



MORGAN TOWER

MORGAN TOWER

WISDOM THE FUTURE

MORGANFORD INVESTMENT(CAMBODIA) CO.,LTD
Integrated promotion intensified communication
Sopheak Mongkol RD #388 • Diamond Island • Phnom Penh • Kingdom Of Cambodia

MORGAN TOWER WELCOMES INVESTORS AROUND THE WORLD

Cambodia·Capital City Phnom Penh·Core of Koh Pich
(Diamond Island)'s Central Business District

5A Class Commercial Building Recognized by Top International Awards

Information and images provided are for reference,they are subjected to change as maybe approved by the authorities and cannot form part of an offer or contract. All area are approximate measurements only and subject to final survey.



Core Location



Established
Developer



Certified by Top
International Awards



Green Building



Millimeter-Level
Precision



International Luxury
Facilities



Morgan Tower
Business Services

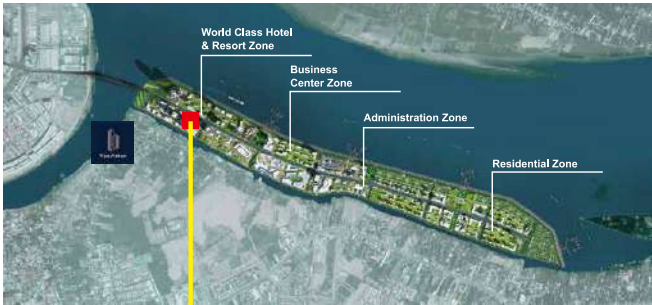
LOCATED IN KOH PICH (DIAMOND ISLAND)
MORGAN TOWER EMPOWERS ENTERPRISES TO
DEVELOP AND THE CITY TO THRIVE

Morgan Tower is located in the center and also the core of Cambodia's capital city Phnom Penh. It attracts the best resources in Phnom Penh that allow enterprises and the city to fully exchange their materials, energy, and information, shorten the distance for the enterprises to conduct their business, reduce the cost of business activities, and enhance business vitality to maximize the enterprises' business value. As the iconic building and the landmark of Koh Pich (Diamond Island), Morgan Tower is surrounded by top business facilities in Phnom Penh, which support the development of office buildings in the area and ensure their long-term value. Whether it is their overall planning or the infrastructure, the development of Koh Pich and Koh Norea island makes them far more advanced than the old town area. It is the true central business district of Phnom Penh, and its appreciation potential will add value to the enterprises' overall strength.

CBD
Absolute Core Center



Koh Norea



CBD CENTER OF DIAMOND ISLAND
THE BASIS FOR WORLD TOP ASSET

LEADING
a New Era of Commerce

THE ONLY WORLD-CLASS COMMERCIAL BUILDING IN CAMBODIA CERTIFIED BY FOUR TOP INTERNATIONAL AWARDS

AN INTERNATIONALLY RECOGNIZED BRAND, MORGAN TOWER HELPS ENTERPRISES REALIZE THEIR GRAND VISIONS

Morgan Group - creator of the 210-meter-high city landmark

Morgan Group, the creator of Cambodia's international landmarks, has been adhering to its vision of "an innovative and limitless life" as a developer for 13 years and is committed to the modernization of Cambodian cities. Starting from Canadian Tower as its first landmark project in Cambodia, the group has built Phnom Penh's classic landmarks including Olympia City, Sovanna Shopping Mall, and Ratana Plaza.

In 2018, following the rise of the Morgan Tower, phenomenal projects like Morgan EnMaison, Morgan New City Walk, and Morgan Park Villa were also launched to be part of the development of Phnom Penh's commercial areas.

Morgan Group, being Cambodia's top brand, helps enterprises build their core value and empowers them to develop further.

The only commercial building in Cambodia certified by the internationally recognized LEED standard

- The LEED green building rating system was initiated by the U.S. Green Building Council in 2000 to implement rigorous and advanced green building concepts. Morgan Tower's first-ever photosynthesis office building ecosystem is the commercial building certified with the highest LEED level in Cambodia.

- The only commercial building to receive three Property Guru Asia Awards in Cambodia

Best Office Building Award
Best Office Building Design Award
Best Office Building Space Design Award



MORGAN TOWER CREATES EXTRAORDINARY BUSINESS SPACE FOR ENTERPRISES

Starting a new era for Cambodia's international 5A class commercial buildings



CHAPTER 01



MORGAN TOWER

**DESIGNED BY AMERICA'S TOP
ARCHITECTURE FIRM - A
SKYSCRAPER PERFECTLY
COMBINES ART AND ECOLOGY**

Designed by America's top architecture firm and a combination of Cambodia's traditional aesthetics and modern art, Morgan Tower is timeless architecture that dazzles like diamonds.



The entire Morgan Tower is made of low-emissivity, coated, and sun protection LOW-E hollow glass with vertical cantilever shades made of aluminum, offering soundproof and thermal insulation features. While saving energy and being eco-friendly, it creates a skyscraper that combines perfect texture and sustainable functions.



THE **PRECISION** WORK OF INTERNATIONAL MASTER
CRAFTSMANSHIP, MATER THE LEADING BUSINESS OPPORTUNITIES



效果图 Effect

Lobby

of art gallery class
Build a inherent leisure state

ARTISTIC LOBBY SPACE WITH 12M CEILING HEIGHT - THE CITY'S NEW MEETING POINT

The luxurious 12-meter-high lobby is designed with the concept of splendor, majesty, stability, chic, and simplicity - a perfect combination of a sophisticated space and exquisite materials. In the future, it can host large-scale art exhibitions and business activities and become another arts and cultural venue in the city.



15 HIGH-SPEED ELEVATORS WITH CENTRAL CONTROL BY CAPACITIES

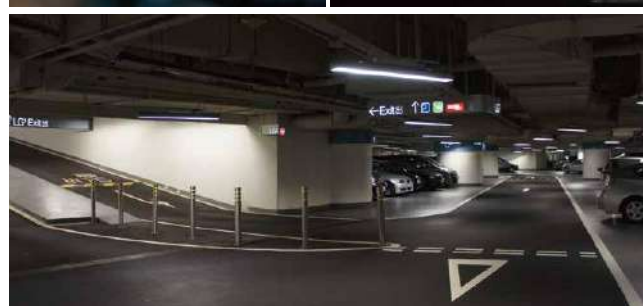
Equipped with 15 imported high-speed elevators. The elevators can go as fast as 6 meters per second and reach the top floor in about 35 seconds. They are centrally controlled and divided by high and low capacities to increase efficiency of the transportation, save time and cost, and provide business professionals a fast access to their offices.



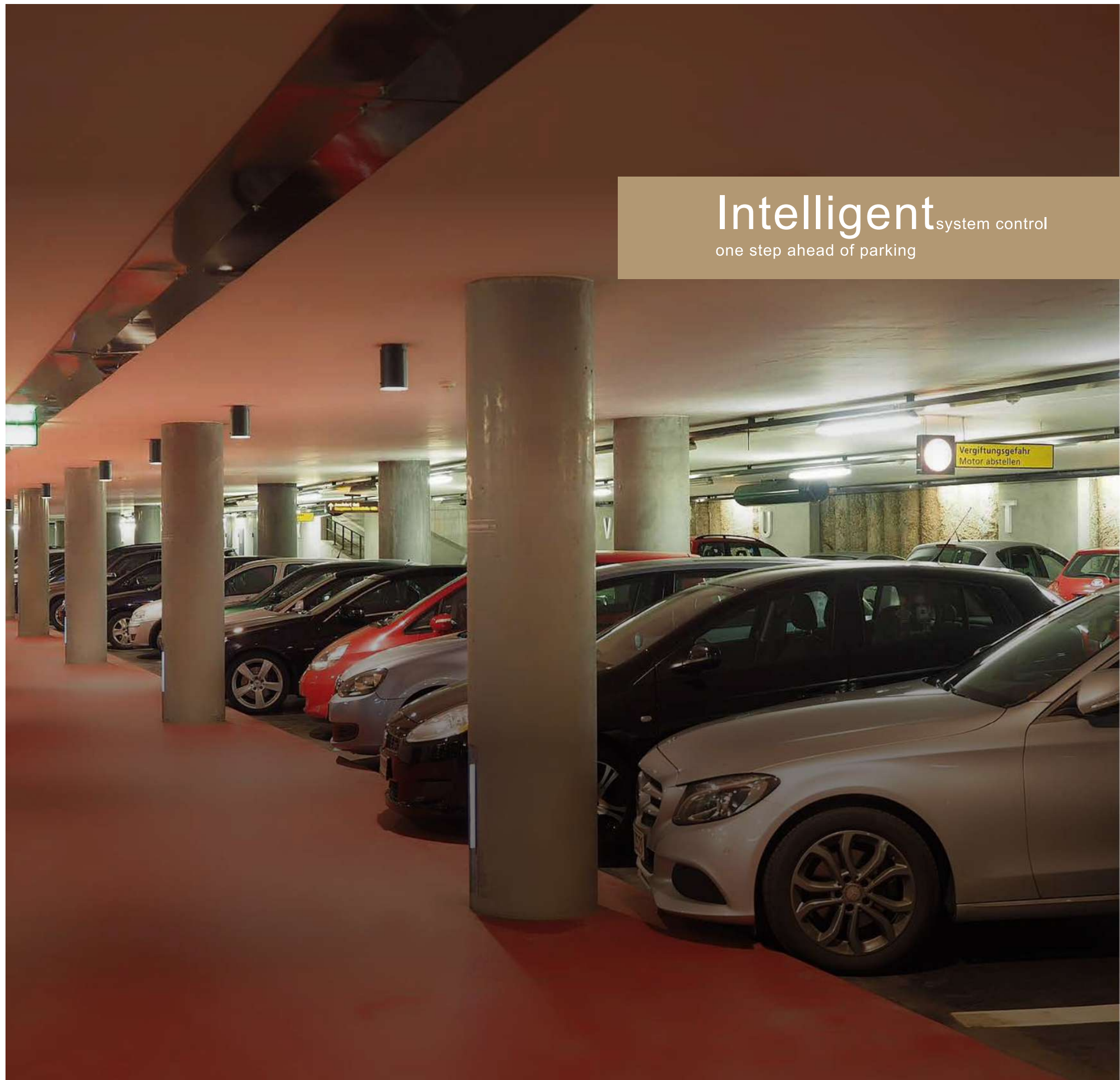
效果图 Effect

AMPLE AND WELL-EQUIPPED PARKING FACILITY

Morgan Tower has 5 parking spaces in total - two underground floors and three floors above ground. It is equipped with automated tower parking that can accommodate up to 600 vehicles. It is also built with fast lanes that go around the tower, allowing fast exit from the building. The tower sits adjacent to the Diamond Island Convention and Exhibition Center which allows it to enjoy the open area of the square in front of the center, making the exit from the building more convenient. CBRE's secure property management provides a five-star reception experience.

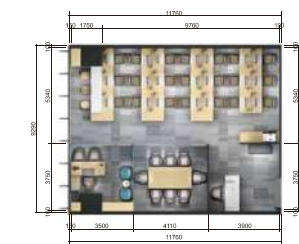


Intelligent_{system control}
one step ahead of parking



Morgan Tower adopts modern and scientific office frame structure. The floor is square, open, unobstructed by pillars, and can be divided freely using detachable partitions. It maximizes the use of indoor space and provides flexibility to meet the enterprises' needs for space at different stage of their development.

The image shows a detailed architectural floor plan of a building. The plan is rectangular with overall dimensions of 58,000 units in width and 33,800 units in depth. The width is divided into segments of 1,300, 10,660, 11,360, 11,360, 11,360, 10,660, and 1,300. The depth is divided into segments of 1,600, 9,850, 11,500, 9,250, and 1,600. The internal layout includes a central corridor, several rooms with furniture (desks, chairs, sofas), and a staircase. The plan is oriented with the longer side horizontal.



MORGAN TOWER

3.9M FLOOR-TO-FLOOR HEIGHT, BEST AND ULTRA-WIDE RIVERSIDE VIEW IN PHNOM PENH

The panoramic floor-to-ceiling windows provide an unobstructed view of the beautiful riverside scenery. With 3.9m floor-to-floor height, the space is open and tall. The magnificent views of the Mekong River in Phnom Penh are comparable to the views of the Greater Bay Area. Morgan Tower highlights the ambition and majesty of entrepreneurs and their thriving business.



FIRST-EVER PHOTOSYNTHESIS OFFICE BUILDING ECOSYSTEM WITH 3 FEATURES

Morgan Tower implements the concept of "Urban Forests" in its first-ever photosynthesis office building ecosystem, utilizing central air-conditioning, fresh air system, and eco-friendly lighting as its three main features to construct the ecosystem. In addition, the original low emissivity (LOW-E) glass curtain wall façade of the building is matched with vertical cantilever shades made of aluminum. Based on the latitude and longitude of Phnom Penh, the beam angle and light transmittance are accurately calculated. Direct sunlight is blocked to the greatest extent without affecting the indoor lighting, creating an environment of constant temperature, humidity, and oxygen and just the right amount of sunlight for customers to thrive just like trees in the forest grow with photosynthesis. An oxygen bar garden is set up on the tower's top floor to create a natural environment for international business professionals. Its sustainable green building concept is certified by the internationally recognized LEED standard.



THE **CLASSIC** SPACE PLAN, MEET THE INDIVIDUAL
NEEDS OF DIFFERENT ENTERPRISES.

MORGAN TOWER CREATES A REAL BUSINESS ECOSYSTEM FOR COMMERCIAL BUILDINGS

Starting a new era for Cambodia's international 5A class commercial buildings



CHAPTER 02



MORGAN TOWER

**OFFERING ONE-STOP LUXURY
BUSINESS SUPPORT SERVICES,
ASSISTING MODERN ENTERPRISES
TO INCREASE PRODUCTIVITY**

People are the main subject in all activities in an office building. The office building itself is more than just a physical space; it also has a psychological function that stimulates people to be energetic and active.

The energy of an office building is mainly manifested in the improvement of productivity by stimulating people's vitality to create sustainable growth for companies. This is the core value of an office building, a living and working space that serves physical and psychological purposes.



FULLY EQUIPPED WITH
ONE-STOP LUXURY BUSINESS FACILITIES

THE OVERALL PLANNING AND LAYOUT OF MORGAN TOWER



CUSTOMIZED SERVICE

CROWING FOR THE KING

MORGAN TOWER'S MAGNIFICENT AND ARTISTIC LOBBY AND BOUTIQUES OF LUXURY BRANDS

Nearly 1,000 m² lobby on the ground floor is aesthetically artistic and designed to accommodate high-end café, restaurants, boutiques, etc., and can also be used to host large-scale exhibitions and shows - everything the global business professionals would need whether they are to visit, receive guests, entertain, or conduct business activities.



MORGAN TOWER

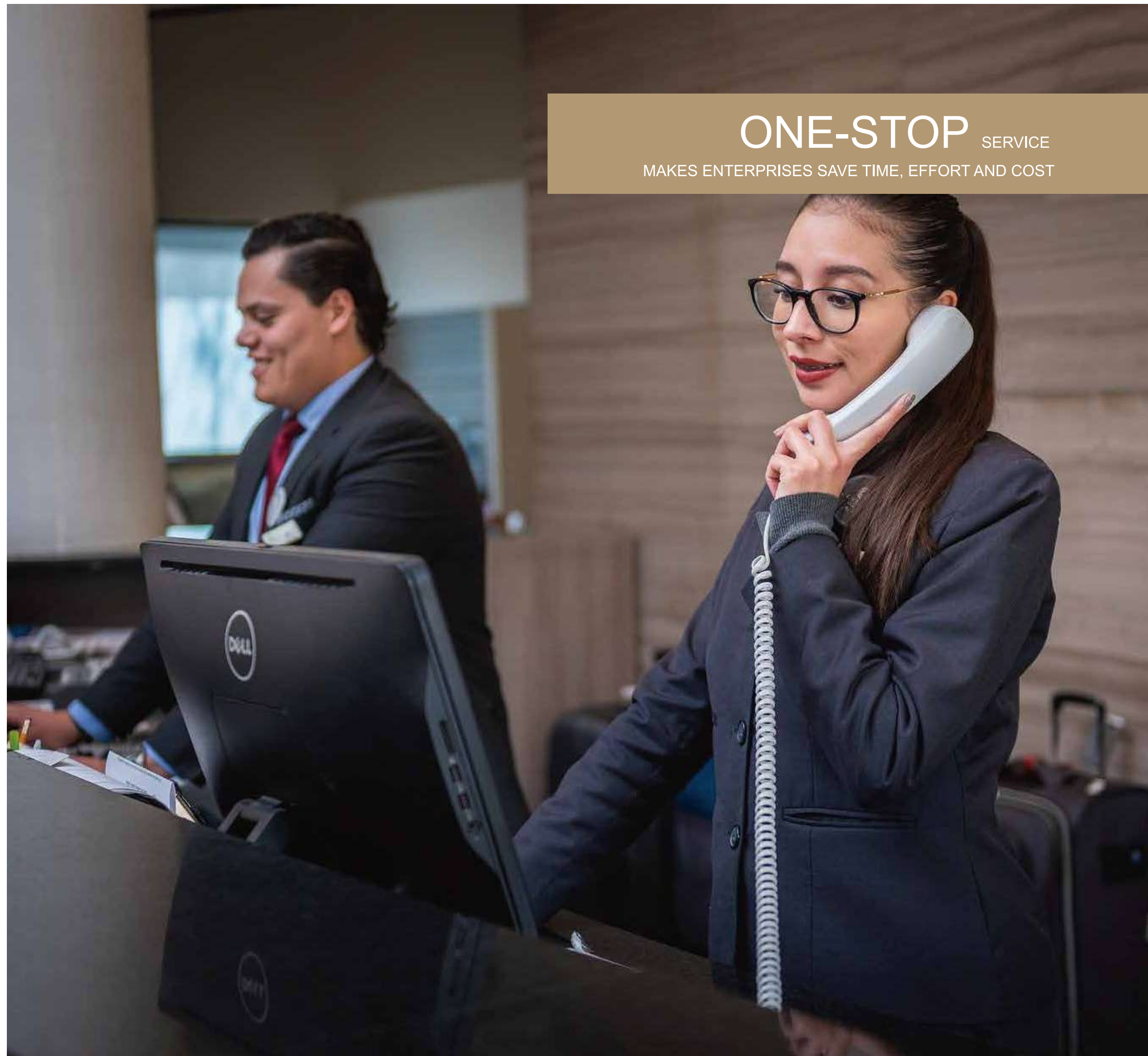
SERVICE CENTER AND SHOWROOM OF THE INNOVATIVE CITY

The first-ever business operation service initiated by Morgan Tower is located on the tower's 10th floor. Morgan Tower cooperates with Cambodian government agencies to provide professional consulting services for companies setting up their offices in the tower. This one-stop service saves companies more time, energy, and cost. Companies are supported by a strong service team of professional consultants providing online and offline services to answer questions and serve enterprise users exactly what they need.



ONE-STOP SERVICE

MAKES ENTERPRISES SAVE TIME, EFFORT AND COST



FINANCIAL & TAX

CONSULTANCY SERVICES

FINANCIAL & TAX CONSULTANCY SERVICES

Morgan Tower works with Cambodian financial and tax authorities and well-known financial and tax consulting firms to provide companies stationed in the building a fast access to government services, financial consulting services, financial risk assessment, answers to questions regarding government policies, professional training, etc. and support them firmly with services related to financial issues.



LEGAL ADVISORY SERVICES

LEGAL ADVISORY SERVICES

Morgan Tower can protect and facilitate the development of your business with services such as recommendations of top lawyers, prompts of legal risks, legal advice and consultation, interpretation of legal provisions, legal training, etc.

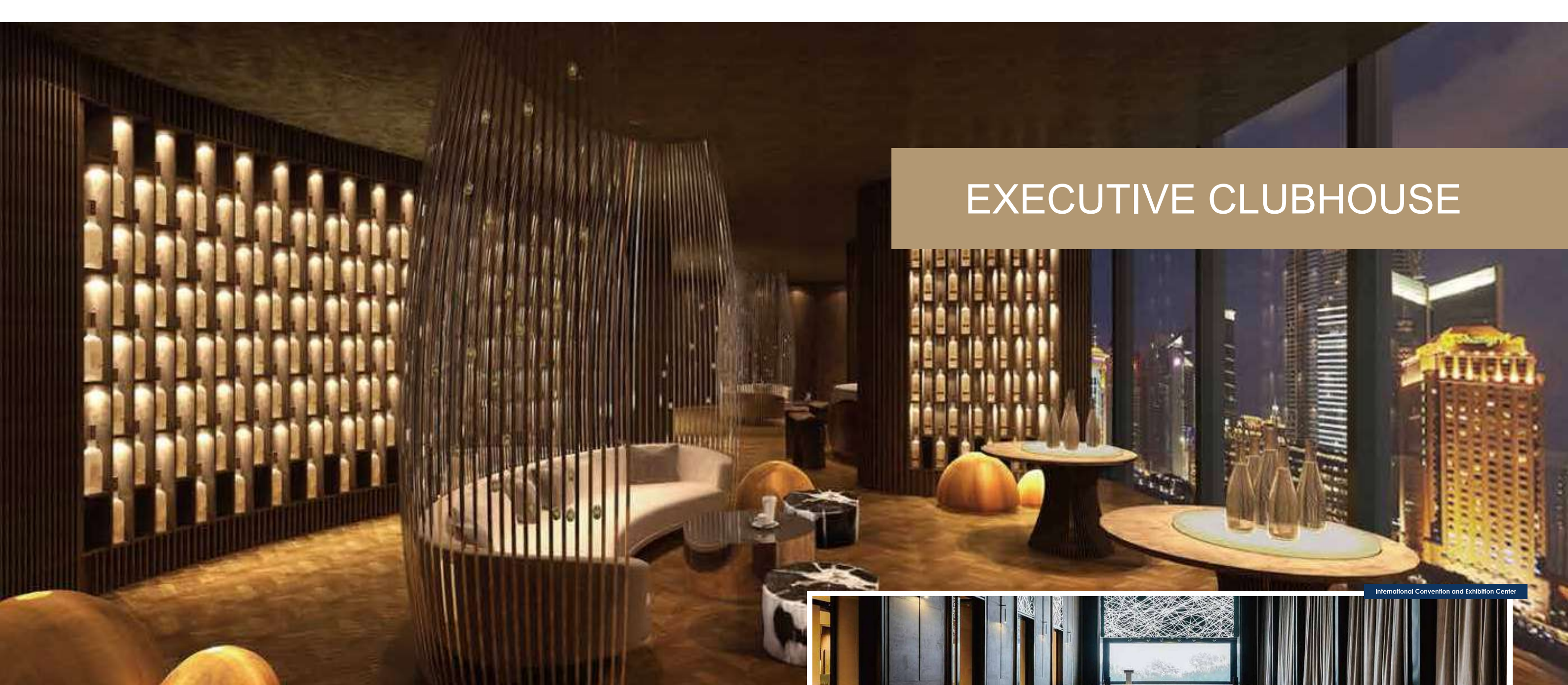


BUSINESS MANAGEMENT CONSULTING SERVICES

Morgan Tower introduces a human resources platform for recruiting outstanding talents, supports internal referrals, provides consultations of social security issues, recommends high-quality vendors, and facilitates seamless business matchmaking to fulfill the needs of the enterprises in the building in every way.

BUSINESS MANAGEMENT
CONSULTING SERVICES



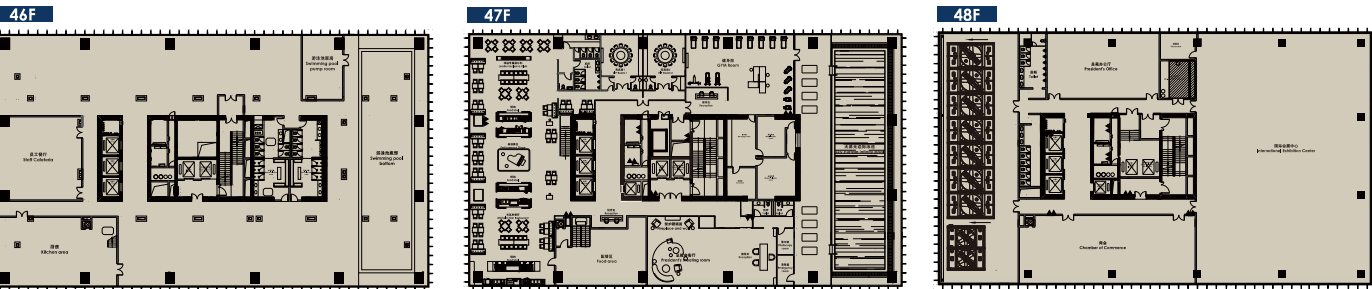


EXECUTIVE CLUBHOUSE

MORGAN TOWER EXECUTIVE CLUBHOUSE - ALL-ROUND INTERNATIONAL BUSINESS PACKAGE

Morgan plans an International Entrepreneur Club of nearly 4000 m^2 on the 46F-48F in the building, which is designed to create a luxury space with unique leisure, entertainment and communication functions for business elites

It covers one-stop exclusive spaces, including helipad on the top floor, SKY BAR and skyline viewing platform, Luxury Restaurant, Skyline Boundless Swimming Pool, Leader Exclusive CLUB and International Convention and Exhibition Center etc., and create experience which respects service and go beyond the international standard.



International Convention and Exhibition Center



Helipad



Luxury Restaurant



SKY BAR



Sky Curtain Boundless Swimming Pool



General Office of President



Leader Exclusive Club

HELIPAD



HELIPAD SKYLINE OBSERVATION DECK

The helipad allows helicopters to park on the roof of Morgan Tower, providing a seamless transfer to the water, land, and air transportation, allowing leaders of international corporations to travel in luxury, and bringing the world to you. The skyline observation deck is connected to the Sky Bar, which overlooks the stunning scenery of the Mekong River from an altitude of 210m.



INTERNATIONAL EXHIBITION CENTER



**CAMBODIA'S ONLY ROOFTOP INTERNATIONAL
CONVENTION AND EXHIBITION CENTER
WITH SPACE UP TO 1000 m²**

At an altitude of 210m and on the 47th floor of Morgan Tower, the International Convention and Exhibition Center is Cambodia's only and tallest rooftop exhibition hall. Covering an area of nearly 1,000 m², it can be used to host large-scale international conventions, exhibitions, banquets, etc. It is the top venue for business activities as the sky is its limit!



CBRE | Cambodia

CBRE

MORGAN TOWER WORKS WITH CBRE TO PROVIDE PROPERTY MANAGEMENT SERVICE RECOGNIZED BY INTERNATIONAL AWARDS

Morgan Tower works with the world-renowned wealth management company, CBRE Global Investment Management (CBRE), to offer comprehensive and international property management services, enhancing the quality of the tower as an office building, meeting the standards of the world's top commercial services, providing companies with 24/7 protection and support, helping enterprises achieve a greater future.



CBRE INTERNATIONAL 5-STAR PROPERTY MANAGEMENT SERVICES

Morgan Tower is honored to invite the world's top property management company, CBRE Global Investment Management (CBRE), to join its team and provide high-end commercial property management services for the building. Established in the United States, CBRE is listed in the Fortune 500 and the Standard & Poor's 500 with more than 200 years of wealth management experience. With extensive and professional management experience, it protects and facilitates the operation of the world's top office buildings and commercial centers. Morgan Tower and CBRE join forces to provide enterprises premium business services and help them maintain their quality and value.



An aerial photograph of the Morgan Tower, a tall skyscraper with a distinctive facade of vertical glass fins. The building is illuminated from within, and its reflection is visible in the water below. The surrounding area includes a park with trees and other buildings, all under a twilight sky with a sunset over a body of water.

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