



Manhattan Special Economic Zone

We make your dreams a reality



www.manhattansez.com

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1. Why Invest in Cambodia

Cambodia: Overview



- Land Area: **181,035 km²**
- Population: **17.2 Million**
- Median Age: **25**
- Inflation Rate: **2~3%**
- Currency: **US Dollar and Riel**
- Minimum Wage: **US\$200**
- Politics: **Constitutional Monarchy**

Cambodia: Investment Merits

No Foreign
Exchange Control



Trades in
USD



Low Social
Insurance Rate



Monthly Minimum
Wage: **200 USD**



Political & Economic
Stability



**Preferential Tariff
Treatment**



**Quasi-National
Treatment**



Abundant
Manpower



Low Business
Income Tax

2. MSEZ Overview



Manhattan Special Economic Zone (MSEZ)



Manhattan Special Economic Zone

We make your dreams a reality



Key Facts of Manhattan Special Economic Zone (MSEZ)



1st & largest special economic zone



400 hectares of land



36,000 workers



2,000+ containers per month



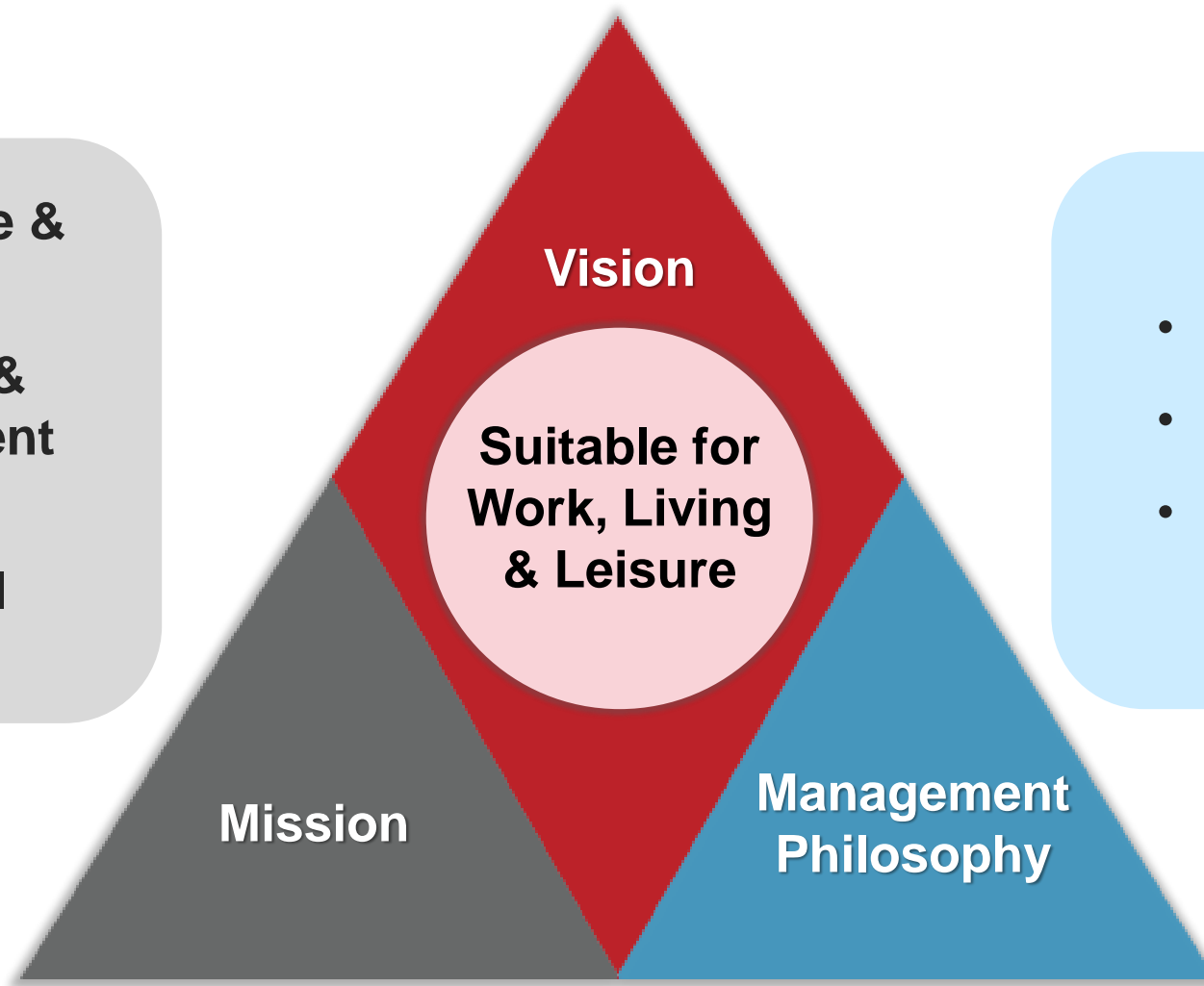
Established in **2005**



30 international investors on site

Our Vision, Mission & Management Philosophy

- Optimized Service & Facilities
- Balance of Rural & Urban Development
- A Happier & More Sustainable Local Community



- Investors First
- Co-Prosperity
- Sustainability

Key Services



Land Development and Management

- Infrastructure development
- Land development for sale and lease
- Prefab factory building and warehouses



Value-Added Services

- One-stop administrative support for expedited paperwork processing
- Advisory service for investors
- Well-maintained infrastructure by on-site engineers and electricians
- Essential utilities maintenance
- Recreational amenities



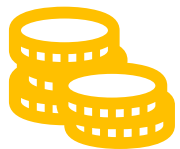
Core Infrastructure

- **Stable High-Voltage Electricity Supply at a Low Cost to Minimize Unplanned Downtime**
- **Sewage Treatment Plant with EIA License**
- **Real-Time Online Sewage Water Quality Monitoring**





On-Site Amenities



Banking Facility
(Cathay Bank)



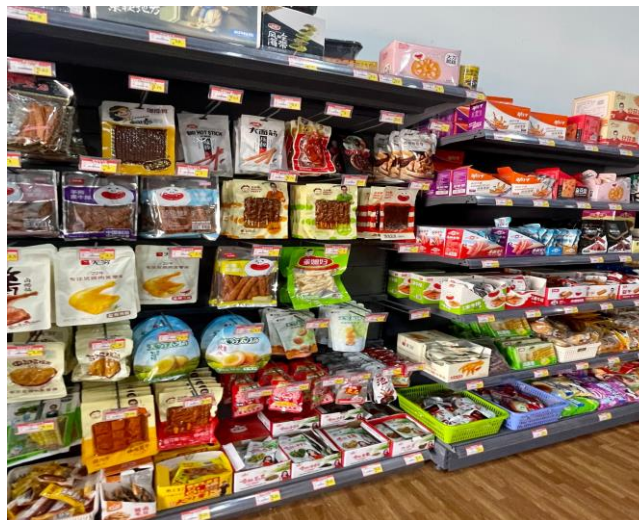
Market Place



Board & Lodging



Recreational Facilities



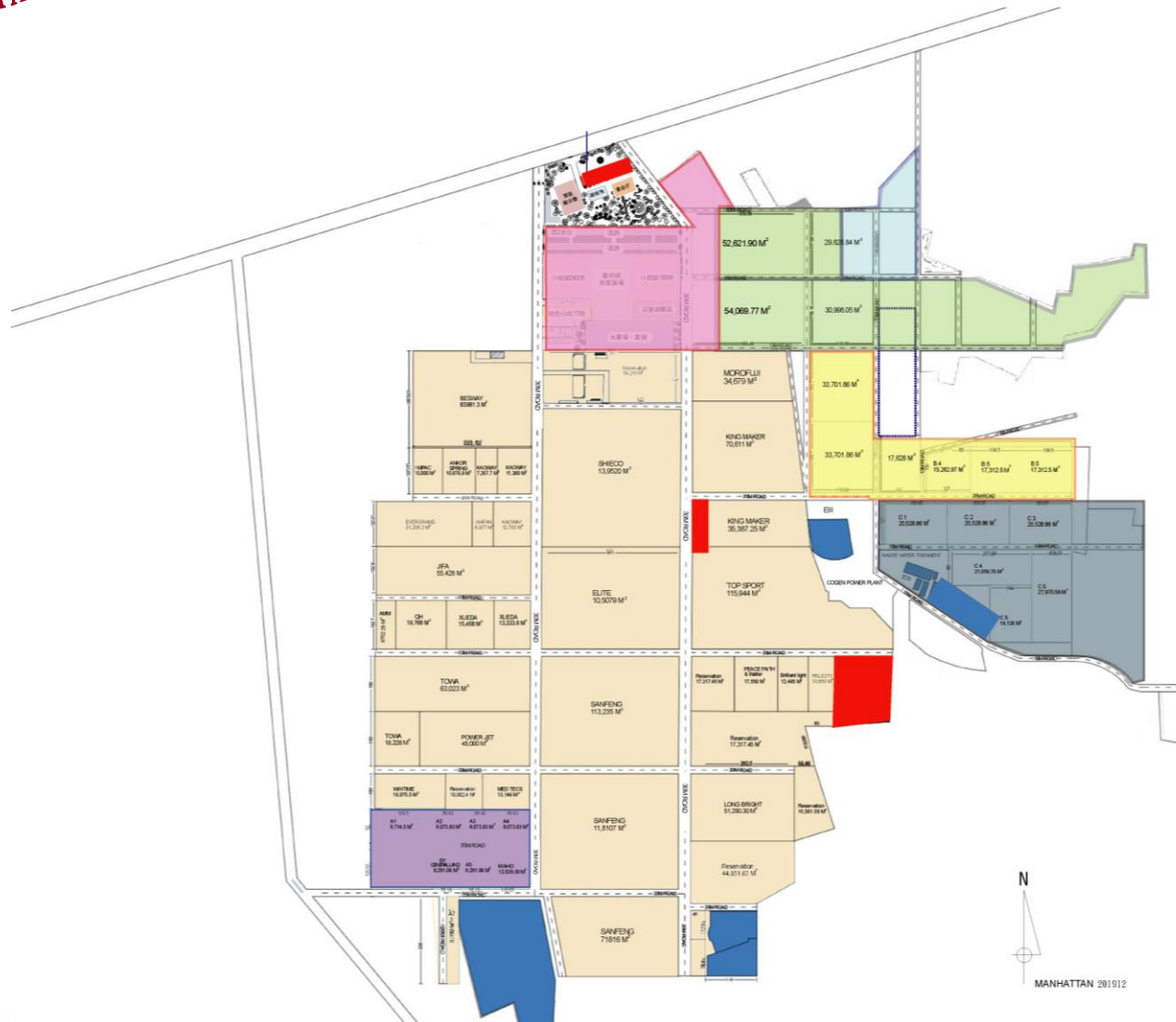


International Brands & Investors

- World's No. 1 Diving Suit Supplier: Sheico
- China's Top 50 Private Enterprises: Jifa
- World's No. 1 Shutters & Blinds Supplier: San Feng
- Taiwan's Top Bicycle Manufacturer: Speedtech
- China's Top Bicycle Manufacturer: Evergrand
- Manufacturers of Well-Known Brands:
UNIQLO, WOOM, Adidas, Chaco, Caterpillar,
SPECIALIZED & Puma



Zoning Plan



-  Developed Industrial Zone (300 ha)
-  Commercial Plaza Zone (15 ha)
-  Residential Zone (25 ha)
-  Education & Medicare Zone (5 ha)
-  Multifunctional Zone TBD (15-20 ha)
-  Medical Industry Zone (20 ha)
-  Standard Factory Zone (10 ha)



3. Competitive Strengths



Why Choose MSEZ

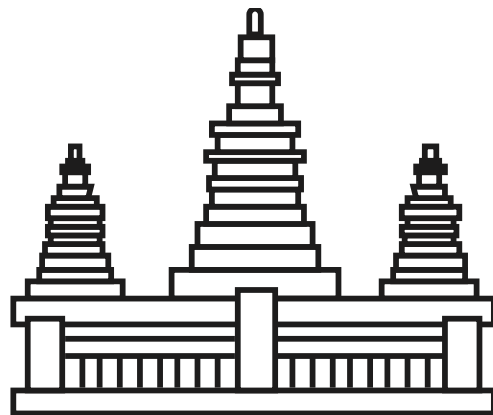
Excellent Location

Largest in Scale

Stable Power Supply

One-Stop Administrative Support

Well-Established Infrastructures



Low Transportation Cost

Skilled Labor Supply

Strong Supply Chain

Clusters of Global Brands

Standard Prefab Factory Buildings



Key Competitive Strengths

1. First and largest special economic zone established in Cambodia in 2005 with support from Prime Minister Hun Sen.
2. Largest exporter of goods, accounting for 6% of the nation's annual export value.
3. Only special economic zone in Svay Rieng Province with on-site banking facility (Cathay Bank).
4. First special economic zone in Cambodia to receive COVID-19 vaccination. With over 92% of workers vaccinated, well-being of the workforce is protected and risk of factory closure is minimized.
5. Proximity to Ho Chi Minh City and Saigon Port.
6. Dedicated high-voltage power lines to ensure stable power supply.
7. On-site sewage treatment plant with EIA license and real-time online quality monitoring.



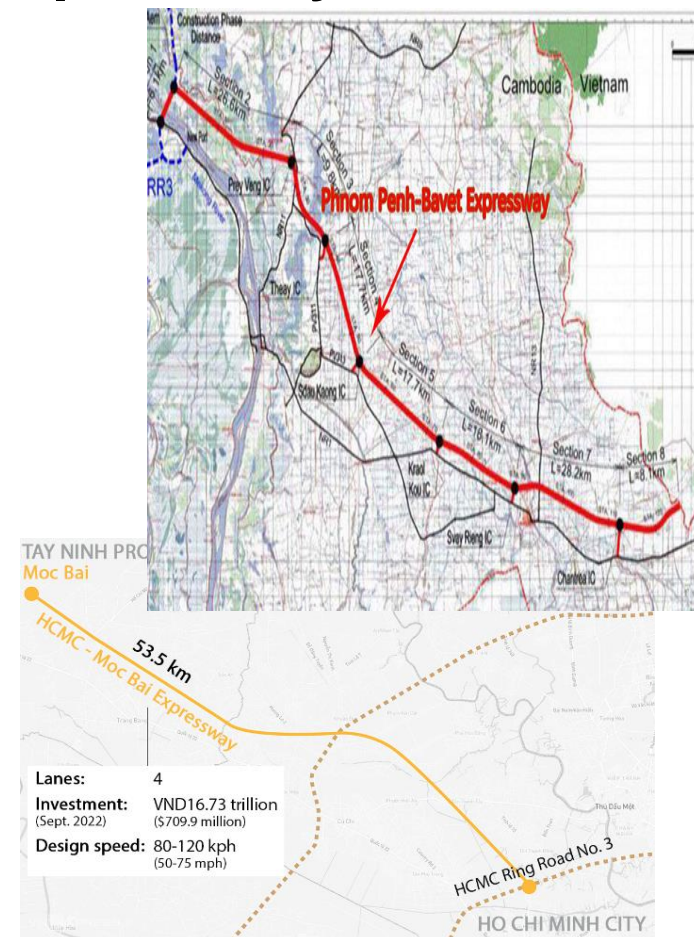
Superb Location

HCMC-Moc Bai Expressway & Phnom Penh-Bavet Expressway

Construction of the 53.5km-long HCMC-Moc Bai expressway is set to begin in 2023 and complete by 2025, while the Phnom Penh to Bavet expressway is undergoing a feasibility study, with a framework financing agreement to be signed soon in late 2022.

Upon completion, the HCMC-Moc Bai expressway will ease traffic pressure on the existing National Highway 22 that runs from Ho Chi Min City to Vietnam's Moc Bai border gate in Tay Ninh province and will connect with Cambodia's Bavet border gate in Svay Rieng province. This will help reduce the travel time and improve the traffic flow for containers moving between the MSEZ and Saigon Port.

Upon completion, the Phnom Penh-Bavet expressway will reduce the travel time between Phnom Penh and MSEZ to about 90 minutes.



4. The Future – Transformation



Medtecs RMKH Glove Factory

- ◆ Cambodia's first fully-automated medical-grade glove factory
- ◆ With up to 10 high-speed double-former dipping lines
- ◆ Planned Investment: USD 80 million





Medtecs RMKH Glove Factory

Manufacturing in action



Future Plan

To transform into a business-friendly, low-carbon manufacturing park to attract SDG-aligned investors to form sustainable business clusters through the integration of green technology and clean energy.



Afforestation



Use of clean energy (biofuels and solar power)



Provide support for green manufacturing



Enhancement of infrastructure for power and water



Expansion of amenities such as medical facilities and training centers



Transition to Clean Energy & Biofuels

Solar Power Plant



Biomass Fuel



Green Manufacturing



- Assist investors with moderating emissions in the manufacturing process
- Provide support for investors wishing to integrate automation and AI into the manufacturing process with a high-tech zone dedicated to sustainable innovation

Afforestation



With more than 1000 trees and seedlings already planted within the MSEZ, we plan to follow up with more afforestation and greening to increase the overall tree canopy cover, and to create more livable neighborhoods.



Expansion of Amenities

Computer & Language Labs



Vocational Training Centers



Medical Facilities & Schools





Expansion of Amenities

Public Transport Networks



Transportation Terminals



Construction of
Affordable Housing





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