

TOTAL GFA: 605,000 sqm

UTILITIES: 45%

— · — SITE BOUNDARY



INVESTMENT OPPORTUNITY: 107-HECTARE INDUSTRIAL LAND BANK

Strategic Master-Lease / Joint-Venture Opportunity | Prey Nob District, Sihanoukville



1. Executive Summary

An exceptional 107-hectare (1,070,998 sqm) contiguous land parcel is available for long-term master-lease or strategic joint-venture development in the industrial heart of Sihanoukville Province. Positioned adjacent to the rapidly expanding Runzhimao Special Economic Zone (SEZ), and 7 km across from the Zhejiang SEZ, the site offers premier logistics connectivity, established utility access, and immediate legal readiness for development into a major industrial park, auxiliary logistics hub, or SEZ phase expansion. Government tax incentives for investment into the province up to 18 years in tax holidays, streamlined permitting, and special visas.

2. Key Asset Specifications

- **Total Land Area:** 107.0998 Hectares (Contiguous and Rectangular)
- **Legal Status:** Fully registered, clean **LMAP Hard Title** with the Sihanoukville Cadastral Office (Zero encumbrances).
- **Location:** Veal Rin, Prey Nob District, Sihanoukville Province, Cambodia (Veal Rin logistics corridor). **10°47'00.5"N 103°51'26.4"E**
- **Topography:** ~75% flat, and ready for immediate construction; ~25% requires minor localized grading and earthworks.

3. Connectivity & Logistics Infrastructure

The property is positioned to capture cross-border and maritime supply chains for export driven companies via Cambodia's primary economic arteries:

- **Road Networks:** Located 7 kilometers from National Road 3 and National Road 4, bridging the main corridors to Phnom Penh and triangulation to the coastal ports of Sihanoukville, Steung Hav and Kampot. Direct proximity to Phnom Penh-Sihanoukville Expressway (30km from Srey Ambel exit) with access to Phnom Penh in under 2 hours.
- **Strategic Tri-Port Access:** Directly services the Sihanoukville Autonomous Port (PAS) (60km distance) soon able to handle mother ships in 2027 and bypassing Singapore for transshipment, Steung Hav Industrial Port (41km) offering optimal turnaround times for import/export operations via National Road 4 and Steung Hav Tep Vong Safety Road 146B, and Kampot Multipurpose Port (KMP) (47km) via National Road 3.
- **Zone Synergy:** Shares a direct border with the Runzhimao SEZ, establishing an immediate ecosystem of industrial operations, supply chains, and labor pools.
- **Railway:** Direct access to Cambodia Railways Veal Rin station(16km) for bulk cargo and containerized freight to and from Sihanoukville Autonomous Port (PAS).
- **Airport:** Close proximity (42km) to Sihanoukville International Airport for air-freight dependent electronics/equipment.
- **Last Mile Logistics:** Located only 15km from downtown Sihanoukville via National Road 4, the location provides ideal last-mile proximity for distribution, warehousing, and logistics for metropolitan Sihanoukville CBD access.

4. On-Site Utilities & Industrial Readiness

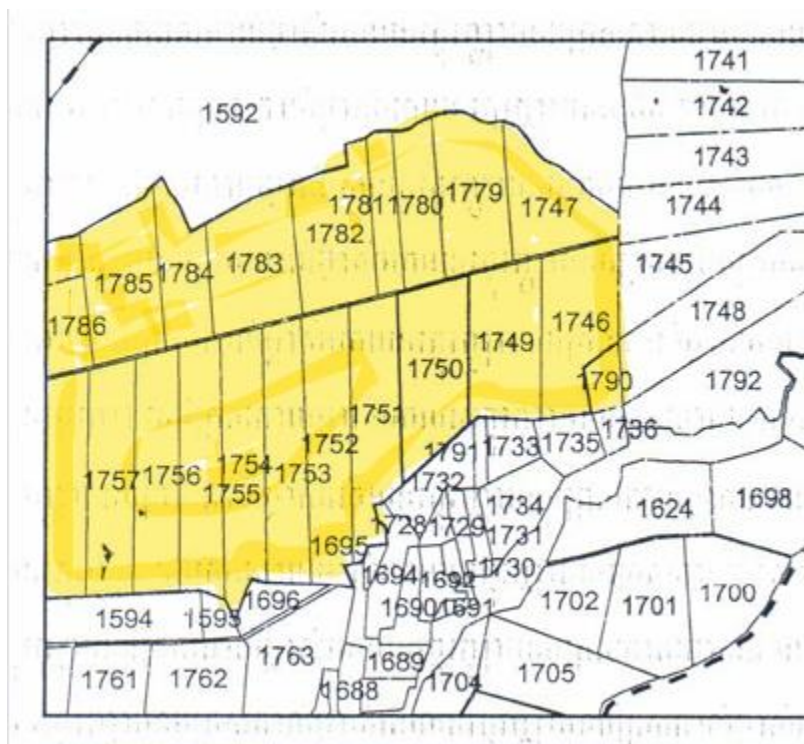
This plot features critical baseline infrastructure that dramatically reduces upfront capital expenditure (CapEx) for a master developer:

- **Power Supply:** Active 3-phase industrial-grade electricity is accessible.
- **Water Security:** Multi-source industrial water capacity via an active stream, dedicated reservoirs, and deep wells—fully capable of supporting heavy manufacturing, cooling, and processing needs.

5. Ideal Development Models

The land ownership is structured to accommodate institutional-grade transaction models, preferred by tier-one international developers:

- **Long-Term Master Lease:** 40 to 50-year lease structure allowing developers to finance, construct, and manage warehouses/industrial assets under an amortized timeline.
- **Joint-Venture (JV) Development:** Reduced up-front lease rate in exchange for equity/revenue-share in the warehouse rental yields. Lessen early years development risk and allow acceleration of later years run rate as tenancy increases over time.



6. Tax Incentives

The Royal Government of Cambodia is offering tax and non-tax incentives for investing in Sihanoukville up to 2028. Benefits include **income tax holidays from 3-18 years**; Withholding tax exemption for 5 years on real estate leases; 0% VAT for domestically produced inputs;

property tax waiver; import duty relief on construction materials and production equipment (including green tax incentives for solar panels, automated machinery, and eco-friendly building materials). Non-tax benefits including expedited processing for construction permits, tourism licenses, and business registrations; special 3-year visa for long-term property purchases or rentals exceeding \$100,000; and out-of-court dispute resolution mechanisms.

7. Trade Agreements

Duty-free access to major markets via the **Regional Comprehensive Economic Partnership (RCEP)** and bilateral trade agreements such as the **Cambodia-China Free Trade Agreement (CCFTA)**, **Cambodia-Korea Free Trade Agreement (CKFTA)**, and the **Cambodia-UAE Comprehensive Economic Partnership Agreement (CEPA)**. Enhanced positioning for Western markets (US/EU) looking for "China+1" diversification strategies and resources available within the **ASEAN Free Trade Area (AFTA)**. Cambodia has **U.S. Trade Agreements Act (TAA) Compliance**. Cambodia is emerging as a preferred base of operations for electronics and light manufacturing. Because it is a designated least-developed country, companies use Cambodia for TAA-compliant production to lawfully supply the U.S. government market. Furthermore, Cambodia has **Generalized System of Preferences (GSP)** advantages. Cambodia benefits from preferential access schemes (like the EU's "Everything But Arms" initiative) and various **GSP** programs that offer duty-free access to major markets such as the United States, United Kingdom, and Canada.

8. Contact Information

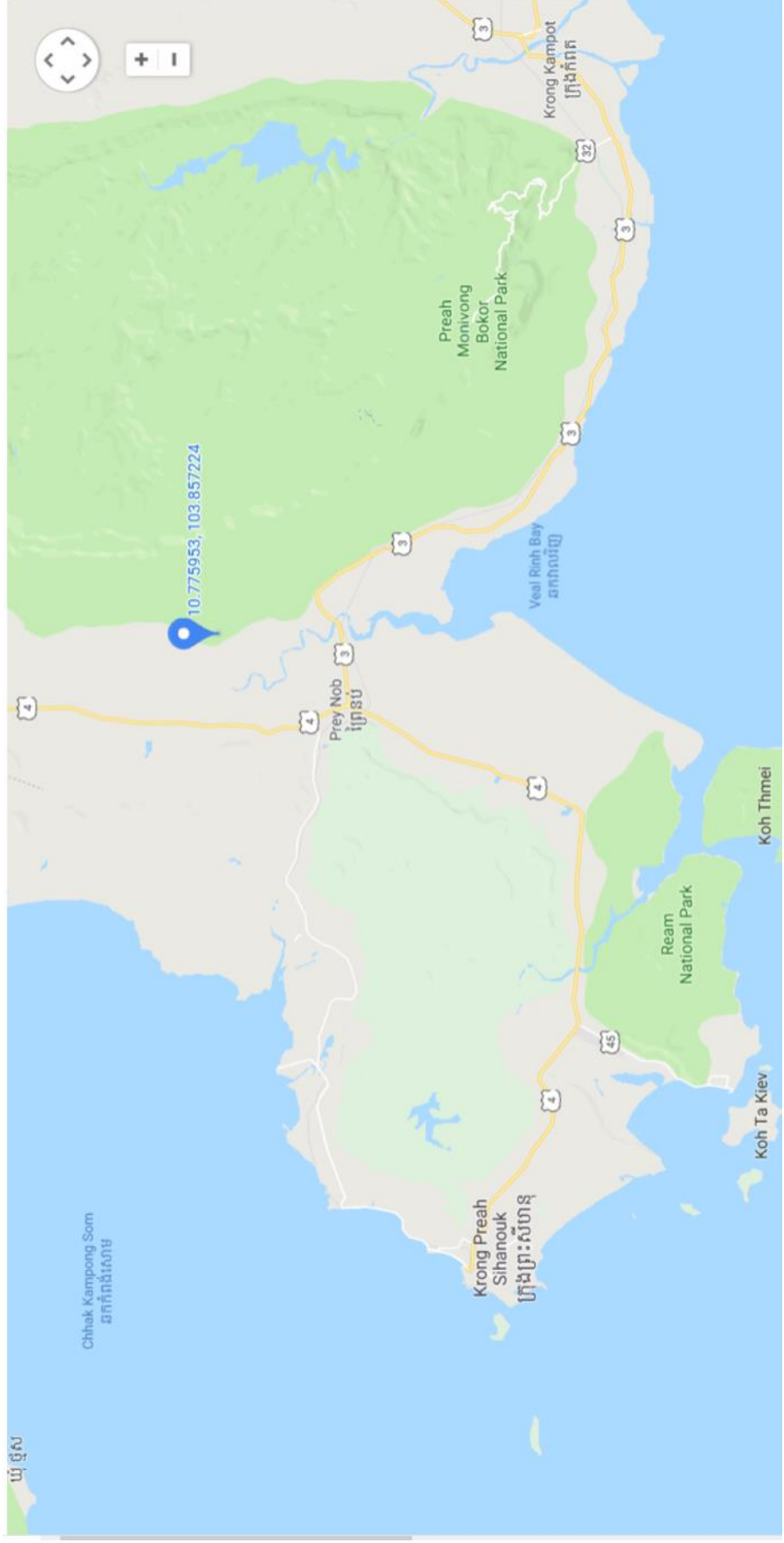
Indochina Property Management

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Hard Title Certificates

	Certificate #	Title #	Size in Square Meter	Size in Hectares
1	3098449	18020902-1790	8,618	0.8618
2	3098450	18020902-1791	4,034	0.4034
3	3098412	18020902-1753	49,360	4.936
4	3098413	18020902-1754	51,524	5.1524
5	3098414	18020902-1755	47,533	4.7533
6	3098415	18020902-1756	48,372	4.8372
7	3098416	18020902-1757	49,061	4.9061
8	3098417	18020902-1758	51,809	5.1809
9	3098405	18020902-1746	48,933	4.8933
10	3098548	18020902-1736	5,497	0.5497
11	3098418	18020902-1759	52,628	5.2628
12	3098438	18020902-1779	49,413	4.9413
13	3098439	18020902-1780	29,988	2.9988
14	3098440	18020902-1781	19,707	1.9707
15	3098441	18020902-1782	49,237	4.9237
16	3098442	18020902-1783	49,790	4.979
17	3098443	18020902-1784	29,749	2.9749
18	3098444	18020902-1785	48,867	4.8867
19	3098445	18020902-1786	51,175	5.1175
20	3098446	18020902-1787	21,883	2.1883
21	3098545	18020902-1733	11,667	1.1667
22	3098547	18020902-1735	13,988	1.3988
23	3098544	18020902-1732	18,606	1.8606
24	3098512	18020902-1696	11,722	1.1722
25	3098408	18020902-1749	49,568	4.9568
26	3098409	18020902-1750	53,537	5.3537
27	3098410	18020902-1751	51,016	5.1016
28	3098406	18020902-1747	38,918	3.8918
29	3098411	18020902-1752	54,798	5.4798
			1,070,998	107.0998