

What's Happening in Cambodia Market & Valuation

Vol. 42 - September 2021 -

Cambodia's First 7-Eleven Opens in Chroy Changvar

カンボジア初のセブン-イレブンが、当初の予定から 1 年以上遅れて、8 月 30 日によやく Chroy Changvar 店としてオープンした。また、カンボジアのセブン-イレブン・フランチャイジーである CP All Cambodia 社は、他にも数店舗オープンしていく予定だ。

Learnt from: Construction & Property (30th August, 2021)

Thailand's Tesco Lotus Supermarket Mulls Entering Cambodia Market

タイのカンボジアビジネス協会によると、タイ・テスコロータス・スーパーマーケットはカンボジアでの第一号店オープンに関心を示しており、同社は現在プノンペンにモール建設用の用地を探しているとのことだ。

Learnt from: Construction & Property (10th September, 2021)

Pan Pacific Hotels Group to open branches in Phnom Penh and Siem Reap in 2023

シンガポールに本社を置くパンパシフィックホテルズグループは、2023 年にカンボジア市場への参入することになっており、プノンペンとシェムリアップにそれぞれホテルをオープンする予定だ。

Learnt from: Construction & Property (23rd September, 2021)

GDT to Conduct On-Site Inspection of Tax Documents & Real Estate Registration Accuracy in Kandal

F9 月 13 日以降、税務総局 (GDT) は、カンダル州タクマウ市のすべての不動産の税務書類と登録の正確性の検査を開始するとこのとだ

Learnt from: Construction & Property (13th September, 2021)

Big C Plans Hundreds More Stores Expansion in Cambodia Over Next Five Years

Big C Thailand は、プノンペンで Mini Big C を正式にオープンした後、今後 5 年間で、カンボジアのその他の重要な都市の内、プノンペン、バタンバン、シェムリアップなどでさらに数百店舗をオープンする予定だ。

Learnt from: Construction & Property (13th September, 2021)

New projects in Phnom Penh completing in 2022

プノンペンの建設および不動産市場は、過去 2 年間で混乱にもかかわらず一定の進展を見てきた。困難な状況の中、パンデミックの前に発表された数件の象徴的で人気の高いプロジェクトがまもなくオンラインとなる。これらプロジェクトには、PARC 21 レジデンス、アジャイルスカイレジデンス、プリンスフアンユーセンター、ユエタイプノンペンハーバーが含まれる。

Learnt from: Khmer Times (15th September, 2021)

Cambodia's First 7-Eleven Opens in Chroy Changvar



The first 7-Eleven mart in Cambodia

The first 7-Eleven mart in Cambodia has finally opened its Chroy Changvar branch on 30 August after over a year of waiting, according to the official Facebook page of 7-Eleven Cambodia. CP All Cambodia, the franchisee of Cambodia's 7-Eleven, also plans to open in several other places, including one in the PTT Prek Pnov gas station. The announcement of the opening of 7-Eleven in Cambodia was made since early 2020, but the opening is a bit later than scheduled to the impact of the COVID-19 pandemic.

Learnt from: Construction & Property (30th August, 2021)

Thailand's Tesco Lotus Supermarket Mulls Entering Cambodia Market



Thailand's Tesco Lotus

Thailand's Tesco Lotus has expressed interest in opening its first store in Cambodia, while the company is currently looking for a plot of land in Phnom Penh to build the mall, according to the Cambodian Business Council in Thailand. The plan to enter Cambodia is after seeing the success of other Thai retails in Cambodia, such as Makro, Big C, and 7-Eleven. Tesco Lotus is owned by CP Group, with over 2,000 branches opened in Thailand. The

supermarket was renamed to Lotus's in 2020. Lotus's is strategically placed on the edge of the city to fetch customers as better transport facilities are available. However, to date, Lotus's or CP Group has not yet confirmed the detailed plan.

Learnt from: Construction & Property (10th September, 2021)

Pan Pacific Hotels Group to open branches in Phnom Penh and Siem Reap in 2023

Singapore-headquartered Pan Pacific Hotels Group will enter the Cambodia market in 2023, with one hotel scheduled to open in Phnom Penh and another in Siem Reap city. Pan Pacific Hotels Group is a member of Singapore-listed UOL Group Limited, one of Asia's most established hotel and property companies. According to the group press release on 22 September, the group will open Pan Pacific for Phnom Penh, and PARKROYAL for Siem Reap. The 212-room Pan Pacific Phnom Penh will be situated centrally in the bustling Norodom Boulevard while the 130-room PARKROYAL Siem Reap will be a 10-minute drive from the gates of Angkor Wat. As planned, Phnom Penh and Siem Reap are among other major cities that the firm sets to open their hotels by 2024 including London, Kuala Lumpur, Jakarta, Dalian, Hanoi, and Melbourne. With this new expansion plan, Pan Pacific Hotels Group will add more than 3,300 rooms to the group's inventory and brings its total portfolio to 48 hotels, resorts, and serviced suites in 29 cities.

Learnt from: Construction & Property (23rd September, 2021)

GDT to Conduct On-Site Inspection of Tax Documents & Real Estate Registration Accuracy in Kandal

From 13 September onward, the General Department of Taxation (GDT) will begin to inspect tax documents and registration accuracy of all real estate in Takhmao City in Kandal Province. According to the announcement dated 9 September 2021, the on-site inspection is to collect statistics, take photos, and gather all related information of the actual real estate to verify with the real estate information in the management system of the GDT Taxpayer Application. Besides

collecting data, GDT will also provide tax registration and other related services as needed for those who have yet to register their properties or pay their taxes before. Thus, property owners who have already registered their property shall prepare documents such as tax receipts and tax identification cards. However, those whose property has not been registered shall prepare the national ID card (or other equivalent documents), property ownership title, and previous tax payment document (if any).

Learnt from: Construction & Property (13th September, 2021)

Big C Plans Hundreds More Stores Expansion in Cambodia Over Next Five Years



Big C

Big C Thailand plans to open hundreds more stores in Phnom Penh, Battambang, Siem Reap, among other important cities in Cambodia in the next five years, after the firm just officially opened the Mini Big C in Phnom Penh. According to Chief Operating Officer, Big C aims to become the No.1 retailer in Cambodia in terms of value, size and perception among Cambodian customers. The company is set to open hundreds of Big C stores in different sizes and formats – hypermarkets, supermarkets and Mini Big Cs. Meanwhile, 80% of products sold in Mini Big C in Phnom Penh are imported from Thailand while 20% is supplied by locals.

Learnt from: Construction & Property (13th September, 2021)

New projects in Phnom Penh completing in 2022

Phnom Penh's construction and real estate market has seen more than its share of disruption in the past 2 years. Despite difficulties, several iconic and popular projects announced prior to the pandemic are soon coming online. Realestate.com.kh, collected a few of the most popularly searched new

developments completing in 2022. These projects appeal to a wide range of buyers with a few being notable for their price, location, and even, aesthetics:

The PARC 21 Residence

The PARC 21 Residence is 21-storey development in Boeung Trabek, Chamkarmon that made waves across the real estate market when it restarted its marketing efforts in June 2022. Since then, the Singapore-inspired project closed almost a million dollars' worth of units. PARC 21 recently topped out and, as a result, continues to receive inquiries from both local and international buyers looking for a well-priced and centrally located condominium.

Agile Sky Residence

Agile Sky Residence is a 44-storey residential project in Beoung Keng Kang 3 (BKK3) area, a prime location that comprises both high-rise developments, low-rise residential dwellings, and commercial buildings occupied by local and international brands. This project received attention from buyers across the region due to its advantageous location along Preah Monivong Boulevard, a prime commercial boulevard that runs from the north and south of the city.

Prince Huan Yu Center

The Prince Huan Yu Center is a two-tower complex of 39 and 26 storeys. Located in Tonle Bassac, Chamkarmon, this new development is located in a highly developed area of the city complete with high-rise commercial/residential buildings, wide roads, shopping spots like AEON Mall 1, and a multitude of embassies. Prince Huan Yu offers premium residential choices of condominiums (handing over in 2022) and lofts (handing over in 2023).

Yuetai Phnom Penh Harbor

Yuetai Phnom Penh Harbor is situated in a busy area of downtown Phnom Penh. It is expected to become a riverfront landmark development overlooking the Tonle Sap River, just a few blocks away from the business district and other popular tourist and commercial areas in the growing city. Yuetai Phnom Penh Harbor is scheduled to open in 2022.

The year 2022 is expected to be a relatively better year for much of Cambodia. Phnom Penh's property market is gradually gaining its footing in the pandemic economy. And while overall sales activity is not on par prior to the pandemic, there

has been some returning activity from foreign property investors familiar with Phnom Penh's future value.

Learnt from: Khmer Times (15th September, 2021)