



## THILAWA SPECIAL ECONOMIC ZONE



## THILAWA SEZ MANAGEMENT COMMITTEE

Being an investor in the Thilawa Special Economic Zone, you will feel the “Difference”. More importantly, you will feel “Special”.

# Golden Land Myanmar

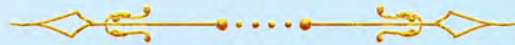
Beautiful and Fascinating Land,  
Unique Cultural Traditions and  
Rich in Natural Resources

## Myanmar People

Friendly, Warm and Welcoming and  
Keen to help out others

## Thilawa Special Economic Zone

Systematic and well-constructed Infrastructure,  
Creating Favorable Business Opportunities and  
Reliable Investment Environment



## Welcome to Thilawa Special Economic Zone



Mandalay Hill and Palace, Myanmar

Shwedagon Pagoda, Yangon, Myanmar



## About Thilawa Special Economic Zone

The Thilawa Special Economic Zone located at 14 miles (23 km) in the South-East of Yangon, which is the biggest commercial city of Myanmar. The construction of all the hard infrastructure inside the zone has commenced since November 2013. The required soft infrastructure are being built up to be in line with the international standards. It is the first international standard SEZ of Myanmar and is developed by a Myanmar-Japan joint venture company with the name of Myanmar-Japan Thilawa Development Limited, that the Myanmar government, Japanese government, Myanmar private consortium and Japanese private consortium have stakes.

The Myanmar government has 10% stakes through the Thilawa SEZ Management Committee (TSEZMC), the Japanese government also has 10% stakes through the Japan International Cooperation Agency (JICA), Myanmar private consortium has 41% stakes through the Myanmar Thilawa SEZ Holdings Public Co., Ltd and Japanese private consortium has 39% stakes through MMS Thilawa Development Co., Ltd. Myanmar-Japan Thilawa Development Limited signed the Anti-Corruption Agreement for the Thilawa SEZ in 2014.



## Myanmar in Brief

Myanmar is the second largest country in Southeast Asia and has a total land mass of 261,228 square miles (676,577 sq km). It stretches 582 miles (936 km) from east to west and 1,275 miles (2,051 km) from north to south. It shares a 1,370 mile (2,204 km) border with China and an 832 mile (1,338 km) border with India.

Other bordering countries include Lao PDR, Thailand and Bangladesh. Myanmar's extensive coastline stretches 1,759 miles (2,832 km) long and its access to sea routes to facilitate increased regional trade gives it the potential to become a trading bridge between China, South Asia and Southeast Asia. Myanmar is richly endowed with natural resources such as minerals, natural gas, fresh water and marine produce, as well as having plentiful forests and vast quantities of untapped arable land.

## Myanmar SEZs Initiatives

The successful establishment of Special Economic Zones is a high priority target for the Government of Myanmar, as SEZs will attract foreign investment, promote the export of goods and services and create much needed employment opportunities. Myanmar's geographically strategic position between India, China and Thailand provides it with the opportunity to become a new manufacturing base and logistic hub in Southeast Asia. At Present, there are three SEZs in Myanmar such as Dawei SEZ, Thilawa SEZ and Kyaukphyu SEZ. Most of SEZs are linked to major infrastructure development projects, including the construction of deep sea ports, power grids and pipelines to neighbouring countries, and improved connectivity following the construction of major highways. Myanmar's SEZs offer a variety of investment opportunities for foreign investors – both during the development phase and post-completion.

## How to get the Thilawa SEZ

The Thilawa Special Economic Zone is located in Thanlyin - Kyauktan Township, Yangon Region. The road to Thilawa SEZ is connected to the major road transport network across the whole country as well as links to seaport, railway, airport and ASEAN Highway Network (AHN).



# Thilawa SEZ Management Committee

## The Role of Regulator

- Coordination, Cooperation, Collaboration, and Management to Thilawa SEZ
- Granted for Investment Permit
- Implementation and Management for Good Investment Environment
- Facilitation
- Provision of Services: International Streamline
- Investment Monitoring
- Environmental Monitoring

## One Stop Service Center & Related Government Departments

### Establishment & Construction Period



### After Commencement of Commercial Operation



## Thilawa SEZ Management System

### Registration for Investors

- Thilawa SEZ Management Committee, SEZ Law (Single window, Single law)

### Services for Investors

- One Stop Services (under one umbrella)
- Online System

### Types of Management

- Regulator, Facilitator, Coordinator

### Rules and Regulations

- International Streamline

### Water/Electricity/Internet

- Ready made (Plug & Play)
- Quality assurance

### Environmental Pollution Control

- Wastewater Treatment Plant
- Integrated Solid Waste Management
- Environmental Monitoring

# WHY THILAWA SEZ



Thilawa SEZ offers many economic benefits for investors. As Myanmar's SEZ right on the outskirts of Yangon, this zone has been set up to provide its investors with a streamlined and easy investment and operation process, while also providing the advantages of special concessions and the services which come as part of its proximity to Myanmar's major economic center.

There are many different reasons to choose Thilawa SEZ, all of which make it a superior investment choice. The Thilawa SEZ has already received investments from many firms, including those from Japan, Korea, Taiwan, Hongkong, Thailand, Vietnam, Brunei Darussalam, China, UAE, Malaysia, Singapore, Australia, Denmark, Netherland, Austria, France, Switzerland, British Virgin Islands, Cayman Island and Panama.

## Benefits for investors

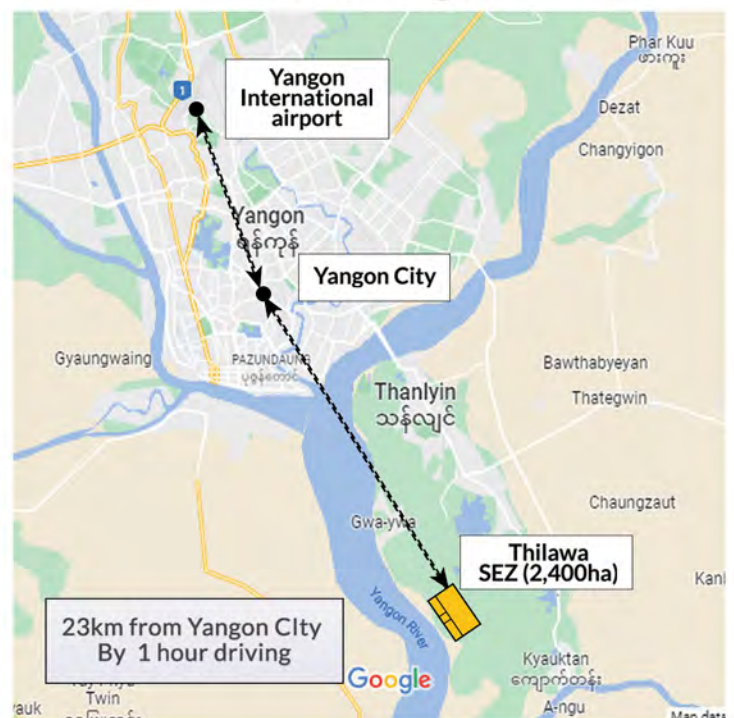


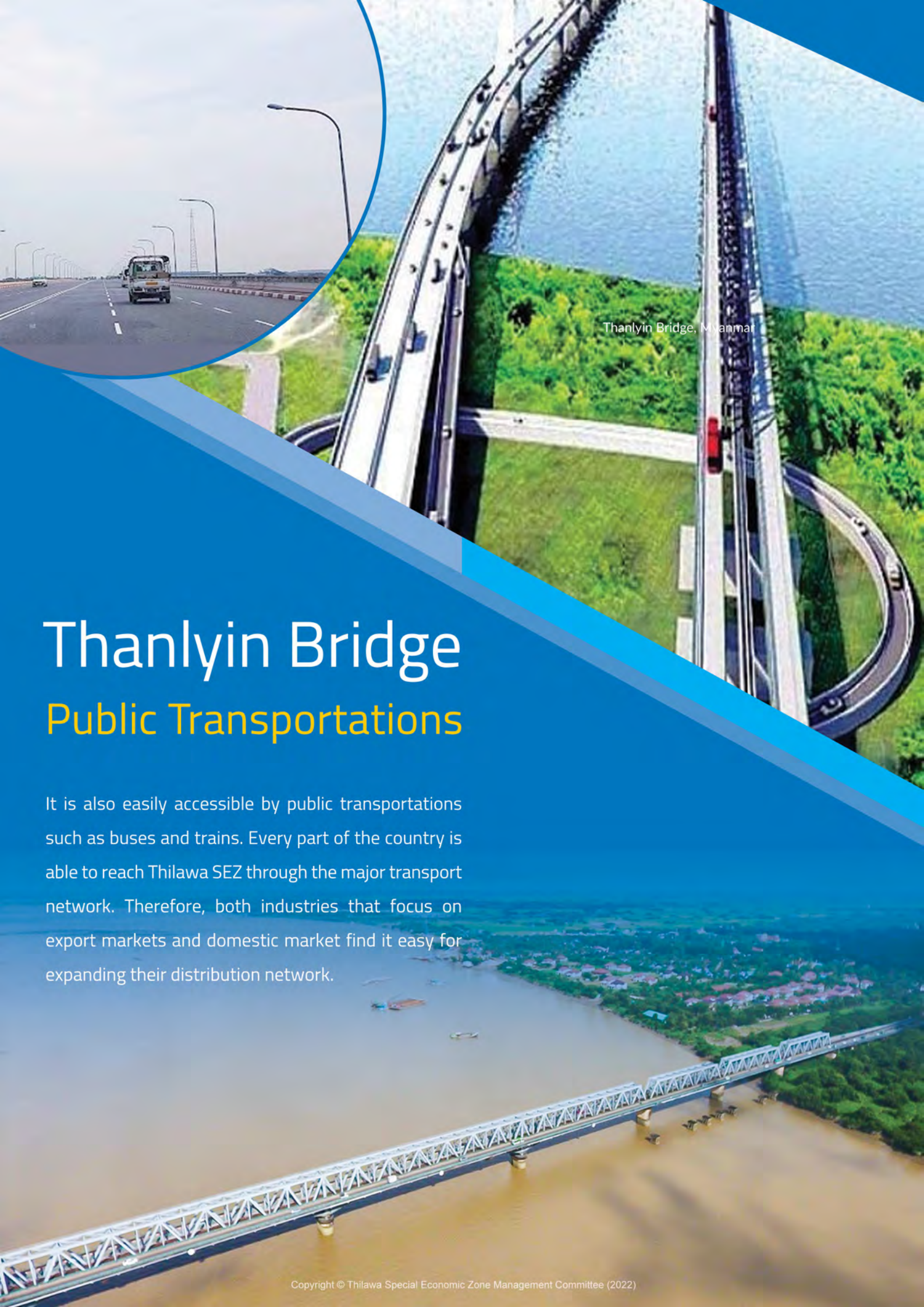


# GEOGRAPHIC ADVANTAGE

23km  
from Yangon

10 percent of Myanmar's total population is accommodated in Yangon. Hence, the human resources that widely range from high quality management staff to skilled and semi-skilled workers are readily available. As Yangon is the main gateway to international markets through seaports and airports, it is a strategic location for investors to have easy access to international markets. The Thilawa SEZ itself is located next to one of the main ports called Myanmar International Terminals Thilawa (MITT). The Yangon International Airport is just about 30 kilometers from the Thilawa SEZ.





Thanlyin Bridge, Myanmar

# Thanlyin Bridge

## Public Transportations

It is also easily accessible by public transportations such as buses and trains. Every part of the country is able to reach Thilawa SEZ through the major transport network. Therefore, both industries that focus on export markets and domestic market find it easy for expanding their distribution network.

# Physical Advantage

Unlike other industrial zones around Yangon, all necessary infrastructure for investors are made available in the Thilawa SEZ. Once the location in the Thilawa SEZ is confirmed and the investment permit is issued, electricity, telecommunications including the internet access, and purified water supply will be connected. Services for liquid waste, solid waste and industrial waste management are also readily available. International logistics centers are also located in the Thilawa SEZ that makes investors easy for domestic and international logistic arrangements, imports and exports. As one of the main ports is just next to the Thilawa SEZ, transportation time of cargos for exports and imports can tremendously be shortened. As the airport is located around 30 kilometers away from the Thilawa SEZ, it is convenient for investors traveling frequently and also for the transportation of air cargos.



The commercial and residential area is also located in the Thilawa SEZ. In that area, villas and condominiums, office and residential apartments, banks, shopping centers, medical center, hotel, school, recreation centers, green areas and workers' dormitories are located. Hence, investors and workers find it easily accessible to everything inside the Thilawa SEZ.





## Business Tax Payer Identification Number, Online Payment & E-Filing Service

In order to make it easily for taxpayers to pay their taxes, starting from 1<sup>st</sup> October 2021, they will only use Electronic Payments System that are easier, faster and more secure than paying in cash/cheques to the State. Taxpayers (only company) can report to Internal Revenue Department their Tax Returns (Income Tax Return, Commercial Tax Return, Special Goods Tax Return and Capital Gain Tax Return) by E-Filing Service Log-in through website, [www.ird.gov.mm](http://www.ird.gov.mm).

## Certificate of Origin (CO)

The investors can apply to issue the Certificate of Origin (CO) at the OSSC.

## Banks

There are 8 local banks and 2 foreign banks in the Thilawa SEZ.

## VISA/ Stay Permit

Investor shall apply for (i) Stay Permit, (ii) Foreign Registration Certificate, and (iii) Multiple Journey Special Re-entry VISA (MJSRV) or Single Re-entry VISA (SRV) through the Front Office of OSSC after completion of company registration. If application is done before noon time, each procedure will be completed in the same day, while if application is done after noon time, procedure will be completed on the next day. Investor shall only need to wait at Thilawa SEZ, OSSC (Immigration Section).

## Customs Clearance

The importation or exportation of products that are already included in the registered Master List or Material List will not require import/export license. The developer or investors need to submit the import or export declaration, as the case may be, to the Customs Section of OSSC at the Thilawa Logistic Center of before importation or exportation.



Comparison of

# OTHER INDUSTRIAL ZONES (VS) THILAWA SPECIAL ECONOMIC ZONE

THILAWA SPECIAL ECONOMIC ZONE MANAGEMENT COMMITTEE

Other  
Industrial Zones



**Vs**

Thilawa Special  
Economic Zone



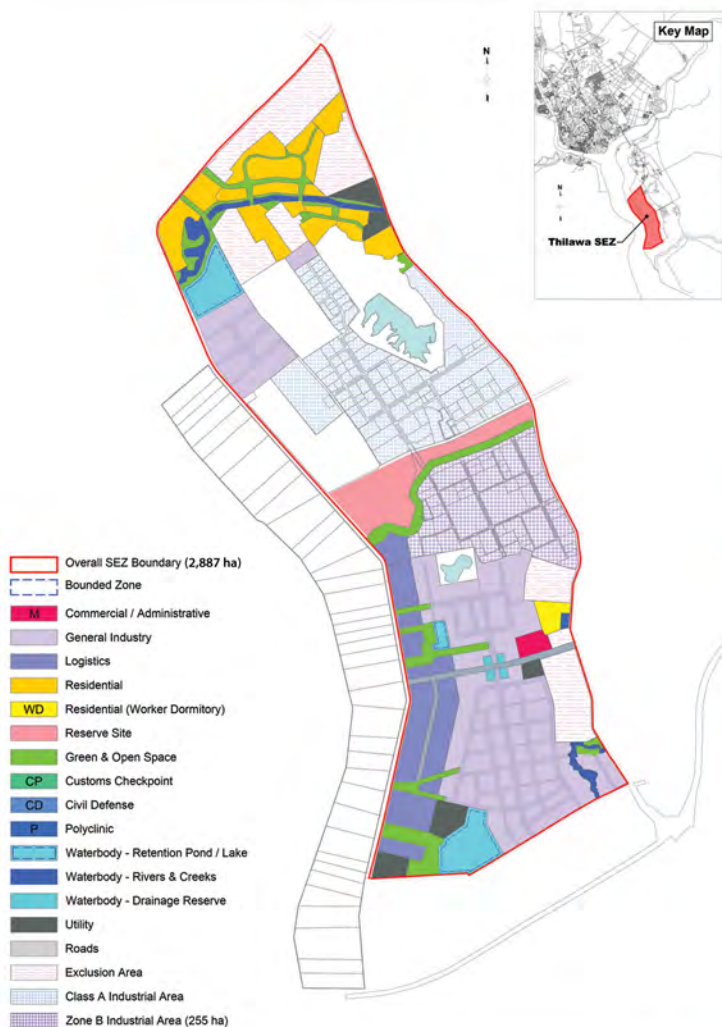
(Customs, Commerce, Investment, Internal Revenue, Labour, Immigration, Industry, Environment, Construction, Central Bank, FDA, Fire Safety)



Infrastructure  
& Facilities

- Water Purification Plant: 6,000m<sup>3</sup>/day
- Power Supply System: 33KV distribution line
- Surrounding Infrastructure: 50MW Power Plant

- Sewage Treatment Plant: 4,800m<sup>3</sup>/day
- Telecommunication: Optical fiber cable
- Solid Waste Treatment Facility



## Zone A

Development area  
361 Ha, 99% leased out.

## Zone B

Phase1-101 Ha-90.4% leased out  
Phase2-77 Ha-81.8% leased out  
Phase3-49 Ha-69.6% leased out

## Ready-Built Factory

30 units of ready  
built factories 17 units  
occupied.  
8 under construction.

## Water Purification Plant

Water purification  
plants with 6,000 m<sup>3</sup> per day.  
Lagunbyin water  
treatment facility :  
42,000 m<sup>3</sup> per day.

## Sewage Treatment Plant

Two sewage treatment  
plants with the capacity  
of 4,800 m<sup>3</sup> per day.

# Successful Factors

- Commitment of Myanmar and Japan Government
- Investment incentive for developer and investors
- Realistic development
- International streamline service from OSSC
- Existing logistic services
- Plug and play infrastructure for investors
- External infrastructure support from Japan
- Capacity development from Japan (technical support)
- Leading role of SEZ experience persons



# High-Quality Infrastructure of Thilawa SEZ

Plug and Play Infrastructure for Investors

**1** Gas Pipeline  
Completed

**2** Road Expansion  
Completed

**3** Transmission Line  
230 KV/ Completed

**4** Thilawa Port  
Under Operation

**5** Thilawa Power Plant  
50 MW / Under Operation

**6** Thanlyin Bridges  
Bridge No.(1) - (2) Lanes with rails Completed  
Bridge No.(2) - (6) Lanes Completed  
Bridge No.(3) - Under Construction

**7** Distribution Line  
33 KV / Completed

**8** Water Pipeline  
Completed

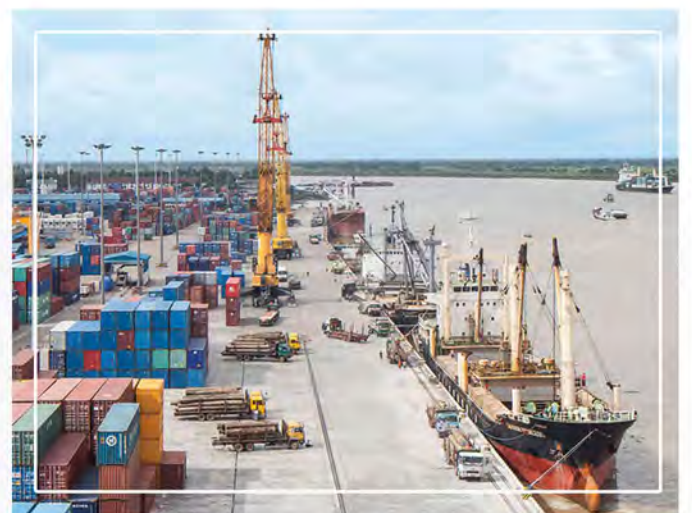
**9** Thilawa Substation  
Completed

**10** Thilawa Container Terminal  
Under Operation



## Favorable Logistic Place & Good Service

Support for Domestic and Oversea Linkages Efficient Service of Import/Export Procedure



## Development Concepts

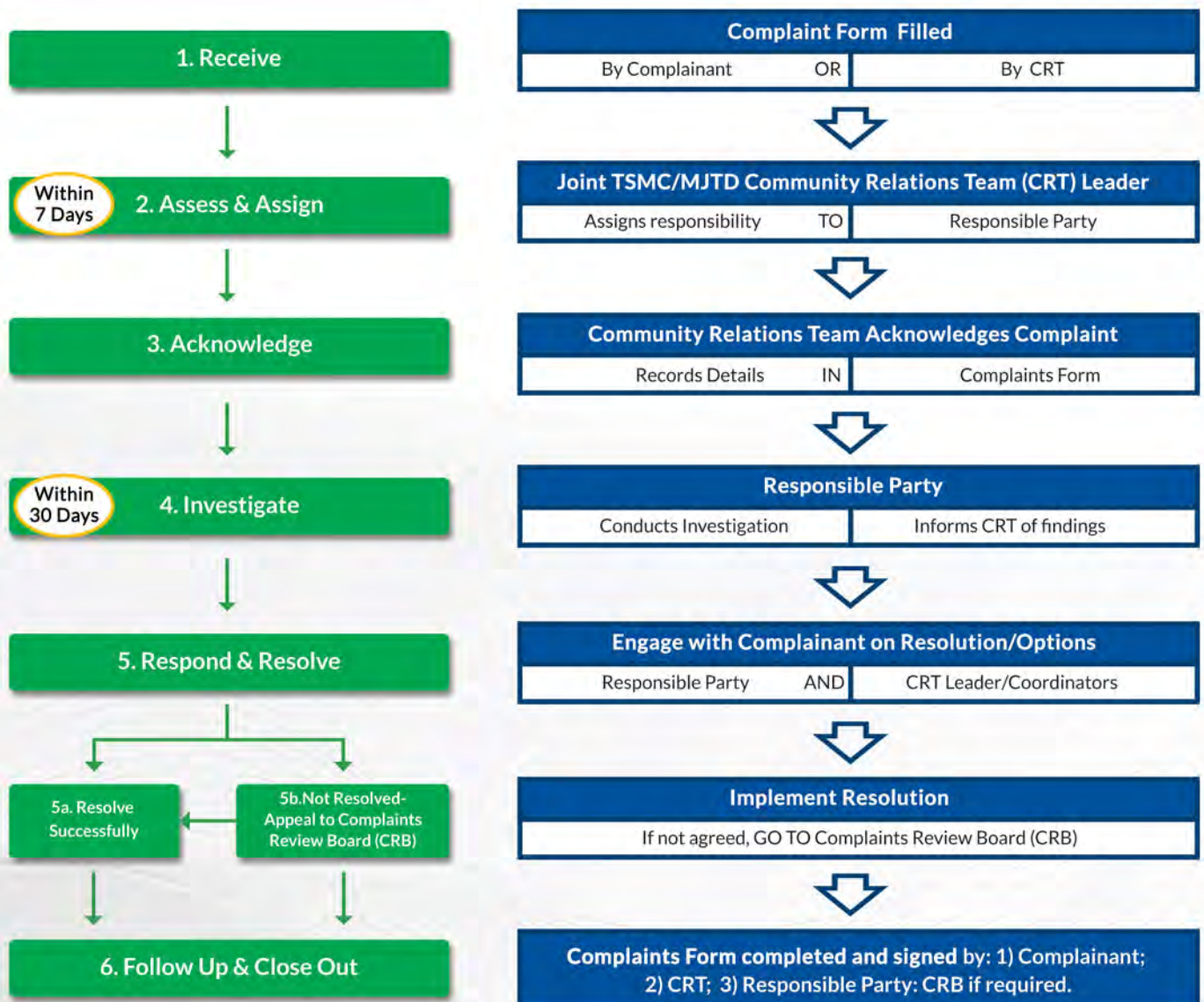
Thilawa SEZ should be developed not only for manufacturing zone but also an advanced modern new place.

# Thilawa SEZ Complaint Management Procedure

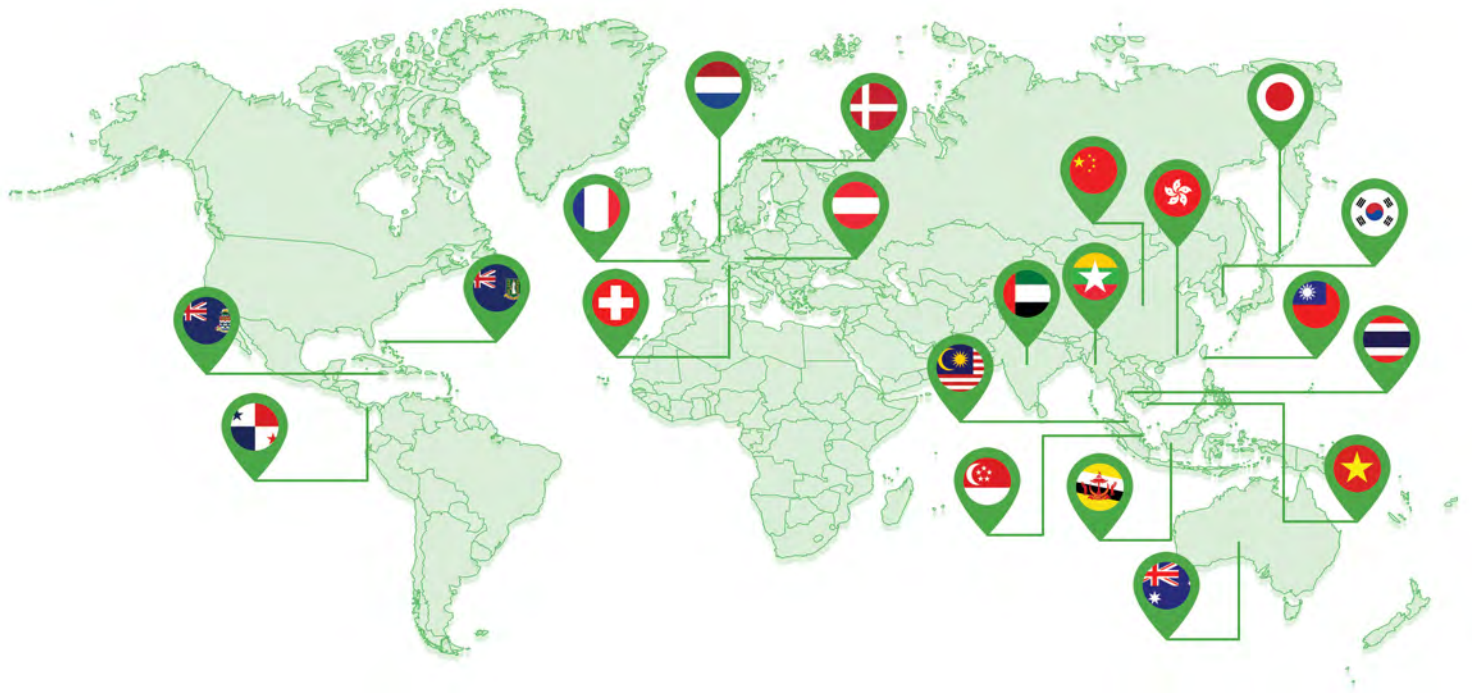
Active and respectful engagement with local communities is important to the success of projects and long-term operations as MJTD, the developer of Thilawa SEZ, seriously aware of its responsibility towards the local communities and strive to identify, understand and respond to the concerns of the communities in timely fashion. Thilawa SEZ Management Committee (TSMC) and MJTD has jointly implemented Thilawa Complaints Management Procedure (TCMP) aligning with international best practices. TCMP is designed to be accessible by affected individuals and community and allows stakeholder to be able to contact and raise questions or concerns with TSEZ's activities and have them addressed in a prompt, transparent and respectful manner.

## Process to Deal with Complaint Management

The procedure of complaint management has 6 steps as follows.



# Investing Countries in Thilawa SEZ



|                     |              |                          |               |
|---------------------|--------------|--------------------------|---------------|
| 1 Cayman Island     | 1 Panama     | 1 France                 | 1 Switzerland |
| 1 Austria           | 1 Denmark    | 1 UAE                    | 1 China       |
| 1 Brunei Darussalam | 2 Netherland | 2 British Vergin Islanda | 2 Malaysia    |
| 2 Australia         | 2 Vietnam    | 3 Taiwan                 | 4 Myanmar     |
| 6 Korea             | 7 Hong Kong  | 17 Thailand              | 23 Singapore  |
| 37 Japan            |              |                          |               |



## Investment Incentive

### Applicable Law

### Myanmar Special Economic Zone Law (2014)

Regulator / Service Provider

Thilawa SEZ Management Committee (TSMC)  
One-Stop Service Centre (OSSC)

## Corporate Income Tax

| Zone/ Status of Business       | 100% Exemption | Relief        |                                               |
|--------------------------------|----------------|---------------|-----------------------------------------------|
|                                |                | 50% Reduction | 50% Reduction for re-investment within 1 year |
| Developer                      | 8 years        | Next 5 years  | Following 5 years                             |
| Free Zone/ Free Zone Business  | 7 years        | Next 5 years  | Following 5 years                             |
| Promotion Zone/ Business in PZ | 5 years        | Next 5 years  | Following 5 years                             |

## Minimum Capital Investment

**USD 750,000** for FREE ZONE

**USD 300,000** for PROMOTION ZONE

(Within one month)

## Land Use Right

**Up to 75 years (50+25)**

| Zone/ Status of Business       | Name of Duty   | Production Facilities                              | Construction Materials                             | Raw Materials |
|--------------------------------|----------------|----------------------------------------------------|----------------------------------------------------|---------------|
| Developer                      | Import Duty    | Exempted                                           | Exempted                                           | N.A.          |
|                                | Commercial Tax | Exempted                                           | Exempted                                           | Non Exempted  |
| Free Zone/ Free Zone Business  | Import Duty    | Exempted                                           | Exempted                                           | Exempted      |
|                                | Commercial Tax | Exempted                                           | Exempted                                           | Exempted      |
| Promotion Zone/ Business in PZ | Import Duty    | Exempted (5 Years)<br>50% Reduction (Next 5 Years) | Exempted (5 Years)<br>50% Reduction (Next 5 Years) | Non Exempted  |
|                                | Commercial Tax | Exempted (5 Years)<br>50% Reduction (Next 5 Years) | Exempted (5 Years)<br>50% Reduction (Next 5 Years) | Non Exempted  |

## Smart One Stop Service Center

Thilawa SEZ Management Committee established the One Stop Service Center (OSSC) as per the Section 11 (L) of the Myanmar SEZ Law. It is the single window for investors in the Thilawa SEZ where they can get all the necessary services and approvals that range from company incorporation to visa application, labor registration, customs clearance, etc. Currently, government officers from 12 related departments are sitting in the One Stop Service Center and 6 departments are working by on call system.



## Simple & Transparent Procedure for Investment Permit in Thilawa SEZ

(Thilawa SEZ Management Committee approves the investment proposal within 30 days)



In other industrial zones, it may take at least (3) months to obtain a permit



## Work Permit for Foreign Worker

Labor Section of OSSC issues work permit for foreign worker in either same day (if application is completed before noon time) or next day (if application is completed after noon).

# Updated Investors Information Thilawa SEZ

Investment Amount

**2.12**

Billion USD

Number of Labor

Factory workers (Registered)

**12,600**

Number of Labor

Construction workers

**25,000** (Around)

Number of Investors

**116**

Number of Commercial Operation  
(including 6 Rental Factories)

**102**

Number of Investing Countries

**21**

Number of Construction  
Period (Factory)

**14**



# Future Development



**Expansion for  
Manufacturing**



**Health and Education  
Facilities**



**Residential and  
Commercial Facilities**



**Information  
Technologies**



**Your interest and investment are welcome.  
We work together for mutual benefit.**

Innlay fisherman, Shan State, Myanmar

## Thilawa Special Economic Zone Management Committee

**Contact Us!**

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