

COUNTRY REPORT

**MYANMAR
CONSTRUCTION
INDUSTRY
LANDSCAPE
2026**

August 2025, Updated
April 2026

Presented by:

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International Co Ltd.,

Vice President



Myanmar
Construction Entrepreneurs
Federation

COUNTRY REPORT (MYANMAR)



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ACRONYMS

CHID:	Construction, Housing and Infrastructure Development Bank (Myanmar)
DICA:	Directorate of Investment and Company Administration
DUHD:	Directorate of Urban and Housing Development
EMI:	Engineering Ministries International
FDI:	Foreign direct investment
FOC:	Free of charge
MCEF:	Myanmar Construction Entrepreneurs Federation
MCI:	Myanmar Citizen Investment
MCIA:	Myanmar Computer Industry Association
MMK	Myanmar kyat (Currency)
MoU:	Memorandum of Understanding
NPT:	Nay Pyi Taw
USD:	United States dollar (Currency)

1

Foreign direct investment (FDI) and Myanmar Citizen Investment (MCI)

- Overall FDI situation in Myanmar
- Permitted foreign investment projects
- Investments in construction, real estate and industrial estate sectors

1

FOREIGN DIRECT INVESTMENT (FDI) & MYANMAR
CITIZEN INVESTMENT (MCI)

Overall FDI situation in Myanmar

A total of 53 countries have made foreign direct investments (FDIs) in Myanmar—the total value being 93.7 billion US dollars—since 1988-1989 up to 2024-2025 fiscal year.¹

Fiscal 1988-1989 – 2024-2025

Total number of FDI countries in Myanmar: **53** (As of Mar 31, 2025)
Total value of FDIs: **93.7 billion USD**

Investment sectors:

Power generation, oil and gas, manufacturing, transport and communications, and services

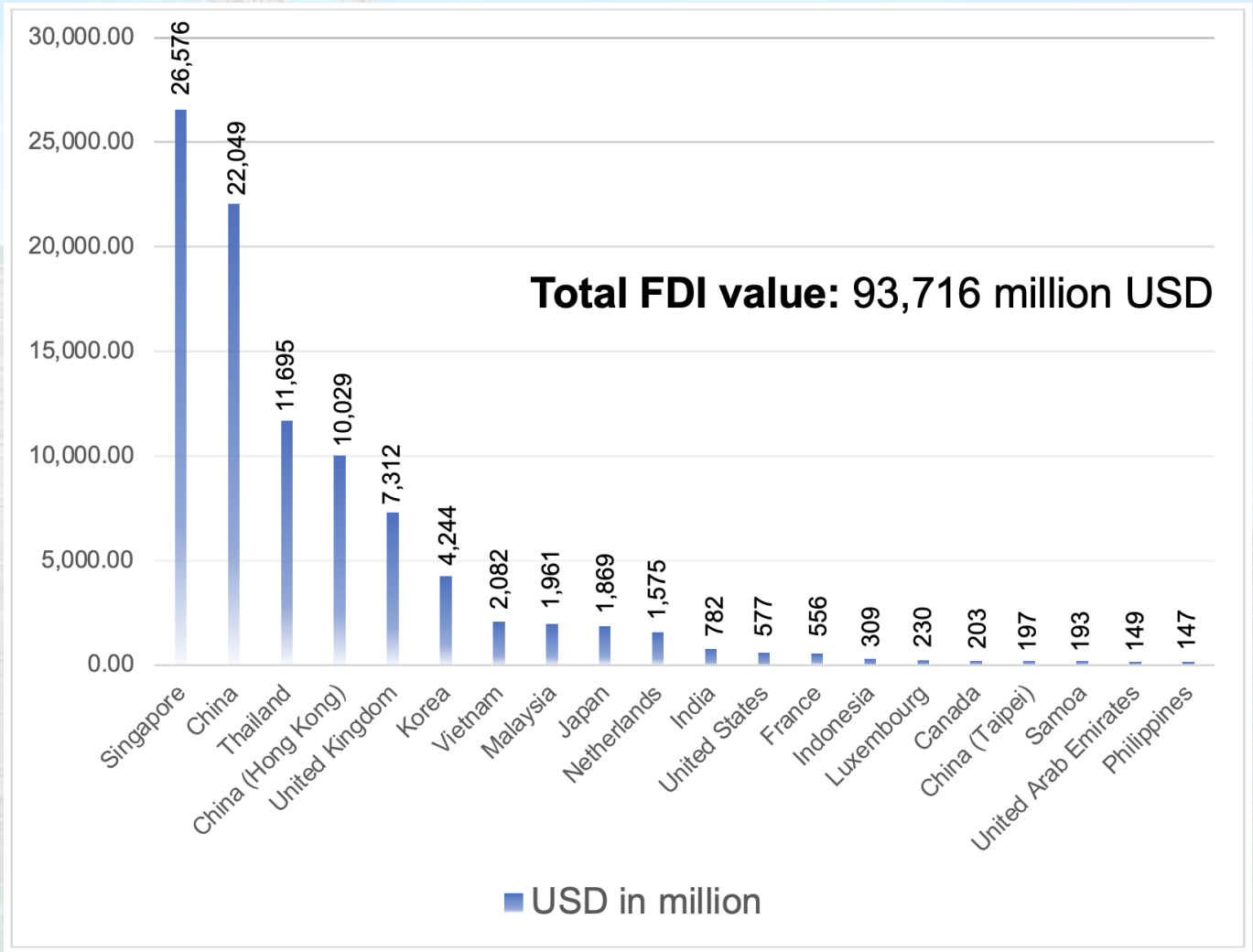
¹ A fiscal year starts on April 1 of a year and ends on March 31 of the following year.

1 FDI & MCI

Overall FDI situation in Myanmar

Top 20 FDI countries in Myanmar

(1988-1989 – 2024-2025 Fiscal years)



SOURCE: Directorate of Investment and Company Administration

1 FDI & MCI

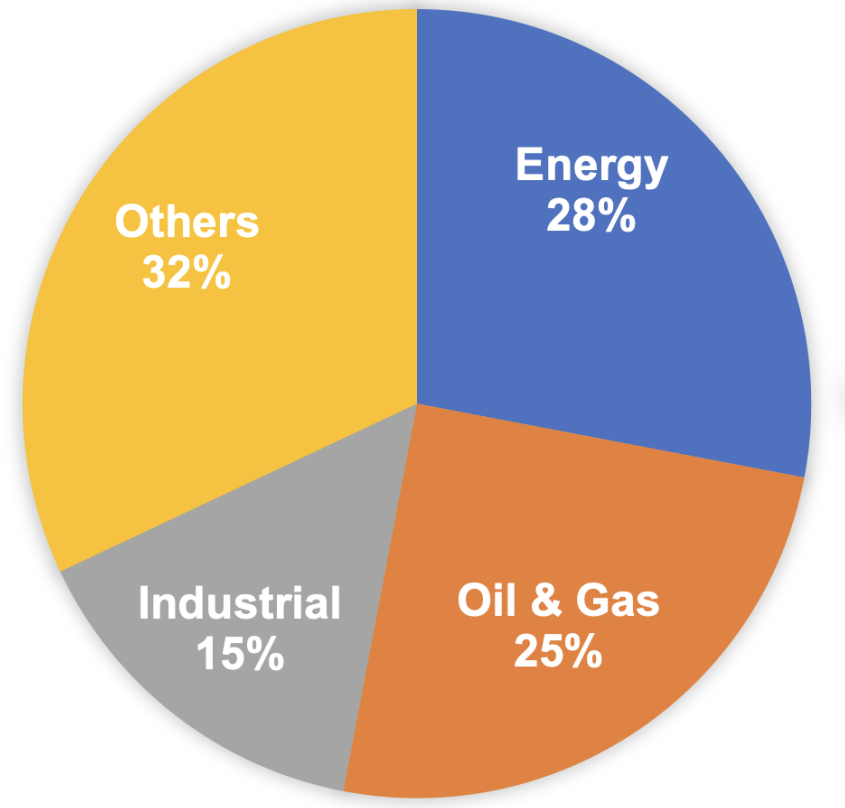
Overall investment situation in Myanmar

Apr 2024 – Mar 2025

Major investors:

Singapore:	460	million USD
China:	94	million USD
Thailand:	46	million USD

Largest investment sectors



SOURCE: (1) DICA (2) Kyemon Daily, July 18, 2025 (3) GNLM, May 24, 2025

1 FDI & MCI

Permitted foreign investment projects (As of June 30, 2025)

Investments in construction, real estate and industrial estate sectors



Real Estate

Number: 67
Approved
amount: 6,603.497
million USD



Industrial Estate

Number: 10
Approved
amount: 621.782 million
USD



Construction

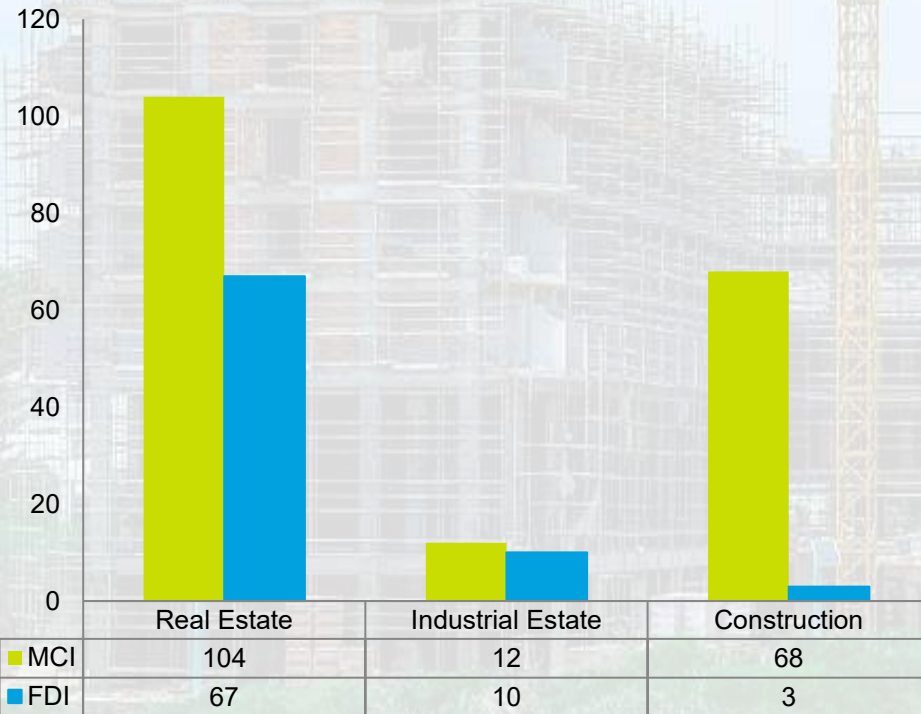
Number: 3
Approved
amount: 102.767 million
USD

SOURCE: Directorate of Investment and Company Administration

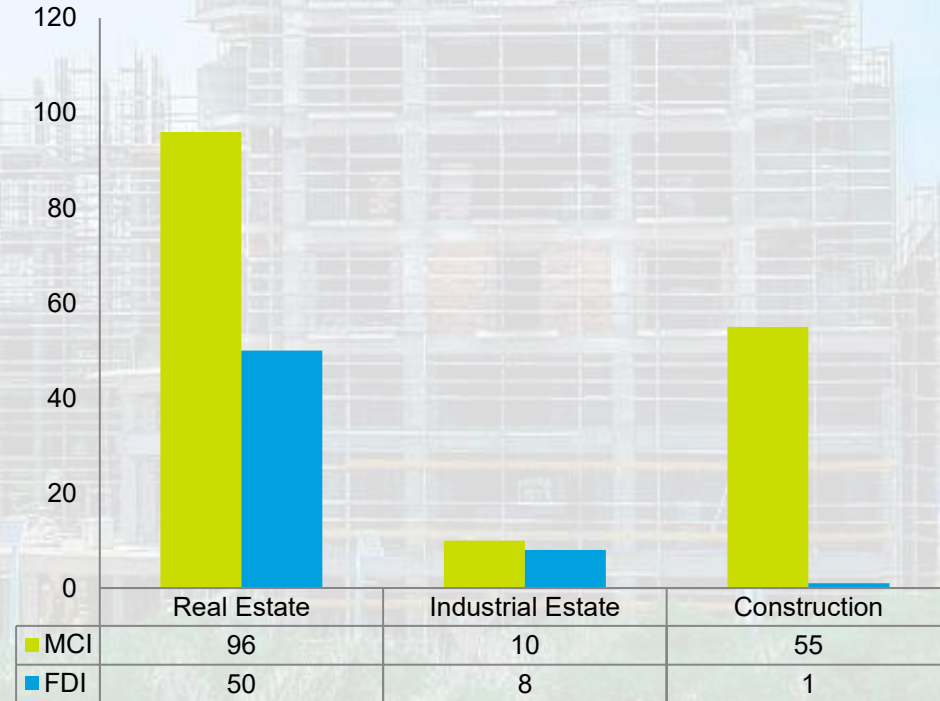
1 FDI & MCI

Investments in construction, real estate and industrial estate sectors (As of June 30, 2025)

Number of permitted projects

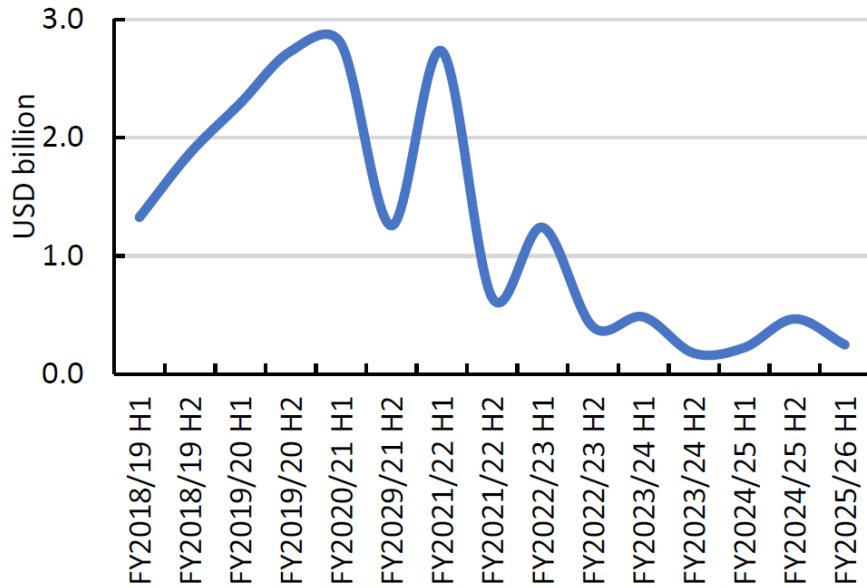


Number of existing projects



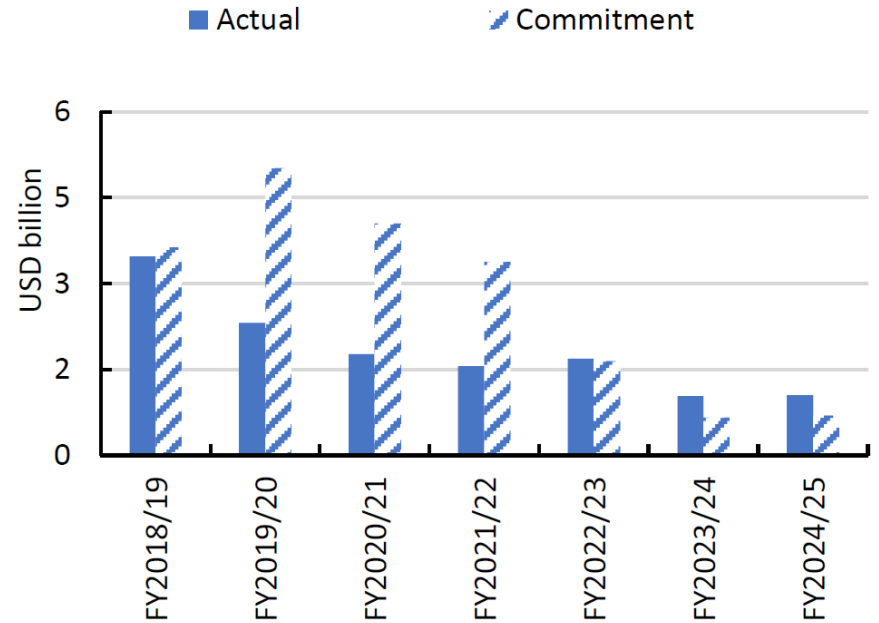
SOURCE: Directorate of Investment and Company Administration

Figure 61: FDI commitment trends (USD billion)



Source: Directorate of Investment and Company Administration

Figure 62: FDI – actual and commitments (USD billion)



Source: Directorate of Investment and Company Administration and CBM Quarterly Financial Statistics Bulletin 2025 Vol. I

2

Challenges in the construction sector in 2025

The construction sector in Myanmar is faced with the following major challenges in 2025:

- 1 The March 28 earthquake in Mandalay
- 2 The fluctuation of construction material prices
- 3 The decline of private residential construction
- 4 Disruptions in supply chain
- 5 Shortage of skilled workers

2

CHALLENGES IN THE CONSTRUCTION SECTOR IN 2025

Major challenges in 2025

1

The March 28 earthquake in Mandalay

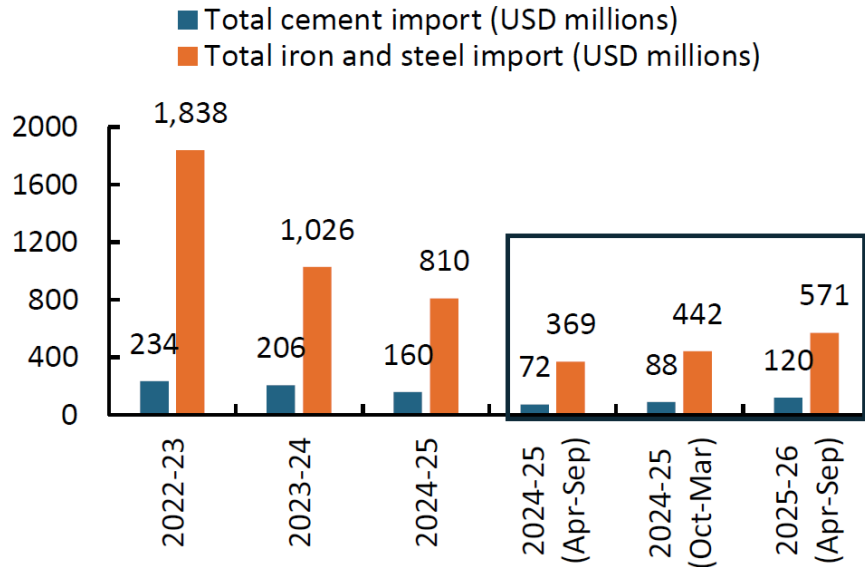
On March 28, 2025, a powerful earthquake with a magnitude of 7.7 on the Richter scale struck, causing widespread damage and destruction to residences, infrastructure and services, loss of lives and injuries, mainly in Mandalay Region, and other areas such as Nay Pyi Taw Council Area, Sagaing Region, Shan State, and Bago Region.

2

Fluctuation of construction material prices

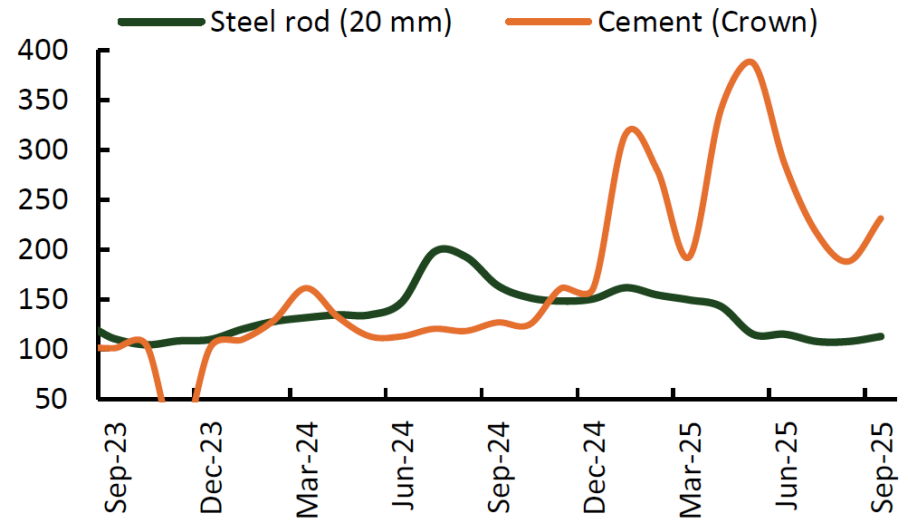
According to the construction materials market, the prices of key items such as bricks, sand, pebble, cement, steel, etc. remain consistently high in Myanmar.

Figure 30: Imports of construction materials (USD millions)



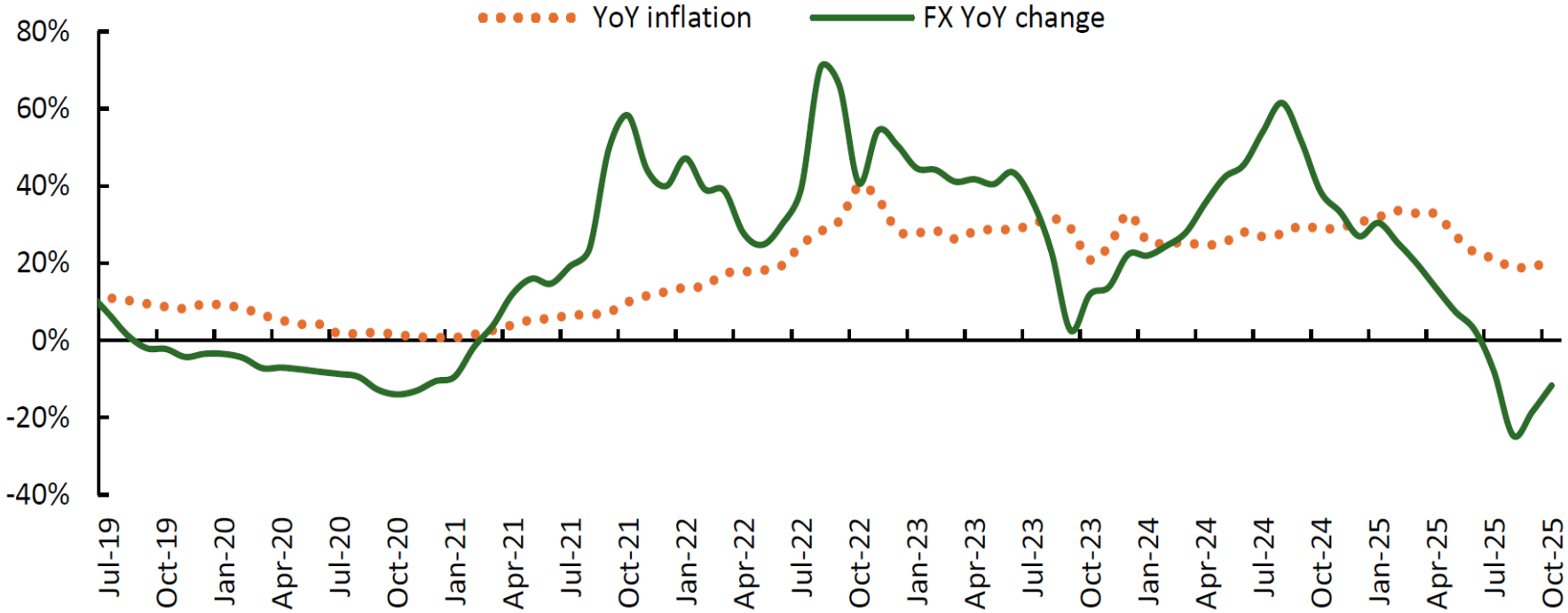
Source: Haver

Figure 31: Construction materials price index (July 2023 =100)



Source: Frontier Market Research

Figure 43: Inflation and exchange rate (percent YoY)



Source: Exchange market, CSO and ADB-World Bank price survey

2

CHALLENGES IN THE CONSTRUCTION SECTOR IN 2025

Major challenges in 2025

3

Decline of private residential construction

Construction has exhibited progress in public projects while private residential construction is declining.



4

Disruptions in supply chain

Myanmar's construction industry is currently experiencing major supply chain disruptions, affecting both project timelines and overall costs. These challenges have been intensified by the aftermath of the earthquake, along with long-standing weaknesses in infrastructure



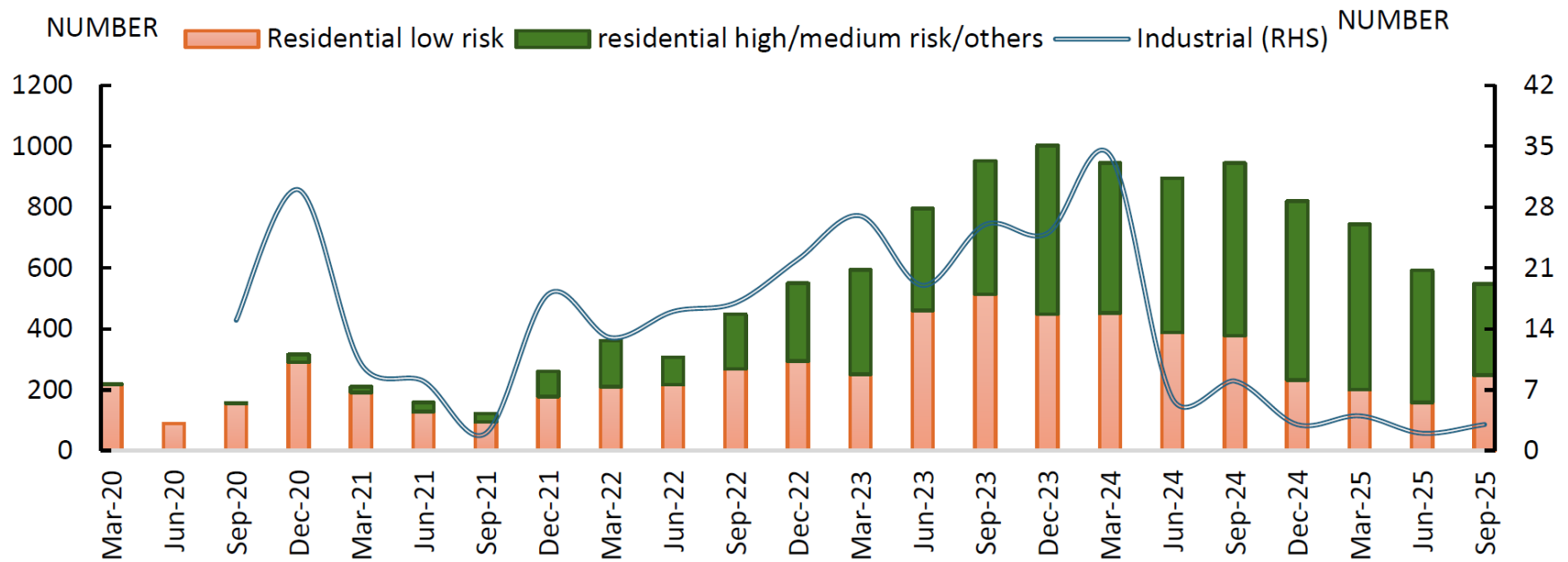
5

Shortage of skilled workers

The local construction industry is suffering a severe shortage workers, such as engineers, bricklayers, mason, carpenters, as most highly trained workers have sought better-paying jobs abroad.



Figure 32: Construction permits issued in Yangon



Source: Yangon City Development Committee.

3

The role of MCEF

- Activities of MCEF
- Construction project of MCEF

3

THE ROLE OF MCEF

Activities of MCEF

MCEF offers training for reconstruction



Leading organization:	Technology Development Committee of Myanmar Construction Entrepreneurs Federation (MCEF)
Course title:	Women-only Masonry Training Program (FOC)
Purpose:	To contribute to supply of skilled workers for post-earthquake reconstruction
Period:	Yet to be announced
Program duration:	14 days
Trainee qualification:	Women, aged 18 to 35, who have completed primary education
Benefit:	Training graduates will receive construction jobs with starting salaries of at least MMK 400,000.

3

THE ROLE OF MCEF

Activities of MCEF

One-day training in Yangon and Mandalay



Leading organization: MCEF, jointly with Engineering Ministries International (EMI)

Course title: **Post-Earthquake Building Assessment and Repair Techniques**

Purpose: To implement part of MCEF's three key initiatives for earthquake-affected areas: Relief and rescue, Reconstruction, and Awareness-raising

Status: Completed

Program duration: One day (in Mandalay and Yangon)

Trainers: Foreign-registered architects and professional engineers

3

THE ROLE OF MCEF

Activities of MCEF

Post-earthquake building inspections and technical recommendations

Leading organization:

Mandalay Region Construction Entrepreneurs Association (MCEA), jointly with Engineering Ministries International (EMI)

Task:

Joint assessment of the structural integrity of residential and public buildings in Mandalay

Activity:

MCEA and EMI provided inspected buildings and provided recommendations for two houses, two gold shops, two Christian churches, University of Traditional Medicine (Mandalay) and Mandalay University (Starting in May 2025).

Completion: MCEA has assessed over 300 residential buildings since April 6.

Status: Ongoing



3

THE ROLE OF MCEF

Activities of MCEF**MCEF holds public awareness seminar**

MCEF organized a public awareness seminar, titled **“Mitigating Earthquake Disasters Through Knowledge Sharing”**, on April 27, 2025, supported by Myanmar Tourism Bank (MTB) and CHID Bank, both serving as Diamond Sponsors.



Myanmar Construction Entrepreneurs Federation (MCEF) presents certificates of appreciation to guest speakers of the earthquake disaster mitigation seminar.

3

THE ROLE OF MCEF

Activities of MCEF**MCEF signs MoUs with associations and banks****MoU with Yangon-MCIA**

MCEF signs an MoU with Yangon-MCIA for collaborate in conducting training, seminars, workshops and educational programs.

**MoU with Myanmar-China Friendship Association (Central)**

MCEF signs an MoU with Myanmar-China Friendship Association (Central) for cooperative in effective implementation.

3

THE ROLE OF MCEF

Activities of MCEF**MCEF signs MoUs with associations and banks****MoU with AYA Bank PCL**

MCEF signs an MoU with AYA Bank PCL for cooperation in banking and construction activities.

**MoU with Myanmar Tourism Bank**

MCEF signs an MoU with Myanmar Tourism Bank (MTB) for cooperation in banking and construction activities.

3

THE ROLE OF MCEF

Activities of MCEF**MCEF holds meeting with China Kunming ASEAN Association**

Myanmar Construction Entrepreneurs Federation (MCEF) and the China Kunming ASEAN Association held a meeting at the MCEF Head Office in June 2025 to discuss potential future collaboration in the construction sector and opportunities for mutual exchange and cooperation between the two associations.

3 THE ROLE OF MCEF

Activities of MCEF

MCEF donates saffron robes to Buddhist monks, and cash for construction of a new monastery

The 11th Waso Robe offering ceremony, along with a donation of 100 million MMK for the construction of a new Buddhist monastery building, was held in the MCEF Hall.



3

THE ROLE OF MCEF

Construction project of MCEF

Thukha Dagon Housing Project in Dagon Myothit (South) Township



Area: 181 acres
Location: Dagon Myothit (South) Township
No. of buildings: 272 (Four-story, semi-detached)
 16 apartments per building
Completed: 171 buildings
Accommodation: 2,736 households of the applicants
 have been granted residence

Deputy Minister inspects completed apartments



Deputy Minister for Construction inspected the completed apartments in “Thukha Dagon Housing” in Dagon Myothit (South) Township.

4

Construction projects in Myanmar

- Mega projects in Myanmar
- Tenders invited by Ministry of Construction for 2025-2026

4

CONSTRUCTION PROJECTS IN MYANMAR

Mega Projects**Thilawa Special Economic Zone Project**

Investors: 114 companies of 21 countries

Area: 667.2 hectares (1,650 acres)

Location: Between Thanlyin and Kyauktan Townships, 14 miles south-east of Yangon

Free Zone: Companies in Free Zone do not have foreign exchange restrictions.

Promotion Zone:

Companies in Promotion Zone have FE restriction, which authorities are addressing.

Goal: The government is implementing SEZs with the overarching goal of economic growth, and MSMEs are expected to play a significant role in this initiative.

Status: In operation



4

CONSTRUCTION PROJECTS IN MYANMAR

Mega Projects**Dawei Special Economic Zone Project**

Location: Tanintharyi Region, adjoining the Andaman Sea, linked to the Gulf of Thailand by road via Thailand, with potential for connection with the Indian and Pacific Oceans, linking South-East Asia and South Asia and beyond.

Area: 196 square-kilometers

Other components:

A deep-sea port project, high-tech industrial zones, information technology zones, export-processing, transport hubs, business services and other infrastructure.

Part of envision:

To bypass the crowded Malacca Strait

Note: Myanmar has also encouraged Russia and Republic of Belarus to invest in the project.

Proactive measures: to facilitate investments and streamline business operations

Status: Under plan



4

CONSTRUCTION PROJECTS IN MYANMAR

Mega Projects**Kyaukphyu Special Economic Zone Project**

Location: Kyaukphyu Township, on Yanbye Island, in Rakhine State

Developers: CITIC Group of China and Myanmar government

Three phases:

First phase: Wharfs for deep-sea port on Made Island (370 acres)

Second phase: Wharfs for deep-sea port on Yanbye Island (237 acres)

Third phase: Development of SEZ (including an industrial park)

Other components:

A 15-kilometer road linking wharfs on the two islands to the SEZ, including a bridge linking the two islands

Cruciality: Strategic location, economically and politically. The deep-sea port will allow Myanmar to participate in the Myanmar-China Economic Corridor Project and strengthen the bilateral cooperation for the Belt and Road Initiative.

Status: Under implementation



4

CONSTRUCTION PROJECTS IN MYANMAR

Mega Projects**New Mandalay
Resort City Project**

- Location:** Near Mile Post 21 on Mandalay-Muse Road, in Pyin Oo Lwin Township, Mandalay Region
- Phase 1:** 2,200 acres (an IT facility, a convention centre, schools, a commercial zone that includes banks, offices and retail places)
- Phase 2:** 2,919 acres—allocated for industry and tourism sectors
- Phase 3:** 4,774 acres (residences, hotels, recreation facilities such as a golf course)
- Developers:** Three local groups—Khin Myanmar Development, Central Irrawaddy Development and Shwe Taung Development.
- Status:** Under implementation

4

CONSTRUCTION PROJECTS IN MYANMAR

Mega Projects

Korea-Myanmar Industrial Complex (KMIC) Project



Location: Near Nyaunghnapin area, Livestock and Agricultural Zone No. 3, Hlegu Township, Yangon Region

Area: Approximately 555.81 acres

Developers: Korea Land and Housing Corporation (KLHC) and Department of Urban and Housing Development (DUHD), Ministry of Construction

Investment: 120 million USD (KLHC 60% and DUHD 40%)

Components: Outside infrastructures such as food beverage processing, textile and garment, construction materials, parts assembling and logistics, and some residential and commercial areas.

Status: Under implementation

4

CONSTRUCTION PROJECTS IN MYANMAR

Mega Projects

Eco Green City Project



- Location:** Between 3 miles of Yangon-Mandalay Highway in Hlegu Township, Yangon Region, 10 miles from Hanthawaddy International Airport Project
- Area:** 1,453 acres
- Developers:** Department of Urban and Housing Development (DUHD), Ministry of Construction, and Alliance Starts Group of Companies
- Phase 1:** Low-cost housing, government administrative offices and a retail area
- Phase 2:** An international-standard hospital, schools, a hotel zone, and a public recreation area
- Status:** Under implementation

4

CONSTRUCTION PROJECTS IN MYANMAR

Mega Projects**Smart District Project**

Location: Near the Bago River in Dagon Seikkan Township, Yangon Region

Area: 1,100 acres

Developers: Department of Urban and Housing Development (DUHD), Ministry of Construction, and Shwe Taung Company

Investment: 250 billion MMK

Component: Apartments, commercial mixed used, reserved land, social housing, shopping centre, and affordable condominium

Parts of project:

The Ayeyarwun and Yadanar Hninsi Housing Projects for Affordable Housing in Dagon Seikkan Township, Yangon Region, have also been implemented as part of the Smart District Project.

Status: Under implementation

4

CONSTRUCTION PROJECTS IN MYANMAR

Mega Projects**New Dala City Project**

- Location:** Across the river from Yangon downtown area
- Area:** 49,799 acres
- Developers:** Ministry of Construction of Myanmar, and Korea Land & Housing Cooperation (LH)
- Investment:** 15,857 million USD
- Component:** A 1,479 MW electricity generation system, a 1,470 MVA power distribution network, the installation of associated power transmission lines, integrated development, incorporating land use planning, and basic infrastructure development
- Status:** Under implementation



The Myanmar-Korea Friendship Bridge (Dala Bridge) opened on **February 6, 2026**.



Smart and Eco City Project

DRAFT



Project site in East Dagon TS

Project Owner: Ministry of Construction
IGA: Department of Urban and Housing Development

Sector: Real Estate **Subsector: Industrial**

Land: ~16,000 acres **Location: East Dagon TS**

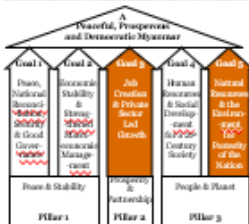
Estimated project cost: NA

Concession period: 50 years with an option for two 10-year extensions

Status: Feasibility studies and negotiations with MOC for developing a portion of the total land is ongoing.

MSDP

Project objectives



- Create employment opportunities**
- Increase foreign investment and boost economic growth** of Yangon City
- Improve the standard of living** of Yangon residents

Project scope

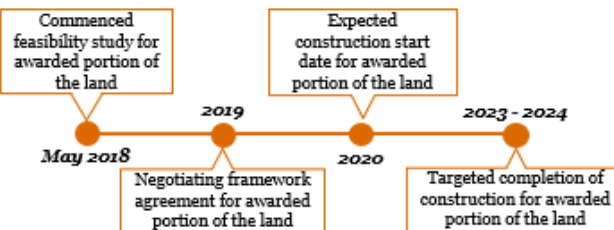
- Light and medium **industrial and economic zones**
- Residential and commercial facilities** such as housing, resort and hotel

Scope of work

- Government and IGA**
 - Provide **land** for development
 - Grant **development rights**
- Private Sector**
 - Develop and Construct**

Timeline

Potential opportunity



Opportunity for private sector to be **master developer** and/or **sub-developer** of the project

Smart and Eco City Project

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DEVELOPMENT BENEFITS

စီမံကိန်း၏ အကျိုး ဖြစ်ပွားမှုများ

- Sustainable development with industrial modernization
- Land Use optimization and industrial diversification
- Create social employment opportunities
- Introduce higher education as new economic driver
- Contribution of Foreign Direct Investment to Yangon's GDP growth
- Case Study: Ample (Thailand) ~14,000 acres contribute 10% of Thailand GDP in year 2016

TOTAL CREATION OF JOB: 350,000 Jobs

TOTAL LIVING POPULATION: 730,000

TOTAL DWELLING UNITS: 45,000 UNITS

Creates affordable quality housing
Provides quality living environment with integrated public open spaces and facilities

Ensure a flood-free town with appropriate flood mitigation measures with effective drainage & waste management system
Encourage compact urban development with balanced density and open spaces
Promote sustainable resource management

LEGEND

- MEDIUM INDUSTRY
- LIGHT INDUSTRY
- INDUSTRIAL WHITE SITE
- LOGISTIC CENTER/ ICF
- COMMERCIAL MIXED USE
- RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- SCHOOL
- UTILITIES
- WATER
- GREEN / OPEN SPACE
- PROTECTED GREEN/ DIKE
- UNAVAILABLE LAND





Large Scale Housing project

DRAFT



Project Owner: Ministry of Construction
IGA: Department of Urban and Housing Development

Sector: Real Estate **Subsector: Mixed-use Development**

Land: ~183 acres **Location: Dagon Seikkan TS**

Estimated project cost: USD 453 million

Concession period: NA

Status: YMD appointed as procurement agent. EoI for selection of master developer completed in March 2019

Source: MIMU
 Project site in Dagon Seikkan TS

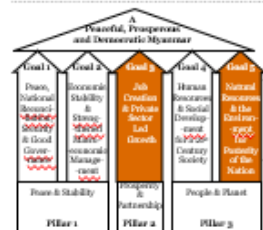


Large Scale Housing Project

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MSDP



Project objectives

- Provide housing** for in-service and retired government employees and low and middle income citizens
- Improve the standard of living** of Yangon residents
- Promote trade and economic growth** in Yangon

Project scope



- Zone 1: Commercial facilities**
- Zone 2: Affordable housing** (includes housing for government employees)
- Zone 3: Middle income housing**
- Zone 4: Park and other amenities**

Scope of work



Government and IGA

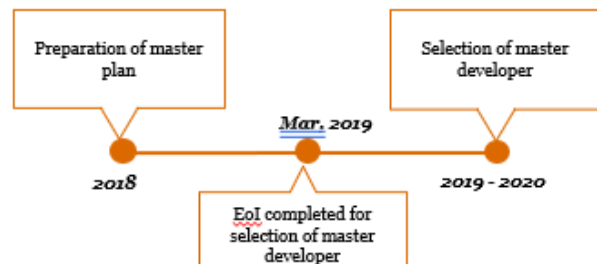
- Provide **land** for development
- Provide **designs** for the project
- Build **housing for government employees**



Private Sector

- Develop and Construct**

Timeline



Potential opportunity



Opportunity for private sector to be **master developer and/or sub-developer** of the project

New Yangon City Phase 1 – Stage 1 (West Yangon)

DRAFT



Project site in West of Yangon City

Project Owner : Yangon Region Government IGA: New Yangon Development Company Ltd (Government-owned Company)	
Sector: Real Estate	Subsector: New Town Development
Land: ~22,240 acres	Location: West of Yangon City
Estimated project cost: USD 8 billion	
Concession period: 30 years	
Status: Unsolicited Proposal submitted by a private player	

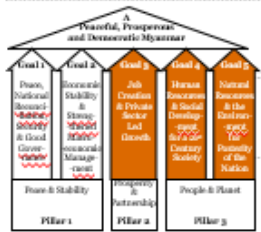
New Yangon City Phase 1 – Stage 1 (West Yangon)

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MSDP

Project objectives



- Reduce road congestion in Yangon city
- Create employment opportunities
- Improve the standard of living of Yangon residents

Project scope



- Infrastructure for 5 resettlement areas
- 2 bridges connecting New Yangon with the existing Yangon city
- 26 km main artery road
- 13 sq. km of industrial estate
- 15 sq. km of commercial and residential land development
- Water-related Facilities
- Power transmission and distribution network
- Flood control facilities

Scope of work



Government and IGA

- Provide **land** for development

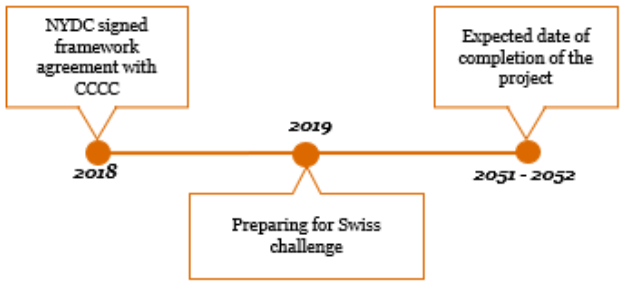


Private Sector

- DBFOT** - Design, Build, Finance, Operate and Transfer

Timeline

Potential opportunity



Interested developers can participate in the planned **Swiss challenge** process. An opportunity for **manufacturers** as well.

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Yangon Inner Ring Road-Yangon Elevated Expressway-Phase 1 (East Wing & East-West Wing)



Project Owner: Ministry of Construction
IGA: Department of Highway

Sector: Transport **Subsector: Road**

Land: NA **Location: North-south route on Waiza Yan Thar Road**

Estimated project cost: USD 873 million

Concession period: 30 years

Status: Tender process is ongoing

Project site on Waiza Yan Thar Road

DRAFT

Yangon Inner Ring Road-Yangon Elevated Expressway-Phase 1 (East Wing & East-West Wing)



MSDP

Project objectives



- Reduce road congestion** in Yangon city
- Create employment opportunities**
- Construct a key north-south link**

Project scope



Construction of **27.5 km elevated expressway**

Scope of work



Government and IGA

- **Resettlement** of affected people
- Provide **land** and **RoW**
- **Funding** contribution



Private Sector

- **DBFOT** - Design, Build, Finance, Operate and Transfer

Timeline

Potential opportunity

IGA to issue draft Request For Proposal and Concession Agreement

Selection of Preferred Bidder and construction commence

Mar. 2019

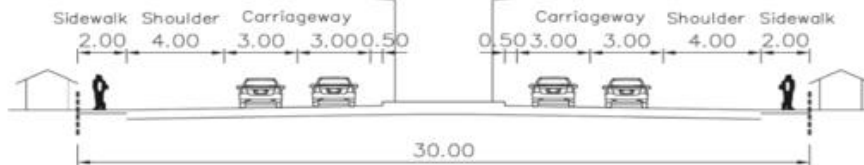
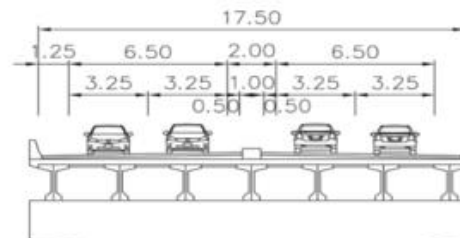
Jun. 2019

2020

Final bid submission



Opportunity for private sector to **invest and/or finance the project**



Yangon Outer Ring Road

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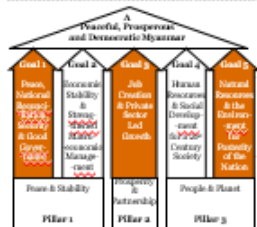


Source: MIMU
Project site along Road No.7 and in Thanlyin TS

Project Owner: Ministry of Construction IGA: Department of Highway	
Sector: Transport	Subsector: Road
Land: NA	Location: Along Road No.7 and in Thanlyin TS
Estimated project cost: NA	
Concession period: 30	
Status: Feasibility study is ongoing by JICA	

MSDP

Project objectives



Improve connections between Yangon and surrounding cities

Improve the standard of living of residents around the project area

Connect Thilawa SEZ with other logistics projects

Project scope



- Development of **65 km** eastern section of the outer ring road to connect Thilawa area and Yangon-Mandalay expressway
- Development of a **1.4 km bridge** over Bago river

Scope of work



Government and IGA

- Resettlement** of affected people
- Provide **land** and **RoW**
- Funding** contribution



Private Sector

- DBFOT** - Design, Build, Finance, Operate and Transfer

Timeline

Potential opportunity

Feasibility study underway

Invite EOI

2019

TBC



Opportunity for private sector to **develop, invest and/or finance** the Project

Yangon Outer Ring Road

DRAFT

<Cross Section in Rural Area>



<Cross Section in Urban Area>



<Embankment>

<Bridge>



- Yangon-Mandalay Exp to Thilawa SEZ**
- Thilawa SEZ to Dala**
- Dala to Hlaingthayar**
- Hlaingthayar to Yangon-Mandalay Exp**



End of the presentation