



ROYAL TRAIN SQUARE

PHNOM PENH - CAMBODIA

PHNOM PENH CENTRAL TRAIN STATION IS
TO BE CLASSICALLY RENOVATED TO ITS
RIGHTFUL PLACE AS A JEWEL OF PHNOM
PENH. REBORN AS 'TRAIN SQUARE RETAIL
PLAZA' AN ICONIC AND DESTINATION FOR
TRAVELLERS, DINERS AND SHOPPERS





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INTRODUCTION



REVIVING PHNOM PENH'S HISTORIC RAILWAY STATION

Phnom Penh Central Railway Station was constructed during the French colonial era, opening to passengers in 1932. The train station was restored during the early 2000's and is well preserved part of the heritage of Phnom Penh and Cambodia as whole. Developed in the Art Deco architectural style made famous in France during the 1920's and 1930's, the Train Station was a statement to the modernizing future of the Kingdom of Cambodia.

OBJECTIVE

Phnom Penh Train Station shall once again make a Statement to the modernizing of Phnom Penh and the Kingdom of Cambodia being revitalized to its former glory.

Cambodian and international visitors shall be attracted to this historic and prestige property.



CREATING AN ICONIC AND FUNCTIONAL RETAIL SPACE

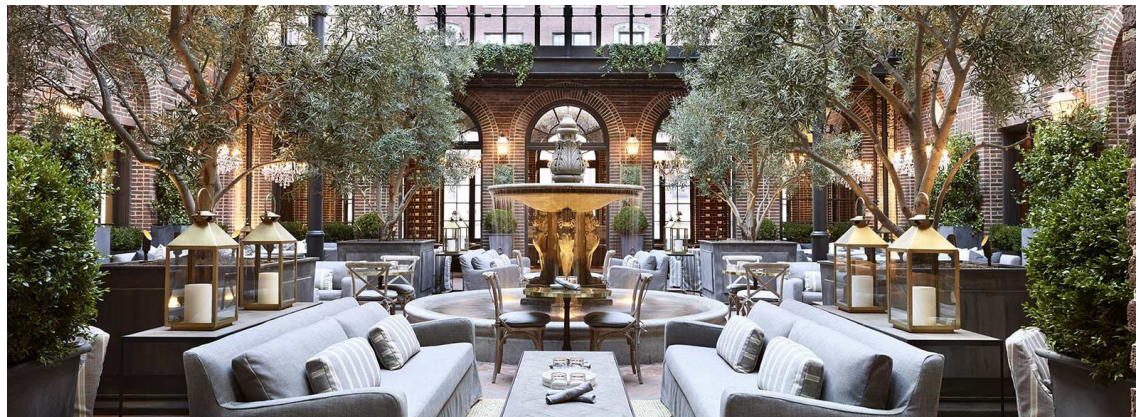
Phnom Penh Central Train Station is to be classically renovated to its rightful place as a jewel of Phnom Penh. The revitalisation of the station will see it restored to its former glory while reborn as the Train Square Retail Plaza, a destination for travellers, diners and shoppers.

Plans have been set for Phnom Penh's Central Train Station to be tastefully restored into an iconic retail plaza.

Sitting adjacent to the capital's central business district, the train station was originally built by the French in 1932. It has remained one of the most iconic examples of French colonial architecture in Phnom Penh.

Train Square Retail Plaza shall feature 3,000 square metres net of retail space for shops, cafes, champagne bars, restaurants, health & beauty options, travel and tourism as well as exhibition and event spaces all centered around the grand atrium of the iconic art deco train station.

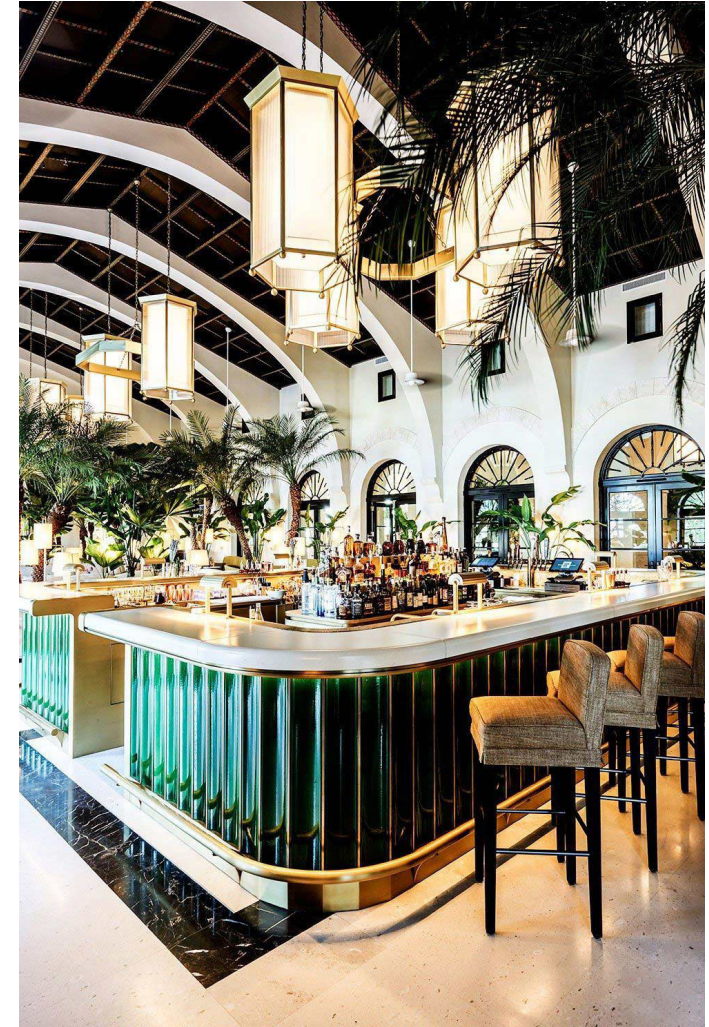
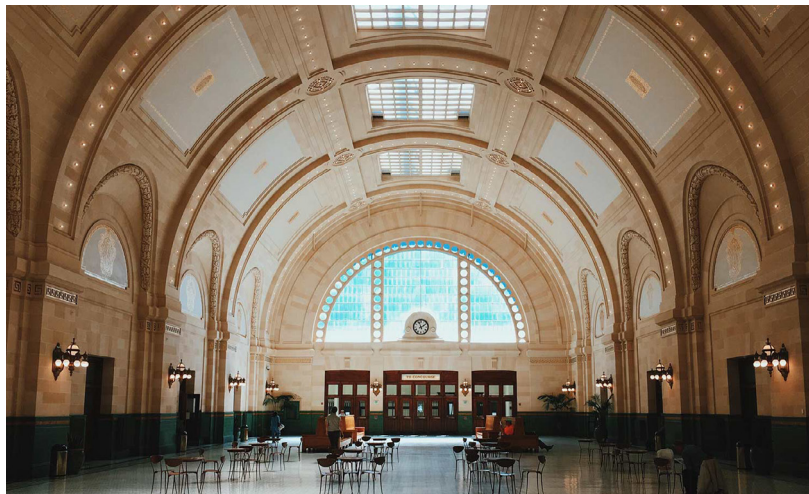
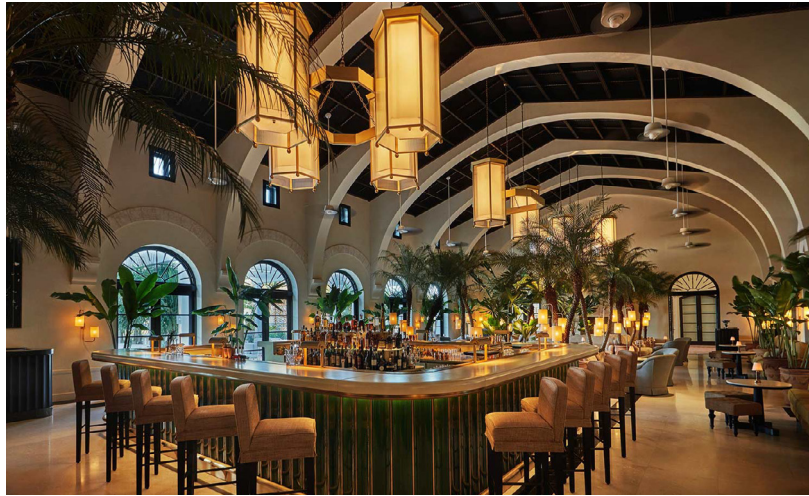
"The railway station is a well-recognised heritage building in Phnom Penh but very few people currently use it. With the development of Train Square Retail Plaza we will provide people with a new place to meet, dine and relax in beautiful surroundings with high-end cafes, restaurants and shops," said Scott Bolls, attorney in real estate law and development who is the principal lead on the project.



DESIGNED FOR TRAVELLER COMFORT AMONGST HIGH END RETAIL

The rail station was previously refurbished in 2012. Over the last five years, it has seen increased activity with the updating of routes connecting Phnom Penh, Kampot, Sihanoukville, Pursat and Poipet. There is also a daily shuttle to the airport.

“For first time visitors to the capital arriving by train, the station has not been especially welcoming. With this redevelopment we want people to realise how far Phnom Penh and Cambodia have developed and to see how careful and sensitive renovations can realise the potential of beautiful heritage buildings,” said Simon Griffiths, Managing Director of The Mall Company, who are the exclusive retail leasing and marketing agents.



LOCATION





PHNOM PENH CITY MAP

City map of central Phnom Penh showing significant local landmarks near the train station. Shaded area is a ~1km radius around the station.

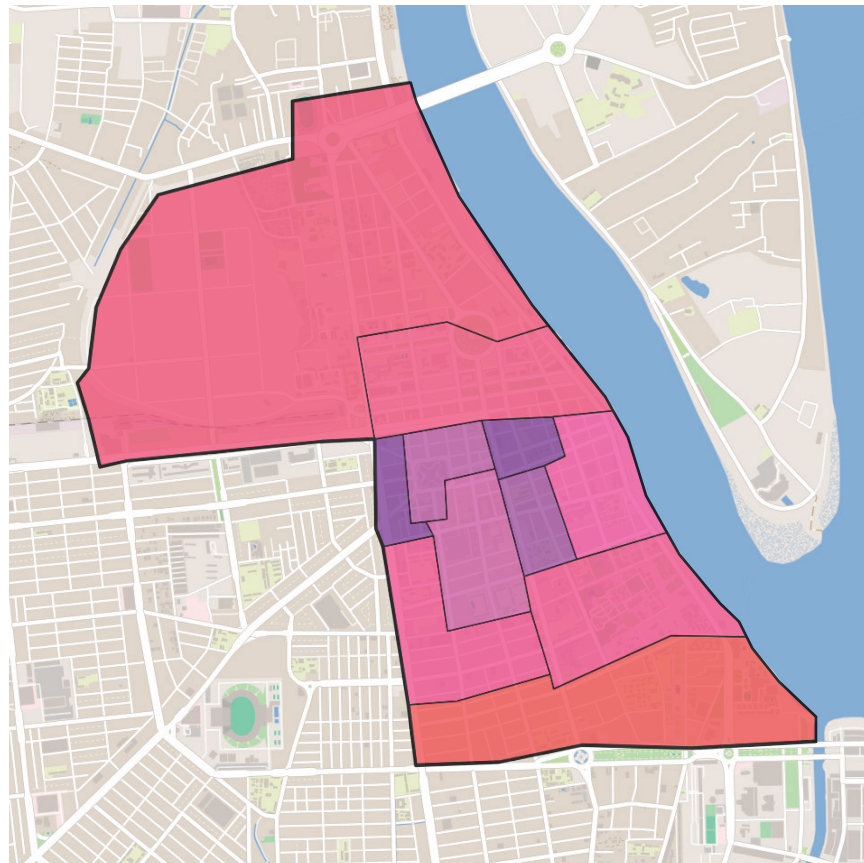
POPULATION DATA



Name	Status	Population Census 1998	Population Census 2008
Daun Penh	City District	131,913	126,550
Boeng Reang	Urban Commune	7,714	7,210
Chakto Mukh	Urban Commune	12,501	10,312
Chey Chumneah	Urban Commune	12,980	12,372
Phsar Chas	Urban Commune	8,287	7,023
Phsar Kandal Muoy	Urban Commune	11,223	9,427
Phsar Kandal Bei	Urban Commune	7,954	7,334
Phsar Thmei Bei	Urban Commune	13,154	10,320
Phsar Thmei Muoy	Urban Commune	7,447	6,411
Phsar Thmei Pir	Urban Commune	7,771	7,387
Srah Chak (Train Square)	Urban Commune	34,115	39,491
Voat Phnum	Urban Commune	8,767	9,263

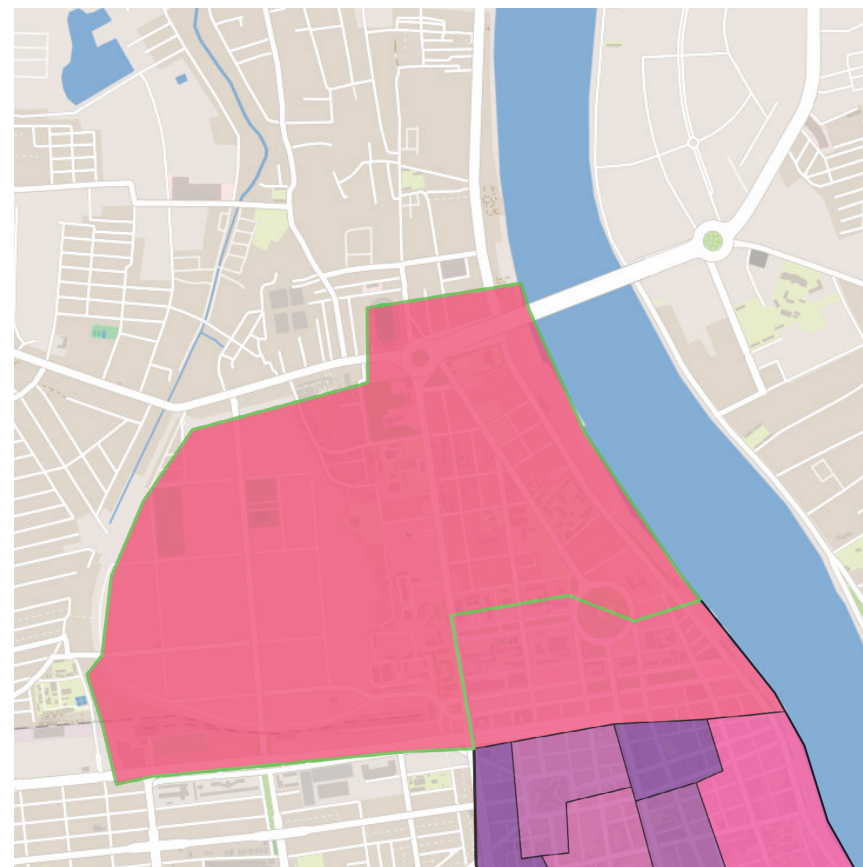
DAUN PENH DISTRICT

Source: National Institute of Statistics of Cambodia



Daun Penh - City District
 Population 1998: 131,913
 Population 2008: 126,550

Srah Chak - Urban Commune
 Population 1998: 34,115
 Population 2008: 39,491
 Density: 12,522/km²



DAUN PENH DISTRICT

Source: National Institute of Statistics of Cambodia

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POPULATION DATA



Name

Status

Population Census 1998

Population Census 2008

Prampi Makara	City District	96,192	91,895
Boeng Prolit	Urban Commune	12,010	10,169
Mittakpheap	Urban Commune	12,323	10,268
Monourom	Urban Commune	12,981	11,227
Ou Ruessei Bei	Urban Commune	8,519	7,673
Ou Russei Buon	Urban Commune	9,123	9,418
Ou Ruessei Muoy	Urban Commune	9,120	8,133
Ou Ruessei Pir	Urban Commune	10,722	9,518
Veal Vong	Urban Commune	21,394	25,489



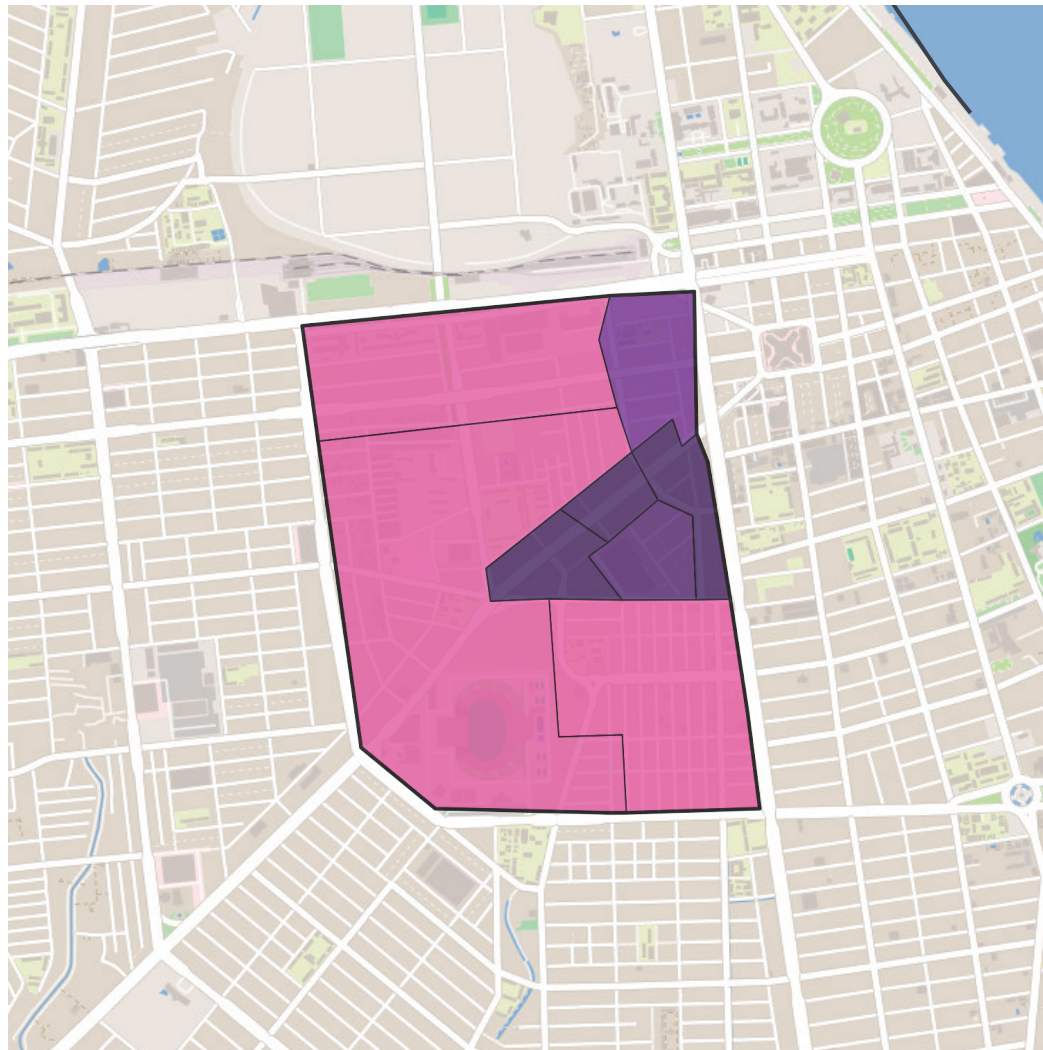
NEIGHBOURING 7 MAKARA DISTRICT

Source: National Institute of Statistics of Cambodia

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POPULATION DATA



Prampi Makara - City District

Population 1998: 96,192

Population 2008: 91,895

NEIGHBOURING 7 MAKARA DISTRICT

Source: National Institute of Statistics of Cambodia

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POPULATION DATA

TRAIN SQUARE RETAIL PLAZA





INTERIOR RETAIL PLAZA CONCEPT

Multiple floors for premium retail concepts.
Central retail plaza and meeting spaces.

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RETAIL PLAZA



EXTERIOR ARCHITECTURE

Unique opportunity to revitalise a beloved historic art deco building in the heart of the capital.

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RETAIL PLAZA



INTERIOR RETAIL PLAZA CONCEPT

Premium retail brands and concepts benefiting from the truly unique nature of Train Square Retail Plaza.

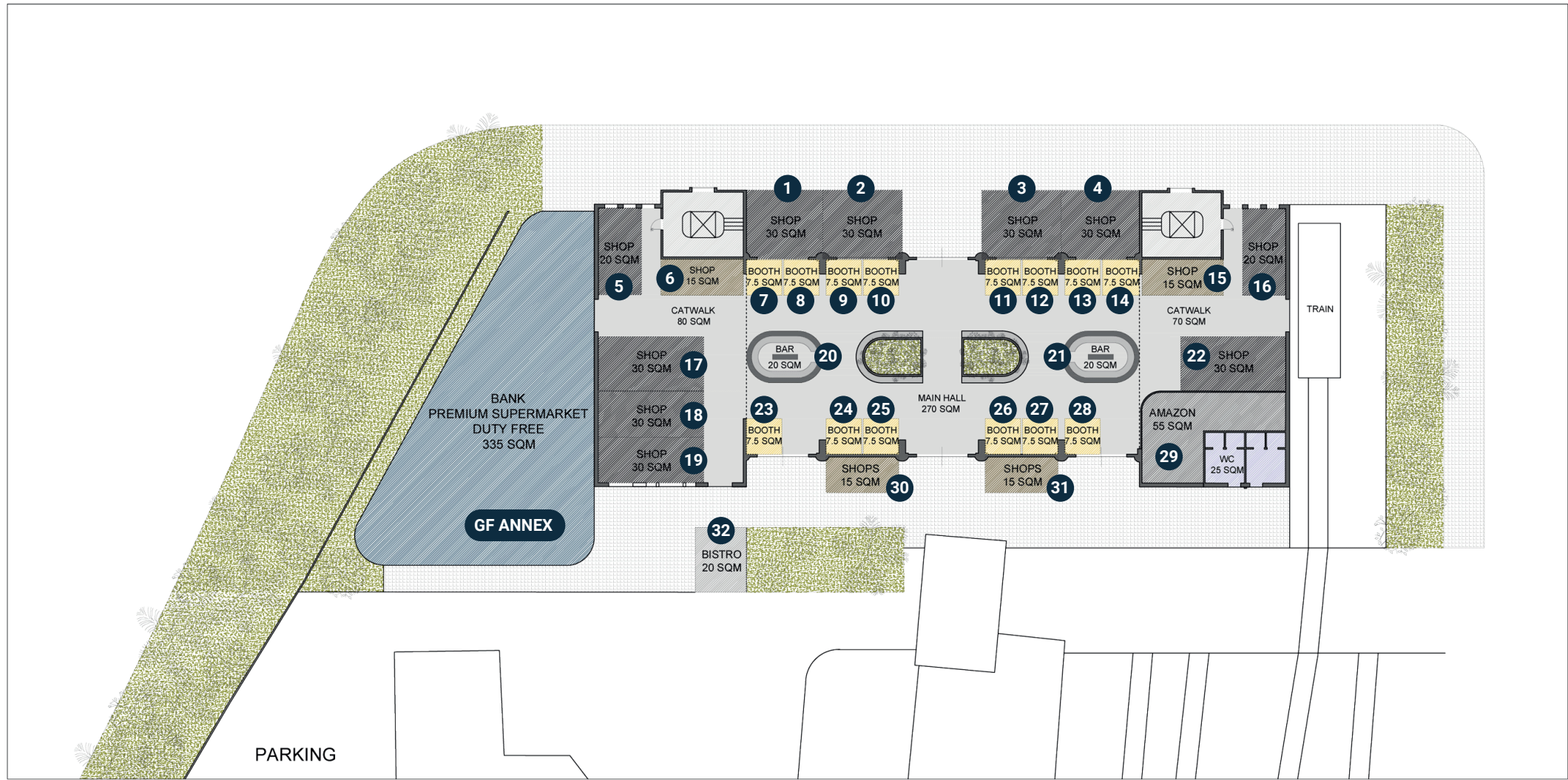
ROYAL TRAIN SQUARE

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RETAIL PLAZA

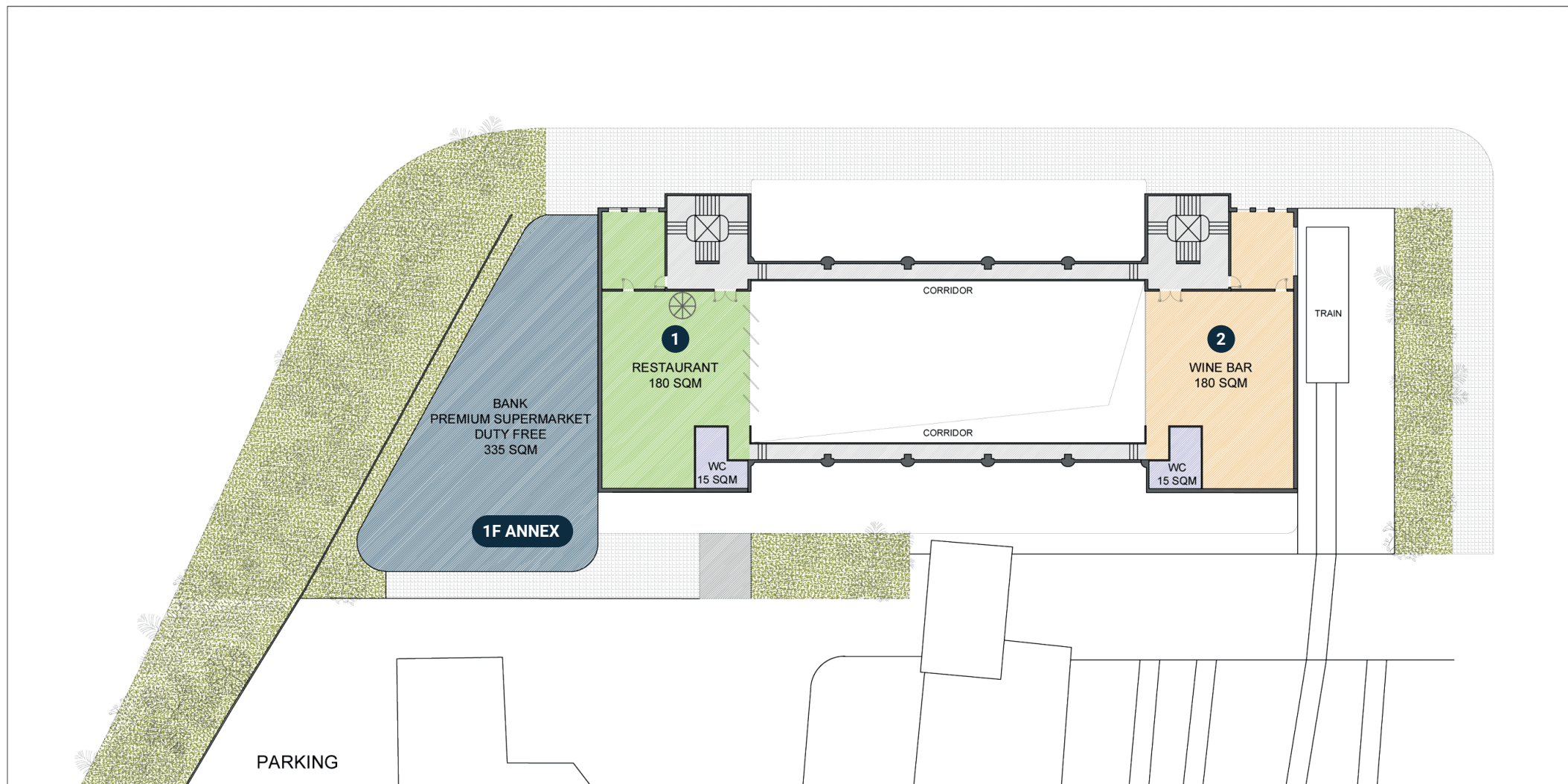
TRAIN SQUARE LAYOUT





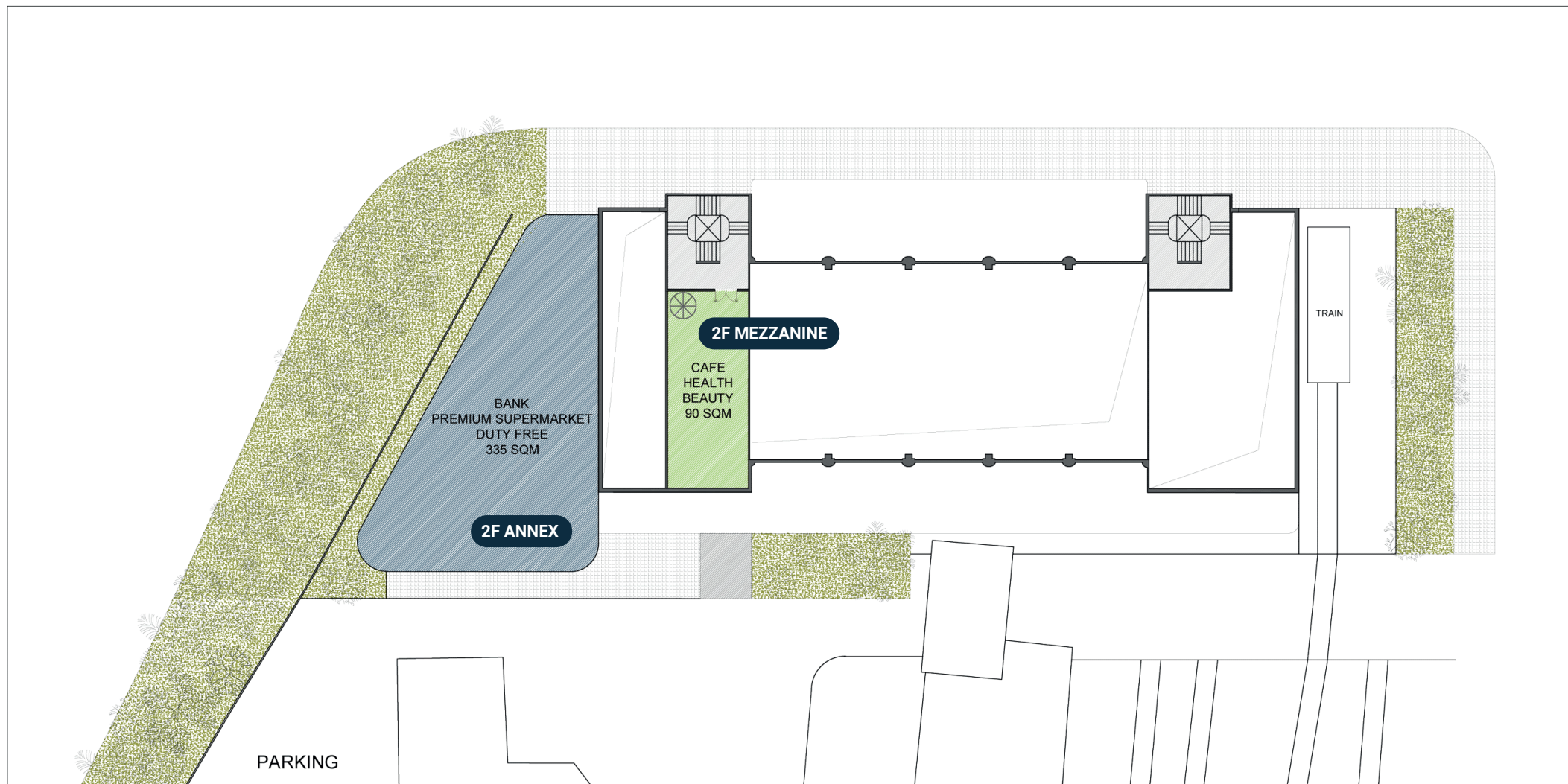
GROUND FLOOR

Huge potential for small and large retail units benefiting from high footfall on the ground floor of the station.



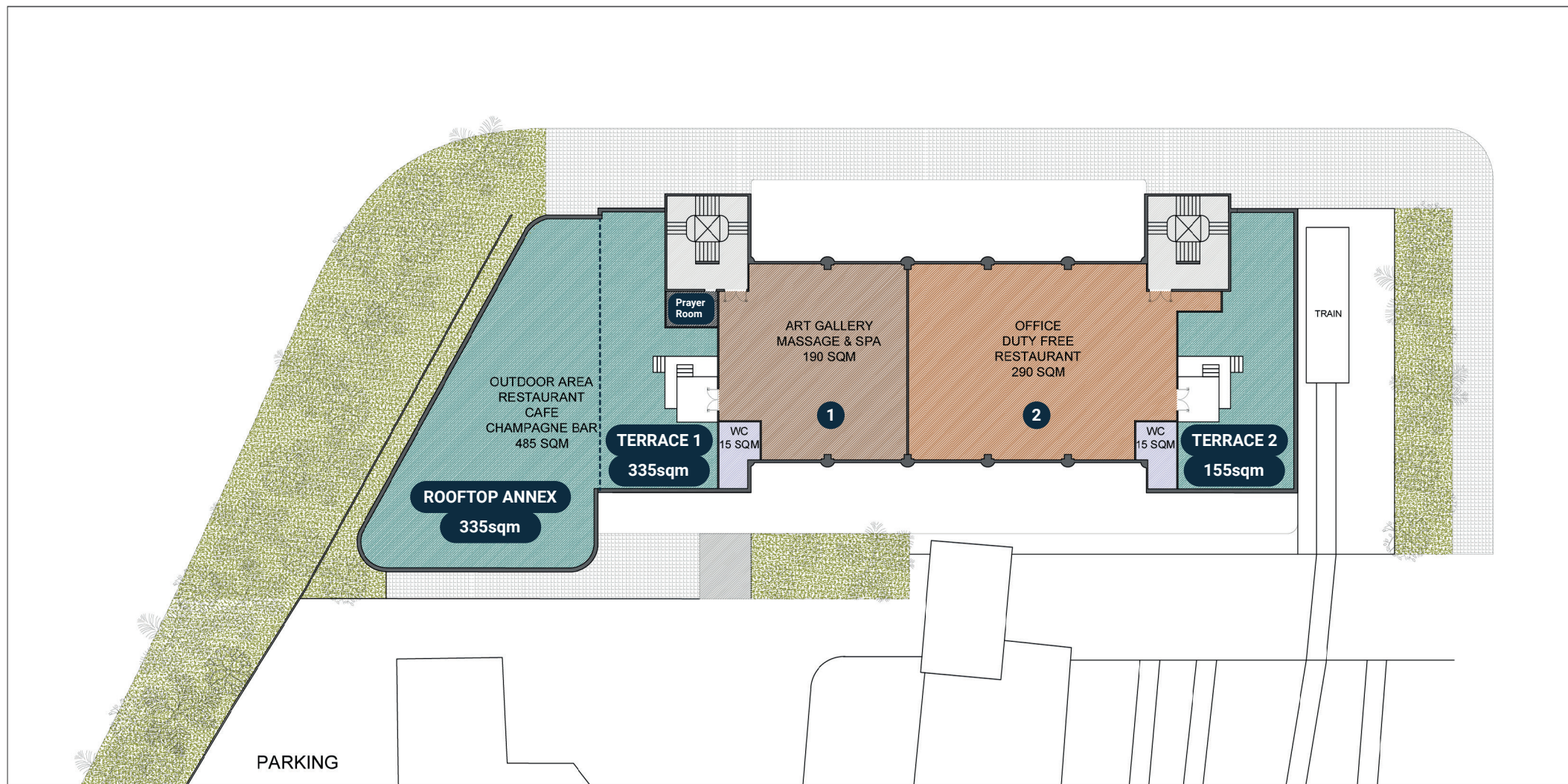
FIRST FLOOR

Overlooking the central plaza the first floor is perfect for café style culture food and beverage.



MEZZANINE FLOOR

Mezzanine space to relax
overlooking the central plaza.



ROOFTOP

Spectacular rooftop terraces, gallery and dining with indoor space for further dining or retail shops.

UNITS, AREAS, TRADE USES



Floor	Unit #	Area (sqm)	Trade Use
GF	Annex	335	Financial, Supermarket, Duty Free
GF	1	30	Fashion, Jewellery, Cosmetic
GF	2	30	Fashion, Jewellery, Cosmetic
GF	3	30	Fashion, Jewellery, Cosmetic
GF	4	30	Fashion, Jewellery, Cosmetic
GF	5	20	Airline, Travel, Tour, Ticket
GF	6	15	Fashion, Jewellery, Cosmetic
GF	7	7.5	Health, Beauty, Jewellery, Cosmetic
GF	8	7.5	Health, Beauty, Jewellery, Cosmetic
GF	9	7.5	Health, Beauty, Jewellery, Cosmetic
GF	10	7.5	Health, Beauty, Jewellery, Cosmetic
GF	11	7.5	Health, Beauty, Jewellery, Cosmetic
GF	12	7.5	Health, Beauty, Jewellery, Cosmetic
GF	13	7.5	Health, Beauty, Jewellery, Cosmetic
GF	14	7.5	Health, Beauty, Jewellery, Cosmetic
GF	15	15	Fashion, Jewellery, Cosmetic
GF	16	20	F&B Premium Concept / Brand
GF	17	30	Health, Beauty, Fashion, Café
GF	18	30	Health, Beauty, Fashion, Café
GF	19	30	Health, Beauty, Fashion, Café
GF	20	20	Premium F&B - Special Concept
GF	21	20	Premium F&B - Special Concept
GF	22	30	F&B Premium Concept / Brand
GF	23	7.5	Beverage Kiosk
GF	24	7.5	Health, Beauty, Jewellery, Cosmetic
GF	25	7.5	Health, Beauty, Jewellery, Cosmetic
GF	26	7.5	Health, Beauty, Jewellery, Cosmetic
GF	27	7.5	Health, Beauty, Jewellery, Cosmetic
GF	28	7.5	Beverage Kiosk
GF	29	55	Amazon
GF	30	15	Airline, Travel, Tour, Ticket
GF	31	15	Airline, Travel, Tour, Ticket
GF	32	20	F&B Kiosk
Ground Floor Total		895	

Floor	Unit #	Area (sqm)	Tenant Mix
1F	Annex	335	Financial, Supermarket, Duty Free
1F	1	195	F&B - Café, Wine Cocktail, Coffee Bar
1F	2	195	F&B - Café, Wine Cocktail, Coffee Bar
First Floor Total		725	
2F	Annex	335	Financial, Supermarket, Duty Free
2F	Mezzanine	90	Books & Magazines
Second Floor Total		425	
3F	Rooftop Annex	335	Garden, Rooftop Bar
3F	Terrace 1	155	F&B - Restaurant, Duty Free
3F	Prayer Room	10	Prayer Room
3F	1	205	F&B - Restaurant, Duty Free
3F	2	305	F&B - Restaurant, Duty Free
3F	Terrace 2	155	F&B - Restaurant, Duty Free
Third Floor Total		1,165	
Total		3,210	

Annex Land

Floor	Unit #	Area (sqm)	Tenant Mix
GF	Annex	335	Financial, Supermarket, Duty Free
1F	Annex	335	Financial, Supermarket, Duty Free
2F	Annex	335	Financial, Supermarket, Duty Free
3F	Rooftop Annex	335	Garden, Rooftop Bar
Total		725	

UNITS, AREAS, TRADE USES

Mall layout configuration.

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UNITS, AREAS, TRADE USES

FOOT TRAFFIC PROJECTIONS





Time	Total	Ground Floor	1st Floor	Mezzanine	2nd Floor
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06:30 ~ 09:00	340	150	100	15	75
09:00 ~ 11:30	175	100	50	25	0
11:30 ~ 14:00	350	100	100	25	125
14:00 ~ 17:30	200	100	50	25	25
17:30 ~ 19:30	500	150	100	50	200
19:30 ~ 22:00	450	150	100	50	150

Sub Total	2,015	750	500	190	575
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Total Projected Average Visits Per Day (weekday): 2,015

Public Holidays: Projected 100% - 200% increase in foot traffic per weekday public holiday.



NORMAL WEEKDAY (MON-FRI)

Source: The Mall Company

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FOOT TRAFFIC PROJECTIONS



Time	Total	Ground Floor	1st Floor	Mezzanine	2nd Floor
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06:30 ~ 09:00	550	250	150	50	100
09:00 ~ 11:30	475	200	150	50	75
11:30 ~ 14:00	675	300	150	50	175
14:00 ~ 17:30	475	200	150	50	75
17:30 ~ 19:30	525	150	150	25	200
19:30 ~ 22:00	425	150	100	25	150

Sub Total	3,125	1,250	850	250	775
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Total Projected Average Visits Per Day (weekend): 3,125

Public Holidays: Projected 100% - 200% increase in foot traffic per weekend public holiday.



NORMAL WEEKEND (SAT-SUN)

Source: The Mall Company

ROYAL TRAIN SQUARE



FOOT TRAFFIC PROJECTIONS

The Southern Railway Line

Phnom Penh - Preah Sihanouk Province

Passenger Services

Phnom Penh - Takeo - Kampot - Sihanoukville

Schedule

Days	PP Station Departure	Average Passengers	PP Station Arrival	Average Passengers
Fridays	15:00	125		
Saturdays	07:00	125	15:30	100
Sundays	07:00	100	15:30	125
Sundays	16:00	100	21:30	125

The Northern Railway Line

Phnom Penh - Poi Pet

Passenger Services

Phnom Penh - Battdoeng - Pursat - Sisophon - Poi Pet

Railway Infrastructure Projects Completed

Poi Pet to Sisophon 48km

Serey Sophorn to Battambang 65km

Battambang to Pursat 107km

Pursat to Battambang 134km

Battambang to Phnom Penh 32km

CURRENT PASSENGER RAILWAY SERVICES

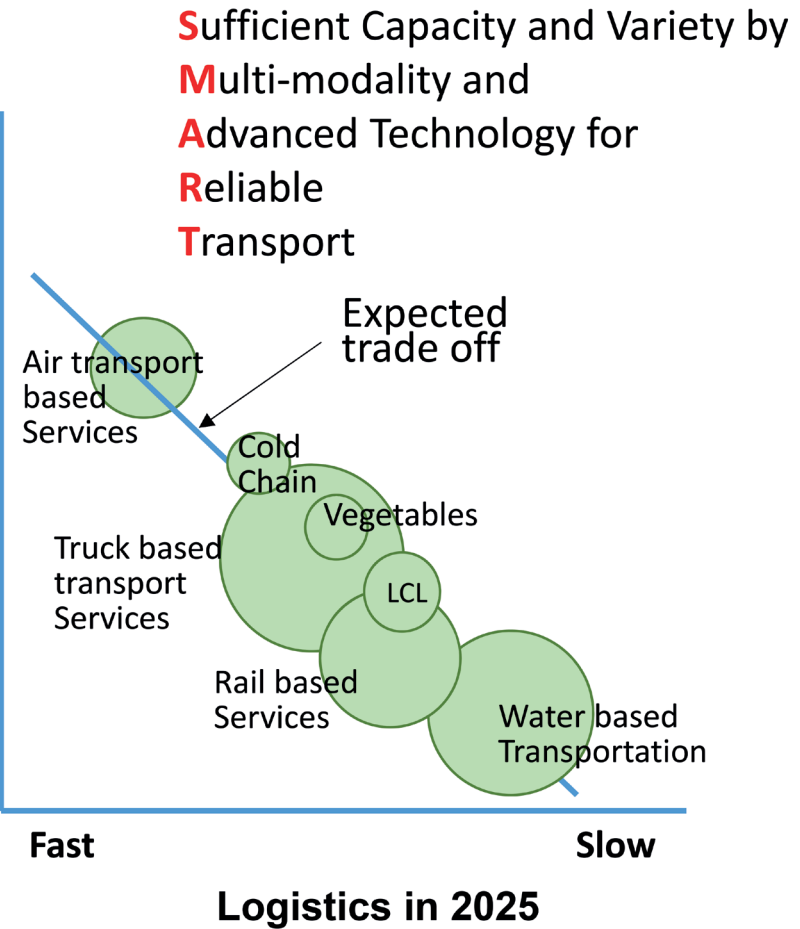
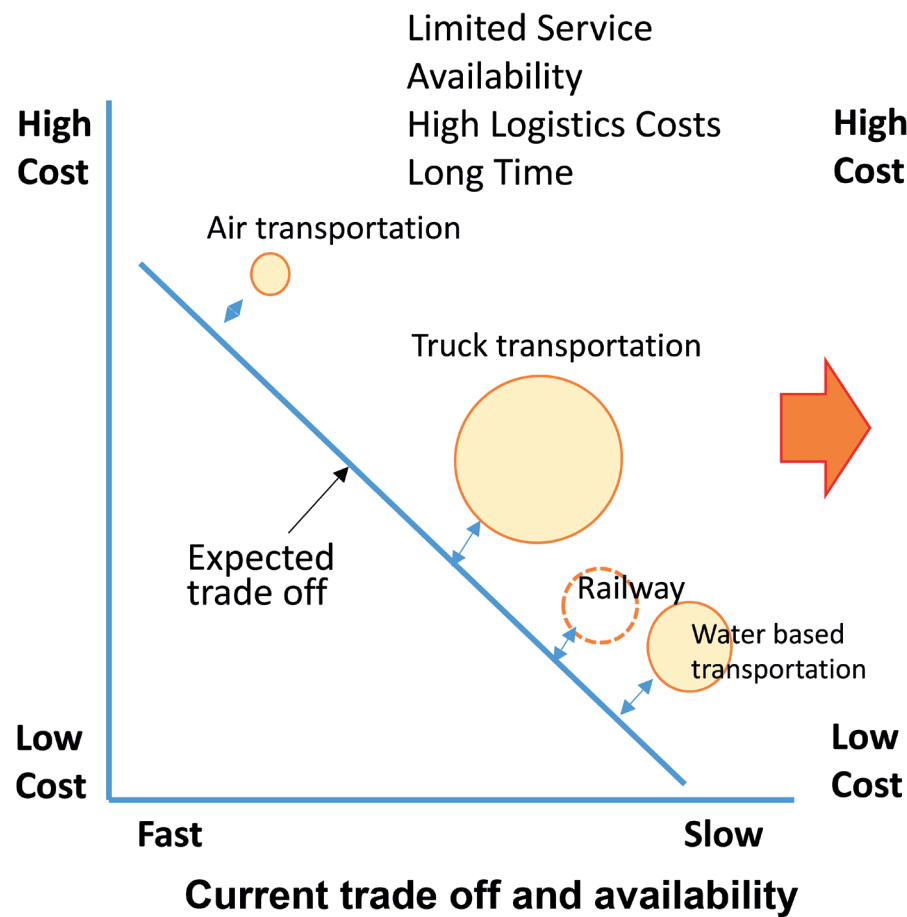
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FOOT TRAFFIC PROJECTIONS

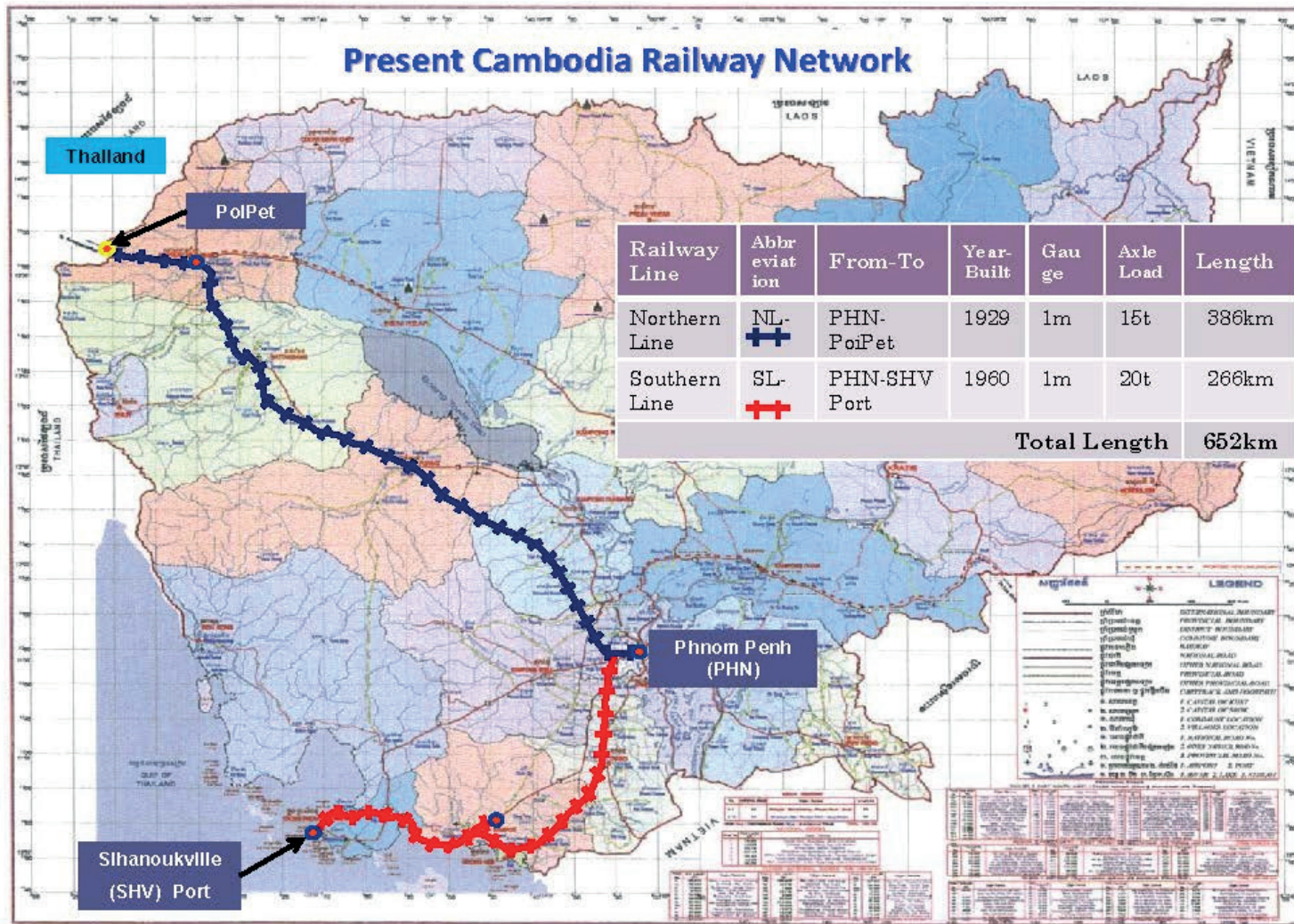
RAIL EXPANSION: TRAIN





SMART LOGISTICS 2025 - OVERALL CONCEPT

Source: JICA Study Team



LOGISTICS INFRASTRUCTURE: RAILWAYS

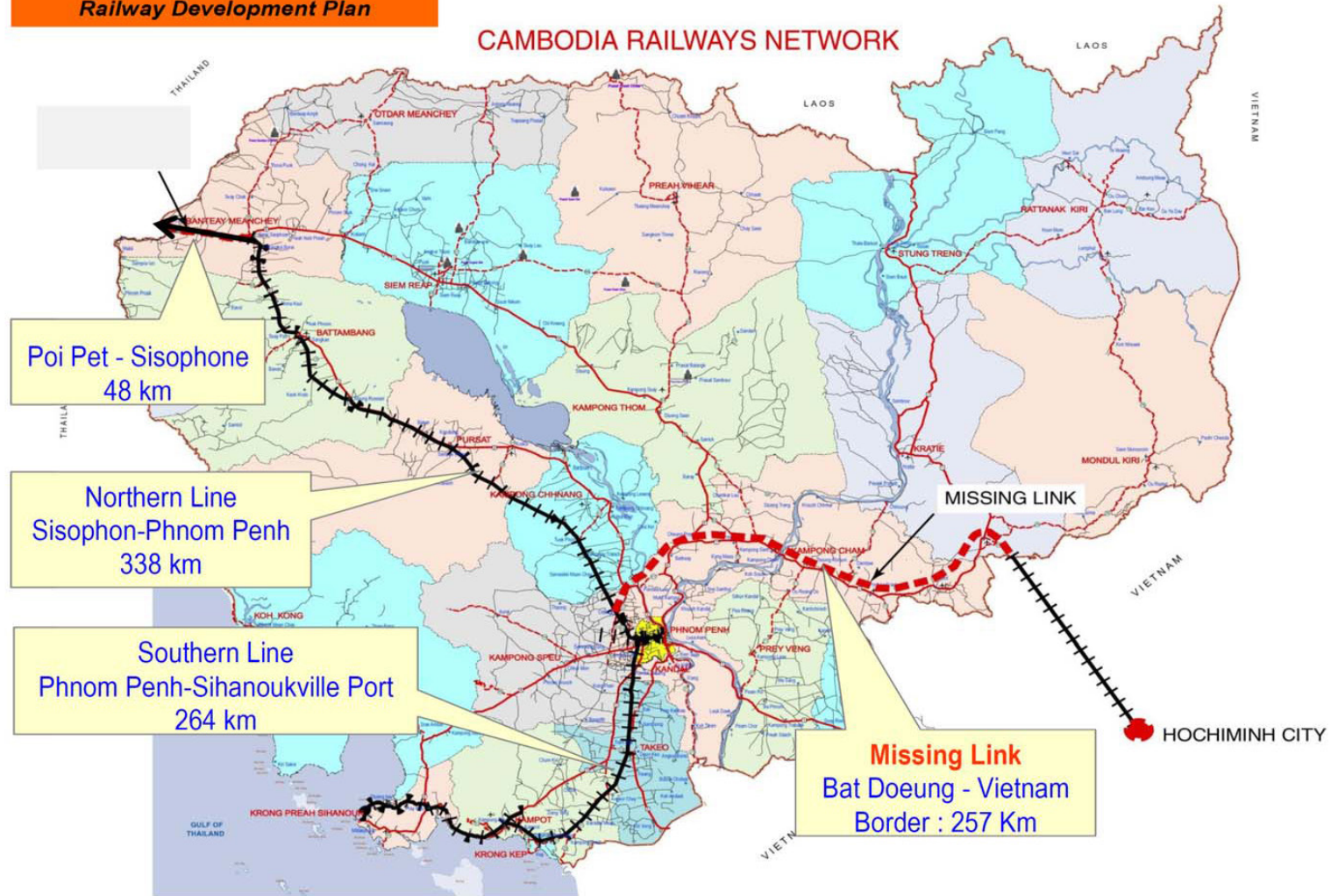
Present Cambodia Railway Network

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RAIL EXPANSION: TRAIN

Railway Department, MPWT
Railway Development Plan



LOGISTICS INFRASTRUCTURE: RAILWAYS

SKRL Link in Cambodia (611km)

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RAIL EXPANSION: TRAIN



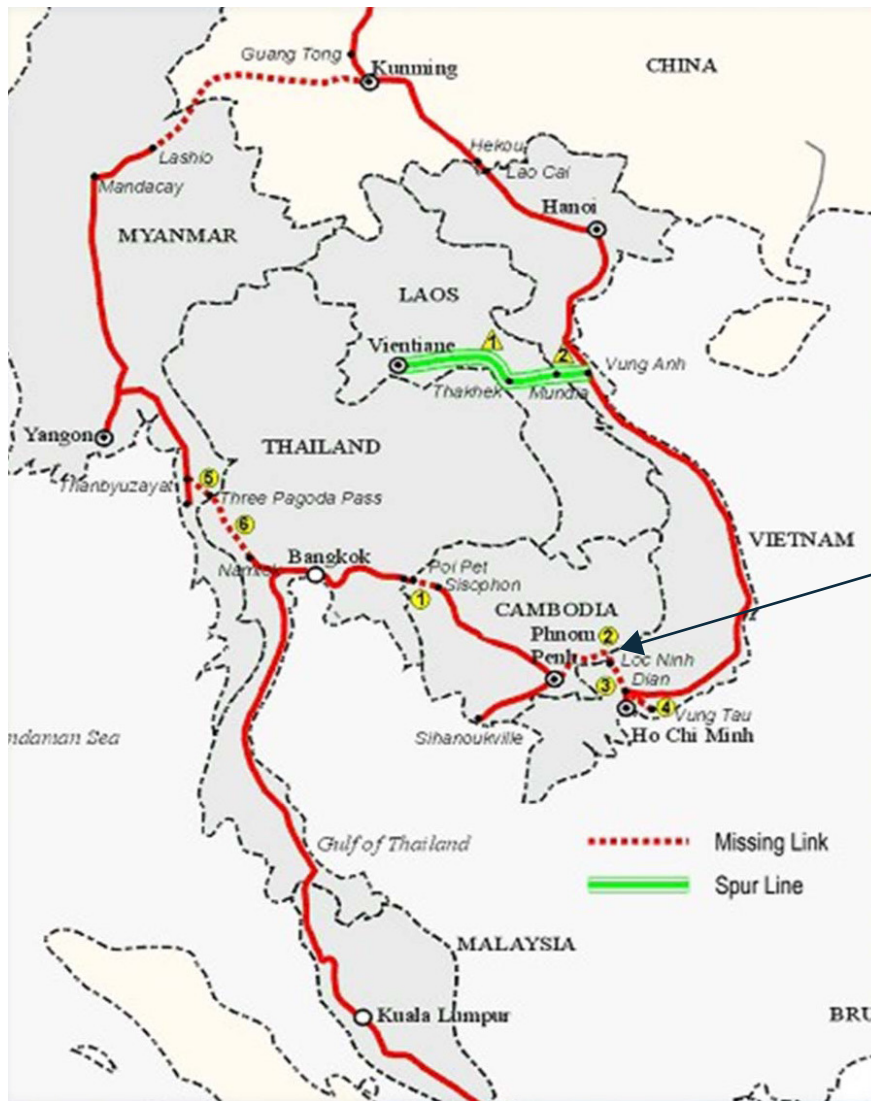
Source: KOICA

RAILWAY MASTER PLAN

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RAIL EXPANSION: TRAIN



Crossing:
Singapore, Malaysia, Thailand, Cambodia,
Vietnam, Laos, Myanmar and China

In Cambodia now one missing link remains:
Phnom Penh - Snuol (255km)

SINGAPORE - KUNMING RAIL LINK PROJECTS (SKRL)

The Southern Railway Line

Phnom Penh - Preah Sihanouk Province

Passenger Services

Phnom Penh - Takeo - Kampot - Sihanoukville

Schedule

Days	PP Station Departure	Average Passengers	PP Station Arrival	Average Passengers
Fridays	15:00	125		
Saturdays	07:00	125	15:30	100
Sundays	07:00	100	15:30	125
Sundays	16:00	100	21:30	125

The Northern Railway Line

Phnom Penh - Poi Pet

Passenger Services

Phnom Penh - Battdoeng - Pursat - Sisophon - Poi Pet

Railway Infrastructure Projects Completed

Poi Pet to Sisophon 48km

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Battambang to Phnom Penh 32km

CURRENT PASSENGER RAILWAY SERVICES

ROYAL TRAIN SQUARE

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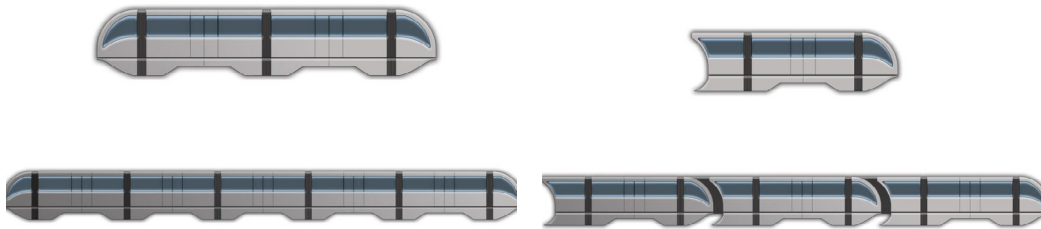
RAIL EXPANSION: TRAIN

RAIL EXPANSION: MONORAIL





Monorail Vehicle Model



Urban Development in Phnom Penh, World Bank Group, 2018

JICA Phnom Penh Urban Transport Master Plan (PPUTMP)

JICA has commenced a feasibility study for a proposed elevated Automated Guideway Transit (AGT) or “sky train” linking Phnom Penh International Airport to the city centre 13.

The Phnom Penh Urban Transport Master Plan (PPUTMP) assisted by the Japan International Cooperation Agency (JICA) is a comprehensive and integrated transport sector master plan.

PPUTMP concludes with a short list of project recommendations, feasibility studies for priority projects, and a financial and economic analysis of the priority projects. Recommendations include shift to public transport, a combination of rail, BRT, and public bus.

Several projects identified in the PPUTMP are already in implementation phase, while others such as the Automated Guideway Transit (AGT) or “sky train” linking Phnom Penh International Airport to the city center are currently under Feasibility Study phase. Furthermore, JICA has ensured stakeholder participation throughout the master planning process.

PHNOM PENH CITY MONORAIL

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RAIL EXPANSION: MONORAIL

Car length	10.50m (light load) / 13.5m (heavy duty)
Vehicle width	2.50m (light load) / 3m (heavy duty)
Minimum turning radius	30m
Traction mode	Electronic mode, four traction brushless axial flow motor (one per wheel, two per chassis) Electronic regulation system with “adhesion limit limit” (patent system)
Motor	Permanent magnet AC/DC
Top speed	90-120km/h
Acceleration	Conventional 1.2 m/s squared, maximum 1.6 m/s squared
Reduce speed	Normal 1m/s, Max 2m/s, Emergency 3.5m/s
Dynamic braking	120km/h~5km/h
Hydraulic braking	By brake disc and emergency braking by electronic brake knife
Vehicle assembly	Through automatic hooks until required number of passengers are carried
Driving system	Manual mode or autopilot
Carriage weight	22t; Maximum axle load 11t

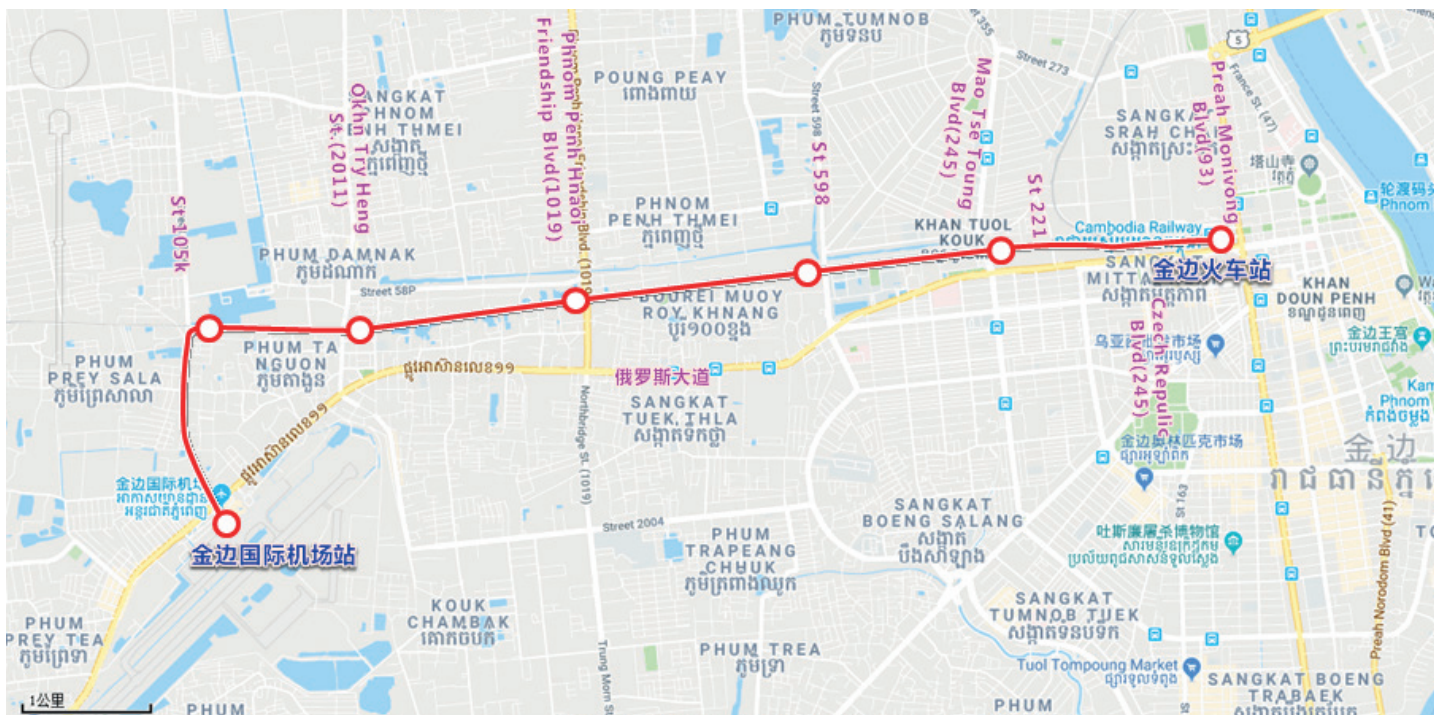
MONORAIL VEHICLE MODEL

Set of monorail train technology introduced from Italy.
Technical parameters of the vehicle are above.



The total length is about 10km, and has two lines, with 7 stations and an average station distance of 1.66km.

The line starts from Phnom Penh International Airport, runs along the middle elevated road of 105k street in the north, and turns to the existing meter rail passage to Phnom Penh railway station in the east.



MONORAIL LINE STATION PLAN

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RAIL EXPANSION: MONORAIL



Protection and development of railway heritage

The Cambodian meter gauge railway was built by the former French (1929-1943). It is a part of the history and culture of Cambodia. The monorail construction can be used as an opportunity to protect and redevelop railway cultural relics, to undertake the history and to face the future.

The existing railway station buildings will be completely retained and transformed into urban terminal buildings or railway museums.

The city terminal

It can realise the function of long-distance check-in for passengers and enable some passengers to complete all procedures except security check before entering the airport, which greatly shortens the stay time of passengers in the airport terminal and thus alleviates the passenger flow pressure in the airport terminal ahead.

Railway museum

Preserve the railway culture and inherit the railway history.

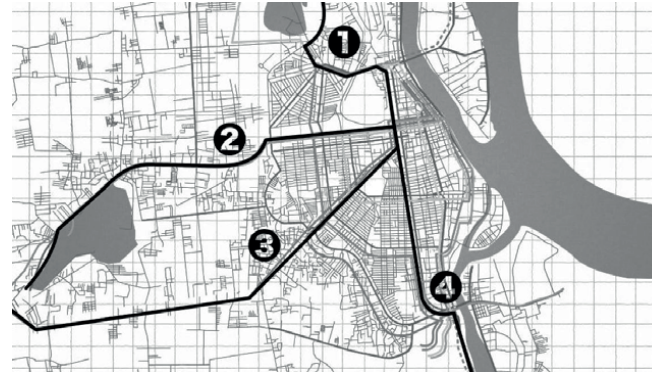
LAND DEVELOPMENT STRATEGY ALONG THE LINE

ROYAL TRAIN SQUARE

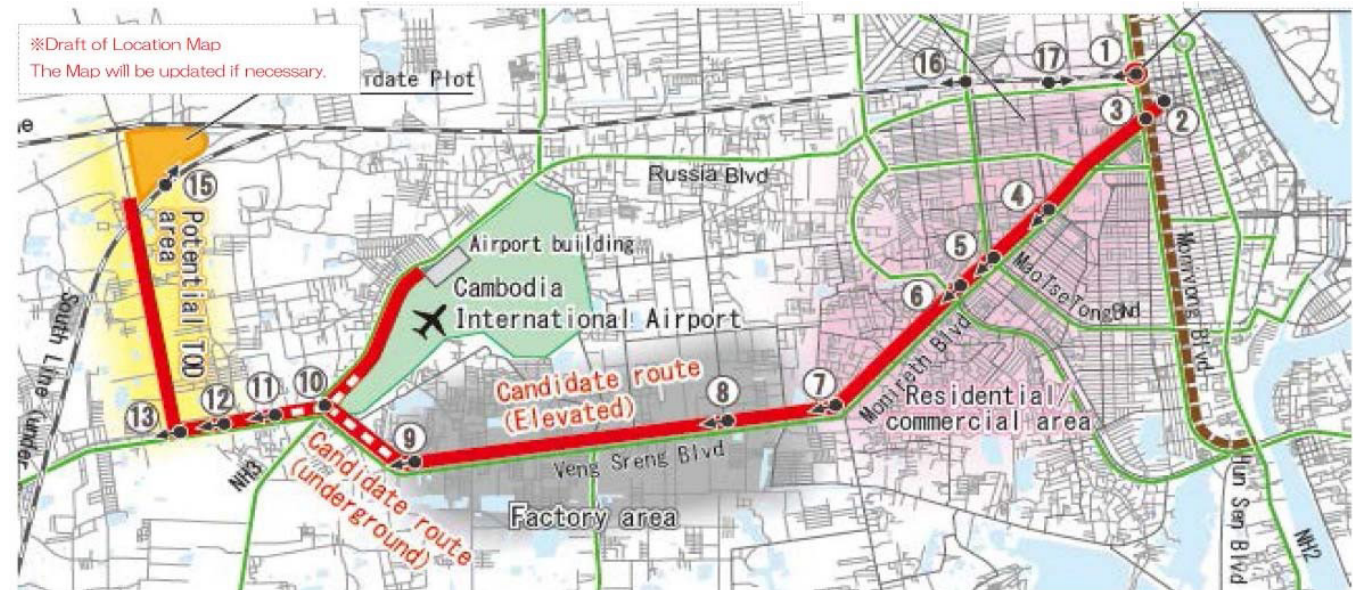
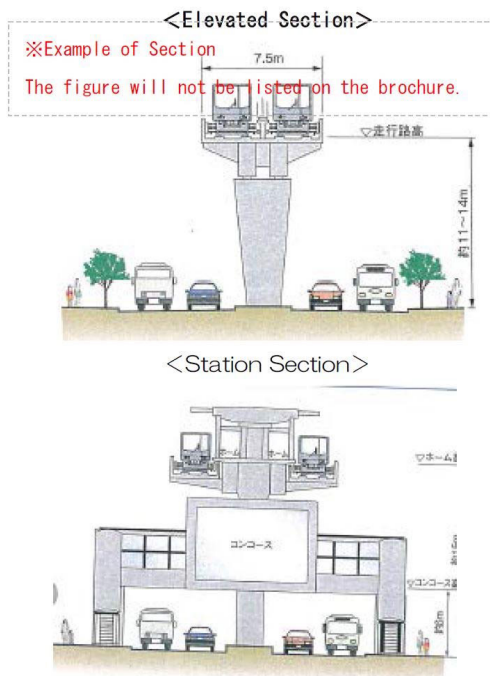
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RAIL EXPANSION: MONORAIL

Four lines in Master Plan



Line #3 was selected as a priority



MONORAIL MASTER PLAN

The study for Automated Guideway Transit (AGT) in Phnom Penh by JICA.

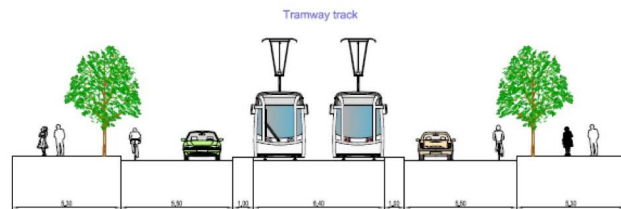
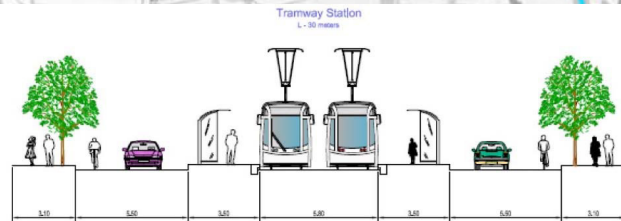
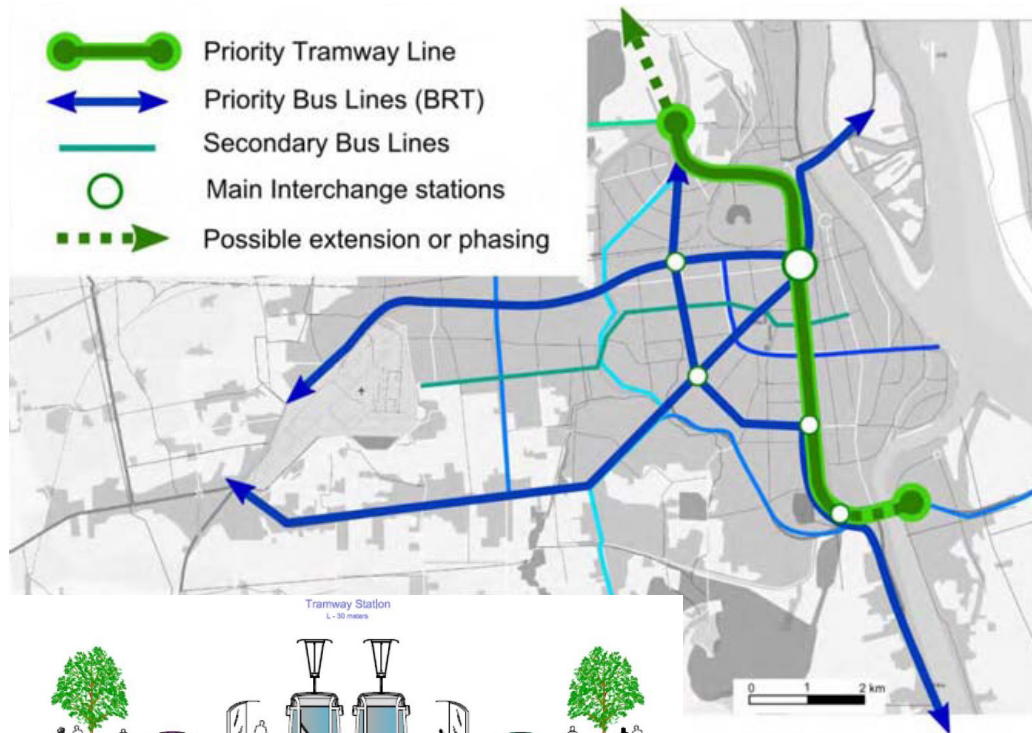
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RAIL EXPANSION: MONORAIL

RAIL EXPANSION: TRAM





Urban Development in Phnom Penh, World Bank Group, 2018

JICA Phnom Penh Urban Transport Master Plan (PPUTMP)

The Phnom Penh Urban Transport Master Plan (PPUTMP) assisted by the Japan International Cooperation Agency (JICA) is a comprehensive and integrated transport sector master plan.

Aside from the expansion of the public bus service, alternative public transport options are being explored by various donors and investors. Agence Française de Développement (AFD) has been studying the feasibility of an urban tram system along the north-south Monivong Boulevard.

JICA has commenced a feasibility study for a proposed elevated Automated Guideway Transit (AGT) or "sky train" linking Phnom Penh International Airport to the city centre 13.

**Study for Public Transport Network and a first Priority Line
in Phnom Penh. Tramways and BRT were recommended.**

**The priority tramway line 10km along Monivong Blvd.
Estimated investment costs: 240-280m USD**

PHNOM PENH CITY TRAM LINE

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RAIL EXPANSION: TRAM

EXCLUSIVE LEASING BY

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The Mall Company offers the only complete mall management solution in Cambodia, optimising the design, management and marketing of shopping centers to minimise uneconomical and excess costs while maximising profits for investors and developers.

Our experienced retail sector professionals use sophisticated analysis, proven design principles, in depth knowledge of local regulations, and extensive competitor research to plan, lease and market retail projects across Cambodia.