



MANHATTAN SPECIAL ECONOMIC ZONE



About Manhattan Special Economic Zone

Established in 1995 under the auspices of Cambodia's Prime Minister Hun Sen, Manhattan Special Economic Zone ("MSEZ") is the first and largest special economic zone in Cambodia that integrates industry, business, and community. MSEZ is strategically located in Svay Rieng Province, with a total land area of 400 hectares. It offers a strong commercial proposition for textiles and apparel, light industrial, and logistics services businesses.

Because of its superior location, MSEZ offers excellent logistics benefits to and from domestic and international markets as well as access to a young and skilled workforce. MSEZ provides one-stop service for investors wishing to maximize value for their industrial activities, be it provision of utilities, well-developed infrastructure and amenities, or on-site administrative support by various government agencies for expedited import/export permit processing and custom clearance.

Key Services

Land Development & Management

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



Value-Added Services

- Administrative support to enhance export efficiency
- Advisory service
- Infrastructure maintenance
- Amenities
- Utilities



Competitive Strengths & Investment Merits



Superior Location

- Low costs of inland transportation
- Close to Saigon Port
- 1.5 hour drive to Ho Chi Minh City
- Bavet-Moc Bai international border gate



1st Established and Largest SEZ in Cambodia

- Over 2,000 40ft containers exported monthly
- Annual export value: \$600 million
- 36,000 workers and counting
- Over 30 international investors on site



Access to Skilled Labor

- Young workforce in the vicinity at low rate
- Established recruitment team to help investors find qualified workers quickly
- Computer labs and language centers for training



Stable Power Supply

- Two power sources to ensure stable power supply to minimize unplanned factory downtime
- Stable high-voltage electricity supply at a low cost



Well-Established Infrastructure and Amenities

- One-stop service for document processing and agency approval
- Sewage treatment plant with EIA license
- Real-time sewage water quality monitoring
- Onsite banking service, market place and leisure facilities
- Affordable housing
- 24-hour security



20 Years' Experience & Network in Cambodia

- Professional advisory service to provide insight into government policies, local law and tax issues
- Long-term state and local business connections to facilitate investment



MANHATTAN

We make your dreams a reality

SPECIAL ECONOMIC ZONE

Vision

Suitable for Work, Living and Leisure

Mission

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

Management Philosophy

- Tenants First
- Co-Prosperity
- Sustainability



Well-Known Brands and Companies as Investors



SHEICO Group



Clarks

SKECHERS

TMI



Strategy and Future Plans

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



Enhancement of Core Infrastructure

- To extend the 50-meter-wide Central Avenue within the MSEZ to connect directly to National Highway 1
- To construct a cogeneration plant



Moving Towards Green Manufacturing

- To help moderate emissions in the manufacturing process
- To integrate automation and AI into the manufacturing process with a high-tech zone dedicated to sustainable innovation



Expansion of Amenities

- Affordable housing for workers
- Recreational facilities
- Childcare centers
- Schools and training centers
- Medical clinics



Transition to Clean Energy & Biofuels

- To transition from conventional coal/diesel generation to cogeneration, solar and biomass energy system



Afforestation

- With more than 1,000 trees and seedlings already planted within the MSEZ, to follow up with more afforestation and greening to increase the overall tree canopy cover, and to create more livable neighborhoods



*Sustainable Development Goals consist of 17 goals and 169 targets identified by the United Nations to eradicate poverty and realize a sustainable world

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