

What's Happening in Myanmar Market & Valuation

Vol. 73 - January 2023 -

Burmese buying Bangkok Condominiums Surge

国内不動産を売却してタイ・バンコクでのコンドミニアム購入資金に充当する人が増加している。2022年に起きた急激な増加の背景は、ミャンマー国内の政治・経済の混迷だと見られる。

Learnt from DVB Burmese News (January 1, 2023)

Foreign investment in Thilawa SEZ up to US\$ 2.18 billion

ティラワ SEZ における外国直接投資(既存企業の増資を含む)の累計は 2022 年 11 月時点で 21.88 億 US ドルとなった。Zone A、Zone B で計約 100 社の工場が稼働している。

Learnt from: The Global New Light of Myanmar (January 11, 2023)

Reconstruction of Mingalar Market to be completed at the end of April

建築が再開された屋内マーケットを併設の複合商業施設、ミンガラー・マーケット(ヤンゴン市ミンガラー・タウン・ニョント郡区)が今年 4 月末までに竣工の予定だ。

Learnt from: The Global New Light of Myanmar (January 11, 2023)

Completed sale of Myanmar business for approximately 20.5 billion yen

麒麟ホールディングスは、同社が国軍系列企業との合弁により運営していたミャンマー・ブリュワリー持分の売却手続きを完了した。売却額は約 205 億円とのこと。

Learnt from: Myanmar Japon News (January 11, 2023)

53 investments in Yangon Region in 2022 creating 36,000 jobs

ヤンゴン管区政府によれば、2022 年 1 月から 12 月中旬までの国内外の企業による投資は 53 件で、35,792 人分の雇用が生み出された。

Learnt from: The Global New Light of Myanmar (January 12, 2023)

Real estate transactions such as apartments stagnated Yangon

ヤンゴンの不動産取引は売買市場・賃貸市場共に停滞感が見られる。ミャンマーにおける不動産投資は、金や自動車への投資と共に人気のアセットだが、賃貸アパート市場も芳しくなく、2 階建てや 1 階建の物件で、数年間テナントを付けられないケースも少なくないようだ。

Learnt from: The Global New Light of Myanmar (January 19, 2023)

Burmese buying Bangkok Condominiums Surge

The number of Myanmar people selling real estate in Myanmar and buying condominiums in Bangkok is increasing rapidly. According to the statistics on condominium purchases by foreigners in Bangkok in 2022, the number of Myanmar purchases was 188, ranking 7th in the world. China topped the list with 3,562 units, followed by Russia. The reason for the sharp increase in 2022 is the deterioration of Myanmar's political and economic conditions. The number of Purchases by Myanmar people by year was 2018: 48 units, 2019: 54 units, 2020: 26 units, 2021: 30 units, but it will increase rapidly in 2022. In addition to businessmen, the main buyers include former high-ranking officers and famous celebrities. It is said that properties priced between 200 million Kyats and 600 million Kyats (approximately 12.5 million to 37.6 million yen) are selling well to Myanmar people.

Learnt from: DVB Burmese News (January 1, 2023)

Foreign investment in Thilawa SEZ up to US\$ 2.18 billion

According to the Department of Investment and Company Administration (DICA), the total amount of foreign direct investment (including capital increases by existing companies) in the Thilawa Special Economic Zone (SEZ) will reach 2,188 million as of November 2022. It was revealed that it reached the US dollar (about 290 billion yen). The Myanmar Investment Commission (MIC) has prioritized investment projects for companies that manufacture fertilizers, cement, steel, value-added food, pharmaceuticals and medical equipment. About 100 factories are operating in "Zone A" and "Zone B" in the special zone.

Learnt from: The Global New Light of Myanmar (January 11, 2023)

Reconstruction of Mingalar Market to be completed at the end of April



Rendering of New Mingalar Market.

The Yangon City Development Commission announced that the construction of Mingala Market, a commercial complex that includes an indoor retail market under reconstruction in Mingala Taung Nyunt Township, Yangon City, will be completed by the end of April. The facility suffered fires in 2010 and 2016, and reconstruction work began in 2019. The facility will have 15 floors above ground and 2 floors underground, and will house more than 5,000 stores, movie theaters, restaurants, banks, supermarkets, and more. The fifth floor has already been completed, and multiple stores are expected to open early next year.

Learnt from: The Global New Light of Myanmar (January 11, 2023)

Completed sale of Myanmar business for approximately 20.5 billion yen



Plastic crates containing Kirin brand beer bottles are seen at Kirin Brewery Co. Yokohama Factory in Yokohama.

Kirin Holdings (HD) had completed the procedures for selling all of its shares in Myanmar

Brewery, a joint venture with a Myanmar military-affiliated company that is engaged in the beer business in Myanmar. The sale price is approximately 20.5 billion yen. In 2015, Kirin invested approximately 70 billion yen to acquire Myanmar Brewery shares, with Kirin holding 51% and a military-affiliated company holding 49%. In February 2021, Kirin announced it would sell all of its shares, and in June of the same year agreed with a military-affiliated company to transfer it to Myanmar Brewery.

Learnt from: Myanmar Japon News (January 11, 2023)

53 investments in Yangon Region in 2022 creating 36,000 jobs

The Yangon Region Government announced that between January and mid-December 2022, 53 investments were made by domestic and foreign companies, creating 35,792 jobs. 12 were local companies and 41 were foreign investments. The main industries of the local companies were the CMP (cutting, sewing, and packaging contract manufacturing) manufacturing industries such as clothing and footwear, processed marine products, and ready-to-eat foods.

Learnt from: The Global New Light of Myanmar (January 12, 2023)

Real estate transactions such as apartments stagnated Yangon

Real estate sales and rentals in Yangon have stagnated. In Myanmar, real estate is attracting attention as an investment destination along with gold and automobiles. At the beginning of 2022, a property with a floor area of 625 square feet (approximately 58 square meters) was traded for 35 million MMK (approximately 2.15 million yen) per room. The apartment rental market is also sluggish, with movement limited to low-priced dormitories, and it is said that there are quite a few cases where two-story or one-story properties remain unoccupied for several years.

Learnt from: The Global New Light of Myanmar (January 19, 2023)