



What's Happening in Cambodia Market Valuation

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Mortgage Applications Drop by 32% in Q2; Value Shrinks 17%

カンボジア信用調査機関（CBC）の最近の報告によると、2021年第2四半期の住宅ローン申込件数は対第一四半期比32%減少し、ローン総額も同期比で17%減少した。

Learnt from: Construction & Property (5th August, 2021)

Land & Houses Gifted to Over 600 Veteran and Disabled Families in Pursat

Pursat 州政府は、PhnomKraevanh 地区 BunRanySen Chey DamnakTroyeung で、退役軍人・障害者世帯 628 組のための住宅建設とインフラ整備工事をスピードアップしている。

Learnt from: Construction & Property (6th August, 2021)

July 2021 Condominium market overview in Phnom Penh

カンボジアにおける新規開発の販売価格は、パンデミック前をはるかに下回っている。一方、手頃な価格の中規模プロジェクトは、過去1年間にわたり地元市場で根強い人気がある。一方、プノンペンの住宅賃貸市場は、パンデミック後のマーケットにあっても概ね安定して推移している。

Learnt from: Khmer Times (11th August, 2021)

Affordable modern housing project TKS Residence launched in Pochentong

ポチェントン地区にある手頃な価格の新規住宅プロジェクト、TKS レジデンスが着工された。敷地総面積は約4ヘクタールで、第1期では計100戸の住宅が建設される。

Learnt from: Construction & Property (12th August, 2021)

PARC 21 Residence celebrates new milestone as completion date approaches

シンガポールと香港に拠点を置く国際的な投資家グループに支援するチャムカルモン地区の新規住宅開発プロジェクト PARC21 レジデンスは、建設工事が着実にすすんでおり、Covid-19 の中、2022年6月には完成する予定だ。

Learnt from: Construction & Property (18th August, 2021)

OCIC: Koh Norea project filling to complete by Dec

プノンペン南東部に位置する125ヘクタールの巨大ノレア島衛星都市プロジェクトが推進されており、河川の埋め立て工事は今年末までに完了する予定だ。デベロッパーである海外カンボジア投資公社(Overseas Cambodian Investment Corp Ltd)による開発総投資額合計25億ドルの予定。

Learnt from: The Phnom Penh Post (25th August, 2021)

Mortgage Applications Drop by 32% in Q2; Value Shrinks 17%

According to a recent report by the Credit Bureau Cambodia (CBC), the number of mortgage loan applications in the second quarter of 2021 dropped by 32% while the total loan value also decreased by 17%, compared to the first quarter of the same year. As of June 2021, the number of mortgage loan applications was recorded at 146,380 applications, or equal to 11.26% of the total 1.3 million loan applications. Meanwhile, the value of the mortgages as of June 2021 was at US\$5.6 billion, or 52.47% of the total loan amount. The construction and real estate sectors overall are still under pressure from the COVID-19 pandemic. The number of construction projects, the investment value, and total area approved in H1 2021 have decreased by 11.4%, 34.3%, and 29.9% respectively, compared to the same period last year, according to a recent report from the National Bank of Cambodia.

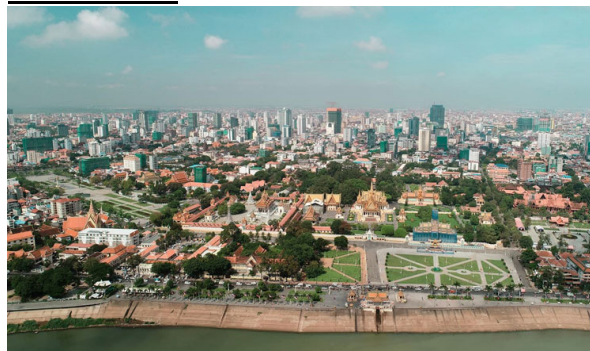
Learnt from: Construction & Property (5th August, 2021)

Land & Houses Gifted to Over 600 Veteran and Disabled Families in Pursat

The Pursat Provincial Administration is speeding up the construction of houses and infrastructure in “Bun Rany Sen Chey Damnak Troyeung” village in Phnom Kravanh district for 628 veterans and disabled families. During a site inspection on Thursday 5 August, the working group have built over 205 houses already and are currently working on the second phase. Besides building houses, the authority is constructing electricity networks, health centres, schools, village offices, and especially agricultural infrastructures. According to the plan, land and houses will be given to 628 families, with each family receiving a land plot with size of 70m by 150m.

Learnt from: Construction & Property (6th August, 2021)

July 2021 Condominium market overview in Phnom Penh



Condominium Market

Cambodia’s property market saw a moment of reprieve in July 2021 with bumps in online searches for real estate and subsequent inquiries for projects continuing to market their discounts and flexible payment terms. This comes off on June 2021 that was reeling from Phnom Penh’s April-May lockdown. Sale prices for new developments in Cambodia remain well below pre-pandemic figures. Affordable and mid-range projects for the past year have been popular among the local market. The shift in attention by developers towards the local market has additionally highlighted the demand for flexible payment terms. July 2021 price and size breakdown for condominiums in Phnom Penh:

Unit size	Median price per sqm	Median unit size
1-bedroom	\$1,810	46 sqm
2-bedroom	\$2,194	72 sqm
3-bedroom	\$2,545	113 sqm

Phnom Penh’s residential rental market has largely stabilized within the pandemic market. Realestate.com.kh’s Market Trends shows little-to-no changes from last month’s recorded prices. June 2021 Price Trends by Bedroom for Apartments for Rent are 600 USD for 1-bedroom apartment rent per month, 1000 USD for 2-bedroom apartment rent per month and 1800 USD for 3-bedroom apartment rent per month. The renters’ pool in Phnom Penh remains low

compared to 2019, before the pandemic prices. Until foreign workers and tourists return, rental landlords will have to find ways of attracting new renters and understanding the needs of their remaining tenants.

Learnt from: Khmer Times (11th August, 2021)

Affordable modern housing project TKS Residence launched in Pochentong



TKS Residence

A new affordable housing project, TKS Residence, has officially launched, aiming to contribute to the growth of the Pochentong area and to provide modern homes at affordable prices to customers. The project is located in the Pochentong area only 1.5km from the Russian Blvd and it is being built on approximately 4 hectares of land with a total of 100 houses for the first phase. The highlight of the project is the affordable price, which starts from US\$81,500 for a luxurious flat house. Though with affordable price, the project also focuses on quality and design, by partnering with international companies such as Starline Global's and Negocia Capital, as well as many local investors. The land is conveniently located in one of the Capital city's upcoming strategic locations, providing comfort and convenience to residents as it is surrounded by markets, schools, infrastructure, and especially the shopping mall within the project itself.

Learnt from: Construction & Property (12th August, 2021)

PARC 21 Residence celebrates new milestone as completion date approaches



PARC 21 Residence

The PARC 21 Residence, a new residential development in Chamkarmon, reports steady construction and is on track for its expected completion in June 2022 despite Covid-19. The project is currently topping off its 22nd floor and has started work on the swimming pool and other amenities located on the roof deck. The PARC 21 Residence is backed by an international group of investors based in Singapore and Hong Kong. It adopts the Singaporean design philosophy of a "A city in a garden" which builds residential units based on smart spatial planning and natural light allowing fluidity of movements. PARC 21's location in a widely popular area among locals and tourists will only benefit from the expected economic recovery by the time of its completion. The PARC 21 Residence also offers a 21% Guaranteed Rental Returns over three years, a highly competitive rate based on the developer's confidence in the market's potential to bounce back.

Learnt from: Construction & Property (18th August, 2021)

OCIC: Koh Norea project filling to complete by Dec

Southeastern Phnom Penh's colossal 125ha Koh Norea satellite city project is pressing ahead, with river filling on track to be completed by the end of this year, according to the developer Overseas Cambodian Investment Corp Ltd (OCIC). OCIC plans to spend a total of \$2.5 billion to develop the project – located in Chbar Ampov district's Niroth commune across the Bassac River from Koh Pich, also known as Diamond Island. The company is also building two bridges, with the first bridge linking

Koh Pich to Koh Norea and the second bridge will also connect Koh Norea to National Road 1. \$550 million will be spent on infrastructure development in the satellite city, including the bridges. Koh Norea's fresh clean air environment and proximity to the city centre, the riverside and National Road 1 would make it a desirable place to live once the two bridges are open to traffic.

Learnt from: The Phnom Penh Post (25th August, 2021)