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# Bahayan Banyadala Mixed Development Project

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Yangon, Myanmar

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# About Myanmar

**The Republic of the Union of Myanmar**, is a country in Southeast Asia. Myanmar is bordered by Bangladesh and India to its northwest, China to its northeast, Laos and Thailand to its east and southeast, and the Andaman Sea and the Bay of Bengal to its south and southwest. With a size of 676,578 square kilometres (261,228 square miles), Myanmar is the largest of the Mainland Southeast Asian states by area. As of 2017, the population is about 54 million. Its capital city is Naypyidaw, and its largest city is Yangon (Rangoon).

## Tourism in Myanmar

Myanmar used to be an unknown, unloved, forgotten country, located right between two of Asia's major tourist destinations: India and Thailand. In the high season just a few hundred thousand people would bother to travel there, put off by the boycott, the complicated border and travel restrictions and the difficult currency situation. Since 2010 that has changed dramatically: Myanmar has gone from bust to boom in just a few years.

# Tourism in Myanmar

## Quick Facts



Yangon is the most visited city in Myanmar and has a 33 % share of tourists arriving to Myanmar.



Myanmar had about 4,364,101 visitors in the year 2019 with an average stay period of 6 days.



Over 60 % of the tourist population stays at Hotels

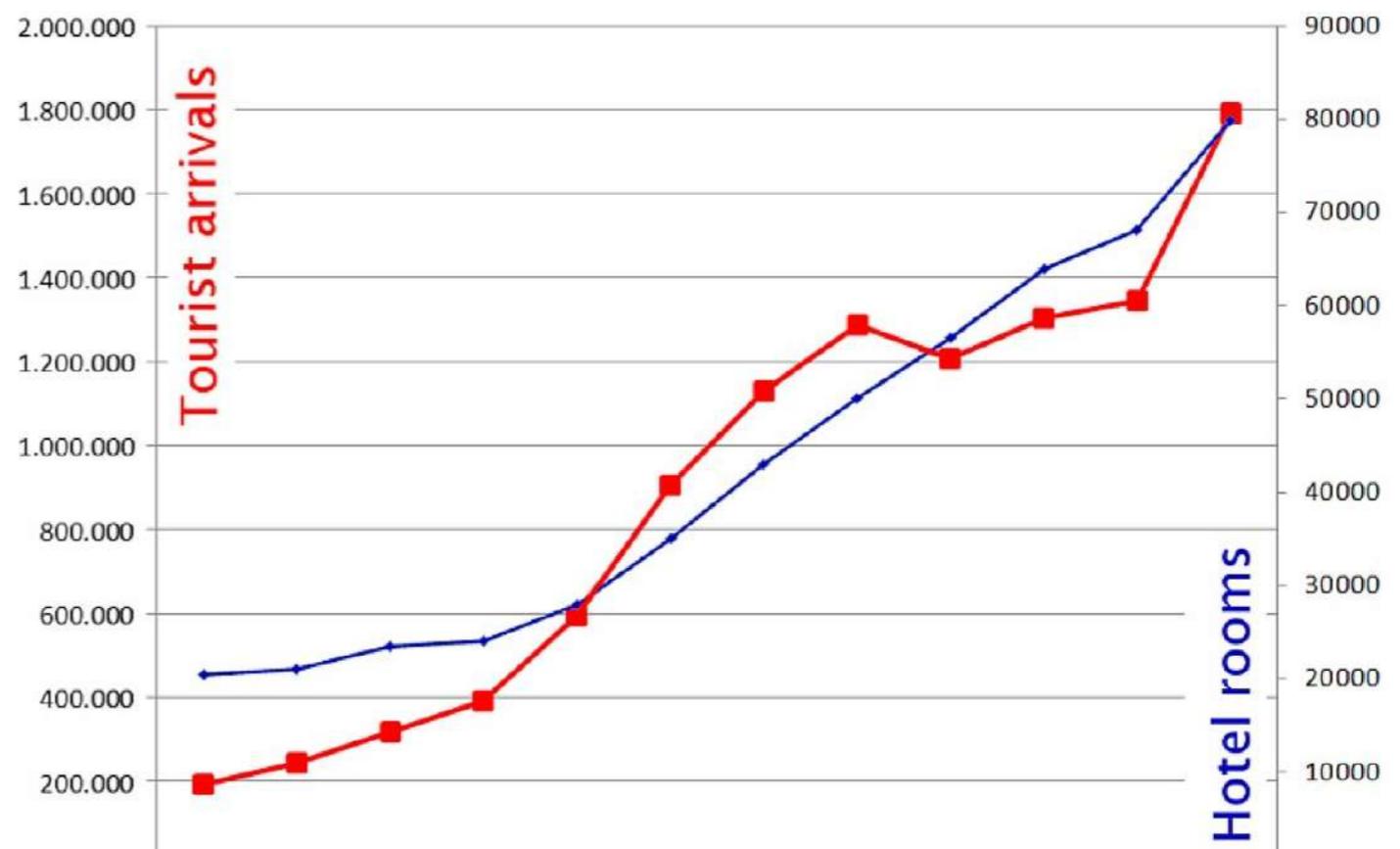


59 % of the tourists population are affluent Asians.



For many years Myanmar had between 200,000 and 250,000 tourists arriving at Yangon airport every year. Until 2013 Yangon airport was the only entry point to Myanmar; but from August 2013 onwards four land border crossings with Thailand have been opened for tourism. From 2011 onwards visitor numbers started to rise dramatically and during high season there was a hotel room shortage. The year 2013 turned out to be the high point in room prices. The hotel situation in Myanmar has since then improved because many new hotels have been built.

Based on Colliers Property report - Myanmar Hotel Quarterly Q4 2018 reports that More recently, the industry, for its part, is undergoing a rebalancing scheme as Oxford Business Group coined it. Following a boom in hotel construction in 2012 and continued development of projects thereafter, many in the industry are facing low occupancy rates, especially given the downturn in the number of Western visitors. Despite low occupancy rates, the investments continue to rise in the anticipation of future growth. According



The graph below shows the number of tourist arrivals at the three international airports (left) and the total number of hotel rooms in Myanmar (right). These tourism statistics exclude land-border tourists.

to the Ministry of Hotels and Tourism (MoHT), there are 1,676 hotels and 67,350 rooms available across the country for tourists. In 2017 there were 33 completed foreign hotel and commercial projects, creating a further 6,241 rooms. Another 11 projects were under construction and 20 received permits to progress. Most of these investors were from Singapore accounting for 32 of the projects with 12

from Thailand and six from Japan. The majority of new hotel builds and new room additions have remained for 4 and 5-star hotels and are mostly situated in Yangon. Examples for which are Apple Tree's Yangon Excelsior and Accor Group's Grand Mercure Yangon Golden Empire, which both debuted in Q3 2018 and are considered the most recent developments in the city.



# Bahayan Banyadala Mixed Development Project

Yangon, Myanmar

**Bahan Banyadala Road Project** ( to be renamed prior to opening ) is solely owned and executed by Great Cairo Construction Co. Ltd., Myanmar.

The land for this project - total extent of area – 30,884 square feet was purchased in 2014, by Great Cairo Construction Co Ltd ( GCCCL ). The vision was to develop a project, where the needs of all types of users are addressed within the same complex. The project will be a first-class facility in the services it provides.

This vision has translated into one of Myanmar’s first mixed use development projects, which includes a Shopping Mall, Commercial Office space, Hotel, Service Apartments, Movie Theatres, Gymnasium, Gaming Zone, Food Court, Banquet Hall, etc. with a total constructed built up area of 325,649 square feet.

GCCCL has ensured that all sustainable principles are adopted within the building like rain water harvesting, energy conservation, generating its own energy requirement, re-use of grey-water within the premises, etc. The



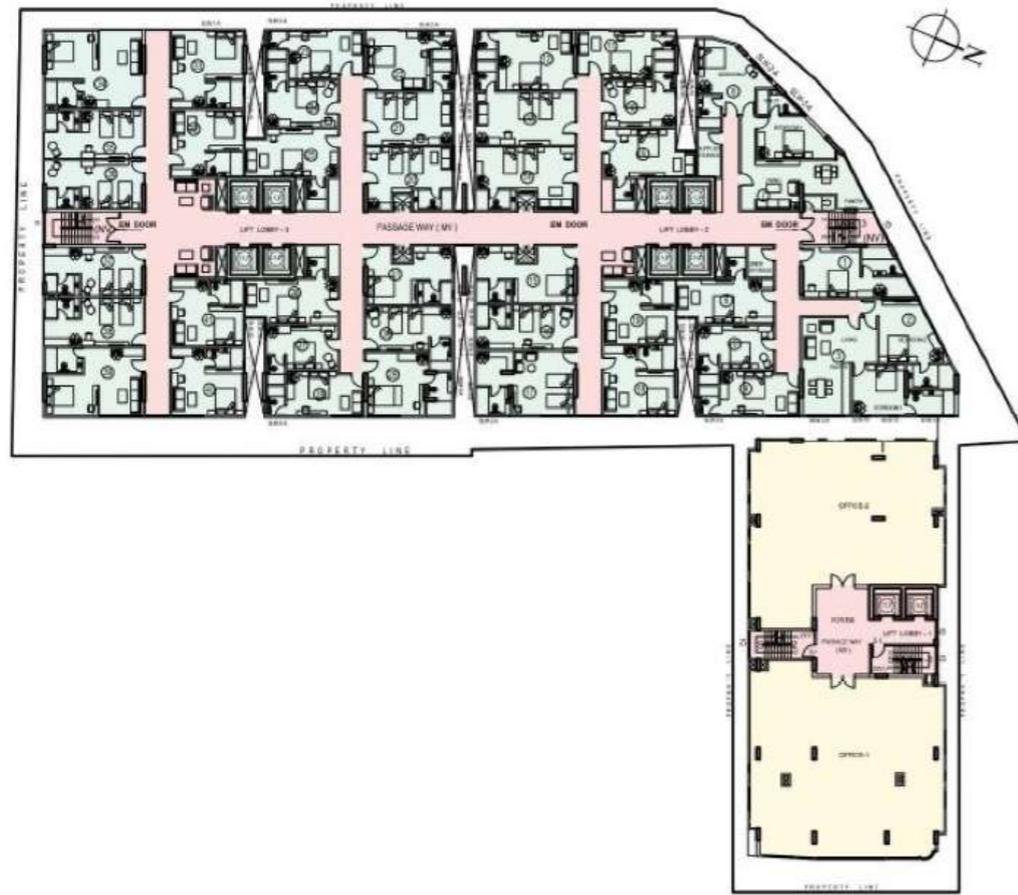
Construction status as of 2020

construction began in 2018 with all required permissions. At present, the frame work / structure up to 10th floor has been completed.

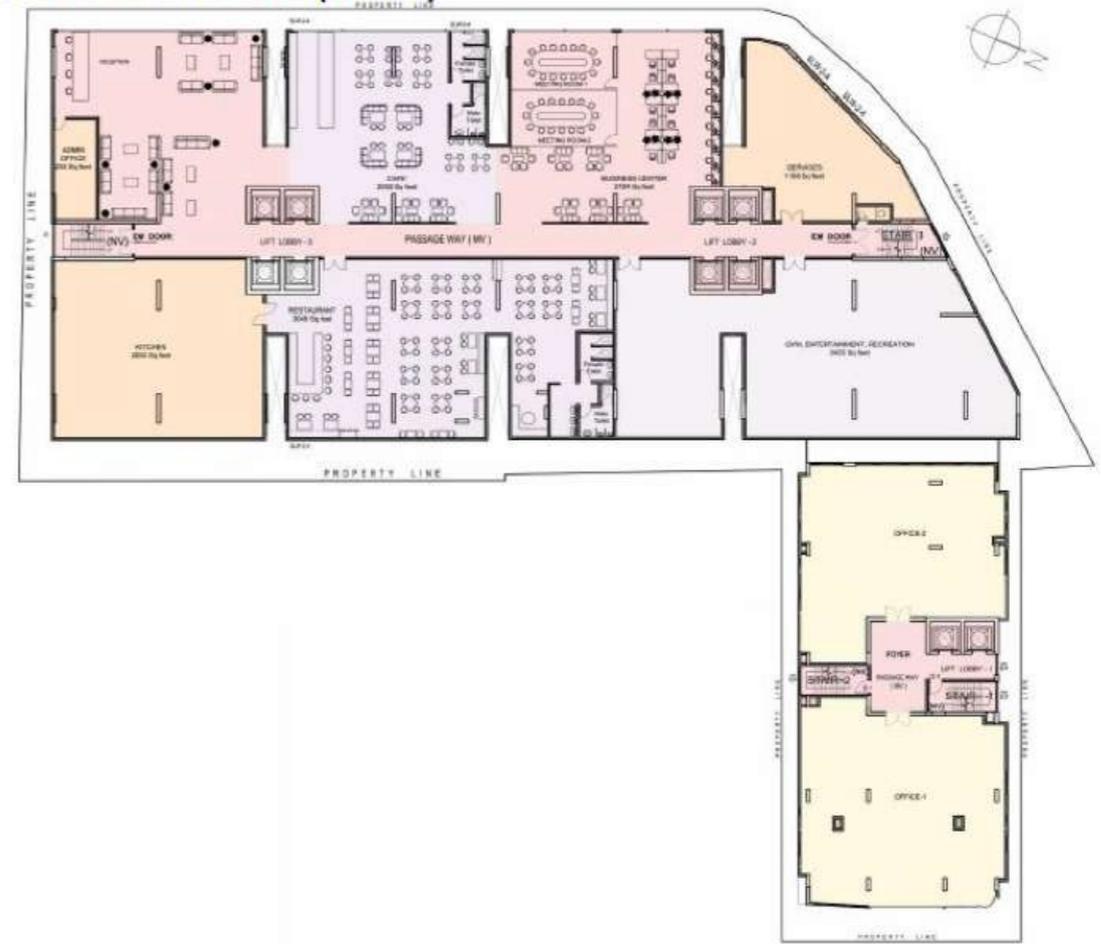
All project requisites including escalators, elevators, etc. have been procured. We would also like to point out that the entire structure’s foundation is a pile foundation and care has been

taken to meet the best international standards. The timeline to complete the project would be one year & four months. Many reputed retail companies have evinced interest in leasing space in this project, as it will be one of the best shopping malls in Myanmar.

### 8TH-10TH FLOOR PLAN (HOTEL)

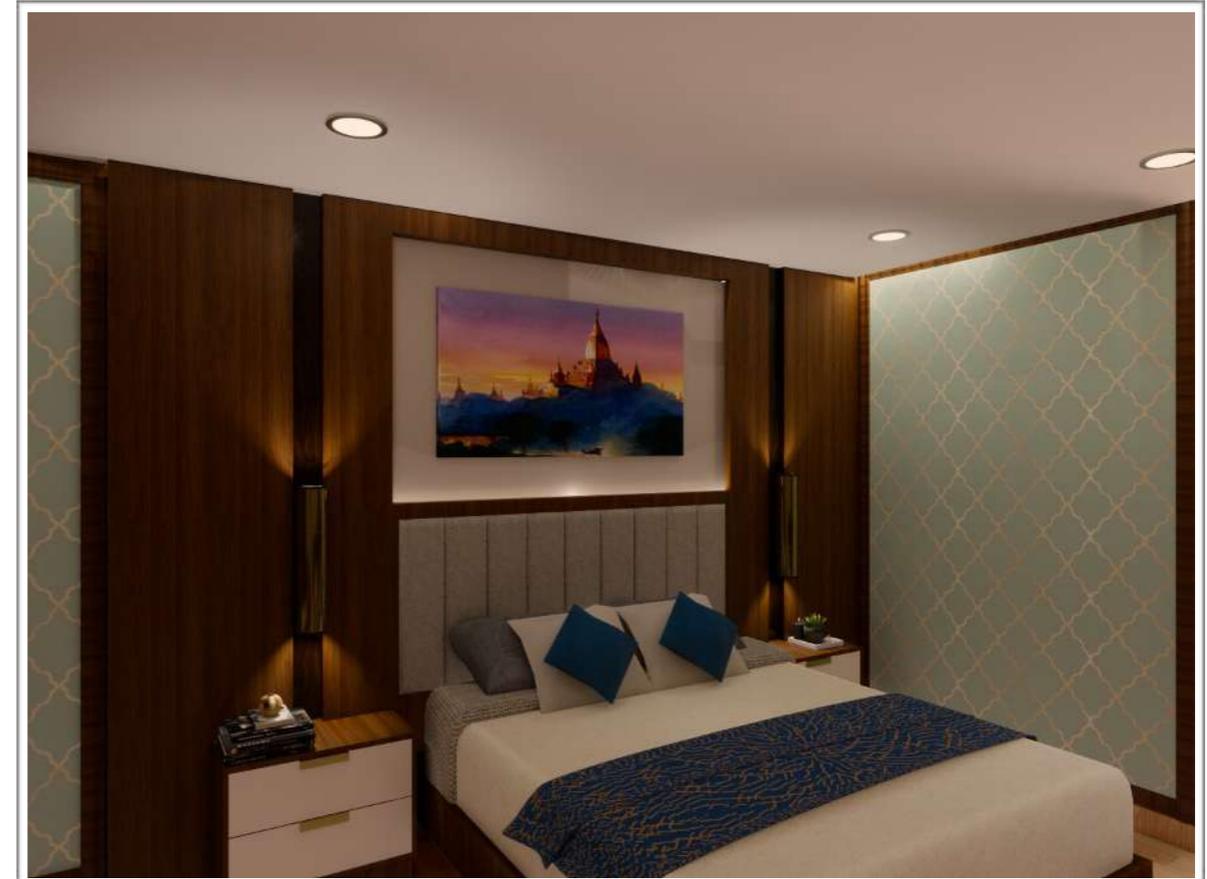


### SEVENTH FLOOR PLAN (HOTEL)

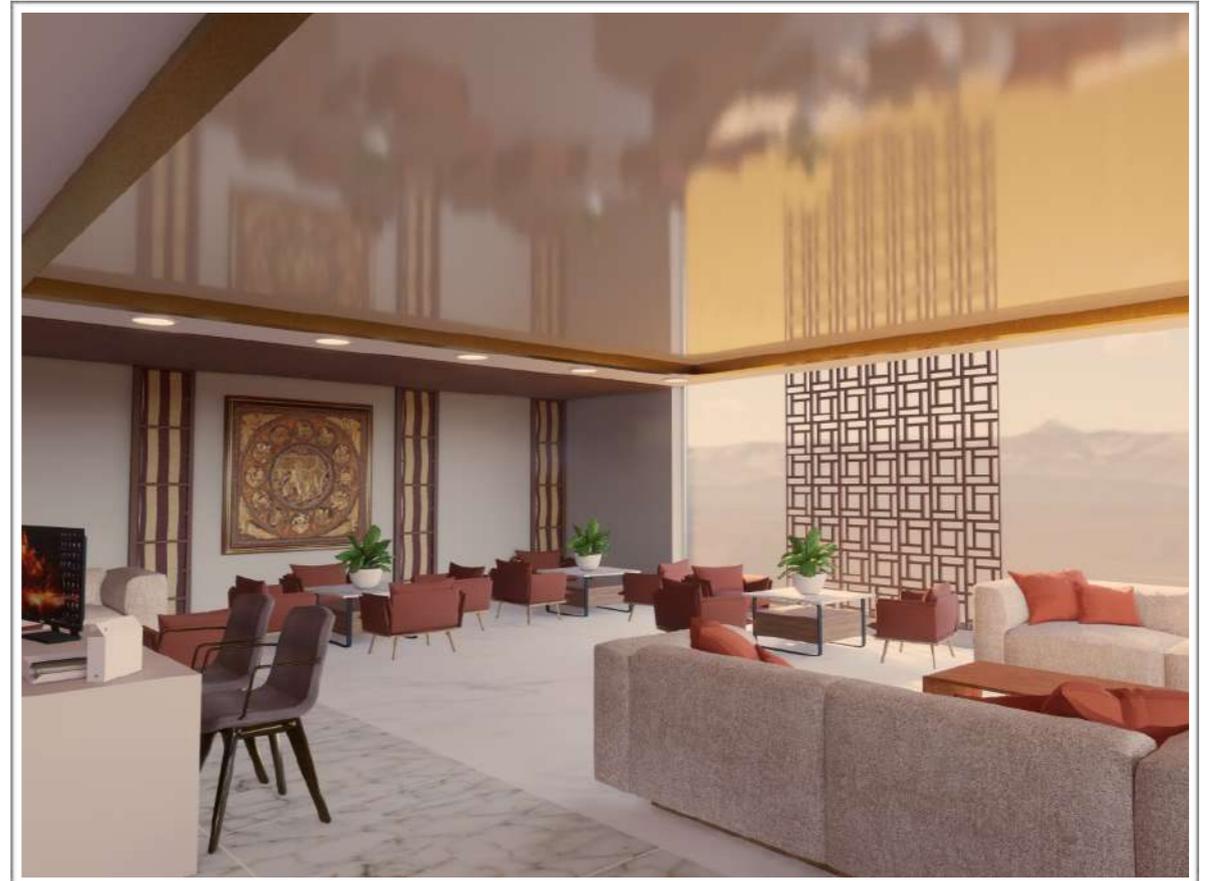
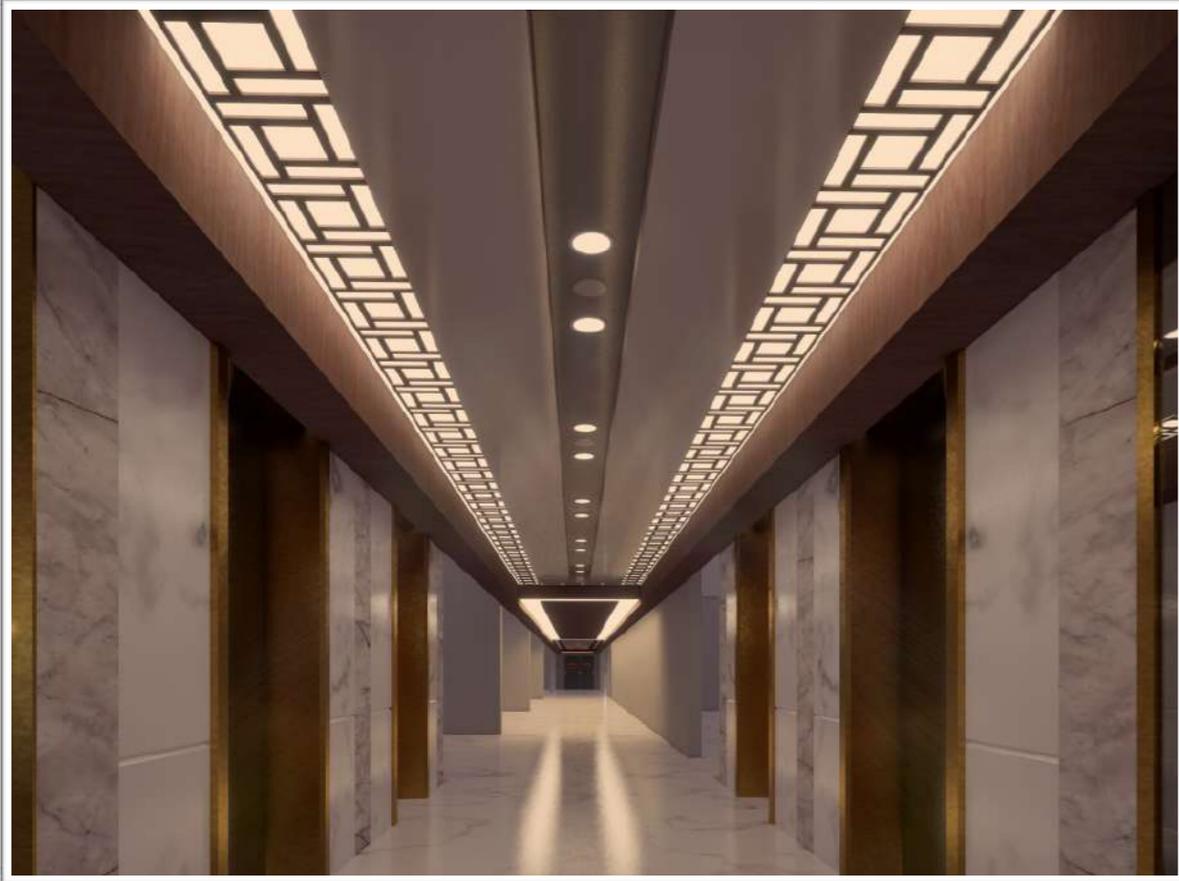


| Floor No     | Twin Bedroom | Double Bedroom | Suite Rooms | Total No. Of. Rooms |
|--------------|--------------|----------------|-------------|---------------------|
| Level 8      | 11           | 28             | 2           | 41                  |
| Level 9      | 11           | 28             | 2           | 41                  |
| Level 10     | 11           | 28             | 2           | 41                  |
| <b>Total</b> |              |                |             | <b>123</b>          |

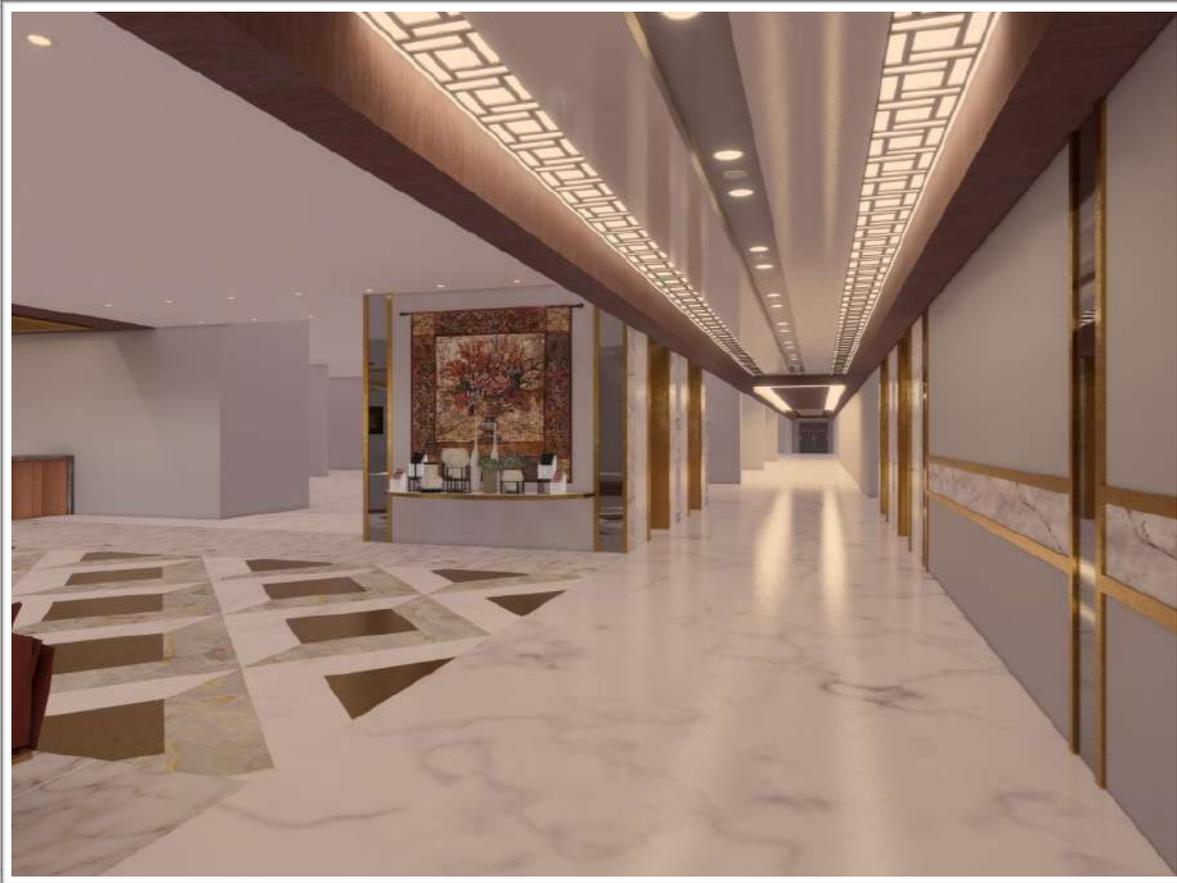
# Proposed Interiors



# Proposed Interiors



# Proposed Interiors



Thank You.



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