

Together for **BETTER CITIES**



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ANNUAL REPORT 2024

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MESSAGE

FROM THE FOUNDER

While Myanmar and the world continue to face significant challenges, at Doh Eain over the past year we have found strength and resilience in unity. Despite these difficult times, 2024 has been a rewarding year for the organisation. Through collaboration with diverse partners, we have delivered a meaningful portfolio of projects, each contributing to our vision of positive impact.

Our projects focus on enhancing the liveability, inclusivity, sustainability, and resilience of cities, addressing both the physical and social elements that shape urban identity and functionality. At the heart of our work is a human-centred design approach, where community involvement and co-creation are fundamental. Beyond collaboration, we aim to build lasting networks around shared

goals—whether in heritage preservation, gender equality in the construction sector, or youth civic engagement—ensuring long-term sustainability in our efforts.

In a context of immense need and limited resources, and with constantly shifting priorities from donors and partners, it's not easy for a social impact organisation like ours to survive, let alone stay true to our objectives and values.

That's why we're incredibly proud not only to still be here today but also to have expanded our activities over the past year.

We've worked with partners who have not only embraced our approach but also committed to supporting and strengthening Doh Eain as an organisation. Their holistic, long-term support is allowing us to invest in our capabilities and deliver the best possible results. We are deeply grateful for their trust and support.

With this report, we aim to share our theory of change and the outputs and outcomes we are achieving, with plans to quantify these in 2025 to pursue more trust and outcome-based financing.

Through this approach, we hope to shift the all too common activity-centred approach to more locally rooted, outcome-oriented strategies, while demonstrating that even small investments with the right outcome focus can create significant change in Myanmar today.

Together, let's continue supporting Myanmar.

EMILIE
FOUNDER & DIRECTOR

“FROM A FOCUS
ON ACTIVITIES
TO A FOCUS ON
OUTCOMES AND
OUTCOMES BASED
FINANCING.”



WE STARTED WITH ONE APARTMENT...

We got our start in late 2015 partnering with owners of heritage homes on upgrading their properties with modern comforts while preserving historic features. The increased rental value enabled the pay back of the renovation costs while providing a solid monthly income for the families.

THEN WE MOVED INTO A BACK ALLEY...

In 2016, we started converting one of Yangon's many trash alleys into a small vegetable garden. The garden went viral on social and local media and the local government threw its weight behind several more "Trash Alley to Alley Garden" projects. A movement to transform underutilised urban areas was born.

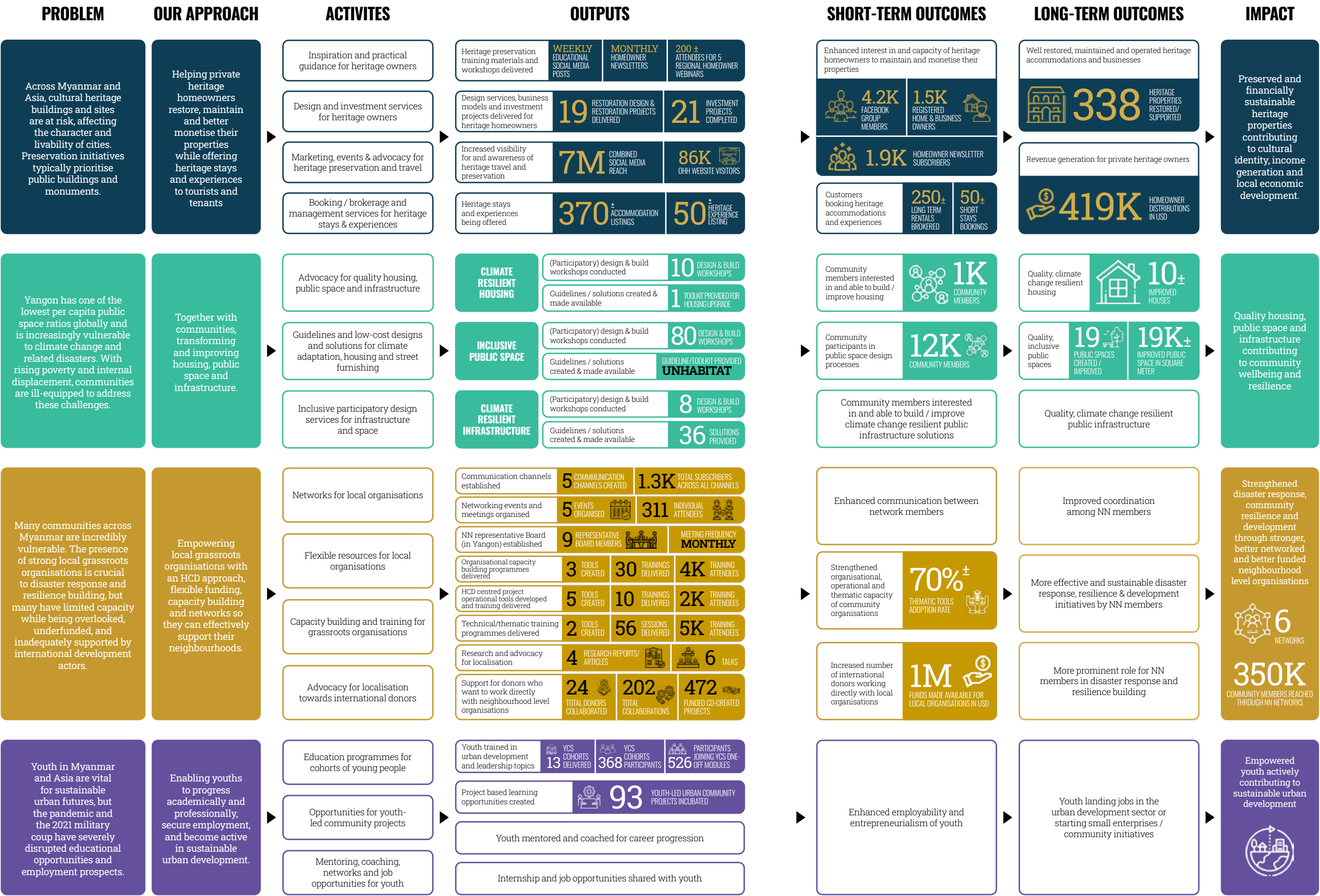
NOW WE ARE PART OF MANY NEIGHBOURHOODS...

We saw a role for a social enterprise to preserve and improve urban landscapes directly with the people and communities that inhabit them. We now work with communities and neighbourhoods across all townships of Yangon.

WHILE WE INVEST IN THE NEXT GENERATION...

The moment we first started, young people knocked on our doors looking for ways to get involved in sustainable urban development, learn, and make a difference in their communities. In 2019, we launched our official youth leadership programme, named Young City Shapers. Today youth development is a core component of our work.

OUR THEORY OF CHANGE



LIVEABLE
INCLUSIVE
SUSTAINABLE
RESILIENT
Cities



Selection of DOH EAIN'S PROJECTS IN YANGON

- Heritage Preservation
- Placemaking: Public Space & Infrastructure
- Resilient Neighbourhoods
- Youth Participation in Urban Development

Introducing
rainwater
harvesting



A Young City
Shaper cohort
visiting a recycling
factory in Yangon



Yangon
Neighbourhood
Network members
in action promoting
mental wellbeing in
their community



Improving dwellings
together with residents of
informal low income areas



The Yankin
playground designed
by girls for girls and
everyone in the
community



Our UNESCO
supported
mapping of
diverse cultural
assets in
Sanchaung
Township



The Phosein Villa,
restored to its former
glory in 2018



Floor murals in a
cleaned-up and
renovated downtown
back alley



Children enjoying
a restored
downtown back
alley



A family house on
42nd street restored
into an office and
large 2 floor
apartment



The restored facade
of a downtown
heritage apartment



Colourful planters and
seating in a low-income
neighbourhood



MAIN ORGANISATIONAL DEVELOPMENTS IN 2024

LOCALISATION OF MANAGEMENT

Since mid-2023, we have been in a transition to full local management in Myanmar, and are proud that today our Myanmar office is led by our 2 co-directors Tun Ye Wai and Thurein Aung. Tun and Thurein chair our local management team of 6 and oversee a team of 52. They are supported by our senior management team of 4,

who also work on Doh Eain's initiatives in other countries. In addition, we are grateful to have the support of 16 experts that participate in our Board of Advisors.

CONTINUOUS STAFF DEVELOPMENT

Since 2021, a lot of talent has been leaving Myanmar. Also at Doh Eain, we have seen several

of our colleagues leave for opportunities overseas. We are glad for their safety, proud of their continued achievements, and happy to continue collaborating with several of them as trainers, consultants and experts. At the same time, in Myanmar, we have doubled down on strengthening our talent scouting, recruitment, onboarding processes, and staff development programmes. Key topics for in-house training

include Human Centred Design, project management, and data analytics.

STRENGTHENING BUSINESS ANALYTICS AND IMPACT MEASUREMENT

After a period of a lot of change and adjustment, we are recommitting to being data-led and impact-driven, and hired a Chief Data & Impact Officer. We are strong believers that real impact only comes from being clear on the problem one is trying to solve, having a compelling, differentiated solution in the form of a programme or product, then gathering business analytics and impact data

rigorously to keep refining the programme. All of our work is underpinned by our Theory of Change, against which we define output, outcome and impact metrics. Against these metrics, at the end of each project and quarter, we collect data for tracking and analysis purposes.

Currently, we are predominantly focused on tracking the output and outcome level; in the future, we hope to be able to do more extensive research and gain more insight in the impacts we are contributing to.

INVESTING IN BRAND

In 2024, our marketing team grew substantially. While communications or marketing in social impact organisations is often seen as a nice to have by donors, clustered under "overhead", we believe it is in fact crucial to success. As nonprofit advisor Kevin Brown always says, to be fundable you need to be findable!

**"TO BE FUNDABLE,
YOU NEED TO BE
FINDABLE!"**

...
KEVIN BROWN
NONPROFIT FUNDRAISING SPECIALIST



WHAT WE'VE BEEN WORKING ON

HERITAGE PRESERVATION

PLACEMAKING: PUBLIC
SPACE & INFRASTRUCTURE

RESILIENT NEIGHBOURHOODS

YOUTH PARTICIPATION IN
URBAN DEVELOPMENT

Together for HERITAGE PRESERVATION



DOH EAIN TAKES AN INNOVATIVE APPROACH TO HERITAGE RESTORATION AND PRESERVATION THAT CAN BE SCALED TO SUPPORT HERITAGE HOME AND BUSINESS OWNERS IN PROTECTING HERITAGE ALL AROUND ASIA AND BEYOND.

5K

HERITAGE HOME AND
BUSINESS OWNER
COMMUNITY MEMBERS

With the Our Heritage Homes platform, we bring together two critical parts:

- Travellers, nomads, expats and heritage enthusiasts who want to enjoy and support culturally rich places.
- Owners of heritage trying to maintain, restore and/or develop their heritage assets. On the platform, they can offer their heritage properties and businesses for rent or visits, while also accessing services such as advice on restoration techniques, marketing support or financial support for restoration and business development.

330

FULL PLATFORM MEMBERS

OUR PROGRESS THIS YEAR:

In 2024 we expanded our homeowner network in Myanmar and added many properties for stay and rent. Following Myanmar, Georgia, the Philippines and Sri Lanka, in 2024 we built up our presence in Thailand, Malaysia and India. Since mid-2024 we have also been working hard on a new version of the platform to be released early 2025.

80K+

OUR HERITAGE HOMES
WEBSITE USERS

420k+ USD

IN REVENUES GENERATED
FOR AND DISTRIBUTED TO
OUR HERITAGE PROPERTY
AND BUSINESS PARTNERS

“As a heritage homeowner, I value the approach by OHH/Doh Eain to find a balance between preserving the originality of the heritage homes while embracing the modern living. This approach maintains the historical significance and charm while meeting contemporary needs. Conserving cultural and heritage values is crucial as they are irreplaceable. We are delighted that the decision that we made to restore our heritage apartment has brought joy to our family.”

U AUNG CHAN (HERITAGE APARTMENT OWNER)



Together for PLACEMAKING: PUBLIC SPACE & INFRASTRUCTURE

SINCE LATE 2015, ALONGSIDE PRESERVING HERITAGE, DOH EAIN HAS BEEN FOCUSED ON TRANSFORMING THE PUBLIC REALM, WORKING HAND IN HAND WITH LOCAL RESIDENTS TO UPGRADE HOUSING, PUBLIC SPACES AND INFRASTRUCTURE.

Unique to our placemaking work in Myanmar is our user-centred and co-creative approach, in which we research, design and build together with groups of residents that will be using the homes, spaces and infrastructure. This leads to better and more appreciated places while also empowering participants with new skills and confidence, and contributing to neighbourhood cohesion.

OUR PROGRESS THIS YEAR:

Between 2015 and 2020, Doh Eain created 14,000 square meters of public space, transforming wastelands into community areas, playgrounds and

19
PUBLIC SPACES FOR
A TOTAL OF
19K
SQM PUBLIC SPACE

12K
PEOPLE WHO
PARTICIPATED IN OUR
PUBLIC SPACE DESIGN
PROCESSES TO DATE

“Motivated by the visible impact of climate change on vulnerable families, local group Social Empowerment with Ethical Responsibilities (SEER), joined Doh Eain’s Climate Adaptation Champion programme in Dagon Seikkan Township. “By working closely with the community, we helped them tackle their most pressing challenges—like flooding and drainage issues — using their own ideas and efforts. This participatory approach not only addressed immediate problems but also empowered the community to take ownership of the solutions, creating lasting change.”

SEER - LOCAL ORGANISATION

gardens. In today's environment, it is hard to work on public realm initiatives, and we are predominantly focused on the maintenance of existing spaces as well as improvements of privately owned public or community spaces.

Responding to needs, we have also taken a stronger focus on improving housing in low-income areas and strengthening neighbourhood climate resilience. A big milestone in 2024 was the publication of the very first Climate Adaptation Toolkit, which provides 36 low-cost low-tech solutions for flood resilience and access to water for communities and local organisations.

1K+
PEOPLE TRAINED
IN HOUSING
IMPROVEMENTS

1
TOOLKIT DELIVERED WITH
36
SOLUTIONS FOR FLOOD
RESILIENCE AND
ACCESS TO WATER

Together for LOCALISATION & RESILIENT NEIGHBOURHOODS



NEIGHBOURHOOD
NETWORK

THERE ARE THOUSANDS OF SMALL ORGANISATIONS, BUSINESSES, STREET ASSOCIATIONS, SOCIAL ENTERPRISES AND VOLUNTEER GROUPS ACROSS NEIGHBOURHOODS IN ANY CITY. THESE NEIGHBOURHOOD ACTORS ARE OF CRUCIAL IMPORTANCE TO EFFECTIVE DISASTER RESPONSE, AND FOR URBAN RESILIENCE AND DEVELOPMENT. TO SUPPORT THESE NEIGHBOURHOOD ACTORS DOH EAIN STARTED NEIGHBOURHOOD NETWORKS.

Neighbourhood Networks (NN) supports local organisations in their varied neighbourhood level activities, facilitating access to donors and grants, providing peer networks, and offering organisational, operational and thematic capacity building including ideation, planning, financial management and data management. Our goal is to support and nurture more locally led action for disaster readiness and response, resilience and development. Meanwhile, towards donors, we advocate for localisation and facilitate collaborations with and support for local organisations.

OUR PROGRESS THIS YEAR:

In 2024, we continued to expand and consolidate Neighbourhood Networks in Yangon, Loikaw, Sittwe, Taunggyi and Nyaung Shwe. We improved NN's core systems including our bespoke digital platform offering networking, funding and training opportunities for grassroots organisations. We also launched a board to strengthen our member's voices in decision-making regarding all things NN with Doh Eain acting as a Secretariat.

Key thematic areas of work with and by members of NN included community wellbeing and mental health, gender equality, access to information, climate resilience, vocational training and livelihood development.

250+

NN MEMBERS ACROSS
48 TOWNSHIPS IN 5
CITIES

96

TRAINING MODULES
DELIVERED TO

9k

STAFF MEMBERS FROM
LOCAL GRASSROOTS
ORGANISATIONS

350k+

INDIVIDUALS
REACHED/ SUPPORTED
BY NN MEMBERS



“Ladder first joined the Yangon Neighbourhood Network (YNN) in 2020, joining efforts to distribute **food packages** across six Yangon townships and establishing a **community kitchen** providing nutritional aid to 100 pregnant women.

Through YNN the Ladder team was able to go through Advanced Emotional Wellbeing Training with a certified counselling institution, enabling them to offer **psychosocial support to women in conflict-affected areas**. Other YNN capacity-building programmes resulted in providing 20 households with persons with disabilities with vocational training and livelihood support.

Ladder feels that YNN has significantly strengthened its **organisational capacity**, and improved project implementation and effectiveness amongst others by utilising **Human-Centred Design** approaches. Ladder is looking forward to continue building resilience in Yangon communities.”

LADDER - LOCAL ORGANISATION

Together for YOUTH PARTICIPATION IN URBAN DEVELOPMENT

Young City Shapers

YOUNG PEOPLE'S PARTICIPATION IN DOH EAIN'S PLACEMAKING PROJECTS, COMMUNITY EVENTS AND HERITAGE WORK HAS ALWAYS BEEN A HUGE CONTRIBUTOR TO THE ORGANISATION'S SUCCESS. INSPIRED BY THE PROACTIVE, GENEROUS AND CREATIVE CULTURE OF MYANMAR YOUTH, YOUNG CITY SHAPERS BEGAN IN 2019 AS AN EVOLUTION OF DOH EAIN'S VOLUNTEER NETWORK.

Responding to and accelerated by the lack of supportive, safe spaces as well as educational and training opportunities for youth, today The Young City Shapers has developed into a full-blown youth network and leadership program, aimed at helping 16-35-year-olds progress professionally and academically, secure employment, and become active citizens - through the themes of cities. Young City Shapers offers thematic cohorts and courses, personal development, and practical work experience alongside peer and professional networks.

328

THEMATIC COHORT
GRADUATES TO DATE

6K

YOUNG CITY SHAPERS
IN OUR NETWORK

93

YOUTH CAPSTONE
PROJECTS AND
ENTERPRISES
LAUNCHED

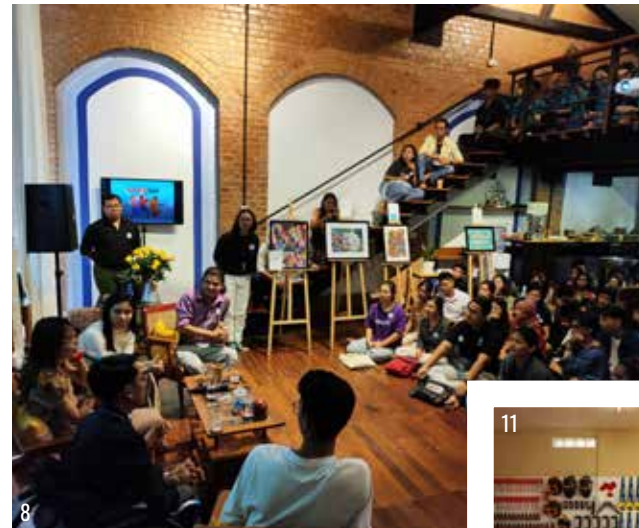
“Joining the Urban Waste Awareness and Management Cohort of the Young City Shapers (YCS) program was a transformative experience. It equipped me with knowledge of sustainable waste management, project design skills, and a network of passionate changemakers. Our capstone project on upcycling led to the creation of Purple, a social enterprise that turns discarded materials into eco-friendly jewellery, promoting waste reduction and sustainability. YCS empowered us to turn ideas into action and inspired innovative, impactful solutions for urban challenges.”

LINN SHWE YIE MYINT

OUR PROGRESS THIS YEAR:

2024 has been a busy year for the Young City Shapers! We ran 7 cohorts with more than 200 participants, greatly expanding the overall network. We have also been working hard on building the now newly launched YCS career development website, which will house our educational courses but more importantly provide young people interested in sustainable urban development careers with access to mentoring and coaching, and internship and job opportunities. The platform was launched at the third-ever YCS day held in November.





The Events DOH EAIN'S HIGHLIGHT OF YEAR 2024

1. YOUNG CITY SHAPERS DAY
2. ART X HERITAGE EXHIBITION BY YOUNG CITY SHAPERS
3. GALLERY TOUR OF YOUNG CITY SHAPERS
4. HERITAGE SITE SEEING TOUR OF YOUNG CITY SHAPERS
5. YNN GATHERING DAY
6. WOMEN IN CITIES EVENT
7. YIWARRA KUJU EXHIBITION
8. INTERNATIONAL YOUTH DAY EVENT
9. DOH EAIN TEAM RETREAT
10. OPEN HOUSE ON EX-OFFICE
11. WOMEN IN CONSTRUCTION
12. WORLD MENTAL HEALTH DAY
13. WORLD CITIES DAY
14. 16 DAYS OF ACTIVISM EVENT

ASPIRATIONS FOR 2025 AND HOW YOU CAN HELP!

WE REMAIN SINGAPORE-HEADQUARTERED
AND MYANMAR-FOCUSED, WHILE GRADUALLY
EXPANDING SOME PARTS OF OUR WORK TO
NEIGHBOURING COUNTRIES.



HERITAGE PRESERVATION (ASIA WIDE FOCUS)

PLANS

2025 will be a big year for Our Heritage Homes!

Early 2025 we will be releasing the next version of the Our Heritage Homes platform, offering not only accommodation but also additional heritage activities and experiences.

Moreover, we will launch the platform in Singapore and Vietnam.

And finally, we hope to expand our women in construction and restoration activities, training more women in building maintenance, restoration as well as sustainable construction techniques.

PROJECTED OUTPUTS

A total of at least 1500 heritage home and business owner community members across 9 countries.

A total of at least 2000 heritage accommodation and experience listings live on the website.

A total of at least 20 heritage apartments in Yangon well maintained and managed.

A total of at least 200 women trained.

WHAT WE NEED

Grants and impact investment for the technical development of the Our Heritage Homes platform and for marketing activities to expand our customer base.

Grants and impact investment to support new heritage home and business owner community members with restoration finance and technical guidance.

Grants and project partners to expand and continue our women in construction and restoration activities.

PLACEMAKING: PUBLIC SPACE & INFRASTRUCTURE (YANGON FOCUS)

PLANS

In 2025 we continue our placemaking activities, concentrating on privately owned shared spaces rather than public spaces (given Myanmar's context). Continuing this will keep our creative approach to good environments alive.

We will also concentrate on further developing our climate resilience activities particularly improving homes and designing (small-scale) infrastructure solutions for water scarcity, flood resilience and heat resilience.

PROJECTED OUTPUTS

At least 2 privately owned public space projects positively impacting at least 500 users.

CAC (Climate Adaptation Championship) toolkit to include at least 80 solutions, shared with and taught to at least 200 NN members.

WHAT WE NEED

CSR and Real Estate Developer partners for placemaking projects

Grants and partners for climate activities.



LOCALISATION & RESILIENT NEIGHBOURHOODS (MYANMAR FOCUS)

PLANS

In 2025 our focus will be on expanding the NN (Neighbourhood Network) membership, improving our value proposition and services for NN members, and trialling small membership fees for the long-term sustainability of the platform and network. New services for members, amongst others, will include crowdfunding functionality and support for NN members, and the launch of a shared pool of volunteers that can be called upon.

In addition, we will be launching an interface for donors wishing to work with and/or support local organisations on our NN platform, while continuing our advocacy for localisation.

Along with our NN members, in 2025 we plan to deliver a variety of impactful neighbourhood projects focused on the themes of mental health & wellbeing, climate resilience (in collaboration with the public space & infrastructure team), local economic development and disaster preparedness.

PROJECTED OUTPUTS

At least 300 NN members.

Satisfaction rate of 8+ with NN amongst members and willingness to pay small fees.

At least 5 donors wanting to work with the NN network.

At least 500K households reached.

WHAT WE NEED

Grants for the technical development of the NN platform and services.

Grants, partners and technical experts to design and deliver projects in collaboration with NN partners.

YOUTH PARTICIPATION IN URBAN DEVELOPMENT (REGIONAL FOCUS)

PLANS

In 2025 we will be fully launching and rolling out our new YCS career development platform, not only in Myanmar but also in select other Asian countries particularly Philippines and Malaysia

In addition, we hope to launch at least 2 international online cohorts (with 30 participants) across a minimum of 3 countries, alongside 4 physical in-country programs in Myanmar.

Finally, a key goal for 2025 is to make the YCS program more inclusive, for participants of less privileged backgrounds

PROJECTED OUTPUTS

At least 2000 subscribers to the YCS platform of which 100 are premium members

At least 60 new international YCS cohort graduates

At least 120 new Myanmar YCS cohort graduates

At least 10% of platform subscribers and 25% of cohort participants come from low-income households

WHAT WE NEED

Grants and impact investment in the technical development of the YCS platform.

Volunteer mentors and coaches (ideally with experience in the sustainable development sector)

CSR and development partners funding a YCS cohort (minimum funding per cohort needed \$10,000)

OUR TEAM

OUR DIVERSE TEAM OF 60+ IS CONCENTRATED IN YANGON WITH ADDITIONAL TEAM MEMBERS IN SINGAPORE AND SOUTH AND SOUTHEAST ASIA. OUR BOARD AND ADVISORY BOARD SUPPORT US FROM ALL CORNERS OF THE THE WORLD.

BOARD OF ADVISORS



SENIOR MANAGEMENT



GEORGIA TEAM



PHILIPPINES TEAM



SRI LANKA TEAM



MALAYSIA TEAM



INDIA TEAM



THANK YOU

BELOW IS A SELECTION OF OUR PARTNERS & CLIENTS

A Bank	Goudappel Coffeng
ACTED	Grab
Adaptive Research Alliance	Heineken
AICS (Italian Cooperation)	IMC Engineering
Alliance Myanmar	Institut francais de Birmanie
Anthem Asia	IUCN
Asia Foundation	Joint Peace Fund
Asia Preparedness Partnership	KBZ
Asian Disaster Preparedness Center	Life Foundation
Australia ASEAN Art Council	Linkage Restaurant
Australian Volunteers International	Livelihoods and Food Security Trust Fund (LIFT)
Building Markets	LuXDev
City Mart	Max+
Coca-Cola Pinya Beverages Myanmar	Multiverse Agency
Counseling Corner	Network International School
Cuso International	Nexus Response Mechanism
Danish Church Aid	PH International
Deloitte Touche	Save the Children
Duwun Agency	Singapore Tourism Board
Embassy of Australia	Spatial Co
Embassy of Denmark	SPRING Accelerator
Embassy of France	SwissContact
Embassy of Germany	The Italian Embassy
Embassy of the Netherlands	UK Foreign, Commonwealth & Development Office
Embassy of Spain	UNESCO
Embassy of Switzerland	UN-Habitat
Eravati Hotel	UNFPA
European Union	UNOPS
Finnish Refugee Council	USAID
GA Circular	Wave Money
Goethe Institute	YWCA

WHAT OUR PARTNERS SAY ABOUT US

“**Nexus Response Mechanism (NRM)** seeks to support the most vulnerable communities in Myanmar. Uniquely reaching vulnerable groups, including urban youth, unemployed youth, IDPs, and peri-urban communities, **Doh Eain with its innovative approach, vast network and wide scope** is best positioned to support urban programming and civil society strengthening, complementing other NRM area-based programming.

Doh Eain and its team are **very dedicated, engaged, proactive, responsive, friendly and communicative**. Their support to sub-partners, civil society organisations, youth groups and other communities is a great example of a diligent, responsible and supportive partner lead. They utilize a **community-driven and people-centric approach**- which is at the heart of localisation and harmonious with NRM’s localisation agenda.”

**NEXUS
RESPONSE
MECHANISM**

“**Grab** consistently seeks **innovative** ways to create meaningful branding that **benefits the community**, rather than just traditional branding.

Our collaboration with Doh Eain on a branding project has led to exciting proposals, such as **installing outdoor seating areas with greenery and amenities** near our branches, as well as providing vendor carts to support small street vendors. We are truly impressed by this initiative and look forward to seeing it come to life soon.”

HTET HTET MYO HEIN “TRESA”
HEAD OF EXPANSION REGION
(MYANMAR & CAMBODIA)
GRAB



SINGAPORE

100 Tras Street, 100 AM #16-01 079027

MYANMAR

No.102, Bogalayzay Street,
Botahtaung Township, Yangon.

GEORGIA

No. 41, Entrance 1, Zakaria Paliashvili St,
Vake District, Tbilisi.



doheain.com
ourheritagehomes.com
youngcityshapers.com
ynn.doheain.com

