

**THE GOVERNMENT OF THE REPUBLIC OF THE UNION OF MYANMAR**

**MINISTRY OF RAIL TRANSPORTATION**

**MYANMA RAILWAYS**

**COMPREHENSIVE DEVELOPMENT FOR**

**YANGON CENTRAL RAILWAYS STATION COMPLEX**

**POSTPONEMENT OF EOI SUBMISSION DATE**

With reference to Comprehensive Development for Yangon Central Railways Station Complex Project, Myanmar Railways had published in the media requesting Expression of Interest (EOI) from the potential developers in August 2015.

**Myanmar Railways would like to inform that the closing date for submission of EOI has been postponed to (6.1.2016).**

As the Yangon Central Railways Station Complex Project is the essential part of the Greater Yangon City Project, **Myanmar Railways has decided to extend additional two months, intending to provide more information and further clarification to the potential developers to have better understanding of the proposed project.**

Managing Director

Myanmar Railways

Ministry of Rail Transportation

THE GOVERNMENT OF THE REPUBLIC OF THE UNION OF MYANMAR

MINISTRY OF RAIL TRANSPORTATION

MYANMA RAILWAYS

REQUEST FOR

EXPRESSION OF INTEREST (EOI)

For

YANGON CENTRAL RAILWAYS STATION AREA COMPREHENSIVE DEVELOPMENT PROJECT

5 August 2015

THE GOVERNMENT OF THE REPUBLIC OF THE UNION OF MYANMAR  
MINISTRY OF RAIL TRANSPORTATION  
MYANMA RAILWAYS

COMPREHENSIVE DEVELOPMENT FOR YANGON CENTRAL RAILWAYS STATION COMPLEX

**INVITATION TO SUBMIT EXPRESSION OF INTEREST FROM DEVELOPERS**

1. In line with the National Development Plan, the Government of the Republic of the Union of Myanmar has been identifying the economic potentials to contribute to the country's economic development. As our endeavors for national development, Myanmar Railways (MR) is committed to develop Yangon Central Railways Station Area as a Rail Concerned Business, High-rise Building, Comprehensive Development and Transport System also the essential part of Greater Yangon City development.

2. Myanmar Railways now invites Expression of Interest (EOI) from reputable local, international or joint venture developers to undertake design and build works for Yangon Central Railways Station Area Comprehensive Development. The present competition phasing is as shown below.

a) Phase I

Developers shall submit EOI documents to prove themselves capable enough for the development.

b) Phase II (for the selected potential developers Phase I)

Developers passing the prequalification (=Phase I) shall make a presentation with full proposal documents, which include a detailed business plan, development phasing and possibility of the contribution to MR.

MR shall be in charge for all above Phases and also the final selection of the most potential developer(s) qualified enough for the development

3. The outline of Yangon Central Station Area Comprehensive Development is as shown below,

a) Total development area: about 25.746 ha (63.622 acres, See the attached map) (The said areas are estimated values only. The interested developers are suggested to carry out topographical survey to obtain accurate information prior to submission of Technical and Financial proposals.)

b) Essential Policy

i. To promote Integrated Transport Terminals in Yangon Central Station for public transport and transfer.

ii. The existing building shall be preserved to ensure maintenance of the architecture and the style in which it is designed and constructed.

iii. To identify and establish transport interchanges is essential.

iv. To establish commercial buildings, office rent complexes, multistoried buildings is to be considered, etc.

(\* Land use is NOT limited to the above-mentioned points.)

v. The development shall be sustainable and environmental friendly.

- vi. To synchronize with Yangon Circular Rail Line Way Side development plan.
  - vii. To minimize the disturbance to train operation during the construction stage
- c) The following laws and regulations are to be respected
- i. Laws concerned to the construction/ building and environment
  - ii. Yangon City Development Committee (YCDC) regulations related to urban development, including maximum height, set-back, building ratio and others
  - iii. Myanma Railways regulations related to the station construction
- (\* Laws and regulations to be respected are NOT limited to the above-mentioned ones. Developers are requested to check by themselves.

4. The EOI shall contain, but not limited to, the following information.

- a) Information of the developer including
- 1. Company profile and business policy statements
    - i. Developer's legal name/Address  
(In case of joint Venture (JV), Legal name / Address of each partner)
    - ii. Developer's year of incorporation  
(Name, Address, Telephone and Email address)  
  
Contact details including e-mail address of a designated person as focal point who is authorized to speak and communicate on behalf of the developer.  
  
(Developers shall attach articles of incorporation of documents of constitution, and documents of registration of the legal entity named above.)
  - 2. Number of employees and organized chart
  - 3. Financial viability of last five (5) years
    - i. Information about Balance Sheet
      - . Total Assets
      - . Total Liability
      - . Net Worth
      - . Current Assets
      - . Current Liability
    - ii. Information about Annual Income Statement
      - . Total Revenue of the Applicant
      - . Profits Before Taxes
      - . Profits After Taxes
    - iii. Annual Turnover Data (USD Equivalent)  
  
(Applicants shall attach copies of financial statements (balance sheets including all related notes, and income statement) for the last five (5) years.)

- b) Track record and experiences of the developer, preferably a railway station / around a railway station and / or similar urban development (most relevant three (3) contracts)
1. Contract name/ Name of Employer/ Starting date and Ending date
  2. Brief description of the Works performed
  3. Contract amount (USD equivalent)
  4. Size of building area and site area

- c) Interested Developers are requested to submit their conceptual plan and design according to their idea. (The example Stations' Photos are provided by Myanmar Railways in Exhibit-5)

5. The EOI in original hard copy, one duplicate copy and an electronic copy of the EOI in CD ROM shall be submitted to the Deputy General Manager, Supply Department, Myanmar Railways, Corner of Theinbyu Street and Merchant Street, Botahtaung Township, Yangon, Myanmar, Phone; + 95-1-291985, 291994 or 393424 not later than 14:00 hours on 6 November 2015. Submission by email shall NOT be entertained.

6. On the basis of the above information, Myanmar Railways shall shortlist potential developers. Only the shortlisted potential developers shall be invited to participate in the Proposal process (Phase II).

7. Myanmar Railways reserves the right to accept or reject any EOI, and to annul the selection process and reject all expression at any time, without there by incurring any liability to the affected Developers or Myanmar Railways.

Managing Director  
Myanmar Railways  
Ministry of Rail Transportation  
5 August 2015

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*YANGON CENTRAL RAILWAYSSTATION AREA COMPREHENSIVE DEVELOPMENT PROJECT*

EXHIBITS

- Exhibit-1: Yangon Central Station Yard Location Map
- Exhibit-2: Yangon Central Railways Station Site Map
- Exhibit-3: Layout Plan of Yangon Central Railways Station Yard
- Exhibit-4: Layout Plan of Yangon Central Railways Station Complex
- Exhibit-5: The example Stations' Photos

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Exhibit – 1: Yangon Central Station Yard Location Map

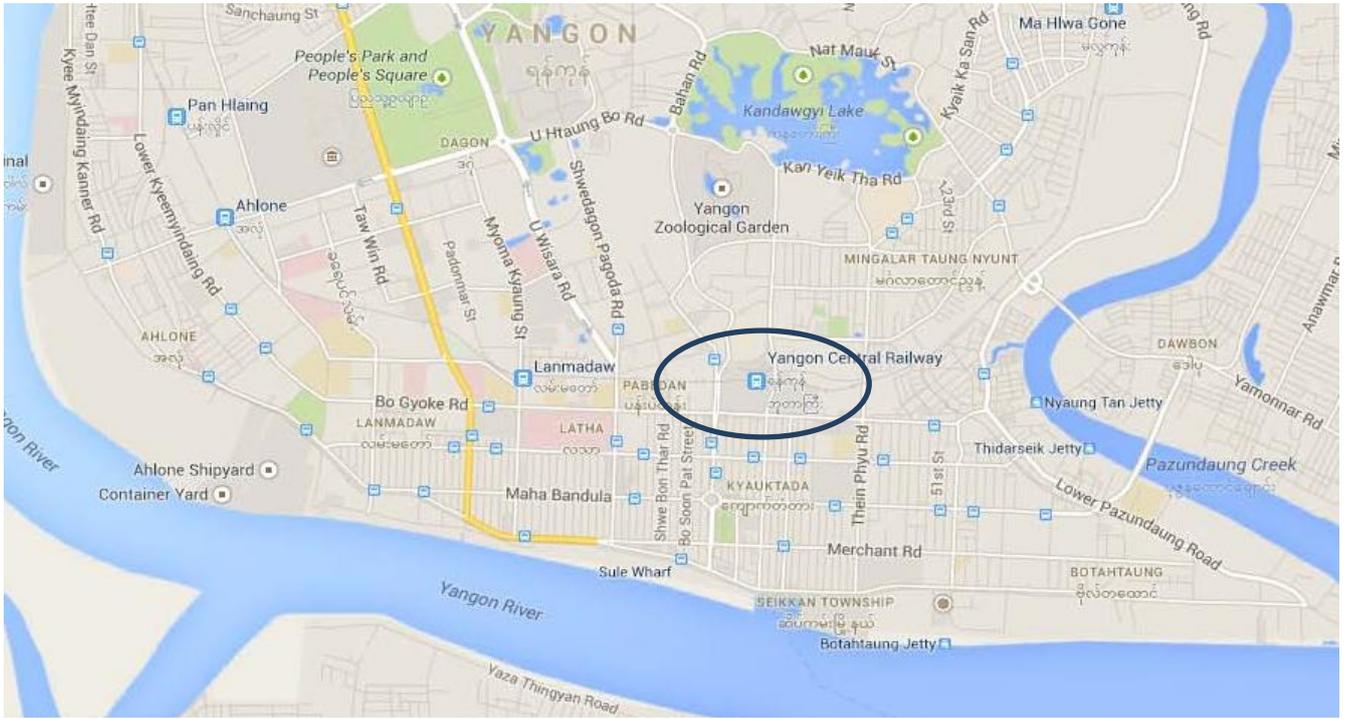
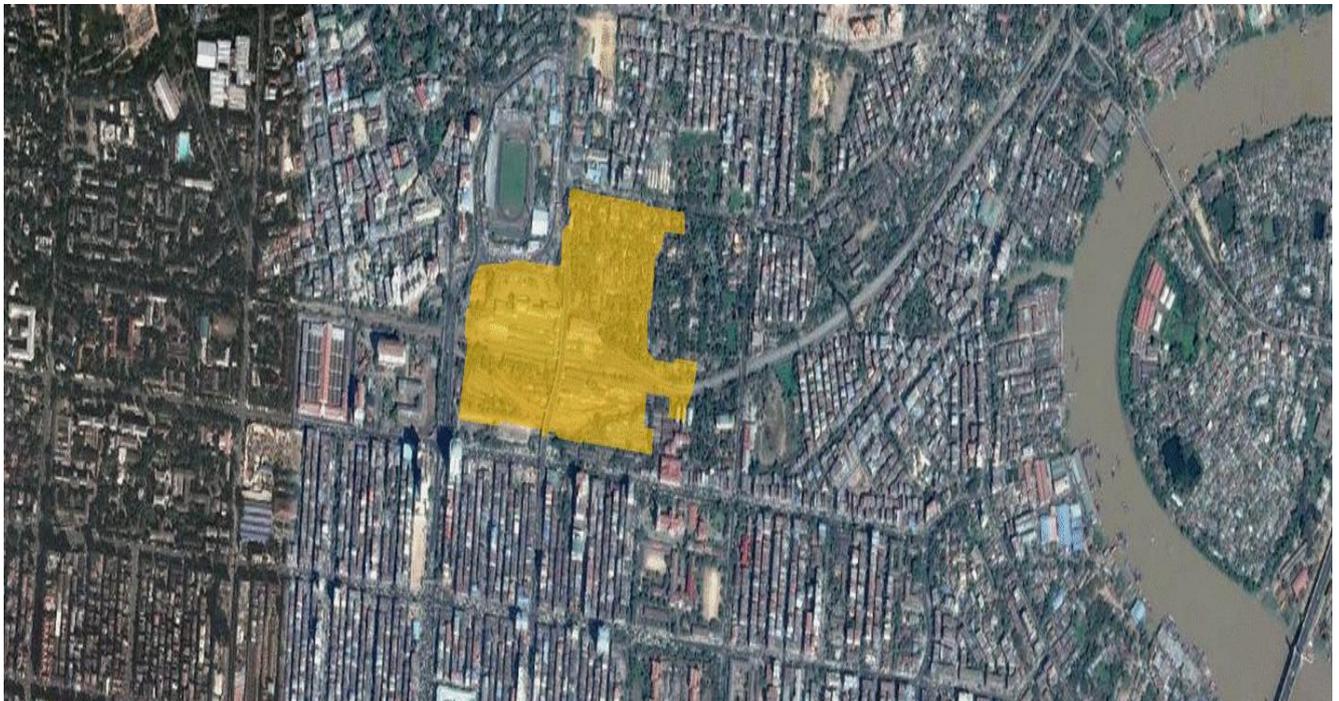


Exhibit – 2: Yangon Central Railways Station Site Map



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Exhibit – 3: Layout Plan of Yangon Central Railways Station Yard



Exhibit – 4: Layout Plan of Yangon Central Railways Station Complex



Zone 1 Area	= 1.236 Acre
Zone 2 Area	= 6.425 Acre
Zone 3 Area	= 11.120 Acre
Zone 4 Area	= 17.791 Acre
<u>Development Land Use Area</u>	<u>= 36.572 Acre</u>
<u>Railways area + Public/Green Space</u>	<u>= 27.050 Acre</u>
<b>Total Area</b>	<b>= 63.622 Acre</b>

The above said areas are estimated values only. The interested developers are suggested to carry out topographical survey to obtain accurate information prior to submission of Technical and Financial proposals.

Exhibit – 5: The example Stations' Photos

YANGON CENTRAL RAILWAYS STATION AREA COMPREHENSIVE DEVELOPMENT PROJECT

EXAMPLES FOR CONCEPTUAL PLAN

1.

| Preliminary Study

• Strategies



① Produce synergy effect by connecting all facilities

Provide retail, office, accommodations, culture facilities all in one place to enjoy urban lifestyle



② Combine urban infrastructure

Strengthen urban functions by connecting the station and public stadium



③ Hybrid program

Create future oriented urban function that combines convention facilities



Interested Developers are requested to submit their conceptual plan and design according to their idea.

Conceptual Plan

• Bird's-Eye View



YANGON CENTRAL RAILWAYS STATION AREA COMPREHENSIVE DEVELOPMENT PROJECT

EXAMPLES FOR CONCEPTUAL PLAN

2.



**Improving of Intermodal facility**



**Image of Hall with Vendor**



**Image of Transit Deck**



**Current Platform**



**Image of Aesthetic Station Space**



**Improving Control room**

**Current room**



**Image of Control room**



Future Image of YCS – New Station BLDG

**Study for New Station BLDG**

Image 1: Shinagawa Station in Japan



1a. Google 3D view

Image 2: Osaka Station in Japan



2a. Google 3D view

1b. Entrance



1c. Concourse



2b. Concourse



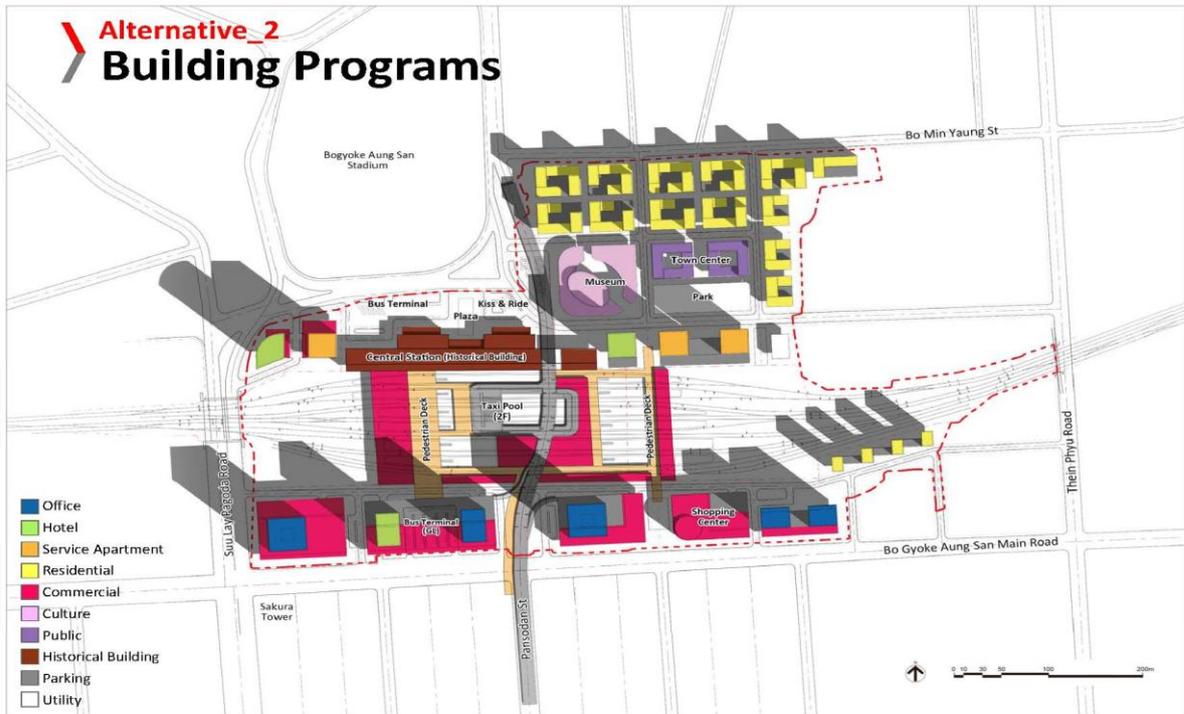
1d. Platform



\*All images are reference only

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YANGON CENTRAL RAILWAYS STATION AREA COMPREHENSIVE DEVELOPMENT PROJECT

**Alternative\_2**  
**Building Programs**



**Alternative\_2**  
**Inspiration\_Grand Roof**



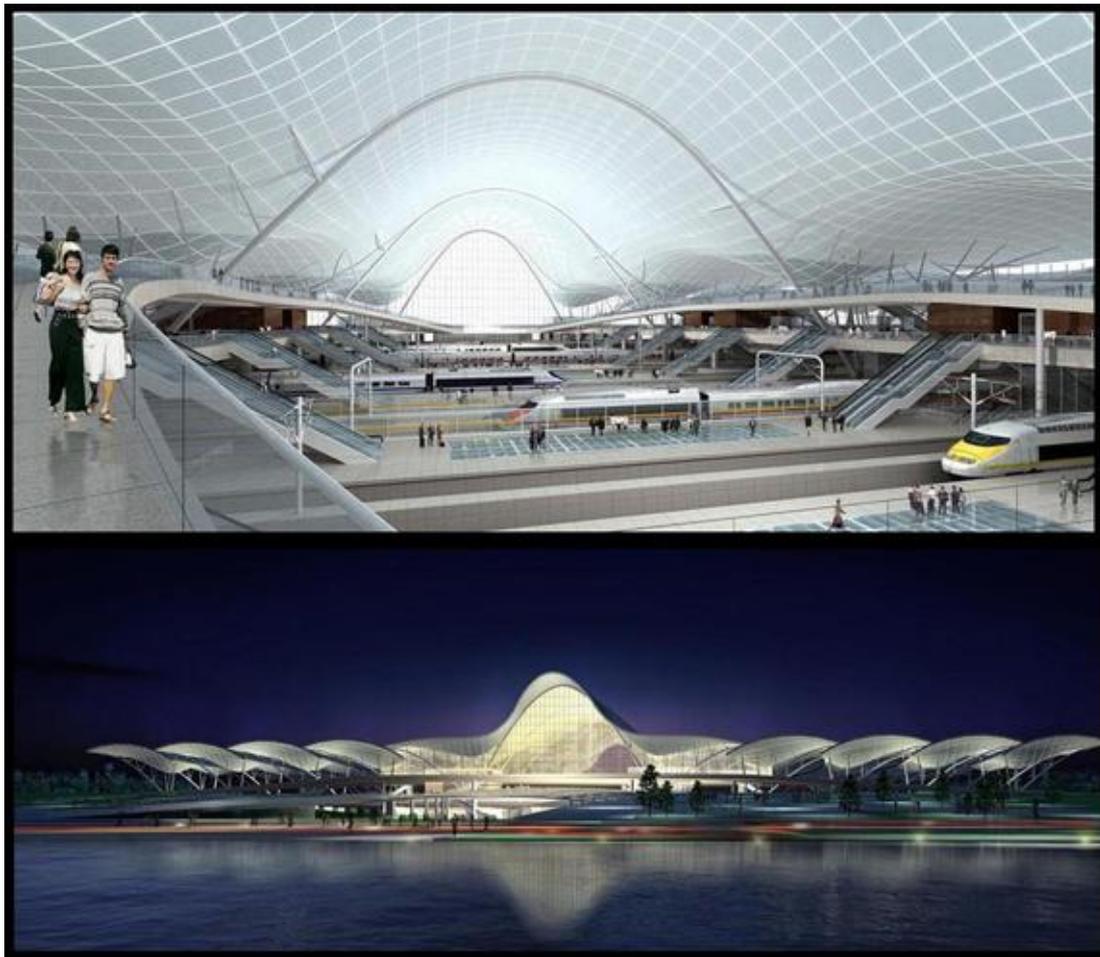
Tokyo Station

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Beijing South Train Station



Beijing South Train Station

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Seawoods–Darave railway station



Seawoods–Darave railway station

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COMPANY INFORMATION SUMMARY

**(005) Kajima Corporation (A)**

NO	INFORMATION REQUIRED	INFORMATION SUBMITTED	REMARKS																																																																														
1	Company profile and business policy statements	To express complete data	To express attached file if require.																																																																														
2	Developer's legal name/Address (In case of Joint Venture (JV), Legal name / Address of each partner)	To express Name of Company To express complete Address																																																																															
3	Developer's year of incorporation	1930 (For example)																																																																															
4	Developer's authorized representative information (a designated person as focal point who is authorized to speak and communicate on behalf) (Name, Address, Telephone and Email address)	To express authorized representative name To express complete Address To express email																																																																															
5	Articles of incorporation or documents of constitution, and documents of registration of the legal entity named above	To express complete data	To express attached file if require.																																																																														
6	Organization chart attached?	YES / No	To express attached file if require.																																																																														
7	Number of employees	7737 (March 31 <sup>st</sup> , 2013)	To express attached file if require.																																																																														
8	Financial viability for last five (5) years <b>Information about Balance Sheet</b>	The following is example  <table style="width: 100%; border-collapse: collapse; margin-left: 40px;"> <thead> <tr> <th></th> <th colspan="5" style="text-align: right;">(billion US \$)</th> </tr> <tr> <th></th> <th>(2009)</th> <th>(2010)</th> <th>(2011)</th> <th>(2012)</th> <th>(2013)</th> </tr> </thead> <tbody> <tr> <td>Total Assets -----</td> <td>18.497</td> <td>17.628</td> <td>16.138</td> <td>16.543</td> <td>16.541</td> </tr> <tr> <td>Total Liability -----</td> <td>16.152</td> <td>15.056</td> <td>13.653</td> <td>14.024</td> <td>13.420</td> </tr> <tr> <td>Net Worth -----</td> <td>2.345</td> <td>2.572</td> <td>2.485</td> <td>2.518</td> <td>3.121</td> </tr> <tr> <td>Current Assets -----</td> <td>12.415</td> <td>11.435</td> <td>9.980</td> <td>10.390</td> <td>10.356</td> </tr> <tr> <td>Current Liability -----</td> <td>12.236</td> <td>10.729</td> <td>9.287</td> <td>10.081</td> <td>9.869</td> </tr> </tbody> </table> <table style="width: 100%; border-collapse: collapse; margin-left: 40px;"> <thead> <tr> <th></th> <th colspan="5" style="text-align: right;">(billion US \$)</th> </tr> <tr> <th></th> <th>(2009)</th> <th>(2010)</th> <th>(2011)</th> <th>(2012)</th> <th>(2013)</th> </tr> </thead> <tbody> <tr> <td>Revenue -----</td> <td>19.116</td> <td>16.064</td> <td>13.006</td> <td>14.302</td> <td>14.569</td> </tr> <tr> <td>Profits Before Taxes -----</td> <td>-0.009</td> <td>0.283</td> <td>0.256</td> <td>0.245</td> <td>0.430</td> </tr> <tr> <td>Profits After Taxes -----</td> <td>-0.062</td> <td>0.130</td> <td>0.254</td> <td>0.038</td> <td>0.230</td> </tr> <tr> <td>Annual Turnover Data (USD Equivalent) -----</td> <td>19.883</td> <td>17.606</td> <td>13.809</td> <td>15.478</td> <td>15.798</td> </tr> </tbody> </table>		(billion US \$)						(2009)	(2010)	(2011)	(2012)	(2013)	Total Assets -----	18.497	17.628	16.138	16.543	16.541	Total Liability -----	16.152	15.056	13.653	14.024	13.420	Net Worth -----	2.345	2.572	2.485	2.518	3.121	Current Assets -----	12.415	11.435	9.980	10.390	10.356	Current Liability -----	12.236	10.729	9.287	10.081	9.869		(billion US \$)						(2009)	(2010)	(2011)	(2012)	(2013)	Revenue -----	19.116	16.064	13.006	14.302	14.569	Profits Before Taxes -----	-0.009	0.283	0.256	0.245	0.430	Profits After Taxes -----	-0.062	0.130	0.254	0.038	0.230	Annual Turnover Data (USD Equivalent) -----	19.883	17.606	13.809	15.478	15.798	To express attached file
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9	Track record and experiences of the developer, preferably a railway station /around a railway station and/ or similar urban development (most relevant three (3) contracts)	<p><b>For example:</b></p> <p><b>(1) Name of Project :</b></p> <p>Name of Employer : (Investment Group)</p> <p>Site Area :           ----- Sq.m                      GFA :               ----- Sq,m                      Height :             ----- m                      No. of floors :                      Underground :                      Facilities :           Office, Station facilities and Retail,                      Starting date :       September, 2004                      Ending date :        Phase 1 - October, 2007                                                Phase 2 - Autumn, 2014                      Total Cost :         2.0 billion USD</p> <p><b>(2) Name of Project :</b></p> <p>Name of Employer : (Investment Group)</p> <p>Site Area :           ----- Sq.m                      GFA :               ----- Sq,m                      Height :             ----- m                      No. of floors :                      Underground :                      Facilities :           Office, Station facilities and Retail,                      Starting date :       September, 2004                      Ending date :        Phase 1 - October, 2007                                                Phase 2 - Autumn, 2014                      Total Cost :         2.0 billion USD</p> <p><b>(3) Name of Project :</b></p> <p>Name of Employer : (Investment Group)</p> <p>Site Area :           ----- Sq.m                      GFA :               ----- Sq,m                      Height :             ----- m                      No. of floors :                      Underground :                      Facilities :           Office, Station facilities and Retail,                      Starting date :       September, 2004                      Ending date :        Phase 1 - October, 2007                                                Phase 2 - Autumn, 2014                      Total Cost :         2.0 billion USD</p>	To express attached file
	Others (if any)	This company submitted their EOI completely.	A