

CHAIRMAN & CEO'S MESSAGE

Globalization and supply chain in port sector have been in dispensable for the last decade and the increasing of ship size and cargo demand are remarkably changed. Sihanoukville Autonomous Port (PAS) enjoys an average of 11.68% container throughput and the highest growth of 26.18% in seven months of 2024.

To modernize and harmonize the operation, PAS will be ready to handle around 1,250,000 TEUs/year by 2027 and will be in a position to allow direct calls from North America and EU by 2029 with competitive advantages in the region.

These Sustainable Port Development and Planning will attract more port users, more Foreign Direct Investment (FDI) to Sihanoukville Port Special Economic Zone (SPSEZ) which increase leased area of 57.87% and remaining 42.13% of the total land area in 2024.

We are delighted to welcome and invite prospective port users and investors to grasp the benefits from PAS/SPSEZ which operates under Free Port Concept and serves as business cluster or/and Logistics Hub in ASEAN for Cambodia.

My best regards,
LOU KIM CHHUN
Chairman & CEO of PAS.

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SIHANOUKVILLE AUTONOMOUS PORT DEVELOPMENT PROJECT UP TO 2029
តំបន់សេដ្ឋកិច្ចពិសេសកំពង់ផែក្រុងព្រះសីហនុ
SIHANOUKVILLE PORT SPECIAL ECONOMIC ZONE (SPSEZ)



Development Project up to 2029: The modification of Terminal 653m and New Container Terminal 1,180m (Total Quay Length 1,833m = 2,637,000 TEUs/year)



NO	NAME OF PROJECTS	OPERATION YEAR	CAPABILITIES AND BENEFITS
1	Previous projects and facilities (Modification & Dredging)	Present to 2024	<ul style="list-style-type: none">- Port capacity 550,000TEUs/year but the number of containers throughput in 2023 was 800,000 TEUs (beyond port capacity).- 02 Harbor Mobile Crane and Dredging to 11.5m increase capacity 200,000TEUs- Modification 253m increase capacity 250,000TEUs
2	The modification of 350m General Cargo into 653m Container Terminal (1,000,000TEUs/y)	September 2024	<ul style="list-style-type: none">- Port capacity increases 1,000,000TEUs/year- Allow ship with draft of 10.4m to berth (approximately 44.28% in Asia region).- The Ocean freight cost is still more expensive than neighboring countries in the region.
3	New Container Terminal-Phase1, length 350m, water depth -14.5m (450,000TEUs/y)	2027	<ul style="list-style-type: none">- Port capacity increases 1,450,000TEUs/year- Allow 93% of vessels in the Asia-Pacific region to accommodate.- Reduce the Ocean freight cost (look like Sihanoukville Autonomous Port relocates to Phnom Penh)- Increase competitiveness.
4	New Container Terminal-Phase 2, length 400m, water depth -16.5m (570,000TEUs/y)	2028	<ul style="list-style-type: none">- Port capacity increases 2,020,000TEUs/year- Allow vessels to and from the Indo-Pacific Ocean to berth without transit at other ports (no vessel draft obstacle).- The ocean freight cost is similar to container ports in neighboring and regional countries.- Reducing the freight cost and lead time.- Increase competitiveness.
5	New Container Terminal-Phase 3, length 430m, water depth -17.5m (617,000TEUs/y)	2029	<ul style="list-style-type: none">- Port capacity increases 2,637,000TEUs/year- Allow vessels worldwide to berth without transit at other ports (no vessel draft obstacle).- Reducing the freight cost and lead time.- Increase competitiveness.



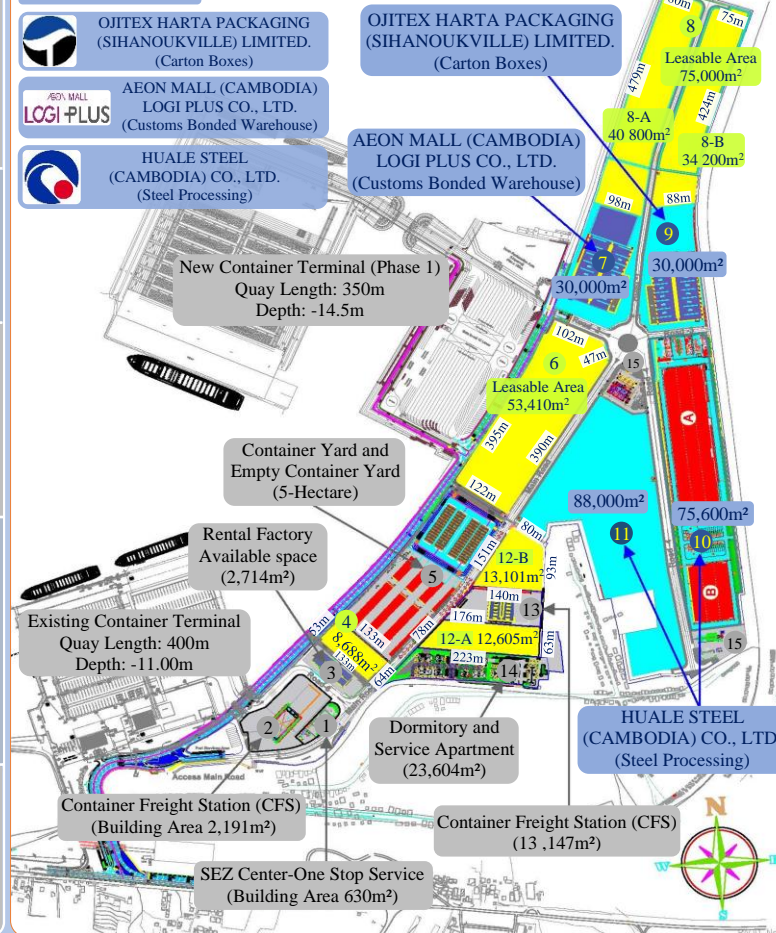
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GENERAL LAYOUT PLAN AND LAND USE (TOTAL AREA = 362,101m²) AUGUST 2024

1	SEZ Center-One Stop Service (Building Area = 630m²)	= 3,425m²	= 0.54%
2	Container Freight Station - (CFS) (Building Area = 2,191m²)	= 16,785m²	= 2.66%
3	Rental Factory (Building Area = 2,714m², Available: (1,575m² & 1,139m²)	= 5,873m²	= 0.93%
4	Land for Cooling Warehouse (Proposal)	= 8,688m²	= 1.37%
5	Empty Container Yard	= 50,174m²	= 7.94%
6	Leasable Area	= 53,410m²	= 8.45%
7	AEON MALL (CAMBODIA) LOGI PLUS CO., LTD. (Investment)	= 30,000m²	= 4.75%
8	Leasable Area (8-A = 40,800m²) + (8-B = 34,200m²)	= 75,000m²	= 11.86%
9	OJITEX HARTA PACKAGING (SIHANOUKVILLE) LIMITED. (Investment)	= 30,000m²	= 4.75%
10	HUALE STEEL (CAMBODIA) CO., LTD. (Investment)	= 75,600m²	= 11.96%
11	HUALE STEEL (CAMBODIA) CO., LTD. (Investment)	= 88,000m²	= 13.92%
12	Leasable Area (12-A = 12,605m²) + (12-B = 13,101m²)	= 25,706m²	= 4.07%
13	Container Freight Station (CFS)-(Grant) - (Building Area = 2,100m²)	= 13,147m²	= 2.08%
14	Dormitory and Service Apartment	= 23,604m²	= 3.73%
15	Facility, Utility, Infrastructure and Public Area	= 132,690m²	= 20.99%
SIHANOUKVILLE PORT SPECIAL ECONOMIC ZONE (SPSEZ) TOTAL LAND TITLE DEED		= 632,102m²	= 100%

TOTAL LEASABLE AREA (4+6+7+8+9+10+11+12A+12B)	= 386,404m²	= 100%
LEASED AREA (7+9+10+11)	= 223,600m²	= 57.87%
REMAINING AREA FOR LEASE (4+6+8+12A+12B)	= 162,804m²	= 42.13%

EXISTING INVESTORS



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SIHANOUKVILLE PORT SPECIAL ECONOMIC ZONE (SPSEZ)

THREE COMPANIES ARE OPERATING IN SPSEZ

**OJITEX HARTA PACKAGING
(SIHANOUKVILLE) LIMITED.**
(30,000m²)

**AEON MALL (CAMBODIA)
LOGI PLUS CO., LTD.**
(30,000m²)



**HUALE STEEL
(CAMBODIA) CO., LTD.**
(75,600m²)

**HUALE STEEL
(CAMBODIA) CO., LTD.**
(88,000m²)



SPSEZ FACILITIES

MAIN GATES

- 24 hours Operation



SPSEZ ADMINISTRATION

- Rental Office



SERVICE APARTMENT

- DETACHED HOUSE (4 Building)
- TERRACE HOUSE (16 Units)



DORMITORY

- Two buildings (92 rooms)
- Accommodation (6 persons)



RENTAL FACTORY AND CONTAINER FREIGHT STATION

- RENTAL FACTORY (Building Area: 2,714m²)
 - Available space : 1,575m²
 - Available space : 1,139m²
 - Floor load capacity : 2ton/m²



- CONTAINER FREIGHT STATION 1 (Building Area: 2,191m²)
 - Warehouse : 2191m²
 - Office space included



- CONTAINER FREIGHT STATION 2 (Building Area: 2,100m²)
 - Warehouse : 1,932m²
 - Office space : 168m²



1 SERVICE TO BE PROVIDED BY SPSEZ

- Land Lease
- Rental Factory
- Utilities Supply
- Rental Office
- Service Apartment And Dormitory
- Container Freight Station (CFS)
- Waste Water Treatment
- Security & Others

2 EXPECTED BUSINESS

- Logistics, Manufacturing Factory, Digital Services.

3 POTENTIAL BENEFITS FOR INVESTORS



IDEAL
LOCATION
AND LOW
LOGISTICS
COST.

A



ADVANTAGE
OF
COMPETITIVE
LOW LEASE
PRICE.

B



CUSTOMERS
EXPECTATION
AND
BEYOND.

C



NO
NATURAL
DISASTER
RISK.

D

4 INVESTMENT INCENTIVES

- Income tax (corporate income tax 20%) exemption for 3 to 9 years (depending on the sector and investment activity, from the time of earning its first income) and additional 6 years after the Income tax exemption period has expired: (a)- 25% for the first 2 years, (b)-50% next 2 years, (c)-75% last 2 years.
- Prepayment tax (1%) exemption (during income tax exemption from 3 to 9 years).
- Exemption on Customs Duty, Special Tax, and VAT for the import of Construction Material, Machinery, and Production Input.
- Export tax exemption (finished product).
- No VAT 10% on the long term land lease (for QIP company with 100% export).

Site Office: Terak Vithei Samdech Akka Moha Sena Padei Techo HUN SEN, Sangkat No.3, Preah Sihanouk City, Preah Sihanouk Province, Kingdom of Cambodia.

Contact:

E-mail: spsez@pas.gov.kh (Administration, Mr. Heng Sokh San)
Website: www.pas.gov.kh

Mr. Kong Sophea, Deputy Director / kongsophea999@gmail.com / +855-(0)16-989-536

Mr. Heng Sokhsan, Deputy Director / hsokhsan@gmail.com / +855-(0)12-983-627