



# កំពង់ផែស្វយ័តក្រុងព្រះសីហនុ (កសស) SIHANOUKVILLE AUTONOMOUS PORT(PAS)

## Warmly Welcome!

### *Sihanoukville Port Special Economic Zone (SPSEZ)*

Prepared by SPSEZ Department

August, 2025

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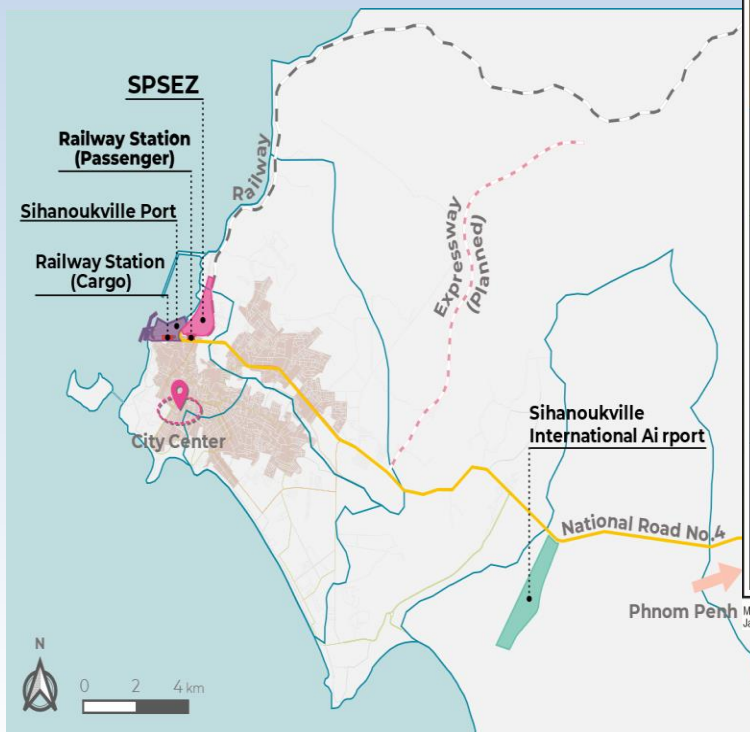
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# Location and Access of PAS/SPSEZ

## Access:

- National Road 4 and 3
- Railroad (freight and passenger)
- Deep-sea port
- International airport
- Phnom Penh - Sihanoukville Expressway

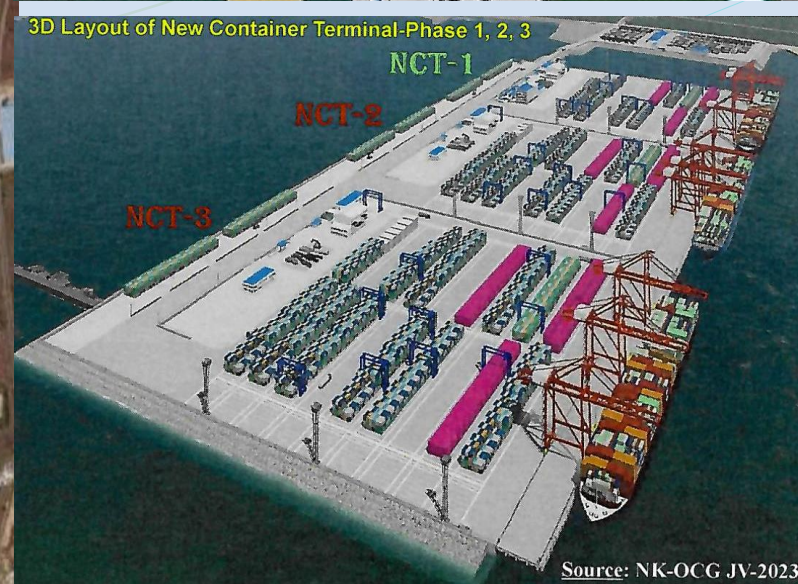


Map No. 3860 Rev. 4 UNITED NATIONS  
January 2004

Department of Peacekeeping Operations  
Cartographic Section



# New Container Terminal Development up to 2030



# New Container Terminal Development up to 2030 (Cont'd)

• Project of Terminal Renovation and New Container Terminal (Length 1,833m = 2,637,000 TEUs/year)

Nº	Projects	Operation Year	Capabilities and Benefits
1	Previous projects and facilities	Up to 2024	<ul style="list-style-type: none"><li>- Port capacity of 550,000 TEUs/year</li><li>- But the number of containers throughput in 2023 was 800,000 TEUs (beyond the port capacity)</li><li>- Two Harbor Mobile Cranes and Dredging to 11.5m, increase capacity 200,000TEUs</li><li>- Modification 253m, increase capacity of 250,000TEUs</li></ul>
2	Modification of 253m GC into 653m CT (1,000,000TEUs/yr)	September 2024	<ul style="list-style-type: none"><li>- Port capacity increases 1,000,000TEUs/year</li><li>- Allow ship with draft of 10.5m to berth (approximately 44.28% in Asia region)</li><li>- The Ocean freight cost is still more expensive neighboring countries in the region.</li></ul>
3	New Container Terminal-Phase1, length 350m, water depth -14.5m	2027	<ul style="list-style-type: none"><li>- Port capacity increases 1,450,000TEUs/year</li><li>- Allow 93% of vessels in the Asia-Pacific region to accommodate.</li><li>- Reduce the Ocean freight cost (look like PAS relocates to Phnom Penh)</li><li>- Increase competitiveness.</li></ul>
4	New Container Terminal-Phase 2, length 400m, water depth -16.5m	2029	<ul style="list-style-type: none"><li>- Port capacity increases 2,020,000TEUs/year</li><li>- Allow vessels to and from the Indo-Pacific Ocean to berth without transit at other ports (no vessel draft obstacle)</li><li>- The ocean freight cost is similar to container ports in neighboring and regional countries</li><li>- Reducing the freight cost and lead time</li><li>- Increase competitiveness.</li></ul>
5	New Container Terminal-Phase 3, length 430m, water depth -17.5m (617,000TEUs/yr)	2030	<ul style="list-style-type: none"><li>- Port capacity increases 2,637,000TEUs/year</li><li>- Allow vessels worldwide to berth without transit at other ports (no vessel draft obstacle)</li><li>- Reducing the freight cost and lead time</li><li>- Increase competitiveness.</li></ul>



# Sihanoukville Port Special Economic Zone (SPSEZ)

- Sihanoukville Port Special Economic Zone (SPSEZ) was developed in 2009 and has been operating since 2012 with a total area of 632,102 m<sup>2</sup>, out of which 91,125 m<sup>2</sup> are available for lease.
- Sihanoukville Autonomous Port (PAS) is in charge of Management and Operation.





# Sihanoukville Port Special Economic Zone (SPSEZ) (Cont'd)

## 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 12.29% container throughput and the highest growth of 29.38% in 2024.



To modernize and harmonize the operation, PAS will be ready to handle around 1,450,000 TEUs/year by 2027 and will be in a position to allow direct calls from North America and EU by 2030 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.

Development Project up to 2030: 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)	Up to 2024	<ul style="list-style-type: none"><li>- Port capacity 550,000TEUs/year but the number of containers throughput in 2023 was 800,000 TEUs (beyond port capacity).</li><li>- 02 Harbor Mobile Crane and Dredging to 11.5m increase capacity 200,000TEUs</li><li>- Modification 253m increase capacity 250,000TEUs</li></ul>
2	The modification of 253m General Cargo into 653m Container Terminal (1,000,000TEUs/y)	September 2024	<ul style="list-style-type: none"><li>- Port capacity increases 1,000,000TEUs/year</li><li>- Allow ship with draft of 10.4m to berth (approximately 44.28% in Asia region).</li><li>- The Ocean freight cost is still more expensive than neighboring countries in the region.</li></ul>
3	New Container Terminal-Phase 1, length 350m, water depth -14.5m (450,000TEUs/y)	2027	<ul style="list-style-type: none"><li>- Port capacity increases 1,450,000TEUs/year</li><li>- Allow 93% of vessels in the Asia-Pacific region to accommodate.</li><li>- Reduce the Ocean freight cost (look like Sihanoukville Autonomous Port relocates to Phnom Penh)</li><li>- Increase competitiveness.</li></ul>
4	New Container Terminal-Phase 2, length 400m, water depth -16.5m (570,000TEUs/y)	2029	<ul style="list-style-type: none"><li>- Port capacity increases 2,020,000TEUs/year</li><li>- Allow vessels to and from the Indo-Pacific Ocean to berth without transit at other ports (no vessel draft obstacle).</li><li>- The ocean freight cost is similar to container ports in neighboring and regional countries.</li><li>- Reducing the freight cost and lead time.</li><li>- Increase competitiveness.</li></ul>
5	New Container Terminal-Phase 3, length 430m, water depth -17.5m (617,000TEUs/y)	2030	<ul style="list-style-type: none"><li>- Port capacity increases 2,637,000TEUs/year</li><li>- Allow vessels worldwide to berth without transit at other ports (no vessel draft obstacle).</li><li>- Reducing the freight cost and lead time.</li><li>- Increase competitiveness.</li></ul>



## កំណត់សម្គាល់ផែនការទ្រទ្រង់ដី/ តំបន់សេដ្ឋកិច្ចពិសេសកំណត់ផែនការទ្រទ្រង់ដី

GENERAL LAYOUT PLAN AND LAND USE (TOTAL AREA = 632,101m<sup>2</sup>) AUGUST 2024

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

SIHANOUKVILLE PORT SPECIAL ECONOMIC ZONE (SPSEZ) TOTAL LAND TITLE DEED = 632,102m<sup>2</sup> = 100%

TOTAL LEASABLE AREA (4+6+7+8+9+10+11+12A+12B) = 386,404m<sup>2</sup> = 100%

LEASED AREA (7+9+10+11) = 223,600m<sup>2</sup> = 57.87%

REMAINING AREA FOR LEASE (4+6+8+12A+12B) = 162,804m<sup>2</sup> = 42.13%

## EXISTING INVESTORS



OJITEX HARTA PACKAGING (SIHANOUKVILLE) LIMITED.  
(Carton Boxes)

OJITEX HARTA PACKAGING (SIHANOUKVILLE) LIMITED.  
(Carton Boxes)



AEON MALL (CAMBODIA) LOGI PLUS CO., LTD.  
(Customs Bonded Warehouse)

AEON MALL (CAMBODIA) LOGI PLUS CO., LTD.  
(Customs Bonded Warehouse)



HUALE STEEL (CAMBODIA) CO., LTD.  
(Steel Processing)

HUALE STEEL (CAMBODIA) CO., LTD.  
(Steel Processing)





## តំបន់សេដ្ឋកិច្ចពិសេសកំពង់ផែព្រះសីហនុ (តសព-តសស)

SIHANOUKVILLE PORT SPECIAL ECONOMIC ZONE (SPSEZ)

### THREE COMPANIES ARE OPERATING IN SPSEZ

**OJITEX HARTA PACKAGING  
(SIHANOUKVILLE) LIMITED.**  
(30,000m<sup>2</sup>)

**AEON MALL (CAMBODIA)  
LOGI PLUS CO., LTD.**  
(30,000m<sup>2</sup>)



**HUALE STEEL  
(CAMBODIA) CO., LTD.**  
(75,600m<sup>2</sup>)

**HUALE STEEL  
(CAMBODIA) CO., LTD.**  
(88,000m<sup>2</sup>)



### SPSEZ FACILITIES

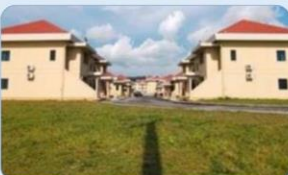
**MAIN GATES**  
- 24 hours Operation



**SPSEZ ADMINISTRATION**  
- Rental Office



**SERVICE APARTMENT**  
- DETACHED HOUSE (4 Buildings)  
- TERRACE HOUSE (16 Units)



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



### RENTAL FACTORY AND CONTAINER FREIGHT STATION

- **RENTAL FACTORY** (Building Area: 2,700m<sup>2</sup>)
  - Available space : 1,575m<sup>2</sup>
  - Available space : 1,125m<sup>2</sup>
  - Floor load capacity : 2ton/m<sup>2</sup>



- **CONTAINER FREIGHT STATION 1** (Building Area: 2,191m<sup>2</sup>)
  - Warehouse : 2191m<sup>2</sup>
  - Office space included



- **CONTAINER FREIGHT STATION 2** (Building Area: 2,100m<sup>2</sup>)
  - Warehouse : 1,932m<sup>2</sup>
  - Office space : 168m<sup>2</sup>



### 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

 <b>IDEAL LOCATION AND LOW LOGISTICS COST.</b> <b>A</b>	 <b>ADVANTAGE OF COMPETITIVE LOW LEASE PRICE.</b> <b>B</b>	 <b>CUSTOMERS EXPECTATION AND BEYOND.</b> <b>C</b>	 <b>NO NATURAL DISASTER RISK.</b> <b>D</b>
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### 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.

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Website: [www.pas.gov.kh](http://www.pas.gov.kh)

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

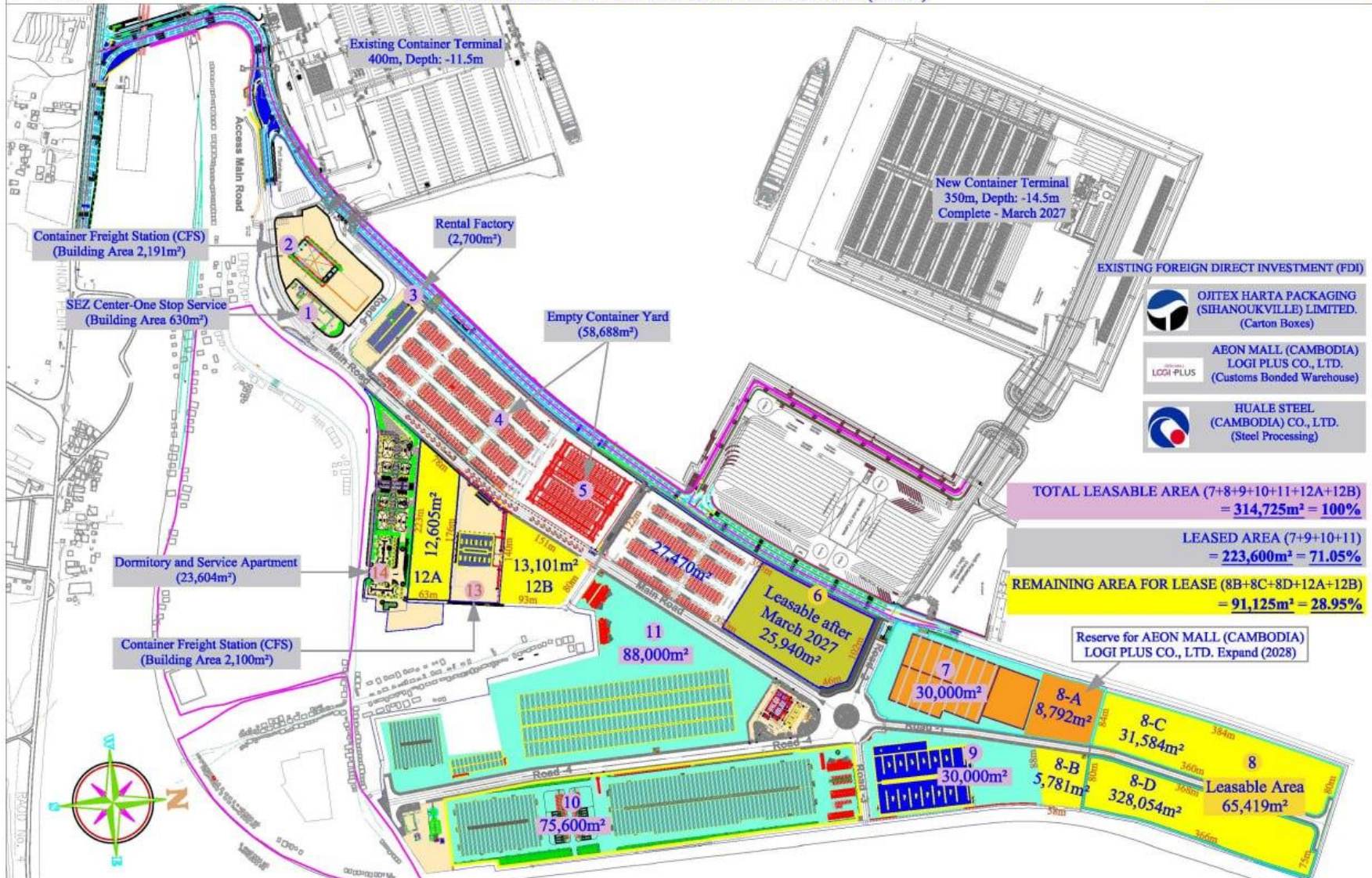
Mr. Heng Sokhsan, Deputy Director / [hsokhsan@gmail.com](mailto:hsokhsan@gmail.com) / +855-(0)12-983-627



# General Layout Plan and Land Use



កំពង់ផែស្វយ័តព្រំប្រទល់ស៊ីហាវ (កសស)  
SIHAOUKVILLE AUTONOMOUS PORT (PAS)  
តំបន់សេដ្ឋកិច្ចពិសេសកំពង់ផែព្រំប្រទល់ស៊ីហាវ (តសព-កសស)  
SIHAOUKVILLE PORT SPECIAL ECONOMIC ZONE (SPSEZ)





# Service Provided By SPSEZ

- ① Land Lease
- ② Rental Factory/Container Freight Station (CFS)
- ③ Utility Supply
- ④ Rental Office
- ⑤ Service Apartment and Dormitory
- ⑥ Waste Water Treatment
- ⑦ Security
- ⑧ Others



# SPSEZ Service and Charge

No	Item	Cost	Remarks
1	Land lease fee	\$65/m <sup>2</sup> /50yrs (less than 1ha) and \$20.77/m <sup>2</sup> /10yrs (more than 10ha)	Varies depending on space and period
2	Rental factory	4.2 USD/m <sup>2</sup> /month	Floor area of 2,700m <sup>2</sup> : 1,575m <sup>2</sup> + 1125m <sup>2</sup> , (Agreement is renewable by every 2 years). Excluding VAT 10%
3	Management service	1 USD/m <sup>2</sup> /year	Excluding VAT 10%
4	Electricity	0.158 USD/kWh	EDC tariff (+10 % Overhead cost: Voltage lose and maintenance)
5	Water supply	0.50 USD/m <sup>3</sup>	-
6	Wastewater treatment	0.50 USD/m <sup>3</sup>	Excluding VAT10% (80% of water supply)
7	Rental CFS	4.2 USD/m <sup>2</sup> /month	2,100m <sup>2</sup> x 2 = 4,200m <sup>2</sup> (01 available)
8	Rental Office	20 USD/m <sup>2</sup> /month	In SPSEZ Administration Department
9	Service apartment	650 USD/month/unit	Terrace house (4 buildings, 16 units)
		950 USD/month/building	Detached house (4 buildings, 4 units)
10	Dormitory	90 USD/month/room	Two buildings of 92 rooms(a room of 6 beds)
11	Waste disposal	-	Varies according to contents and Capacity (private or PAS)
12	Telecommunication	-	Depending on tariff of telecommunication company



# Potential Benefits For Investors

Ideal location adjoining the Port Terminals.

Advantage of Competitive Low Prices.

Ready-built infrastructures.

No Natural Disaster Risks, flood, tsunami, earthquake...

Transportation support between PAS and SPSEZ.

Customers expectation and beyond.

# Investment Incentives for QIP

- 1- Income Tax (Corporate Income Tax 20%) exemption for 3 to 9 years (based on sector and investment activity, and as of its first incomes generated), then followed by 6 years after the Income Tax exemption period has expired:
  - (a)- 25% for the first 2 years, (b)-50% for the next 2 years, and (c)-75% for the last 2 years of the total payable Income Tax.
- 2- Prepayment tax (1%) exemption(during income tax exemption from 3 to 9 years).
- 3- Exemption on Customs Duty, Special Tax, and VAT for the import of Construction Material, Machinery, and Production Input.
- 4- Export tax exemption(finished product).
- 5- No 10% VAT applied to long-term land leases (if obtain a QIP & 100% export).



# Protection By Law on Investment

- Treat equitably to all investors
- No nationalization and expropriation
- No requirement of local equity participation
- No price control
- No restriction on foreign exchange

# Infrastructures



Main Road



Wastewater Treatment Plant

- ✓ Water supply:  $\sim 1,500 \text{ m}^3/\text{day}$
- ✓ Wastewater treatment capacity:  $2,000 \text{ m}^3/\text{day}$
- ✓ Power:
  - MV COMMERCIAL (GS) of 17MW (22KV) by direct transmission underground line to PAS and for SPSEZ (Reliable) plus additional 20MW the second line.
  - MV INDUSTRIAL (the City EDC) of 7MW (22KV) directly connects to SPSEZ (for backup)
  - Additional 5 Gen-sets of 5MW are available from PAS for back up
  - Private Gen-sets are recommended.



# Facilities



SEZ Administation (One Stop Service)



Container Freight Station (CFS)



Service Apartment



Dormitory

# Rental Factory (available, 2025)



## ● Dimension of the Building:

- 2700m<sup>2</sup> (30m x 90m)
- Height of floor: same with the ground level
- Height of ceiling fan: 7.9m
- Height and width of main door: 4.0mx5.1m (by two entrances)
- Floor load Capacity: 2 tons/m<sup>3</sup>

## ● Price:

- 4.2 USD/m<sup>2</sup>/month (excluding tax)



# Container Freight Station (CFS)



## CFS – 1 (available, 2025)

### • Dimension of the Building

- About 2,100m<sup>2</sup> (70m x 30m)
- Height of floor: 1.2m
- Height of ceiling: 2.6m (can be remodeled)
- Floor load Capacity: 2 tons/m<sup>3</sup>

### • Price

- 4.2 USD/m<sup>2</sup>/month (excluding tax)

## CFS – 2 (Occupied)

Item	Size & Capacity
Site Area	13,147 m <sup>2</sup>
Building Floor area	2,100 m <sup>2</sup>
Floor Load Capacity	2 tons/m <sup>3</sup>
High floor dock (Front)	H=1.2 m
Low floor dock (Rear)	H=0.0 m
Trailer dock (Front)	7
Truck berth (Rear)	6
Estimated capacity	21,000 tons

# AEON MALL (Cambodia) Logi Plus

## AEON MALL (Cambodia) Logi Plus

Site area: 3 Hectare

Opening year: August, 2023

### Business Content:

- ① Operation of bonded Logistics Center and Provision of affiliated logistics services (Customs Clearance, Delivery, etc.)
- ② Operation of E-Commerce online shopping platform and provision of other affiliated services.



Source: Aeon Mall (Cambodia) Logi Plus




Image of Logistics Center



# Contacts

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

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**Thank You for your  
attention**

