



STEEL STONE GROUP OF COMPANIES
Since -1995

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STEEL STONE GROUP OF COMPANIES
Since 1995



**MYAWADDY
NEW CITY**



**MYAWADDY
CITY VILLA**



**BILLIONAIRE
COMMERCIAL ZONE**



SHWE YA TI
Beach City



**BLUE MOUNTAIN
VILLA**



SHWE YA TI
Beach City

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ABOUT COMPANY

Since from 1995, we have done commercial, industrial and residential developments. With nearly 30 years of experience, we are now one of the successful real estate developer with projects like Shwe Ya Ti Beach Villa, Myawaddy New City, Myawaddy City Villa, Billionaire Commercial Zones and so on. We always try to seek opportunities to fulfill the requirements of the market by improving our performance through our projects. With our specialized skills in earth work and road constructions, such projects like Yangon-Nay Pyi Taw-Mandalay 8 Lane Highway Road, Myawaddy - Kokereik - Kyeik Done Asean Highway Roads, Minbu-Arm - Sittway Railway Roads are some of our prominent projects that we have done so far. Our businesses are Real Estate Developments, Hotels and Resorts, Road Constructions and Agriculture, Fishery and Education with our 450+ employees .

CHAIRMAN MESSAGE

It is an astonishing journey to look back from the year 1995 and where we are now. We have accomplished numerous goals and target together with our faithful employees and partners for more than 20 years. I would like to take this opportunity to thank and appreciate each individual's immeasurable decent work they have done for Steel Stone Group.

A small family company growing into one of the top civil engineering company in Myanmar is an incredible achievement that we have and decided to maintain this growing business for next generations. Years ahead will be more exciting than 90s: advance in technology and changes all around the country which heading toward to more competitive and challenges. Upright is we can carry on with our relationship between suppliers, employees and our clients for decades. As we look ahead to the future, keenly embrace new technologies, innovation and creation but our commitment, at all levels to excellence, quality and relationships remain the foundation of Steel Stone Group success story.

Your Sincerely

Signature



Than Lwin
(Chairman: Steel Stone Group)

Board of Directors



THAN LWIN
Chairman
Steel Stone Group



HTET AUNG LIN
Managing Director
Steel Stone Group



LWIN LWIN OO
Finance and
Operation Director
Steel Stone Group



SU WAI LWIN
HR, Sales & Marketing and
Business Development Director
Steel Stone Group



HNIN EI HTWE
Administrative
Director
Steel Stone Group



THIN AKARI SOE
Hotel Director
Steel Stone Group

BUSINESS SECTOR

● REAL ESTATE DEVELOPMENT

- Shwe Yati Beach City
- Blue Mountain Villa
- Myawaddy New City (6/7)
- Myawaddy City Villa
- Billionaire Commercial Zone
- Millionaire City Villa
- Shwe Than Kabar Breeding Zone

● CONSTRUCTION

- Road Construction
- Building Construction
- Bridge and Box-culvert Construction
- Earthwork Construction

● HOTEL & RESORTS

- Shwe Ya Ti Hotel
- Blue Mountain Hotel

● AGRICULTURE

● FISHERY

- Fish and Livestocks

● EDUCATION

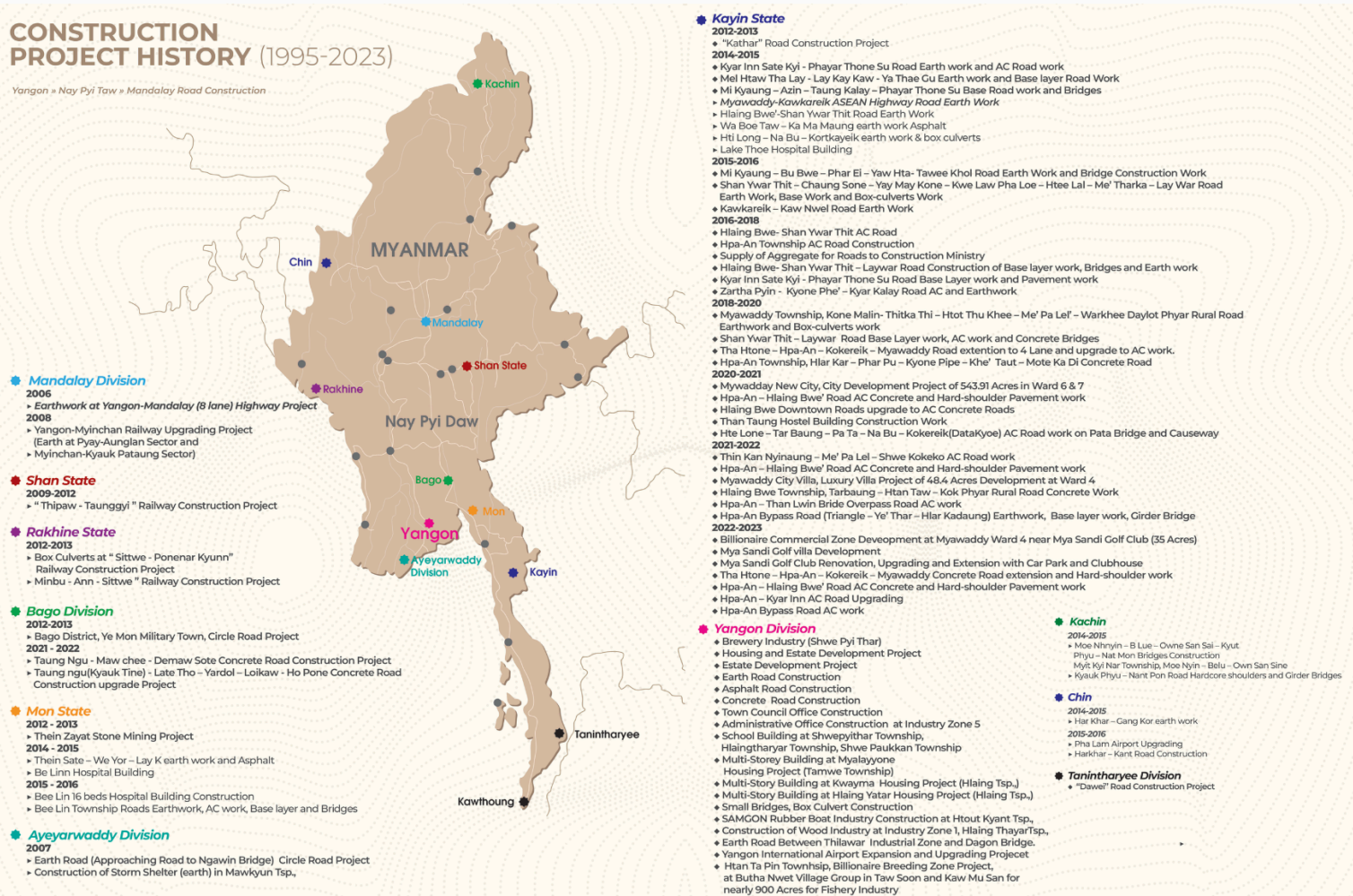
- Eye Level Learning Center

● MINING

- Stone Mining

CONSTRUCTION PROJECT HISTORY (1995-2023)

Yangon » Nay Pyi Taw » Mandalay Road Construction



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SHWE YA TI
Beach City

2022~2025

The first and biggest beach villa in Myanmar within the area of 500 Acres. It is existed in Gwa Township, Rakhine State but just next to the Border of Ayarwaddy Division. It is only 150 miles away and 5 hours drive from Yangon. There are a wide range of choice with first sea view, second and third sea view and hill views plots. There are 5 stars Hotels, Club house to provide services and facilities for the residents, Golf Driving Range and International Golf Club for the Business men, food-court, car parking and 4 acres of Festival field to arrange both large and small events. The Club house also include Gym, Sauna, Roof top Coffee shop, in-door restaurants, Library, Swimming pool and Lobby. 24 hours security, cleaning service, water and electricity are all included as the basic facilities.



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**ZONE - A**

9 Acre wide with Shwe Ya Ti Hotel and Club House with Swimming pool, Gym, Sauna, Rooftop Coffee Shop and Lobby with locker rooms.

ZONE - B

4 acres of Festival Field to arrange both big and small events and show.

**ZONE - D**

The most residential plots existed in this Zone within 14 acres.

**ZONE - C**

The biggest residential area with 30 acres including Golf Driving Range.

**ZONE - K**

12.3 Acres of Residential Area. Located between Zee Kone and Tin Taw Village, before Kantharyar beach.

**ZONE - F**

9.7 Acres of Residential area.

**ZONE - G**

4.7 Acres of Residential area.

**ZONE - H**

12 Acres of Residential area.

**ZONE - J**

10 Acres of Residential area.



Future Project:
Shwe Ya Ti International Golf Club and Villa 2023~2026

The purpose of this 250 acres project is to make Shwe Ya Ti Beach City and Blue Mountain Villa to become the only place in Myanmar which has the facility of a luxury and perfect place for all types of visits such as family or business.



**SHWE YA TI
INTERNATIONAL
GOLF CLUB**





MYAWADDY NEW CITY



MYAWADDY NEW CITY (WARD 6/7) 2018~2022

Expansion of Myawaddy City for more than 500 acres. All type of development can be fit into this area including Residential, Commercial and SME Industrial businesses too. A highly potential place for investment and developments.



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Myawaddy New City



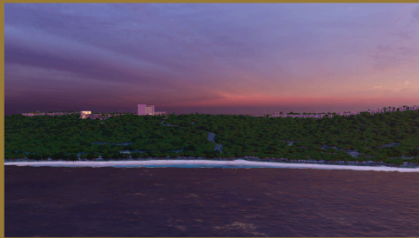
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**BLUE MOUNTAIN
VILLA**

Blue Mountain Villa

(2023-2025)

A very beautiful place, surrounded by Arakan Mountains, natively referred as Rakhine Yoma and the perfect sea view from 300 feet above the ground. 120 acres of mountain areas including residential areas and hotel areas with more than 50% of public space like parks and playgrounds, swimming pool and clubhouse, coffee shop and restaurants will make everyone feels like a first class luxury place.




**BLUE MOUNTAIN
VILLA**

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MYAWADDY CITY VILLA

MYAWADDY CITY VILLA PROJECT 2021-2023

The first and the biggest Luxury Private Villa with 24 hour security, infinity swimming pool with locker rooms, parks and playground in a private gate system fencing compound on 48.4 acres in the downtown of Myawaddy Township Ward (4).

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2022-2023

This Commercial area is a 70 years leasehold project on the 35 acres of land. Located at a very crowded place of Myawaddy which is very near to the Border Trade Center of Myanmar-Thailand. It is also located on the Chit Kyi Yay Main Road between No.1 and No.2 Friendship Bridges. And also existed just beside the only Golf Club in Myawaddy called Mya Sandi Golf Club which is also upgraded and extended by STEEL STONE GROUP OF COMPANIES.

MYAWADDY

LEASING NOW!

Where Billionaire Dream Come True

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Shwe Than Kabar Breeding Zone 2023~2025

A fish breeding zone with 900 acres is the nearest to Yangon and only 20 miles from Hlaing Thar Yar Township, is existed in Htan Ta Pin Township. The biggest advantage is both road and river transport is possible. All the breeding units is next to the stream and road-ways, therefore the transportation can be very convenience and cost-effective and time-efficient.



ROAD CONSTRUCTION

Over 30 years of experience in all types of Construction works and had performed nearly everywhere throughout the whole Myanmar.



KYAIN SEIKGYI - PAYATHONSU ROAD CONSTRUCTION PROJECT

Client : Ministry of Construction, Kawkaireik District
Project : Construction of Kyain Seikgyi - Payathonsu Road
Location : Kawkaireik, Kayin State
Work Executed : Earthwork
Year : 2014-2015

HAR KHAR - GANG KOR ROAD PROJECT (EARTHWORK)

Client : Road Department, Har Khar District, Ministry of Construction
Project : Construction of Har Khar - Gang Kor Road
Location : Har Khar, Chin State
Work Executed : Earthwork
Year : 2014-2015



MYAWADDY - LAY KAY KAW ROAD CONSTRUCTION PROJECT (EARTHWORK AND ASPHALT)

Client : Ministry of Border Affairs, Nay Pyi Taw
Project : Construction of Myawaddy - Lay Kay Kaw Road
Location : Kawkaireik, Kayin State
Work Executed : Earthwork
Year : 2015-2016

HLAING BWE - SHAN YOR THIT ROAD PROJECT (EARTHWORK, ASPHALT AND CONSTRUCTION OF BRIDGES)

Client : Ministry of Construction, Hpa An District
Project : Construction of Hlaing Bwe - Shan Yor Thit Road
Location : Earthwork, Asphalt, Bridge Construction
Year : 2014 - 2016

EARTHWORK AT YANCON - MANDALAY (8 LANE) HIGHWAY PROJECT

Client : Ministry of Construction, Yangon
Project : Construction of Yangon - Mandalay (8 lane) Highway
Location : Yangon - Mandalay
Work Executed : Earthwork
Year : 2006

HTI LONG - NA BU - KAWKAREIK ROAD PROJECT (EARTHWORK & BOX CULVERT)

Client : Ministry of Construction, Kawkaireik District
Project : Construction of Hti Long - Na Bu - Kawkaireik Road
Location : Kawkaireik, Kayin State
Work Executed : Earthwork
Year : 2014 - 2015

WA BOE TAW - HPAPUN - KAMAMAUNG ROAD CONSTRUCTION PROJECT

Client : Construction of Wa Boe Taw - Hpapun - Kamamaung Road
Project : Construction of Yangon - Mandalay (8 lane) Highway
Location : Hpa An, Kayin State
Work Executed : Earthwork
Year : 2014 - 2015



ASAIN HIGHWAY PROJECT

KYAR INN SATE GYL - PA YAR THONE SUE

Client : Ministry of Construction Department
 Project : Concrete Work
 Location : Kayin State
 (Performed as : Asia Steel Strength Company 2017)
 Kayin State Chief Minister Daw Nhin Htwe Myint visiting
 at Kyar Inn Sate Gyl work site.



ROAD CONSTRUCTION

THEIN SATE - WE YOR - LAY KAY ROAD PROJECT

Client : Ministry of Construction, Thaton District
 Project : Construction of Thein Sate - We Yor - Lay Kay Road
 Location : Thaton, Mon State
 Work Executed : Asphalt Road Construction
 Year : 2014 - 2015

**TAUNGKALAY - PAYATHONSU ROAD CONSTRUCTION PROJECT
(EARTHWORK, ASPHALT, BRIDGE AND BOX CULVERT)**

Client : Ministry of Border Affairs, Nay Pyi Taw
 Project : Construction of Taungkalay - Payathonsu Road
 Location : Kawkaireik, Kayin State
 Work Executed : Earthwork, Asphalt, Construction of Bridges
 and Box Culverts
 Year : 2015 - 2016

PALAM AIRPORT DEVELOPMENT PROJECT

Client : Ministry of Civil Aviation (DCA)
 Project : Palam Airport Development
 Location : Palam, Chin State
 Work Executed : Earthwork
 Year : 2015 - 2016

**MOE NYHIN - B LUE - OWNE SAN SAI - KYUT PHYU - NAT MON
ROAD PROJECT**

Client : Road Transportation Department, Kachin State
 Project : Construction of Moe Nyhin - Nat Mon Bridges
 Location : Myit Kyi Nar, Chin State
 Work Executed : Earthwork and Construction of Box Culverts
 Year : 2014 - 2015

ROAD CONSTRUCTION

2020-2021 HPA-AN - HLAING BWE' ROAD AC CONCRETE AND HARD-SHOULDER PAVEMENT WORK



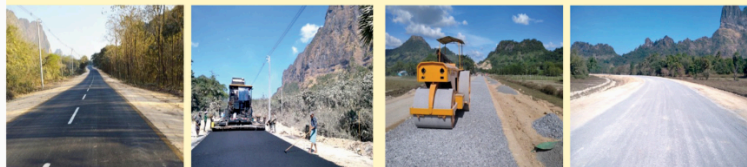
2020-2021 HLAING BWE DOWNTOWN ROADS UPGRADE TO AC CONCRETE ROADS

2021-2022 HPA-AN - THAN LWIN BRIDE OVERPASS ROAD AC WORK



2021-2022 HPA-AN BYPASS ROAD (TRIANGLE - YE' THAR - HLAIR KADAUNG) EARTHWORK, BASE LAYER WORK, GIRDER BRIDGE

2022-2023 HPA-AN - KYAR INN AC ROAD UPGRADING



2022-2023 HPA-AN BYPASS ROAD AC WORK



2021-2022 HLAING BWE-PAI KYONE AC ROAD EXTENSION

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RAILWAY CONSTRUCTION

YANGON - PATHEIN RAILWAY PROJECT (EARTHWORK, SOIL TREATMENT, BOX CULVERT, STAFF RESIDENCE BUILDING, WAITING SHED)

Client : Ministry of Rail Transportation
Project : Construction of Yangon - Patheingyi Railway
Location : Patheingyi, Ayeyarwady Region
Work Executed : Earthwork, Soil Treatment, Box Culverts and Staff Residence Building
Year : 2011 - 2014

MINBU - ANN - SITTWE RAILWAY CONSTRUCTION PROJECT

Client : Ministry of Rail Transportation
Project : Construction of Minbu - Ann - Sittwe Railway
Location : Sittwe, Rakhine State
Work Executed : Earthwork and Bridges
Year : 2011 - 2014

KYOUT TAW - MYOUT OO RAILWAY CONSTRUCTION PROJECT (EARTHWORK)

Client : Ministry of Rail Transportation
Project : Construction of Kyout Taw - Myout Oo Railway
Location : Sittwe, Rakhine State
Work Executed : Earthwork
Year : 2011 - 2014



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BRIDGE AND BOX CULVERT CONSTRUCTION



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MINBU - ANN - SITTWE BRIDGE CONSTRUCTION PROJECT

Client : Ministry of Rail Transportation
Project : Construction of Minbu - Ann - Sittwe Railway
Location : Sittwe, Rakhine State
Work Executed : Earthwork and Bridges
Year : 2011 - 2014

THIPAW - TAUNGGYI BOX CULVERT CONSTRUCTION PROJECT

Client : Ministry of Rail Transportation
Project : Construction of Thipaw - Taunggyi Railway
Location : Taunggyi, Shan State
Work Executed : Earthwork and Box Culvert
Year : 2009 - 2012

MINBU - ANN - SITTWE BOX CULVERT CONSTRUCTION PROJECT

Client : Ministry of Rail Transportation
Project : Construction of Minbu - Ann - Sittwe Railway
Location : Sittwe, Rakhine State
Work Executed : Earthwork and Bridges
Year : 2011 - 2014

THIPAW - TAUNGGYI BOX CULVERT CONSTRUCTION PROJECT

Client : Ministry of Rail Transportation
Project : Construction of Thipaw - Taunggyi Railway
Location : Taunggyi, Shan State
Work Executed : Earthwork and Box Culvert
Year : 2009 - 2012

BUILDING CONSTRUCTION

THIPAW CONCRETE SLEEPERS MANUFACTURING FACTORY CONSTRUCTION PROJECT

Client : Ministry of Rail Transportation
Project : Construction of Thipaw Concrete Sleepers Manufacturing Factory
Location : Taunggyi, Shan State
Work Executed : Factory Building Construction
Year : 2010 - 2013



CONSTRUCTION OF LAKE THOE HOSPITAL BUILDING PROJECT

Client : Ministry of Construction, Hpa An District
Project : Construction of Lake Thoe Hospital
Location : Hpa An, Kayin State
Work Executed : Construction of 25 bedded hospital and staff residence
Year : 2014 - 2015



BUILDING CONSTRUCTION

PARAMI HOUSING PROJECT

Client : Department of Human Settlement and Housing Development
Location : Yangon State
Work executed : 6 storey Buildings
Year : 1994

MI KYAUNG ELEMENTARY SCHOOL

Client : Ministry of Construction, Hpa An district
Location : Kayin State
Work executed : One storey Building
Year : 2015-2016



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MINING GYPSUM .STONE

THEIN ZAYATE, KYAIKDO STONE MINING PROJECT

Client : Ministry of Rail Transportation
Project : Kyaikdo Stone Mining
Location : Taunggyi, Shan State
Work Executed : Factory Building Construction
Year : 2010 - 2013

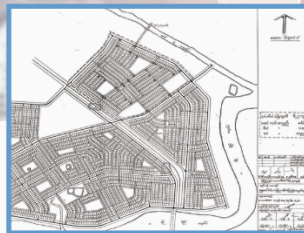


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INDUSTRIAL AND RESIDENTIAL DEVELOPMENTS

Projects Between 1995-2017

1. Hlaing Thar Yar Industrial Zone
2. Shwe Lin Pan Industrial Zone
3. North Dagon Estate Development Project
4. Yor Thar Cyi Estate Development Project
5. Shwe Pyi Thar School Building Construction
6. Paryami Housing Development Project
7. Myit Tar Nyunt Housing Developemnt Project



Types of Machinery owned by SSG.

Excavator, Wheel Loader, Compactor, Road Roller,
Grader, Dozer, Dump Truck, Water Truck, Fuel Truck.

Machinery Brand

Cat, Volvo, Hitachi, Kobelco, Lonking, Liugong,
CAMC, Nissan, Hino, Dynapac



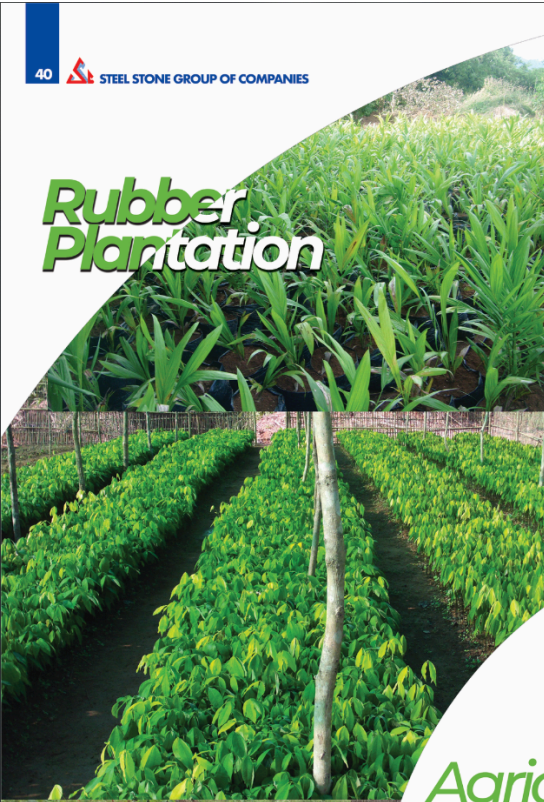
COOPERATE COMPANIES

- Steel Stone Group of Companies
- Steel Stone Hotel Co.,Ltd.
- Su Akari Co.,Ltd.
- Lin Ngwe Yaung co., Ltd.
- Max Module Co.,Ltd.

MINISTRIES AND ORGANIZATIONS

- Ministry of Construction
- Ministry of Rail Transportation
- Ministry of Agriculture & Irrigation
- Ministry of Border Affairs
- Ministry of Health
- Ministry of Livestock, Fisher and Rural developemnt
- Department of Civil Aviation
- City Development Committee
- Myanmar Oil and Gas Enterprise

Rubber Plantation



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Agriculture

We are growing palm oil, rubber and rice. Palm oil and rubber is in Dawei which is 30 mins drive from DAWEI DEEP SEA PORT and 90 mins drive from DAWEI DOWNTOWN. More than 2000 acres of palm oil and rubber grow by 150 employees. Further more 1120 acres of rice is planning by 200 farmers in Yangon Division.



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Fishery

800 acres with more than 300,000 fishes. Located in Yangon Division and surrounding.



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 **Eye Level**
I am the key.

Education-Franchise Business

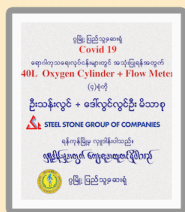
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Eye Level Learning Center – Myanmar has been opened for Myanmar children and parents to help implementing the dreams to reach their steps into international education since December 2014.



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CSR Programs (Donations)



Covid 19 Oxygen cylinder Gwa, Rakhine State



100 Million Kyats Worth Zinc Roof Donation For Mocha Cyclone Victims In Rakhine State.



5 MILLION KYATS FOR RAKHINE STATE DAY FESTIVAL DONATION



15 MILLION KYATS FOR UNION DAY CEREMONY RAKHINE STATE



20 MILLION KYATS DONATION TO COVID 19 PREVENTION COMMITTEE AT RAKHINE STATE



30 MILLION KYATS DONATION TO COVID 19 PREVENTION COMMITTEE AT YANGON STATE



15 MILLION KYATS DONATION TO KORKARIB PUBLIC HOSPITAL



OXYGEN TANKS AND AMBULANCE DONATION AT PYU STATE



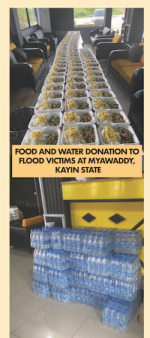
DONATION TO COVID 19 PREVENTION COMMITTEE AT ZAYAWADDY CITY



DONATION OF FIRE ENGINE TRUCK AND GARBAGE DISPOSAL TRUCK AT GWA CITY



2002 MODEL HYUNDAI ODYSSEY FOR GWA LOCAL NGO



FOOD AND WATER DONATION TO FLOOD VICTIMS AT MIYAWADDY, KATUN STATE



DONATION OF WATER TANK TO HTAYYAWADA MOEKOTE MONESTARY

Donations to Monasteries



Oxygen Plant Donation at Kayin State

