pets are not allowed at the Resort.
- Smoking inside the villa is not allowed. A 500 USD fee will be charged at checkout.
- Fishing from the ocean/overwater villas or other locations on the island is not allowed. A fine of USD 500 will be charged per item caught (fish, sea urchin, etc.) from the protected area of Song Saa marine reserve.
- Food with strong smell such as fish, shellfish, crustacean, meat and durian fruit are not allowed on the island/guests' villas. A fine of USD 500 will be charged.
- If outside beverages are brought to island, a USD 30 corkage fee per bottle will be charged.

Please **initial each page** of this agreement, sign below and return one copy to our representative, or this agreement shall not be binding upon Song Saa Private Island.

Sent Date: 25th December 2024

<p>On behalf of Song Saa Private Island By:</p>  <p>Moosa Naeem Director of Sales, Reservations & Revenue Email: naeem@songsaa.com</p>	<p>On behalf of By</p>  <p>Alessandra Girardi Product Director alessandra.girardi@nuba.net</p>
<p>Brocon Investment Co., Ltd Represented by Song Saa Private Island. House #10, Street 618, Khan Toul Kork, Phnom Penh Cambodia Reservations: + 855 23 989 012 Sales: + 855 23 989 011 Email: reservations@songsaa.com</p>	<p><small>NUBA EXPEDICIONES S.L. including NUBA EXPEDICIONES DE MEXICO, S. DE R.L. DE C.V., Nuba USA, Inc.</small></p>