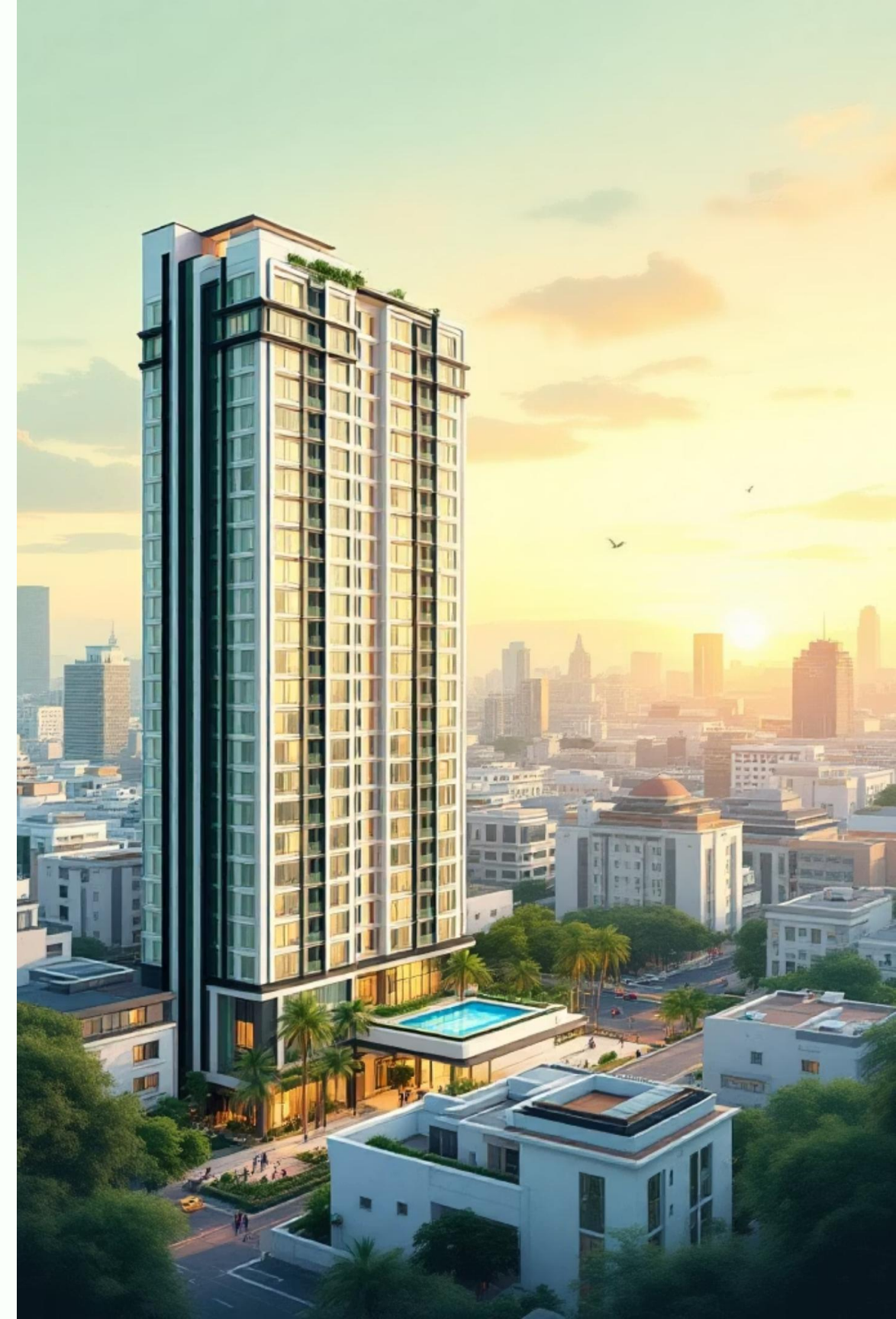


# *Cambodia 2026 Investor Update*

## *The Ultimate Destination for Foreign Capital*

Cambodia is rapidly becoming the standout market in Asia, offering fundamentals and tax advantages that highly developed markets can no longer provide. As global capital seeks high-growth opportunities with stable returns, the Kingdom presents a compelling value proposition that combines emerging market appreciation potential with developed-market legal protections and USD stability.



# *Why Cambodia? Three Unmatched Advantages*



## *US-Dollarized Economy*

Cambodia operates on a dual-currency system heavily dominated by the USD. Property prices, rental income, and resale proceeds are all transacted in USD, eliminating currency exchange risks typically associated with emerging markets. This stability provides investors with predictable returns and removes one of the primary barriers to Southeast Asian real estate investment.



## *100% Foreign Ownership*

Through strata titles for condominiums and secure, government-backed Trust structures for landed properties (villas and shophouses), foreign nationals have clear, legal pathways to absolute property control. Unlike Thailand or Vietnam where foreign ownership is restricted, Cambodia offers straightforward, transparent ownership rights that are fully protected under Cambodian law.



## *Unrestricted Capital Flow*

Unlike other Southeast Asian nations, Cambodia allows foreign investors to freely move funds, profits, and dividends in and out of the country without restrictive capital controls. This liquidity provides investors with exit flexibility and peace of mind that their capital remains accessible and transferable at all times.

# *Unbeatable Tax Environment*

Cambodia's tax framework represents a once-in-a-generation opportunity for real estate investors. The government has implemented extraordinary incentives designed to attract foreign capital, creating a window of exceptional after-tax returns that will not last indefinitely.

*1*

## *Zero Capital Gains Tax (Extended to 2027)*

In a massive win for investors, the 20% CGT on real estate has been deferred to January 1, 2027. Investors who purchase now have a guaranteed window to build equity without this tax burden. This represents a clear, time-limited arbitrage opportunity—property acquired before 2027 can be held for 5+ years of appreciation completely tax-free upon sale.

The extension through 2027 was announced in late 2023 as part of Cambodia's broader economic stimulus package. With property prices continuing their upward trajectory, this window allows investors to capture significant appreciation before any capital gains taxation takes effect.

*2*

## *Stamp Duty Exemptions (Through 2026)*

The 4% transfer tax is heavily reduced or completely exempted for properties under \$210,000 until December 31, 2026, drastically lowering your entry transaction costs. This exemption applies to both primary purchases and secondary market transactions, making it accessible to investors across all portfolio sizes. For properties above \$210,000, the stamp duty is significantly reduced from historical rates, still providing meaningful savings compared to pre-incentive levels. This structure encourages investment across the entire price spectrum while maintaining government revenue from higher-value transactions.

*3*

## *Ultra-Low Property Tax*

The annual property tax is virtually negligible compared to Western markets—just 0.1% calculated on 80% of the property's assessed value. In practical terms, this means a \$300,000 condominium pays approximately \$240 per year in property taxes, compared to \$3,000+ in equivalent US or European markets.

This minimal holding cost means your rental income flows almost entirely to your bottom line, with no significant annual drag on returns. Combined with high rental yields, this creates a compelling cash flow profile unmatched in developed markets.

# *Cambodia vs Dubai: The Market Hiding in Plain Sight*

While Dubai is a mature market with peak entry prices, Phnom Penh represents a fundamentally different investment thesis. Here's why sophisticated capital is pivoting to Cambodia:

## *Dubai: Peak Entry Prices*

Dubai's real estate market has reached saturation. Years of speculative investment have driven prices to levels where future appreciation is constrained. The market is now heavily weighted toward luxury inventory with limited demographic growth to support continued valuation expansion.

High maintenance fees, service charges, and property management costs erode rental yields significantly. What appears as attractive gross yields on paper translates to substantially lower net returns after holding expenses.

Capital gains taxation, while moderate, applies immediately on property sales, reducing after-tax equity appreciation. The market operates efficiently, leaving little room for arbitrage or contrarian positioning.

## *Phnom Penh: Asymmetric Upside*

Phnom Penh is the "Market Hiding in Plain Sight" for 2026. Rapid infrastructure expansion—including the Techo International Airport, new highways, and urban development—creates massive room for capital appreciation.

Entry prices remain at multi-year lows relative to future potential. Acquire luxury property at Eco Leaf for a fraction of a Dubai equivalent, with historical appreciation rates of 5-8% annually and accelerating momentum as infrastructure comes online.

Zero capital gains through 2027 provides a clear runway for tax-free equity build-up. The market is inefficient enough to offer arbitrage opportunities while being developed enough to provide legal protections and transactional transparency.

# *Entry Price & Upside Potential*

***\$300K***

*Eco Leaf Condo*

Luxury property with full amenities in prime location

***\$800K+***

*Dubai Equivalent*

Comparable luxury in established market

***2.7x***

*Price Delta*

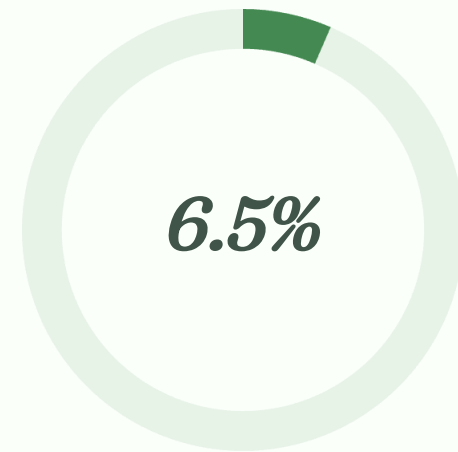
Significant discount on quality

Acquire luxury property at Eco Leaf for less than half the price of a comparable Dubai unit. This massive price delta represents pure alpha—your entry valuation is already discounted relative to replacement cost and competitive markets. As Cambodia's infrastructure matures and foreign direct investment accelerates, this valuation gap will compress, driving price appreciation.

The Techo International Airport, set to open in 2025, will transform Cambodia's connectivity and position Phnom Penh as a regional hub. This infrastructure catalyst, combined with ongoing urban development and increasing diplomatic presence, creates a clear fundamental backdrop for sustained appreciation over the next 5-10 years.

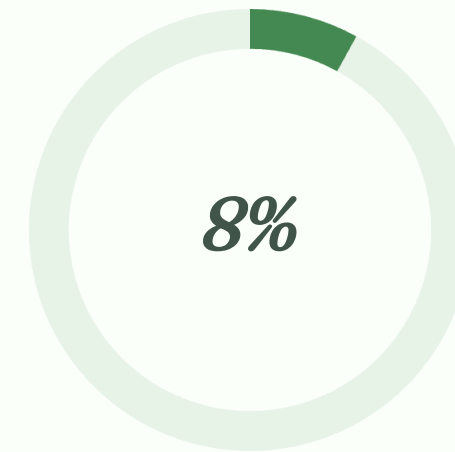
Historical data shows Phnom Penh property values have appreciated at 5-8% annually over the past decade, with acceleration during infrastructure build-out phases. With multiple major projects now coming online simultaneously, the next 3-5 years present an asymmetric risk-reward profile: downside is limited by strong fundamentals and legal protections, while upside is amplified by infrastructure-driven re-rating.

# High-Yield Rental Income



**Minimum Yield**

Conservative baseline



**Average Yield**

Market norm

Phnom Penh consistently delivers average gross rental yields between 6.5% and 8%. This significantly outperforms Dubai's typical 5-6% gross yields and crushes Western markets where 3-4% is considered strong. The yield premium is structural, driven by supply constraints in prime locations and surging demand from high-quality tenants.



## ***Diplomatic Community***

Over 60 embassies and consulates maintain permanent staff in Phnom Penh, creating consistent demand for premium, secure housing near diplomatic zones.



## ***NGO & Development Workers***

Cambodia hosts one of the densest concentrations of international NGOs and development organizations in Southeast Asia, with long-term staff requiring quality housing.



## ***Multinational Executives***

Foreign direct investment continues accelerating, bringing executives from Chinese, Korean, Japanese, and Western firms who require turnkey, high-standard accommodation.

Eco Leaf properties are strategically positioned to capture this demand pool. Premium amenities, security, location near business districts and diplomatic zones, and professional management make these units highly attractive to the exact tenant profile seeking 12-24 month leases at premium rates. Vacancy periods are minimal, typically 2-4 weeks between tenancies, compared to 8-12 weeks in Dubai or 4-8 weeks in Western markets.

# *Net Yield Superiority*

Dubai's notoriously high maintenance and service charges eat heavily into profits. Annual service charges for comparable luxury properties in Dubai range from \$3,000 to \$8,000 per year, while Phnom Penh service charges average \$1,200 to \$1,800 annually. This differential means your gross yield stays much closer to your actual net profit.

Consider a \$300,000 property generating 7% gross rental yield:

- **Dubai Equivalent (\$800K property):** \$56,000 gross annual rent minus \$5,500 service charges = \$50,500 net. Net yield: 6.3%
- **Phnom Penh (Eco Leaf):** \$21,000 gross annual rent minus \$1,500 service charges = \$19,500 net. Net yield: 6.5%

The Phnom Penh property generates lower gross rent due to lower valuation, but achieves nearly identical net yield at less than 40% of the capital outlay. Your return on capital deployed is 2.5x higher in Phnom Penh.

Property management costs are also significantly lower. Professional management in Phnom Penh costs 5-8% of rental income, compared to 10-15% in Dubai and 20%+ in many Western markets. Combined with lower service charges and zero capital gains, this means a much larger proportion of your gross rental income flows to your pocket.

## *Lower Service Charges*

\$1,200-\$1,800 annually vs Dubai's \$3,000-\$8,000

## *No Capital Controls*

Free movement of funds, profits, dividends in and out of country

## *Zero Capital Gains*

Tax-free equity appreciation through 2027

# *Seamless Entry: We Open Your Bank Account*

We remove the friction of international investing. Our dedicated team will personally assist you in opening a local US Dollar bank account in Cambodia, ensuring your transaction, rental collection, and future profit repatriation are completely smooth.



## ***Documentation Preparation***

We guide you through required documents, ensuring everything is correctly formatted and notarized for Cambodian banking requirements.



## ***Bank Coordination***

Our local team establishes relationships with premier banks, streamlining the account opening process and accelerating approval timelines.



## ***Fund Transfer***

We facilitate international wire transfers into your Cambodian account, ensuring compliance and minimizing transaction friction or delays.



## ***Property Transaction***

With funds in place, we execute the purchase seamlessly, handling all legal documentation, title transfer, and registration requirements.

This end-to-end support eliminates the primary barrier to Southeast Asian real estate investment: the complexity of establishing local banking relationships as a foreign national. We've streamlined the process to 2-3 weeks from initial documentation to funded account, compared to 6-8 weeks for self-directed investors navigating bureaucracy alone.

Your Cambodian bank account will be fully operational for receiving rental payments (typically wired monthly), making property management payments, and ultimately repatriating sale proceeds. All transactions in USD, with no conversion risk or capital controls to navigate.

# The Opportunity Timeline



This timeline represents a clear window of asymmetric opportunity. Investors who enter before 2027 lock in zero capital gains treatment for 5+ years of appreciation. The combination of stamp duty exemptions, zero capital gains, ultra-low property tax, and high rental yields creates an after-tax return profile unmatched in global real estate.

Once the 2027 capital gains threshold passes, new investors will face 20% taxation on future appreciation, reducing after-tax equity returns significantly. Early movers capture 5+ years of tax-free compounding before this drag applies. This is not speculation—it's a legislated, time-limited arbitrage window with clear expiration dates.

The question is not "if" Cambodia's property market will re-rate as infrastructure delivers, but "when" and "by how much." Historical precedent from comparable emerging markets (Ho Chi Minh City, Yangon, Lao PDR) suggests 2-3x appreciation over 5-7 years as infrastructure matures and foreign investment accelerates. Current valuations remain at trough levels relative to this fundamental backdrop.

# *Start Investing Today*



## *Schedule Consultation*

Connect with our investment team to discuss portfolio fit and answer questions



## *Review Property Options*

Access exclusive inventory at Eco Leaf with pricing and availability details



## *Open Bank Account*

Begin seamless banking setup with our dedicated support team



## *Close Transaction*

Complete purchase with full legal support and title registration

Cambodia's 2026 investment window is time-limited and opportunity-specific. Zero capital gains through 2027, stamp duty exemptions through 2026, ultra-low holding costs, and high rental yields combine to create an after-tax return profile unmatched in global real estate. As infrastructure catalysts deliver and foreign investment accelerates, early movers will capture asymmetric appreciation before market efficiency erodes the current valuation gap.

Our team has facilitated over 200 foreign property transactions in Cambodia, with a 100% success rate on bank account establishment and title transfer. We handle the complexity so you capture the returns. Contact us today to schedule a consultation and receive exclusive access to Eco Leaf inventory with pricing and availability details.