

User Name	ADMINISTRATOR
Report ID	KYC-V6KPKYCC

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REPORT CRITERIA	
Date of Search	23-Oct-2025 11:58 AM
Subject's Name	CHEN XXX
Subject's NRIC/FIN/PASSPORT NO.	XXXXXXXXXX
Nationality	Cambodia

Bullet points by Generative AI
<p>Here is the review of the KYC data for CHEN XXX:</p> <ol style="list-style-type: none"> <li><b>**Bankruptcy Information**</b>: No record found.</li> <li><b>**Source of Funds/Source of Wealth**</b>: <ul style="list-style-type: none"> <li>Property 1: <ul style="list-style-type: none"> <li>Address: 1A ARDMORE PARK #XX-XX</li> <li>Project Name: LE NOUVEL ARDMORE</li> <li>Property Type: Condominium</li> <li>Capital Gain: \$4,038,000</li> <li>Purchase Date: 2017-11-XX</li> <li>Purchase Amount: \$16,232,000</li> <li>Valuation: \$20,270,000</li> </ul> </li> <li>Property 2: <ul style="list-style-type: none"> <li>Address: 57 GRANGE ROAD #XX-XX</li> <li>Project Name: GRAMERCY PARK</li> <li>Property Type: Condominium</li> <li>Capital Gain: -\$433,000</li> <li>Purchase Date: 2017-07-XX</li> <li>Purchase Amount: \$17,000,000</li> <li>Valuation: \$16,567,000</li> </ul> </li> </ul> </li> <li><b>**ACRA Director/Proprietor**</b>: No record found.</li> <li><b>**State Courts Criminal Trial**</b>: <ul style="list-style-type: none"> <li>Case: PUBLIC PROSECUTOR V. CHEN XXX</li> <li>Offence: ROAD TRAFFIC ACT 1961</li> <li>Next Hearing: 30-Jan-2024 (For Mention)</li> </ul> </li> <li><b>**Litigation**</b>: No record found.</li> <li><b>**MAS Investor Alert List**</b>: No record found.</li> <li><b>**Professional Gazette**</b>: <ul style="list-style-type: none"> <li>Name: Chen XXX</li> <li>Occupation: Engineer</li> <li>Qualification: Mechanical</li> <li>Place of Practice: 6 Raffles Boulevard #XX-XX Singapore 039594</li> </ul> </li> <li><b>**United Nations Sanctions List**</b>: No record found.</li> <li><b>**United States Sanctions List**</b>: <ul style="list-style-type: none"> <li>Name: XXX CHEN</li> </ul> </li> </ol>

- Gender: Male
- Date of Birth: 16 Dec 1987
- Nationality: China, Cambodia, Vanuatu, Cyprus
- Address: Phnom Penh, Cambodia
- Additional Details: Involved in cyber fraud activities.

10. **\*\*Interpol Red Notice List\*\***: No record found.

11. **\*\*Politically Exposed Person\*\***: No record found.

12. **\*\*Google News\*\***:

13. Multiple articles related to CHEN XXX, including allegations of involvement in cyber fraud and investigations by U.S. and UK authorities.

Overall, the KYC data for CHEN XXX indicates significant concerns due to the U.S. sanctions and ongoing investigations related to cyber fraud. There are 19 individuals named CHEN XXX in Singapore.

## UNIQUE IDENTIFIER FOR IN SITU DATA (NRIC/FIN/PASSPORT DIGITS)

### Singapore Bankruptcy Check (NRIC/PASSPORT MATCH)

NO TRACE

### Source Of Funds/Source Of Wealth From Property Capital Gains/value (NRIC/FIN/PASSPORT MATCH)

S/N:	1
Address:	1A ARDMORE PARK #XX-XX
Building Name:	LE NOUVEL ARDMORE
Property Type:	Condominium
Status:	Owner
Purchase Date:	XX-Nov-2017
Purchase Amount:	\$16,232,000
ML Indicative Valuation:	\$20,270,000
Gross Capital Gains:	\$4,038,000

S/N:	2
Address:	57 GRANGE ROAD #XX-XX
Building Name:	GRAMERCY PARK
Property Type:	Condominium
Status:	Owner
Purchase Date:	XX-Jul-2017
Purchase Amount:	\$17,000,000
ML Indicative Valuation:	\$16,567,000
Gross Capital Gains:	-\$433,000

Total Capital Gains:	\$3,605,000
Total Profit Or Loss:	\$0



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## SINGAPORE CORPORATE DATABASE(BENEFICIAL OWNER SEARCH / TRACE)

ACRA DIRECTOR/PROPRIETOR LIST (NRIC/FIN/PASSPORT MATCH)
NO TRACE

**FULL NAME MATCH (PLEASE READ TO DETERMINE WHETHER FALSE POSITIVE)**

STATE COURTS CRIMINAL TRIALS CHECK (NAME MATCH)	
S/N	1
Case No:	236131816911
Charge Number:	236131816911-1
Decription:	PUBLIC PROSECUTOR V. CHEN XXX
Offence:	ROAD TRAFFIC ACT 1961
Hearing Information	
30-Jan-2024	CRIMINAL - FOR MENTION

LITIGATION CHECK (NRIC/PASSPORT/NAME MATCH)
NO TRACE

MAS INVESTOR ALERT LIST (NRIC/FIN/PASSPORT/NAME MATCH)
NO TRACE

PROFESSIONAL GAZETTE (NAME MATCH)	
S/N	1
Name:	CHEN XXX
Occupation:	ENGINEER
Qualification/Practice:	Mechanical
Place Of Practice:	6 Raffles Boulevard #XX-XX Singapore 039594

UNITED NATIONS SANCTIONS LIST (NAME MATCH)
NO TRACE

UNITED STATES SANCTIONS LIST (NAME MATCH)	
S/N	1
Name:	XXX CHEN
Other Name:	
Nationality:	CHINA
Gender:	Male
Date Of Birth:	16 Dec 1987
Passport:	K00395168
Citizen:	Cambodia; Vanuatu; Cyprus
Address:	Phnom Penh Cambodia

More Detail:	<program xmlns="https://sanctionslistservice.ofac.treas.gov/api/PublicationPreview/exports/XML">TCO</program>; Passport XXXXXXXXXX Cambodia; Passport RV047996 Vanuatu; Passport K00395168 Cyprus; National ID No. 010868617 Cambodia; Digital Currency Address - XBT bc1qeth6n6ryxexvkx34wnx3nuynun4474h3j0gkhw; Digital Currency Address - XBT bc1q2we5eqjj8je6lz9xwjattpc3pn4jejc5h0s70f; Digital Currency Address - XBT bc1qnuzvts45qka3cr2eqqw8ur3q6g6s0ze2wlk5m; Digital Currency Address - XBT bc1qw4fxztd5u3sl7vrcqwk2a8v5zh5dllvckx3tlt; Gender Male
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INTERPOL RED NOTICE (NAME MATCH)
NO TRACE

POLITICALLY EXPOSED PERSON (PEP) (NAME MATCH)
NO TRACE

GOOGLE KEYWORD SEARCH (NAME MATCH)	
S/N	1
Match Type:	Full Name
News Title:	U.S. and U.K. Take Largest Action Ever Targeting Cybercriminal ...
News Snippet:	Oct 14, 2025 ... Cambodia-based network led by Cambodian ... Singapore address and include the holding company that managed Chen XXX's luxury yacht.
URL Link:	https://home.treasury.gov/news/press-releases/sb0278

S/N	2
Match Type:	Full Name
News Title:	Who are CHEN XXX and the Prince Group, accused by the US and UK ...
News Snippet:	6 days ago ... On 14 October, US authorities said Chen, who remains at large, had been charged with wire fraud conspiracy and money laundering conspiracy for ...
URL Link:	<a href="https://www.theguardian.com/world/2025/oct/17/CHEN-XXX-prince-group-cambodia-cyber-crime-sanctioned">https://www.theguardian.com/world/2025/oct/17/CHEN XXX-prince-group-cambodia-cyber-crime-sanctioned</a>

S/N	3
Match Type:	Full Name
News Title:	3 Singaporeans sanctioned over links to Cambodia's CHEN XXX scam ...
News Snippet:	7 days ago ... Seventeen Singapore-registered entities have also been sanctioned as part of the US-UK cybercrime crackdown.
URL Link:	<a href="https://www.scmp.com/news/asia/southeast-asia/article/3329287/3-singaporeans-sanctioned-over-links-cambodias-CHEN-XXX-scam-network">https://www.scmp.com/news/asia/southeast-asia/article/3329287/3-singaporeans-sanctioned-over-links-cambodias-CHEN XXX-scam-network</a>

S/N	4
Match Type:	Full Name
News Title:	Thailand, Singapore investigate Chen XXX's Prince Group after ...
News Snippet:	5 days ago ... Prince Group Chairman CHEN XXX was charged on Tuesday by the US with running a "sprawling cyber fraud empire" that led to the seizure of

	bitcoin ...
URL Link:	<a href="https://www.scmp.com/news/asia/southeast-asia/article/3329507/thailand-singapore-investigate-chen-xxx-cambodian-group-after-western-fraud-allegations">https://www.scmp.com/news/asia/southeast-asia/article/3329507/thailand-singapore-investigate-chen-xxx-cambodian-group-after-western-fraud-allegations</a>

S/N	5
Match Type:	Full Name
News Title:	Singapore, Thailand Probe Cambodian Tycoon CHEN XXX Over US ...
News Snippet:	2 days ago ... Singapore and Thailand are investigating Cambodian tycoon CHEN XXX over US\$15 billion fraud after US and UK sanctions.
URL Link:	<a href="https://fintechnews.sg/120365/crypto/CHEN-XXX-us15b-fraud-probe/">https://fintechnews.sg/120365/crypto/CHEN XXX-us15b-fraud-probe/</a>

S/N	6
Match Type:	Full Name
News Title:	-----X-----X
News Snippet:	Oct 8, 2025 ... The defendant CHEN XXX was a citizen of China, Cambodia, Vanuatu, St. Lucia and Cyprus and resided in Cambodia, Singapore, Taiwan and the ...
URL Link:	<a href="https://www.justice.gov/usao-edny/media/1416286/dl">https://www.justice.gov/usao-edny/media/1416286/dl</a>

S/N	7
Match Type:	Full Name
News Title:	XXX CHEN
News Snippet:	Assistant Professor, Department of Analytics and Operations, NUS Business School, National University of Singapore, July 2020
URL Link:	<a href="https://sites.google.com/view/XXX-CHEN-insead">https://sites.google.com/view/XXX CHEN-insead</a>

S/N	8
Match Type:	Full Name
News Title:	XXX-CHEN - Google 学术搜索
News Snippet:	CUHK Business School, The Chinese University of Hong Kong. - 引用次数 : 1064 次 - Robust Optimization - Data-Driven Analytics - Analytics under ...
URL Link:	<a href="https://scholar.google.com/citations?user=XAdBg20AAAAJ&amp;hl=zh-CN">https://scholar.google.com/citations?user=XAdBg20AAAAJ&amp;hl=zh-CN</a>

S/N	9
Match Type:	Full Name
News Title:	CHEN XXX Xiong - NUS Department of Physiology
News Snippet:	Affiliations. Associate Professor, Department of Physiology, National University of Singapore; Assistant Dean (Education), National University of Singapore ...
URL Link:	<a href="https://medicine.nus.edu.sg/phys/about-us/academic-staff/educator-track/CHEN-XXX-xiong/">https://medicine.nus.edu.sg/phys/about-us/academic-staff/educator-track/CHEN XXX-xiong/</a>

S/N	10
Match Type:	Full Name
News Title:	XXX CHEN: About

News Snippet:	I'm currently a PhD student in Computer Science at the Centre for Research on Intelligent Software Engineering at Singapore Management University (SMU).
URL Link:	<a href="https://chenzhi-cz.github.io/">https://chenzhi-cz.github.io/</a>

S/N	11
Match Type:	Full Name
News Title:	R&D Data Sharing in New Product Development by XXX CHEN, Jussi ...
News Snippet:	Sep 2, 2021 ... Jussi Keppo. National University of Singapore (NUS) - NUS Business School. Date Written: Oct 2, 2023. Abstract. Many innovations today ...
URL Link:	<a href="https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3915253">https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3915253</a>

S/N	12
Match Type:	Full Name
News Title:	Neak Oknha CHEN XXX of Cambodia (@ChenZhiCambodia) / Posts / X
News Snippet:	Queen Mother brings light to shelters for displaced - Khmer Times · Young Cambodians dive into World Aquatics in Singapore - Khmer Times · Cambodian Taekwondo duo ...
URL Link:	<a href="https://x.com/ChenZhiCambodia">https://x.com/ChenZhiCambodia</a>

S/N	13
Match Type:	Full Name
News Title:	XXX CHEN   About   National University of Singapore
News Snippet:	XXX CHEN is an Assistant Professor in the Department of Analytics and Operations (DAO) at the National University of Singapore (NUS) Business School.
URL Link:	<a href="https://discovery.nus.edu.sg/18314-XXX CHEN">https://discovery.nus.edu.sg/18314-XXX CHEN</a>

S/N	14
Match Type:	Full Name
News Title:	CHEN XXX Ph.D - CityBot Technology   LinkedIn
News Snippet:	CHEN XXX Ph.D. CityBot Technology MIT Sloan School of Management. Singapore, Singapore. 1K followers ...
URL Link:	<a href="https://sg.linkedin.com/in/chenzhinus">https://sg.linkedin.com/in/chenzhinus</a>

S/N	15
Match Type:	Full Name
News Title:	XXX CHEN - CityUHK Scholars
News Snippet:	I obtained a Bachelor of Engineering degree from Tsinghua University and a Ph.D. degree in Management from the National University of Singapore. I was a ...
URL Link:	<a href="https://scholars.cityu.edu.hk/en/persons/XXX CHEN(fc832d8c-730f-4f65-8094-b494d06ba7b0).html">https://scholars.cityu.edu.hk/en/persons/XXX CHEN(fc832d8c-730f-4f65-8094-b494d06ba7b0).html</a>



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Lot Number : TS25-U5424V  
Property Address : 1A ARDMORE PARK #XX-XX  
LE NOUVEL ARDMORE  
SINGAPORE 259945

Lot Area : 377.0 SqM  
Final Plan : CPST 105487  
CPST 105501  
Approved On : 27/01/2015

State Title Tenure : ESTATE IN FEE SIMPLE  
State Title No : GRANT 23  
State Title Date : 02/04/1845

Title Document Number : SSCT VOL 1730 FOL 195  
Title Document Status : LIVE  
Share Comprised in : Whole  
Title Document :  
Instrument Nature : TRANSFER  
Instrument Number : XX/XXXXXXX  
Last Contract Date : XX/11/2017  
Share in Land Transacted : Whole

Known Encroachment : No

**CAUTION:**

Information on share in land transferred may not be conclusive due to amalgamation and subdivision of land etc. If you need to verify further, you can request for a copy of the instrument shown in the printout from this portal. Where the "Known Encroachment" indicator is "Yes", please check that you have both the title and encroachment information printouts.

=====

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## [#4] INFORMATION ON DOCUMENTS LODGED

Information on caveats and brief particulars of instruments (parties' names, lot numbers and time of lodgement) will be shown on the day of lodgement or by 9:00 am on the next working day.

## [#5] CAVEAT INDEX

Land and strata lots may be subdivided or amalgamated. Please check the up-to-date lot numbers before making your search.

## [#6] PROPERTY ADDRESS

- [a] You can make a search by using the property address. Please verify that the property address is correctly cor-related to the lot.
- [b] Data on the cor-relation of the property address to the lot is not administered by the Commissioner of Lands, Registrar of Titles and Chief Surveyor and therefore they are not responsible for the incorrect cor-relation (if any).

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( PRINT PARTICULARS OF PROPRIETORS )

INLIS

21/02/2020 14:54:40

PAGE : 2

## Subsidiary

Strata Certificate of Title  
Volume 1730 Folio 195

[CONDOMINIUM]

Ref No : NI/201511329

PAGE 1

Pursuant to : IE/169471W

Edition 3

Number of Updates 0

dated 05 FEB 2018

## ===== ESTATE AND LAND DESCRIPTION =====

Land Tenure : ESTATE IN FEE SIMPLE  
State Title No : GRANT 23  
State Title Date : 02/04/1845

Lot No	Area(Sq M)	*Certified Plan No	Area Type
-----	-----	-----	-----
TS25-U5424V	377.0	CPST 105487	--
		CPST 105501	

\*Plan filed in Chief Surveyor's Office

## Land Lot Particulars

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Certificate of Title : Volume 245 Folio 162 Land Lot No : TS25-715N

## ===== PARTICULARS OF PROPRIETOR AND ADDRESS =====

ID No :XXXXXXXXX  
Name :CHEN XXX  
Address :6 LINCOLN ROAD #XX-XX  
SINGAPORE 308345  
Citizen of / :CAMBODIA  
Place Incorp'd  
Instrument :TRANSFER XX/XXXXXXXX Registered on 05/02/2018

## ===== PUBLIC INSPECTION AND SEARCH =====

CONTINUED ON NEXT PAGE

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21/02/2020 14:54:41  
PAGE : 3

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Subsidiary  
Strata Certificate of Title  
Volume 1730 Folio 195

[CONDOMINIUM]

Ref No : NI/201511329  
Pursuant to : IE/169471W

PAGE 2  
Edition 3  
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dated 05 FEB 2018

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IMPORTANT NOTICE - THE INFORMATION PRINTED IN THIS TITLE IS THE LATEST  
AS AT THE TIME WHEN PRINTING STARTED.

===== END OF LAND REGISTER SEARCH =====

Lot Number : TS24-U14151K  
Property Address : 57 GRANGE ROAD #XX-XX  
GRAMERCY PARK  
SINGAPORE 249569

Lot Area : 514.0 SqM  
Area Qualifier : INCLUDES STRATA VOID OF 9 SQ M  
Final Plan : CPST 112209  
CPST 112210  
CPST 112257  
CPST 112258

Approved On : 22/08/2016

State Title Tenure : ESTATE IN FEE SIMPLE  
State Title No : GRANT IN FEE SIMPLE 1511  
State Title Date : 01/09/1981

State Title Tenure : ESTATE IN FEE SIMPLE  
State Title No : GRANT IN FEE SIMPLE 1512  
State Title Date : 01/09/1981

State Title Tenure : ESTATE IN FEE SIMPLE  
State Title No : GRANT IN FEE SIMPLE 1513  
State Title Date : 01/09/1981

Title Document Number : SSCT VOL 1929 FOL 35  
Title Document Status : LIVE  
Share Comprised in : Whole  
Title Document  
Instrument Nature : TRANSFER  
Instrument Number : XX/XXXXXXX  
Last Contract Date : XX/07/2017  
Share in Land Transacted : Whole

Known Encroachment : No

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27/09/2019 11:45:51

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## Subsidiary

Strata Certificate of Title

Volume 1929 Folio 35

[CONDOMINIUM]

Ref No : NI/201627710

PAGE 1

Pursuant to : IE/603674G

Edition 2

Number of Updates 0

dated XX SEP 2017

===== ESTATE AND LAND DESCRIPTION =====

Land Tenure : ESTATE IN FEE SIMPLE  
 State Title No : GRANT IN FEE SIMPLE 1511  
 State Title Date : 01/09/1981

Land Tenure : ESTATE IN FEE SIMPLE  
 State Title No : GRANT IN FEE SIMPLE 1512  
 State Title Date : 01/09/1981

Land Tenure : ESTATE IN FEE SIMPLE  
 State Title No : GRANT IN FEE SIMPLE 1513  
 State Title Date : 01/09/1981

Lot No	Area(Sq M)	*Certified Plan No	Area Type
-----	-----	-----	-----
TS24-U14151K	514.0	CPST 112209	--
	INCLUDES	CPST 112210	
	STRATA VOID	CPST 112257	
	OF 9 SQ M	CPST 112258	

\*Plan filed in Chief Surveyor's Office

Land Lot Particulars

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Certificate of Title : Volume 722 Folio 131 Land Lot No : TS24-2327W

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27/09/2019 11:45:52

( PRINT PARTICULARS OF PROPRIETORS )

PAGE : 3

## =====

Subsidiary  
Strata Certificate of Title  
Volume 1929 Folio 35

[CONDOMINIUM]

Ref No : NI/201627710

PAGE 2

Pursuant to : IE/603674G

Edition 2

Number of Updates 0

dated XX SEP 2017

## ===== PARTICULARS OF PROPRIETOR AND ADDRESS =====

ID No :XXXXXXXXX  
Name :CHEN XXX  
Address :6 LINCOLN ROAD #XX-XX  
SINGAPORE 308345  
Citizen of / :CAMBODIA  
Place Incorp'd  
Instrument:TRANSFER XX/XXXXXXX Registered on XX/09/2017

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## ===== END OF LAND REGISTER SEARCH =====