

# Yoma to redevelop old Yangon rail HQ

MYANMAR developer Yoma Strategic Holdings will revamp Yangon's former railway headquarters and surrounding land into a hotel, condominium and commercial development.

The mixed-use project will cost US\$330 million (S\$405 million) to US\$350 million and be built on about 4ha with a total gross floor area of two million sq ft.

The site now hosts the FMI Centre Tower, the Grand Mee Ya Hta Hotel and one of Yangon's famous heritage buildings, the former railway headquarters built in 1877.

They will be redeveloped in stages into a five-star hotel and condo, a four-star hotel and serviced apartment block, two Grade A office towers and a shopping mall.

The Victorian-era railway headquarters will be restored and converted into a five-star hotel "to rival the greatest historic hotels of the region such as Raffles Hotel in Singapore", the firm said in a statement.

Construction will be funded by internal sources, including sales and pre-sales of units, and by possibly bringing in other parties to share the development, said Yoma in a statement.

Chief executive Andrew Rickards said the converted Railway Headquarters will be-



**Yangon's former railway headquarters and its surroundings will be redeveloped into four- and five-star hotels, a condominium, office towers and a shopping mall.** PHOTO: YOMA STRATEGIC HOLDINGS

come a landmark signifying the transformation of Yangon into an international, cosmopolitan city.

"The provision of first-class hotel rooms, offices, apartments and retail is badly needed in the city to cope with the dramatic increase of interest in the country," he added.

The firm said yesterday that it has agreed to buy an 80 per

cent interest in the site from Meeyahta International Hotel for US\$81.28 million. Meeyahta and Yoma are both subsidiaries of Serge Pun & Associates (Myanmar).

Yoma will also undertake a one-for-four rights issue of up to 241.1 million new shares to be issued at a discount of between 25 per cent and 35 per cent to the closing price at a

date to be determined.

The rights issue, which is dependent on approval from shareholders for the proposed acquisition, is expected to be in the first three months of next year.

The net proceeds from the issue will be used to fund the acquisition and for working capital purposes, Yoma said.

**ESTHER TEO**