



JV Myanmar

What's Happening in Myanmar Market & Valuation Vol. 30 - May 2019 –

Property Market in Myanmar expected to stay flat till 2020

ミャンマーの不動産市場は 2015 年以降精彩を欠いており、2020 年もこの傾向は続きそうだ。2020 年にマーケットが上昇するかは政府の方針に懸っており、正確に予測することは難しい。

Learnt From: Myanmar Times (May 6, 2019)

More than US\$2.5 B worth of foreign investments had entered Myanmar till May

今年度の 5 月初旬までに 25 億米ドル相当以上の外国投資がミャンマーに流入した。計画財務省・投資企業管理局(DICA)によれば、投資額のトップは輸送・通信部門とのこと。

Learnt From: Eleven Myanmar (May 16, 2019)

80 Priority Projects Unveiled by Yangon Regional Government

ヤンゴン管区政府はヤンゴン地域において優先させるプロジェクトを公開した。プロジェクトは、不動産や工業団地、道路、港湾、その他の都市インフラ等多岐に渡る。

Learnt From: Myanmar Business Today (May 16, 2019)

Foreign bank subsidiaries allowed to provide retail services

ミャンマー中央銀行のウー・ソー・テイン副総裁によれば、同行は外国銀行に対し、子会社を含む国内での支店開設認める方針とのことだ。これにより地元事業者のファイナンスへのアクセスが促進されることとなるだろう。

Learnt From: Myanmar Times (May 20, 2019)

Ground Surveys Begin for Htantabin Industrial Zone

ヤンゴン管区政府はヤンゴン西部タンダビン区の地盤調査を開始した。タンダビン工業地区の開発プロセスの最初のステップだ。

Learnt From: Myanmar Business Today (May 21, 2019)

Toyota to build first Myanmar assembly plant in Thilawa

トヨタグループは今年、ティラワ経済特区に完成車の組立工場建設を開始する。トヨタの車両製造部門であるトヨタ自動車はセミノックダウン式の生産設備に数 10 億円を投資し、同工場ではミャンマー市場向けピックアップトラックが生産される予定だ。

Learnt From: Myanmar Business Today (May 26, 2019)

Property Market in Myanmar expected to stay flat till 2020



Nyan Zay Htet/The Myanmar Times

According to U Myo Myint, general secretary of the Myanmar Construction Entrepreneur Association, Myanmar's property market has been lackluster since 2015 and this situation is expected to continue until next year. It cannot be said precisely whether the market will climb in 2020 as a lot depend on the policies of the government. The cost of construction is now high due to the strength of the US dollar, accordingly property prices are not expected to fall from their current levels as the dollar price goes up. According to Daw Yin Myat, central committee member of the Myanmar Urban and Infrastructure Development Association, property transactions have declined by 50 percent from their peak five years ago due to low demand. Foreigners are still unable to own land in Myanmar. The need for low-cost and affordable housing could serve as a stimulus for the overall market which can be attributed to the fact that many people who need housing simply can't afford it. The market did receive a small boost over the last year due to the introduction of long-term home loans by private and government banks. The loans are a great help to the middle class although not in sufficient numbers to move the market. According to U Kaung Thu Win, founder of property website Shweproperty.com, developers' marketing apartments priced between K20 million and K120 million have seen some interest in the offerings. Transactions in more affordably-priced housing have been more active than luxury housing units. Many buyers still face difficulty with interest rates.

Learnt From: Myanmar Times (May 6, 2019)

More than US\$2.5 B worth of Foreign Investments had entered Myanmar till May

According to Directorate of Investment and Companies Administration (DICA), more than US\$2.5 billion worth of foreign investments entered Myanmar till early May of this fiscal year. It is more US\$718 million compared to foreign investments entered in the same period of last fiscal year. Transportation and communications sector topped the list of foreign investment amount with US\$1.155 billion and followed by industrial sector with US\$668 million. Other services sector stood third with US\$274 million. The rest of the foreign investment in sectors are as following: over US\$93 million in electricity supply sector, over US\$60 million in hotel and tourism sector, over US\$54 million in housing development sector, over US\$48 million in industrial sector, about US\$34 million in livestock and fishery sector, over US\$14 million in farming sector and over US\$10 million in oil and gas sector. More than US\$134 million of foreign investment entered at Thilawa SEZ.

Learnt From: Eleven Myanmar (May 16, 2019)

80 Priority Projects Unveiled by Yangon Regional Government

Yangon's Regional Government has introduced to the public its plans for 80 priority projects in the Yangon Region. The initiative spreads across multiple sectors, including real estate, industrial zones, roads, ports, and other urban infrastructure developments. It is to be financed by the Yangon Project Bank, and hope to evoke more participation from the private sector in these infrastructure improvements. Among the 80 projects announced by the regional government are \$8 billion for the New Yangon City Project, \$900 million for the Yangon Outer Ring/Inner Ring Road Project, and \$1 billion for the Eco Green City Project. The projects will be jointly overseen by the Yangon Regional Government, Yangon City Development Committee, Yangon Region Ministry of Municipal Affairs, Union Ministry of Construction, and the Union Ministry of Transport and Communication.

The Yangon Regional Government is welcoming local and foreign investment in these infrastructure enhancements.

Learnt From: Myanmar Business Today (May 16, 2019)

Foreign Bank Subsidiaries allowed to provide Retail Services

According to Deputy Governor U Soe Thein, the Central Bank of Myanmar (CBM) will allow foreign banks to open branches in the country to help local businesses gain access to financing. This includes subsidiaries of foreign banks. The development comes after the CBM in recent months permitted the 13 foreign banks currently operating in Myanmar to open new branches and later removed restrictions prohibiting them from lending to local businesses. Foreign subsidiaries will be awarded more opportunities than branches. Existing branches of foreign banks will also be permitted to operate as subsidiaries. Foreign banks have also been permitted to invest up to 35 percent of the total amount of capital if the local private banks want to establish joint ventures with them.

Learnt From: Myanmar Times (May 20, 2019)

Ground Surveys Begin for Htantabin Industrial Zone

The Yangon Regional Government has begun surveying ground in Htantabin Township, in the western area of Yangon. This is the first step in the process of constructing the Htantabin Industrial Zone. Htantabin Industrial Zone will be the first of 11 such zones to be built under the oversight of the Yangon Regional Government. This particular zone will be built on over 1,000 acres of land in the Htantabin Township. The Zone project will be completed in two phases. Overall, some 150,000 job opportunities are expected from it. A consortium of companies, both local and from Hong Kong and Taiwan, signed a Memorandum of Understanding [MoU] for the \$500 million project on May 10, at the Yangon Investment Forum 2019. This project is estimated to take up nine years to complete.

Learnt From: Myanmar Business Today (May 21, 2019)

Toyota to build first Myanmar Assembly Plant in Thilawa

Japan's Toyota Group will start building an assembly plant in Thilawa Special Economic Zone (SEZ) this year. Toyota Motor Corp, the automobile branch of Toyota, will invest several billion yen for the facility to manufacture pick-up trucks through semi-knockdown (SKD) production for the Myanmar market. The multinational automaker currently exports about 2000 passengers and commercial vehicles to Myanmar per year. The development comes shortly after a recent government announcement which prioritizes left-hand drive vehicles for road safety purposes. Incentives will be given to manufacturers with local assembly and production plants. Buyers of locally assembled SKD cars are eligible for a Yangon license.

Learnt From: Myanmar Business Today (May 26, 2019)