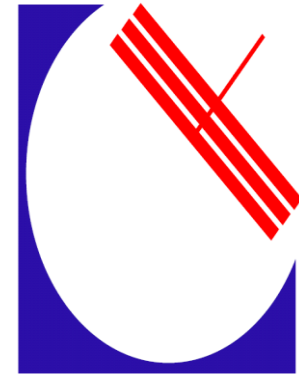




**ASIA PACIFIC FINANCE  
CO., LTD. (MYANMAR)**



**ASIA PACIFIC  
GROUP**

# **Seik Kann Thar Project**

**for**

**Sinma & Ngayok Kaung**

**Ayeyarwaddy Region**

**CONFIDENTIAL**

Asia Pacific Group

# Myanmar Ayeyarwaddy Seik Kann Thar Project Concept Study



May 2018

# The Concept

# To Design and Build the Seik Kann Thar City in Ayeyarwaddy, Myanmar



# Project Introduction and Vision







# UNION OF MYANMAR

- Myanmar is the largest country on mainland South-East Asia with a total land area of 676,577 sq.km
- Total coastline is 2,832 km.
- Shares total international borders of 5,858 km
- Bangladesh and India on the north-west,
- China on the north-east and;
- Laos and Thailand on the south-east.
- Dynamic crossroad linking South East Asia, Western China (Yunnan) and the Indian sub-continent
- Economic gateway to a potential vast market of over two billion consumers as well as sub-regional economic nodal link.
- Population around 56 Million



# Seik Kann Thar Project in Sinma & Nga Yoke Kaung, Myanmar

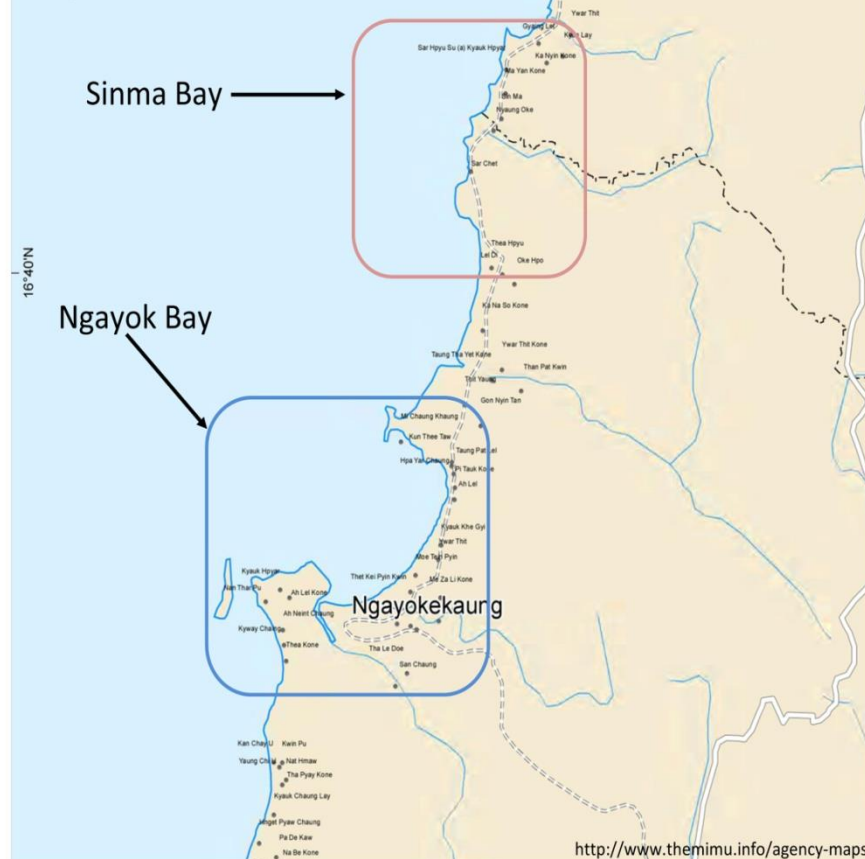






## Proposed Seaport Project in Sinma and (or) Ngayok Bay Area Development

This project will create jobs and support the development of the livelihood of millions of people in Myanmar.



# Project Introduction

- Development in Myanmar presents enormous investment opportunities - Waterfront City in Ayeyarwady region
- Myanmar is changing and reversal is impossible
- Indian ocean is crucial global economy, 20,000 ships & 20% of global exports via Indian ocean
- Land route connect to China-Tank Farms, Logistic Hub
- Natural Deep Sea Port
- Myanmar's economic and social growth & development, mutually beneficial to investors
- Creation of National employment, improve millions of people lives and living standard



# Accessible to Many Neighboring Countries



# INDUSTRIAL ZONES AND SPECIAL ECONOMIC ZONES IN MYANMAR

## EXISTING INDUSTRIAL ZONES

- 1 Ayeyawady Region (3)**
  - Hinthada
  - Myaungmya
  - Patheingyi
- 2 Bago Region (1)**
  - Pyaw
- 3 Magway Region (2)**
  - Yananchaung
  - Pakokku
- 4 Mandalay Region (3)**
  - Mandalay
  - Meiktila
  - Myingyan
- 5 Mon State (1)**
  - Mawlamyaing
- 6 Sagaing Region (2)**
  - Monywa
  - Kalay
- 7 Shan State (1)**
  - Taunggyi
- 8 Tanintharyi Region (1)**
  - Myeik
- 9 Yangon Region (4)**
  - Eastern Township
  - Western Township
  - Northern Township
  - Southern Township

## DEEP SEA PORTS



- Dawei**  
Tanintharyi Region
- Kyauk Phyu**  
Rakhine State
- Patheingyi**  
Ayeyawady Region
- Sittoung**  
Rakhine State
- Kalagong**  
Mon State

## Population



## NEW INDUSTRIAL ZONES UNDER PROCESS

- Bago Region (1)** 1
  - Bago Industrial Park Project
- Chin State (1)** 2
  - Paletwa
- Kayah State (1)** 3
  - Pa-an
- Mandalay Region (3)** 4
  - Yatanapon
  - Nyi Pyi Taw Tetkon
  - Myo Thar Industrial Park
- Mon State (1)** 5
  - Paya-thonzu
- Rakhine State (1)** 6
  - Ponnagyun
- Shan State (1)** 7
  - Nam On (Muse)
- Tanintharyi Region (1)** 8
  - Maunttaung Region Economic Zone

## SPECIAL ECONOMIC ZONES IN DEVELOPMENT

**Dawei**  
Tanintharyi  
Region  
1

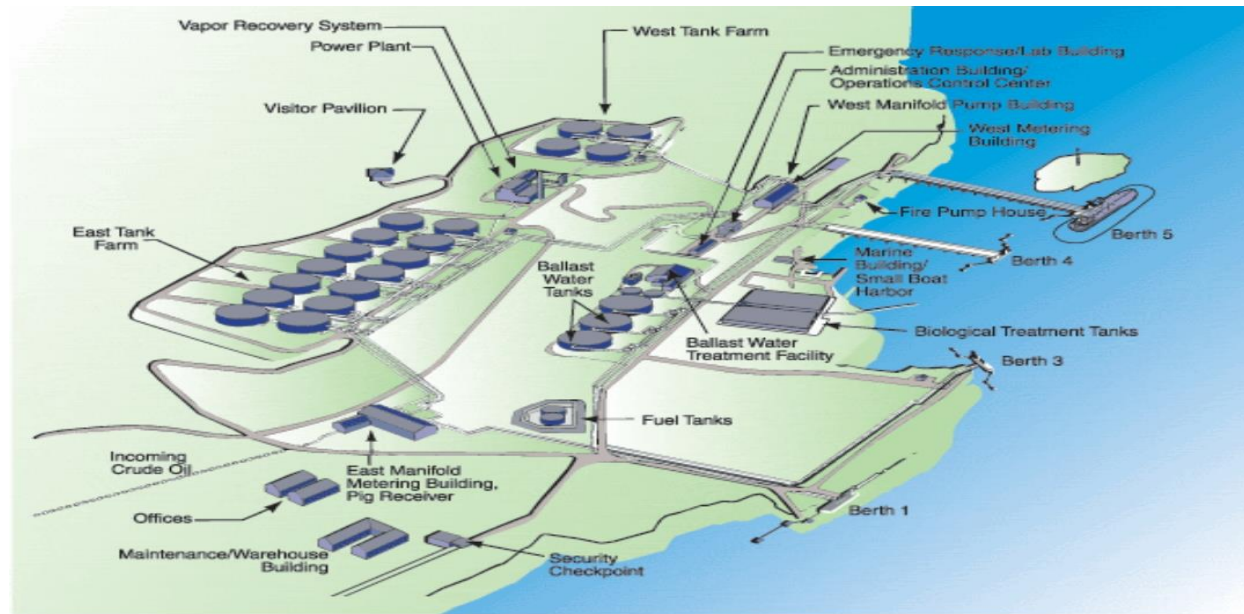
**Kyauk Phyu**  
Rakhine  
State  
2

**Patheingyi**  
Ayeyawady  
Region  
3

**Myawaddy**  
Kayah  
State  
4

**Thilawa**  
Yangon  
Region  
5

# Seik Kann Thar Project



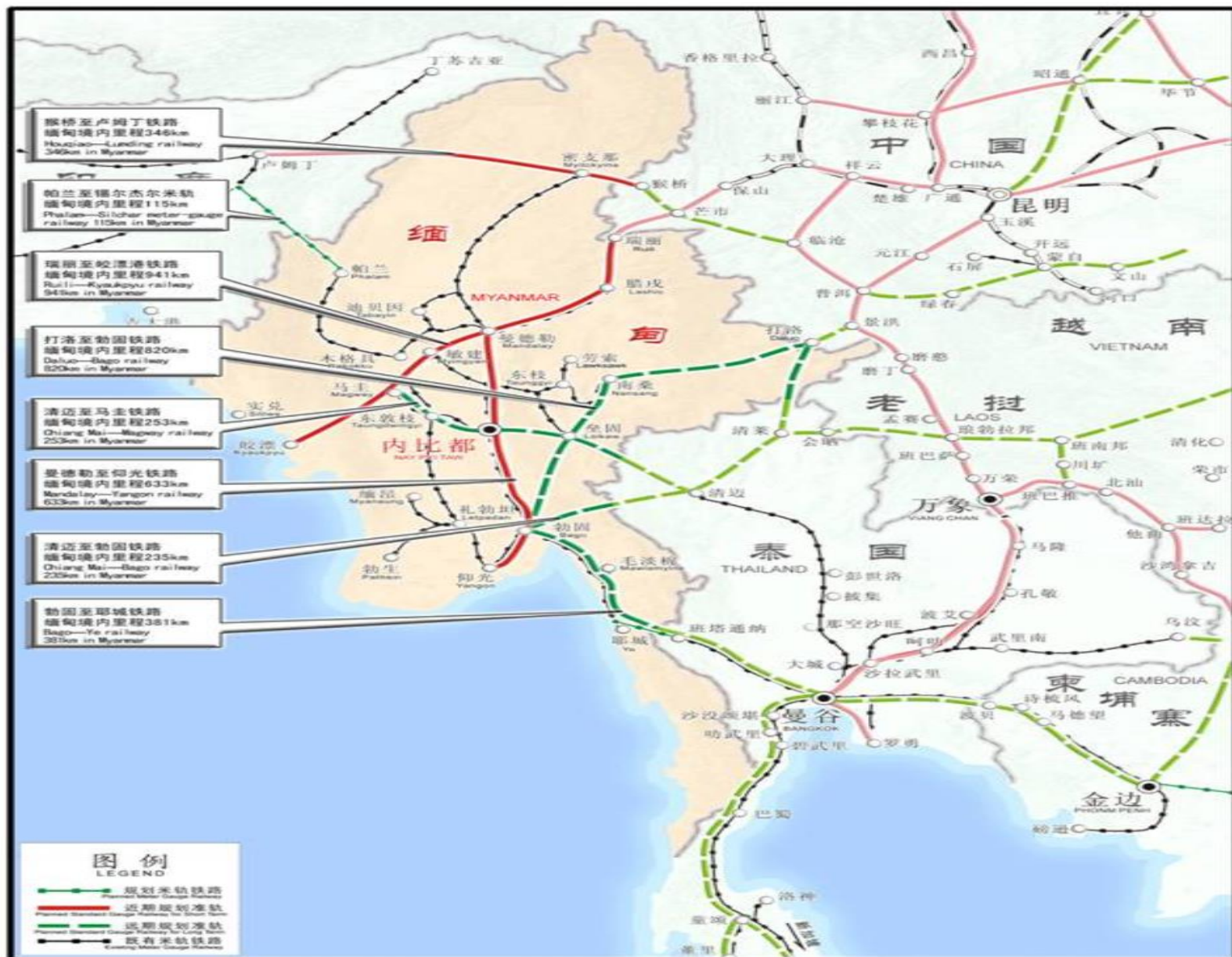
## Integrated Waterfront City

- Deep sea port, Tank Farms, Ship Bunkers, Refineries
- Housing, Medical Centre, School, Power Plant, Water Treatment Plant, Railway Station, Resorts, Shopping malls
- Industrial Park, Agriculture & Aquaculture Farms



# 缅甸铁路网规划示意图

SCHEMATIC DRAWING FOR PLANNING OF MYANMAR RAILWAY NETWORK





# Industrial Park



# Why Myanmar ?

1. Myanmar is a country rich of Minerals and Natural Resources
2. Myanmar has land access to China, India, Bangladesh, Laos, Thailand
3. Myanmar is a country of opportunities and last frontier market in Asia
4. The Country has a young workforce for the Industrial Park
5. High potential for mining of minerals
6. Open to many Multi National Companies because of high demand industries
7. EU offers humanitarian assistance to the poorest and most vulnerable people
8. Myanmar economic corridor just started to open in the last few years



# The Advantages of Setup

- **Rich in Natural Resources and Minerals . Attract MNC to take up as tenant in the Industrial Park to develop raw materials and minerals into finished products . eg Copper, Rare Earth process into copper concentrate etc. , and rare earth are to produce EV batteries, etc**
- **EV Car Batteries manufacturer would be advantage if located in the Industrial Park as the source for raw materials eg rare earth, copper and nickel to make batteries**
- **Timber Industries to setup sawmills to cut logs into respective sizes and shipped out into containers as finished products.**
- **Agriculture products eg groundnuts can be packed and process in the IP as the country has huge reserves of groundnuts**
- **Local sea foods processing and cold storage facilities support value added export**

- **Abundant farm land and agriculture, rice, timber, lead, tin, precious stones**
- **Antimony Industries , plentiful resources in the country for manufacturing of semi conductor industries . Very scare in China**
- **West coast has untapped adventure tourism potential, for which the infrastructure can be provided**
- **Deep sea ports are opening for Myanmar to access to International markets and potential logistics hub in the region**
- **Our Team is also communicating with major China industries for assembling of electric bicycle/tricycle in this region and market to world market due to the low-cost labour**
- **Hotels and restaurant operators might take advantage of the growing tourism industries .**
- **Developing a master plan to build Ayeyarwaddy region and elevate it to the standards of other cities**

# Facilities to be Design & Build

## Private Establishment

- Deep Sea Ports & Free Port
- Industrial Park .Warehouse, Logistics Park, Factories
- Fuel, Vegetable Tank Farm
- Power Plant
- Water Treatment Plant
- Rice Mills & Grain storage
- Hotel, Apartments, Low-Cost Housing
- Shopping Centre , Asian Food Centre
- Recreation Sports Centre
- Marina
- Banks
- Petrol and EV charging stations
- 18 Holes Golf Courses

## Government Assists

- Government Admin Dept
- Export & Trade Dept
- Customs and Inland Revenue
- Hospital
- Police and Security Dept
- Fire Station and Services
- Centre of Commodities Aid
- Legal Services
- SEZ Administration
- Schools
- Bus and Railway Station
- Telecommunication Services



# Environment Green Design

---

- Planning and Design of the Seik Kann Thar Project is environment Green project
- Special attention will be focus on waste discharge and management
- Water quality controls
- Solar Power Plant



# The Waterfront City is Divided into Eight Hubs

1. Port Hub
2. Industrial Hub
3. Education Hub
4. Commercial Hub
5. Logistics Hub
6. Medical Hub
7. Accommodation and Housing Hub
8. Central Supply Hub

# Medical Hub

## 1<sup>st</sup> Phase

- **Hospital 50 Beds**

50 beds private Hospital, 20000m<sup>2</sup> land build in 3000m<sup>2</sup> fully equipped with operations facilities, fully self sustained

- **Rehabilitation Medicine Hospital**

Fully equipped with latest facilities. With wards for serious illness

- **Mobile Clinic Units**

Latest vehicular units that could travel to other remote areas so that medical facilities would be provided to the people

# Private Operated Hospitals

- 50 Beds Hospital
- Latest Medical facilities
- 8 Operational Theatres
- Pool of International Doctors
- Pleasant comfortable atmosphere
- Different class wards
- Equipped with ER and Day Surgery
- Outpatient facilities





# Education Hub

- **International Maritime College**

Well known Maritime College to train shipping and port operations

- **School of Nursing**

International Nursing School to train professional Nurses

- **International School**

With international curriculum ranging from kindergarten to Colleges

- **School of Sports**

Well known football clubs will setup training program, school will also have a swimming pool to train future sport man and women .

- **School of Technical Education**

This would be a joint development with the Singapore Technical Institute to train students to be ready to work in the IP

# International Boarding Schools

- International Boarding Schools
- 200-300 students
- International curriculum
- Sports facilities with stadium
- Link to international colleges
- Latest teaching techniques



# Commercial Hub

- **Golf Course & Country Club**

International Operate 18 holes Golf Course with driving range, family bonding and relaxation with F&B, bowling, library and games arcade etc

- **Multi-Sport Stadium**

Entertainment sport complexes for the families dedicated to our program population

- **Shopping Complex**

Supermarket, fast food outlet ,restaurants, retail outlet etc

- **Office Complex**

Office for tenant of IP and international office space

- **International Banks**

Local and International Banks facilities

- **Theme Park**

Water park and natural park

- **Hotels**

3 to 5 stars hotels for conference and meetings

- **Marina**

Small sized marina for recreational boats and yachts

# Executives Country Club





# 18 Holes Golf Facilities

- 1 x18 Holes Golf Course  
(International Design )
- Optional for Night Golfing
- Golf driving range
- Private lessons for all ages
- Latest Facilities
- Design for International Tournament
- International Management
- Other facilities eg spa and restaurants



# 3 to 5 stars Hotels

- International Operators
- 200 rooms or more
- Function rooms
- Restaurants
- Full facilities
- International conferences and meetings
- Presidential suits





# Theme Park

- Water Theme park bringing the artificial sea inland experience.
- A mega project in this region attracts tourist





# Industrial Hub

- Tenant will enjoy high range of benefits , cheap labor , Tax havens , no tax on import and export materials within SEZ
- **Oil Tank Farms**  
For storage and distribution of oil, gas, water and vegetable oil
- **Coffee Processing Plant**  
Immediate take-up as Myanmar project some of the best coffee in the region
- **New Factories**  
To accumulate all sorts of configuration according to their needs , with plentiful natural resources eg Timber



# Coffee Growing and Processing Plant



Myanmar produces some of the best coffee in the region





# Timber and Wood Finished Products





# Logistics Hub

- **Land Cargo Complex**

Centre for all containers and loose cargo for central Myanmar. The best link way from Myanmar to China, India, Thailand, Laos, Vietnam, Cambodia including Bangladesh

- **Railway Complex**

Passenger and cargo terminal to other eastern province and China and India

- **Air Cargo and Freight Complex**

Introduction for international airport for perishable goods and air cargo import and export and also a boost to tourist arrivals

- **Distribution with Storage Complex on Bonded Facilities and Cold Chain Logistics System**

To act as a hub for local and foreign neighboring countries . Resulting in much cheaper goods . A boost to the local logistics industries and sea food processing, export

# Port Hub

- Jointly Operated Port
- Fast Turnaround
- Lands for Storage
- Link by Highway, Railways
- Competitive Logistics
- Easy and Fast Customs Clearance



# Inland Container Port and Railway Linking to Seik Kann Thar Project

- 24 hours operation
- Centre for all import and export out of Myanmar
- International port for transit
- Fast and easy access logistics





# Passenger Railway Linking to GMS Countries

- **Modern High Speed & Cargo Trains**
- **Food Outlets**
- **Clean and Green project**
- **Attract International Tourists to Ayeyarwady**
- **Link way from Myanmar to GMS Countries**
- **Connecting towns and cities within Myanmar**
- **Fast and efficient for movement of workforce**





# Highways and Wide Roads

- **Current Highway links Sinma & Nga Yoke Kaung to Yangon**
- **Upgrading from 2 lanes to 4 lanes to increase capacity for traffic movements**
- **Resulting in fast and easy access for transportation of goods for cars, trucks and coaches**
- **Easiest and cheapest form of transportation linking East to West ie Myanmar to Yunnan**



# Accommodation Hubs

- **Bungalow Area**
- **Condominium Project**
- **Staff & Workers Dormitory**
- **Students Dormitory**
- **Security Staff Living Complex**

# Condominium and Housing Projects

- Working with several international realty companies
- Many projects available
- Affordable prices
- Housing for local and expatriates
- Many projects to suit all form of housing





# Central Supply Hub

- Fire Service
- Power Electrical Services
- Telecommunication
- Media Corporation & Public relations
- Police and Security Agency
- Environmental Service
- Tourist Promotion Board
- Seik Kann Thar City Central and Hub Management Board with Maintenance Services
- Refuse Disposal , Industrial Waste Management Air Quality Control
- Petrol & EV Charging Stations and Vehicle Work-Shop
- LPG Supply and Storage Base
- Internal Warehousing with Food Storage Cold Rooms

# Fire Prevention and Safety Services

- Internal Fire Service
- International Trained
- Setup of Fire Safety Dept for Fire Prevention
- Modern Equipment



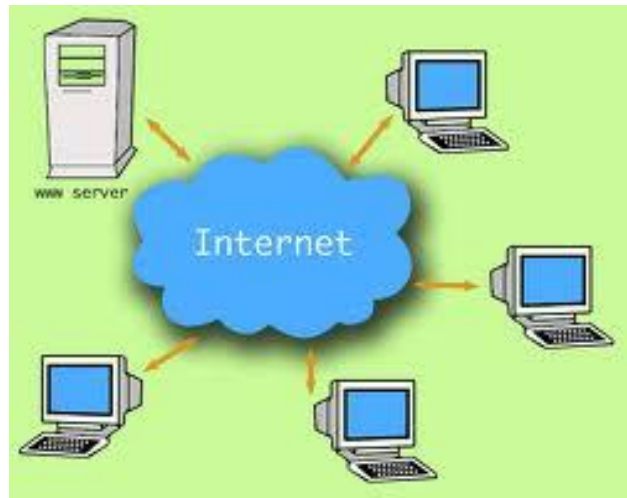
# Self Managed Security and Police Units

- Trained and Self Managed Police Force and Security Personal in SEZ
- Trained by International Security Professional .
- Multi Linguistic





# Telecommunication and High - Speed Internet Service Provider



# Commercial High Tech Farming





# Modern Agriculture Projects

- Projects for modern Agriculture farming
- Vast availability of land
- Low - cost labor force
- High resources of sunlight and water







**ASIA PACIFIC FINANCE CO., LTD.**

SERVING NATION AND PEOPLE



**ASIA PACIFIC GROUP**

THANK YOU