



**PI** PIONEERING  
INTERNATIONAL

CONSTRUCTION, DEVELOPMENT & MINING



# THE CORPORATE HOTEL

In 1999, Pioneering International LLC began operations in various fields, including foreign trade, imports of agricultural products, mining, exports, and transportation of raw materials. These activities were prerequisites for the successful continuation of work in investment, mining, hotel management, and construction.

Pioneering International LLC has extensive experience and its own know-how in developing and implementing high-end real estate projects in Mongolia since 2005. The first of these projects was The Corporate Hotel, a business hotel located in the business district.

The Corporate Hotel is an 11-floor building with 55 rooms, a conference hall, meeting room, restaurant, lounge club, fitness center, sauna, and Jacuzzi. It was constructed according to European standards and modern design, and it has been operating successfully.





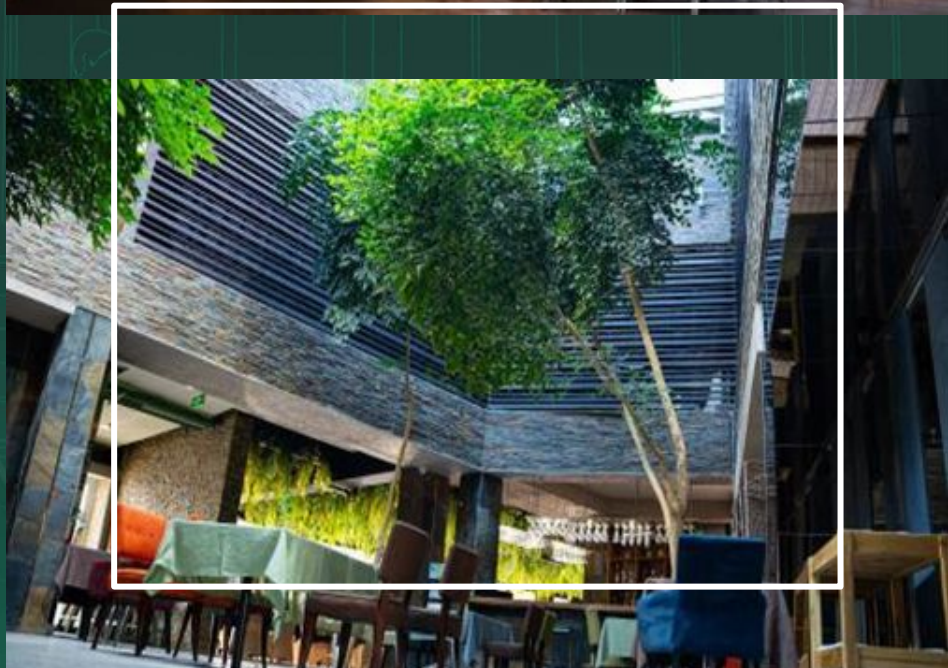
THE *Corporate*  
RESORT NUKHT

## THE CORPORATE HOTEL & RESORT NUKHT

The Corporate Hotel & Resort Nukht is located in the Nukht Valley of the Bogd Khan National Reserve, offering a pure natural environment, outstanding facilities, and exceptional service.

Guests can enjoy three types of luxurious suites, restaurant, coffee shop, health club, banquet hall, and a meeting room. Additionally, during the summer, the hotel features a rooftop terrace bar.

This project was implemented using the environmentally friendly Shallow Geothermal Energy Technology.

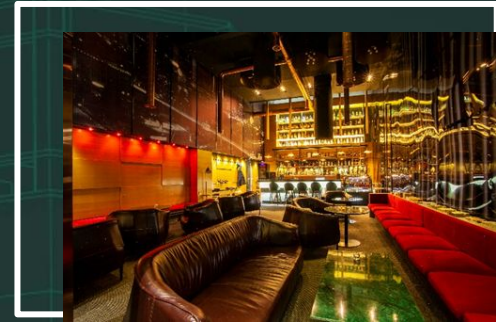


# THE CORPORATE HOTEL & CONVENTION CENTRE

The Corporate Park Hotel & Convention Centre is a 16-floor building spanning 22,000 square meters, currently operating in the center of Ulaanbaatar city.

The luxury hotel caters to high-end business travelers, while the convention center with 1,200 seats is equipped with the most modern acoustic systems.

This complex was designed to provide the best comfort for holding conferences, meetings, and other official gatherings.





## SHAMBHA-LA GARDEN & VILLAGE

Shambha-La is a green garden village located 5.0 km away from the center of Ulaanbaatar, south of Zaisan and Bogd Khan mountain. The whole complex is connected to the central heating system, wastewater system, electrical system, and fiber optic cable for high-speed internet. It is situated in an area with less air pollution and low traffic.

Additionally, a backup power generator is installed to avoid power outages.





## SHAMBHA-LA GARDEN & VILLAGE



In addition to the complex, there are additional parking lots available outside. We also built a soccer field, basketball and tennis courts with audience seating. Kids can enjoy the playground, which includes 5 hectares of green areas and pine trees with plenty of eco-friendly toys.



Inside the complex, we have a traditional Mongolian Ger conveniently built with grilling and picnic areas for tenants. We offer a modern and well-equipped fitness club, heated swimming pool, and sauna. The complex has 24-hour security guards, alarm, and camera system.

# MINING & EXPLORATION

A key operational goal of our company is to contribute to Mongolia's economic growth through responsible mining that has a reduced environmental impact and uses advanced technology. We aim to improve infrastructure in local areas, create new jobs, enhance people's livelihoods, and support development. Going forward, we will modernize our techniques and technologies to continuously improve productivity. Our top priorities include corporate social responsibility, environmental protection, and reclamation policies, as well as contributions to sustainable local development.

## **MISSION**

Our company's mission is to become a leading national company that prioritizes environmental reclamation and occupational safety. We aim to create an exemplary system of responsible mining, corporate governance, and social responsibility.

## **VISION**

Our vision is to become an exemplary gold producer competing regionally and globally, coordinating national workforces with the latest technological advances.

## **GOAL**

Our priority goals include occupational safety, with the utmost priority given to the safety and health of our employees.

We are committed to being alert to potential incidents and breakdowns that could occur in the workplace, reducing industrial accidents to zero, and introducing internationally recognized operational safety management.



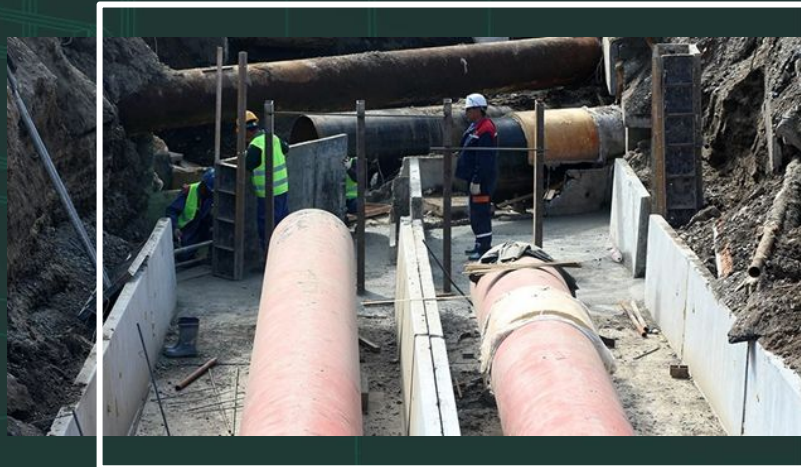


## CONSTRUCTION

Our company utilizes new advanced technologies and norms in its operations and quality management, following standard ISO 9001 for quality management and ISO 45001 for occupational health and safety management. Our ITAs have many years of experience in the field of water management and social construction. We have a responsible and skilled staff, and our labor protection works are in compliance with safety norms.

Our company has completed the installation of heating, air exchange, sanitary, and cooling systems, as well as indoor and outdoor heat pipe installation in various buildings ranging from 800m<sup>2</sup> to 40,000m<sup>2</sup> in capacity. We provide a range of services, including:

1. Construction, maintenance, and landscaping
2. Water supply, sewerage, heating, and branch networks
3. Indoor heating of buildings, air exchange, and clean and dirty water equipment
4. Assembly of technological equipment for cooling facilities
5. Installation and expansion of water facilities, as well as reform works.





# MANAGEMENT TEAM



**CEO:**  
ALTANTUYA Bekhbat

- Introducing Altantuya Bekhbat, a highly experienced CEO with 15 years of proven expertise in the Construction industry. Altantuya holds degrees in econometrics and financial management, and has been working as the CEO of Pioneering International LLC since 2008. Throughout her career, Altantuya has successfully guided executive teams by creating comprehensive budgeting and planning models to identify strategic leadership, advise on business decisions, and identify cost and benefit sources.
- In addition to her professional career, Altantuya actively participates in social activities. With expertise in R&D, Production, Project Management, Quality Control, Quality Assurance, Regulatory Affairs, and General Management, Altantuya brings a wealth of knowledge and experience to any organization.



**MANAGING DIRECTOR:**  
KOJI ALEXANDRE  
SUZUKI

- Introducing Koji Alexandre Suzuki, our accomplished Managing Director with several years of global experience in orchestrating successful project implementations and strategic developments in Mongolia. Koji is a strategy-driven professional and creative problem solver, building insightful growth and consolidation strategies for sales of projects representing partners from over 10 different countries while improving process-thinking and organizational performance.
- Koji has a track-record of increasing profits by implementing well-balanced reductions in manpower and operational costs while driving optimization of business processes, especially in daily operations and project management. As a leader with a unique combination of process application and strategic orientation, Koji has successfully led projects of over 20M USD, paying high attention to operational and project details.
- Utilizing polished interpersonal and communication skills, Koji develops and nurtures profitable client relationships and conducts favorable win-win contract negotiations. Koji possesses strong financial acumen, including the ability to successfully assess and implement profitable project strategies.
- Overall, Koji's expertise and experience make him a valuable asset to any organization, and we are proud to have him as our Managing Director.

# MANAGEMENT TEAM



**CONSTRUCTION DIRECTOR:**  
PETER MOANA

- Introducing Peter Moana, our highly experienced Mining Construction Director with over 30 years of experience in delivering results in unstable, ambiguous, elevated risk, and high stakes environments.
- Peter is able to identify rapid solutions for complex issues and ensure continuous improvement. He possesses well-developed management skills coupled with a comprehensive and sensitive understanding of cultural dynamics.
- With 17 years of military experience across Africa, Asia, and the Middle East, and 5 years of experience in mining commodities including coal and precious metals, Peter has extensive experience in both project and capability development throughout Africa, the Middle East, and Asia, specifically Mongolia. He has been involved in all aspects of project development from concept through design, construction, commissioning, and production, with proven capability in all matters of Project Controls across both construction and mining.
- Overall, Peter's expertise and experience make him a valuable asset to any organization in the mining and construction industry.



**OPERATIONS DIRECTOR:**  
OYUNGEREL Yadmaa

- Introducing Oyungerel Yadmaa, an accomplished Operations Director with a wealth of experience in Business Management, Create-innovation, Project Management, and Human Resources. With an MBA in Business Management, Oyungerel has successfully implemented Integrated Management systems, including ISO 9001, 14001, and 45001, multiple times over.
- As a project manager, Oyungerel has managed several projects, including the construction and operations management of Sainshand Salkhin Park - a 120 million USD project investment in Mongolia. With expertise in project controls and commercial management, Oyungerel ensures successful project completion within budget and on schedule.
- Furthermore, Oyungerel has extensive experience as a Human Resources expert, having served as a Chief Operating Officer for several years.
- Having worked for both private and government companies, Oyungerel understands stakeholder needs on both sides, and has been responsible for the administration and risk management of companies' legal frameworks. With such diverse experience and skills, Oyungerel is a valuable asset to any organization.

# MANAGEMENT TEAM

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**HEAD ENGINEER:**  
GANTSOOJ Surenjav

- Introducing Gantsooj Surenjav, our esteemed Head Engineer with a Master's degree in civil engineering and 15 years of professional experience. Gantsooj is our top-performing construction engineer, equipped with high professional skills, extensive knowledge, and valuable experience in introducing new designs, structures, advanced techniques, and technologies to buildings through technical solutions.
- As the Head Engineer, Gantsooj is responsible for ensuring the company's working environment and health and safety. They monitor the quality of work, ensuring that there are no material defects, and that the construction work is carried out in accordance with norms and standards. With experience in managing over 2,000 employees, including co-contractors, Gantsooj provides seamless coordination between authors, customers, and contractors.
- Overall, Gantsooj 's expertise and experience make them an essential asset to our organization.



**ADVISORY ENGINEER:**  
BOLD Sangidagva

- Introducing Bold Sangidagva, our esteemed Advisory Engineer with 24 years of experience in the construction industry. Bold has worked in both the public and private sectors, specializing in reinforced concrete frame buildings and having experience in participating in Japanese technology prefab construction.
- In addition to his expertise in civil engineering, Bold has acquired scientific skills in various fields such as law, economics, design, labor protection, experimental research, teaching methods, meteorology, geodesy, and management. Bold provides consulting services for projects within his professional field, offering valuable insights and technical expertise.
- Bold also contributes to the intellectual work of teaching young people his knowledge and experience, serving as a trainer in many federal trainings. Overall, Bold 's extensive experience and diverse skill set make him a valuable asset to any organization.



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