

What's Happening in Cambodia Market & Valuation

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Gov't receives 75 new non-SEZ investment projects worth US\$ 2.4 billion in H1-2022

2022 年上半期に、カンボジア政府は経済特別区 (SEZ) 以外で 75 件の民間投資プロジェクトを承認した。投資総額は 24 億米ドルで、2021 年同時期に比べ 159.3% の増加となっている。

Learnt from: Khmer Times (22nd August, 2022)

Over 500 Hotels & Guesthouses Reopen as of July 2022

2022 年 7 月末の時点で、カンボジア国内全ホテル・月粗ハウスの内、520 が営業を再開した。しかし、まだ一時的に営業を停止しているところが 190 あり、完全に廃業したところは 29 に上っている。

Learnt from: Khmer Times (30th August, 2022)

CDC okays Toyota's \$36.7 M assembly plant in Phnom Penh

Toyota Tsusho Manufacturing (Cambodia) Co., Ltd. は、プノンペンに総投資額 3,670 万ドルでトヨタ車の組立工場を建設する。CDC (カンボジア開発評議会) カンボジア特別経済区委員会 (CSEZB) は、Royal Group Phnom Penh Special Economic Zone (Royal Group PPSEZ) における当該プロジェクトの登録を承認した。

Learnt from: Construction-Property (9th September, 2022)

MoU focuses on trust and securities sector in real estate sector

カンボジア証券取引所規制当局 (SERC)、信託規制当局 (TR)、およびカンボジアの主要不動産企業である Zillanium Group は、不動産における証券化・信託セクターに対する幅広い理解の啓蒙活動について提携した。

Learnt from: Khmer Times (21st September, 2022)

ADB lowers Cambodia's economic forecast from 6.5% to 6.2% in 2023

アジア開発銀行 (ADB) は、2023 年のカンボジア経済成長率の予測を 6.5% から 6.2% に引き下げた。ADB はこれまで、カンボジア経済の 2023 年成長率を 6.5%、2022 年を 5.3% と予測していた。成長の主たる要因は、商品輸出と外国直接投資の増加によるものだ。

Learnt from: Construction-Property (22nd September, 2022)

Gov't receives 75 new non-SEZ investment projects worth US\$ 2.4 billion in H1-2022

The Royal Government of Cambodia has approved 75 private investment projects outside of special economic zones (SEZ) with a total investment of US\$2.4 billion, an increase of 159.3% over the same period in 2021. From January to June 2022, the investment situation in Cambodia has shown a slight improvement, with private investment projects outside the SEZ approved by the Council for the Development of Cambodia has 75 projects, an increase of 22 projects over the same period last year. The 75 projects created about 62,000 new jobs, an increase of 65.9%. Services, industry, energy and tourism were the leading sectors represented.

Learnt from: Khmer Times (22nd August, 2022)

Over 500 Hotels & Guesthouses Reopen as of July 2022

As of the end of July 2022, 520 hotels and guesthouses in Cambodia have reopened, while 190 others are still temporarily pausing their operations and the remaining 29 have been permanently closed. According to the Ministry of Tourism, there are a total of 739 hotels and accommodation services and 2,529 restaurants in Cambodia, of which more than 2,000 have reopened. During the COVID-19 pandemic, Siem Reap was the most affected province, where about 90% of businesses were suspended and closed down. To date, more than half of the businesses are not yet operational due to the small number of tourists. However, it is expected that the number of tourists to be increased significantly during the high season. As of 31 July, 2022, there were a total of nearly 8,000 tourism-related businesses in Cambodia. Among those, Siem Reap is home to over 1,196 businesses.

Learnt from: Khmer Times (30th August, 2022)

CDC okays Toyota's \$36.7 M assembly plant in Phnom Penh



A related photo of car manufacturing plant. Toyota Tsusho manufacturing (Cambodia) Co., Ltd is coming up with an assembly plant in Phnom Penh.

Toyota Tsusho Manufacturing (Cambodia) Co., Ltd. will build an assembly plant worth \$36.7 million in Phnom Penh. Cambodian Special Economic Zone Board (CSEZB) of the CDC (Council for the Development of Cambodia) has approved the registration of the investment project. Toyota will recruit about 150 workers to run an assembly line for Toyota brand automobiles in the publicly listed Royal Group Phnom Penh Special Economic Zone (Royal Group PPSEZ) along National Road 4 about 8 kilometers from Phnom Penh International Airport. The company Those automotive assembly plants are located in Phnom Penh, Pursat and special economic zones in Poipet of Banteay Meanchey and Bavet of Svay Rieng province. The company plans to assemble over 1,000 units in the first year of operation, and increase to 4,500 units during full operation. The plant will assemble two models of Ford pickup – XLT and Wild track and the SUV – Ford Everest for the domestic market. The price of the vehicles will be lower compared to the imported vehicles. CSEZB also approved other four investment projects of WCFO (Cambodia) Co., Ltd. worth \$3.8 million to build a factory producing perfume and parts, Thirty-Three Apparels (Cambodia) Co., Ltd. worth \$ 2.1 million to build a factory to produce clothes and WCFO ASAMA Co., Ltd. worth \$0.8 million to plastic-made data sending devices in the Royal Group PPSEZ, while A&M Clothing Co., Ltd. got the approval from CDC to build a factory worth \$1 million to produce clothes in Sihanoukville Special Economic Zone

(SSEZ). The four investment projects are expected to create 950 jobs.

Learnt from: Khmer Times (9th September, 2022)

MoU focuses on trust and securities sector in real estate sector

The Securities Exchange Regulator of Cambodia (SERC), Trust Regulator (TR), and Zillanium Group, a leading real estate marketplace in Cambodia, have partnered to promote and provide a broader understanding of the Securities and Trust sectors in real estate. The advancement of the Trust sector is a new chapter for the development in Cambodia and has attracted a lot of attention from the public, specifically the private sector. The trust sector has played a crucial role in contributing and driving more investments in real estate. The sector will be an additional new investment pool. Especially foreigners who do not either have enough information or experience in Cambodia's real estate market can approach a licensed trustee who will be responsible for the investment and management of the property on their behalf. The real estate sector shares a deep relationship with securities and trust sectors, and the growth of these sectors will certainly complement the real estate market. Trust refers to the fiduciary relationship in which the trustee places trust and confidence to manage, administer and act on behalf and for the benefit of the beneficiaries. Trust Law was promulgated in January 2019, aiming to set out rules and procedures to establish, register, manage and control four types of trust which are Commercial Trust, Public Trust, Social Trust, and Personal Trust.

Learnt from: Khmer Times (21th September, 2022)

ADB lowers Cambodia's economic forecast from 6.5% to 6.2% in 2023

The Asian Development Bank (ADB) recently lowered its forecast for Cambodia's economic growth from 6.5 percent to 6.2 percent for 2023. Previously, ADB predicted that the Cambodian economy will grow 6.5 percent in 2023 and 5.3 percent in 2022. The main reasons are the increase

in exports of goods and the flow of foreign direct investment. According to the report, in the first half of 2022, Cambodia's garment, travel, and footwear output remained strong, with new investment growth of 39.8 percent. It should be noted that in 2022, the import of construction materials increased by 22.8 percent, which is why the construction sector has gradually recovered, as well as the non-garment manufacturing sector has continued to gain momentum.

Learnt from: Construction-Property (22nd September, 2022)