

What's Happening in Cambodia Market & Valuation

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Kingdom's Construction activity and home sales increase in H1 2022

2022 年年初の 4 ヶ月間で、一般向けコンドミニアムやヴィラの販売は全体として 6.7% 増加した。一方、観光や貿易の不振から、それらにかかわる建設プロジェクトは減少し、不動産全体としては 3% の成長にとどまった。

Learnt from: Khmer Times (23rd July, 2022)

62% of AmCham Survey say buying real estate in Cambodia a good investment

AmCham(在カンボジア米国商工会議所)が実施した最近の不動産・建設調査に対して、62% 以上が、国際的な投資家が市場で増加してきていることから、カンボジアでの不動産購入は好機になってきていると回答している。

Learnt from: Construction-Property (2nd August, 2022)

Ministry approved 1,679 projects worth \$952 Million in H1 2022

2022 年上半期、国土整備・都市化・建設省から建築許可を得たのは 1,679 件プロジェクトに上った。しかし、当該プロジェクト全体の総投資額は 9 億 5,200 万米ドルで、昨年同期と比較して約 60% 減少した。

Learnt from: Khmer Times (3rd August, 2022)

Redefining Daun Penh as the Central Living District: One 70 Phnom Penh

ダウンペンにおける新規開発、ワン 70 は、プノンペンで最も開発された地区でさらに新たな住宅を供給すべくまもなく間もなく市場に登場する。本プロジェクトは、現在 1 平方メートルあたり 1,400 ドルでは販売開始されているが、9 月の完成時には、さらに上昇すると考えられている。

Learnt from: Khmer Times (18th August, 2022)

Cambodia attracts more than 2000 construction investment projects worth \$1.2 billion in first six months

カンボジアでは 2022 年上半期、総額 12 億ドルの建設プロジェクトに対してライセンスが提供された。中国、韓国、日本、タイが、カンボジアにおける建設・不動産への最大の投資国だ。

Learnt from: Khmer Times (25th August, 2022)

AEON Mall to build EC platform with local companies in Cambodia Adopted by Ministry of Economy, Trade, and Industry's budget project

イオンモールは、カンボジア政府と連携し、クロスボーダー商品に対応した EC プラットフォームを構築する。またイオンは、国際港に保税倉庫を建設し、カンボジアを軸にした ASEAN への EC 事業拡大を目指していく。

Learnt from: Senken Shinbun (26th August, 2022)

Kingdom's Construction activity and home sales increase in H1 2022



Phnom Penh's skyline is ever changing with healthy demand from locals and foreign investors alike.

Cambodia real estate activity nudged forward an ongoing global perfect storm. According to published report by the Ministry of Economy and Finance (MEF), the real estate sector grew by 2.5% largely stymied by slowdowns in the high-end condominium market. The report also highlights those activities of sale and rent for other segments such as affordable and mid-range will continue to drive growth for the rest of the year. Overall, the first four months of 2022 recorded a 6.7% increase in home sales across condos and villas. Cambodia's construction industry which only grew 3% due to decline in projects meant for tourism and trade. According to the MEF report, the number of construction projects approved specifically for trade and tourism decreased by 36% and 20% respectively. Residential construction, particularly in the affordable and mid-range sector, have been the key drivers in the Kingdom's construction sector as of late. Construction activity for residential villas increased by 60% while construction for apartments increased by a massive 183% in the first 5 months of 2022. Worth noting was the recently concluded EXPO 2022, organized by Realestate.com.kh, Cambodia's largest real estate classified's portal, which attracted over 12,000 attendees and \$30 million in sales over the course of 2 days. Cambodia's real estate market has been a key contributor to the country's GDP growth for the past decade. This year, the World Bank forecasts a 4.5% growth while ADB expects a 5.3% growth in 2022. Growing local demand for

residential property will likely drive growth in real estate for the rest of 2022.

Learnt from: Khmer Times (23th July, 2022)

62% of amCham Survey say buying real estate in Cambodia a good investment

Over 62% of respondents of the recent Real Estate & Construction Survey conducted by AmCham Cambodia have said that buying property in Cambodia now is a good investment as the market has started to see an increase in international investors. The survey was drawn from 517 respondents in different segments of the population including ministries of the government sector, banks and financial institutions, the legal and compliance sector, and the private sector. The report said that over 63% believed the property prices will increase in the next 12 months as the market continues to recover from the COVID-19 crisis. However, over 57% of the respondents felt that the market is unaffordable. This opens up the opportunity for developers to target the lower to middle-class buyer segment. The land is still the most preferred investment with 43% of participants choosing to invest in land. This number is followed by Boreys, condos and commercial property at 23.96%, 20.83% and 6.25%. The nearly half of the participants indicated there are issues of oversupply. However, as the country is open, more foreign investments are expected. Another report from the Realestate.com.kh website showed that currently, 51% of real estate buyers were Cambodians, followed by Chinese and American at 26% and 23%. The Chroy Changvar district of Phnom Penh is the favourite area for the property buyers. Sen Sok and Chamkarmon are the second and the third.

Learnt from: Construction-Property (2nd August, 2022)

Ministry approved 1,679 projects worth \$952 Million in H1 2022



Phnom Penh's skyline has considerably transformed in less than a decade thanks to an influx of foreign property developers and healthy demand from a growing middle-class.

The number of 1,679 construction projects received construction permits from the Ministry of Land Management, Urban Planning and Construction in the first half of 2022, down 150 projects compared to the same period last year. There are about 1,679 construction projects which received a permit from the Ministry of Land Management, Urban Planning and Construction (MLMUPC). According to the Ministry's latest report, approved projects are down by 150 projects compared to the same period in 2021. The total cost of approved construction projects amounted to \$952 million USD, down by almost 60% compared to the same period last year. Out of the 1,679 constructions approved, 1,524 are reportedly residential projects, or almost 91% of total approved projects so far in 2022. This is a decrease from 1,607 residential projects approved at the same time last year. For comparison, total construction approved in 2021 amounted to almost 4,000 projects with an estimated cost of over \$10 billion USD; over 90% of projects in 2021 were also classified as residential projects. Despite lower figures compared to last year, there is still confidence within the Cambodian property market.

Learnt from: Khmer Times (3rd August, 2022)

Redefining Daun Penh as the Central Living District: One 70 Phnom Penh



Ariel view of One 70 Phnom Penh.

One 70, a nouveau development in Daun Penh, is soon coming to the market with new homes adding a layer of livability in Phnom Penh's most developed district. One 70's residential units were crafted with the underlying principle of being a one-stop residence in a one-stop district. On the 36th floor, residents can enjoy a complete fitness routine with the Sky swimming pool, spa and gym, above that on the 37th floor is restaurants and on the top-most 38th floor is where the Sky Bar and Sky Garden are. One 70 is located at the heart of it all in Street 70, a stone's throw away from the Phnom Penh City center where Eden Garden Mall, the Central Sports Complex, Legend Cinemas and View Park Mall. In its vicinity, there are residents such as Phnom Penh City Hall, the ministry of Economy and Finance, and many head offices of the Kingdom's biggest banks such as ACLEDA, Canadia, Phillip Bank and the Bank of China. The One 70's is about to top out this coming September 2022 and is on schedule to hand over in December 2023. The project is currently being offered at a starting price of \$1,400 per square meter. However, this price is expected to increase once it tops out next month.

Learnt from: Khmer Times (18th August, 2022)

Cambodia attracts more than 2000 construction investment projects worth \$1.2 billion in first six months



Aerial View of the Naga 3 construction site in Phnom Penh's Tonle Bassac commune.

Cambodia had provided licenses to some construction projects with a total investment of \$1.2 billion in the first half of 2022. China, South Korea, Japan and Thailand are the largest investors in Cambodia's construction and real estate. The construction sector has significantly contributed to the economic development and has created a lot of jobs for the country. Construction is one of the four pillars supporting the Southeast Asian Nation's economy. Three others are garment export, tourism and agriculture. From 2000 to 2022, Cambodia had granted licenses to 57,590 construction projects across the country with a total investment of \$66.2 billion. The kingdom currently has 2,472 high-rise buildings (between 5 and over 40 floors), 482 locations of new towns and residential complex.

Learnt from: Khmer Times (25th August, 2022)

AEON Mall to build EC platform with local companies in Cambodia Adopted by Ministry of Economy, Trade and Industry's budget project

AEON Mall Cambodia has been included in the business co-creation promotion project for solving social issues through DX digital transformation in the Indo-Pacific region. DX business co-creation promotion project, which was implemented by the Ministry of Economy, Trade and Industry in the supplementary budget for FY2009. EC platform construction demonstration project was adopted.

The development of EC applications and systems to local system development and operation companies such as Cool Beans Digital. The EC platform is to be developed to handle cross-border product. In co-operation with the Cambodian government, AEON will also build a bonded warehouse at an international port and aim to expand EC business to ASEAN (Association of Southeast Asian Nations) centered on Cambodia. Cambodia's challenge is that compared to other countries, major e-commerce companies have not entered the market in terms of market size, and economic growth has hit a plateau. Under such circumstances, the project is expected to have the effect of lowering the difficulties for companies to enter Cambodia and expanding business opportunities for companies that have already entered the country. The DX business co-creation promotion project supports demonstration projects in which Japanese companies collaborate with companies in ASEAN and elsewhere to utilize DX to contribute to solving local social issues. The secretariat, JETRO (Japan External Trade Organization), solicited applications for businesses in ASEAN and received 57 applications, of which 28 were selected,

Learnt from: Senken Shinbun (26th August, 2022)