

**Proposed IFC Investment in Landmark Myanmar  
(Myanmar)  
September 4, 2014**

United States Position

The United States believes that IFC investments in hotel-related projects need to meet robust standards of additionality and development impact linked to the World Bank Group's poverty and shared prosperity goals. The United States is satisfied that the IFC brings additionality in this case through its long-term financing and its path-breaking role in employing structured project finance that will test Burma's nascent legal and regulatory environment. The United States appreciates that the IFC's involvement has also helped attract co-financing from the Asian Development Bank and investment from Mitsubishi.

The United States is also satisfied that this project has the potential to deliver solid development impacts. The United States particularly appreciates the project's role in: (1) increasing the supply and reducing the cost of office and business residence space; (2) creating jobs through links with small and medium-sized enterprises from food services to transportation to arts and crafts manufacturers; and (3) demonstrating international environmental and social standards in real estate projects. Fire safety codes, green building standards, and workers' living conditions are all areas where IFC oversight can play an important role in raising standards. The United States welcomes Yoma Strategic Holdings' commitment to work with the IFC to meet IFC performance standards not only for Landmark Myanmar, but also for its other real estate developments that will involve more complex land acquisition issues. The United States urges the IFC to closely monitor progress on the environmental and social action plan, and to actively encourage transparency and public consultation around environmental and social impacts throughout the life of the project.

Landmark is the IFC's second hotel/business infrastructure project in Burma, following Shangri-La in FY2014. Diversification of the IFC's portfolio in Burma will be important to maximize the IFC's development impact and to demonstrate the IFC's intent to benefit low-income households. The United States noted the reference to IFC's work on future investments in the agriculture and manufacturing sectors (as well as ongoing investments in micro and small and medium-sized enterprises) and the United States hopes that such investments can make a strong contribution to private sector development aimed at the "bottom of the pyramid". The SME linkages and job creation associated with this project are laudable, and the United States looks forward to future investments that can move the IFC further in this direction.