



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: 01 November 2026 – 31 October 2027

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, surrounded by a protected marine reserve established by the Song Saa Foundation.

Each of the 24 villas features a private pool and expansive terrace, crafted from reclaimed timber and natural materials to blend seamlessly into the landscape. Whether a jungle, ocean view, or overwater villa, each offers a serene sanctuary that reflects Song Saa’s ethos of sustainable, refined luxury.

Our culinary experience celebrates locally sourced produce—seasonal fruits and vegetables, wildlife-friendly Ibis rice, cashew nuts and coconuts from nearby villages, and fresh seafood from local fishermen. The main restaurant sits just off the shoreline, offering 360-degree ocean vistas and unforgettable sunsets.

Whether you seek adventure or tranquility, Song Saa offers it all. Explore rainforest trails, dive vibrant reefs, or sail across sparkling seas. For pure relaxation, indulge in world-class spa treatments offered both indoors and in discreet rainforest and ocean-edge salas. Guests can also enrich their stay with holistic wellbeing experiences inspired by Saraan Sanctuaries, rooted in mindful connection and the healing power of nature.

Song Saa is easily accessible via Sihanoukville Airport, with direct flights from Siem Reap, Ho Chi Minh City, Bangkok, and Kuala Lumpur. Access to Cambodia has further expanded with the newly opened Techo International Airport near Phnom Penh, enhancing international connectivity for travelers.

Song Saa Foundation <http://sonasaafoundation.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.

01 NOVEMBER 2026 - 31 OCTOBER 2027
Tour Operator ~ BED, BREAKFAST & BOAT RATES (BBB)

VILLA TYPE	Adults Quoted per Unit	Number Of Units	PEAK SEASON	HIGH SEASON	LOW SEASON
			23 DEC 2026 - 6 JAN 2027	1 NOV 2026 - 22 DEC 2026 7 JAN 2027 - 31 MAR 2027	1 APRIL 2027 - 31 OCT 2027
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 2026					
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 2026					
Minimum 4 nights stay from 27 DEC 2026 - 1 JAN 2027 (Inclusive)					
Royal Villa Benefits (minimum 2nights):					
<ul style="list-style-type: none"> ➤ 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 2026 Supplement (BBB guest): 295 USD per adult, 148 USD per child (6-12 Years)

Christmas Eve 2026 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
- In Villa Coffee/Tea/Unlimited drinking water
- Access to non-motorized water sports equipment such as snorkeling gear, wind surf, paddle boards, kayaks and Hobie sailboats
- Personal Villa Host
- Packing and unpacking service on request (Two Bedroom villas only)

Tour Operator ~ ALL INCLUSIVE SUPPLEMENT FEES		
	USD/ADULT/NIGHT	USD/CHILD/NIGHT
High Season & Low Season	320	160
Peak Season	390	195
Christmas Eve 2026 Supplement	130	70
New Year's Eve 2026 Supplement	175	86

ALL INCLUSIVE Benefits Include:

- Breakfast, lunch, dinner and snacks in any of our operational dining venues
- In Villa dining (based on in-villa menus)
- Shared destination dining following villa host's recommendations (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
- Three 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 surf, paddle boards, kayaks and Hobie sailboats
- Personal Villa Host
- Packing and unpacking service on request (Two Bedroom villas only)

- Motorized water sports, additional spa treatments and reserve wines & spirits are not included.
- Child fees are applicable for children aged between 6 and 12 years.
- Massage times can be adjusted when additional spa services are booked.
- All-inclusive inclusions are not cumulative.
- Extra adults will not be charged for 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

2026 - 2027 BOAT Schedule

From Island (Island time, +1 hr of local time)	08:00	10:30	15:30
From our Lounge at Sihanoukville Port (local 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 fuel price fluctuation.

*One child aged 0-5 is allowed with our compliments for a shared transfer per 1 villa booking.

PROMOTIONS & SPECIAL OFFERS		
HIGH SEASON and 23-26 DEC and 2-6 JAN	Stay 4 Pay 3 worldwide	High Season: Combinable only with Repeat & Honeymoon offers.
LOW SEASON Stay Pay		Low Season: Combinable only with 10% Early Bird, Repeat, & Honeymoon offers.
HIGH SEASON EARLY BIRD	20% worldwide	30 days, non-combinable with Stay Pay
LOW SEASON EARLY BIRD	10% worldwide	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 3 nights stay. Combinable with all other contracted promotions. Guest names must be tracked in the SSPI system.
LOW, HIGH SEASON and 23-26 DEC and 2-6 JAN	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 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	60 DAYS PRIOR TO ARRIVAL DATE
HIGH SEASON	3	45 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.
- A minimum markup of 10% to travel agents, and 20% to direct clients is required. Any company found to be undercutting these rates shall be considered in breach of contract, resulting in immediate termination of the agreement.
- If these rates are published on the company's website or any third-party platform without the required markup, the agreement shall be subject to immediate termination.
- 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 and +855 92 609 488.
- Payment terms as set out in the Reservation Payment Policy.
- 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.

