



# MALAYSIA RAPID TRANSIT SYSTEM SDN. BHD.

Registration No. 201901044132 (1353462-M)  
(A subsidiary of Malaysia Rapid Transit Corporation Sdn. Bhd.)



## NOTICE OF EXPRESSION OF INTEREST (EOI)

Malaysia Rapid Transit System Sdn. Bhd. [Registration No. 201901044132 (1353462-M)] ("MRTS") is a wholly-owned subsidiary of Malaysia Rapid Transit Corporation Sdn. Bhd. (MRT Corp), a company owned by the Ministry of Finance (Incorporated). As the infrastructure developer for the Malaysian section of the RTS Link, MRTS wishes to invite prospective retail Operators ("Applicants") to participate in the EOI for the Retail Tenancy stated in the table below.

| TITLE OF EOI AND EOI NUMBER                                                                                                                                                                                                                   | REGISTRATION REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                          | EOI APPLICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p><b>PROJEK RTS LINK JOHOR BAHRU - SINGAPORE</b></p> <p><b>EXPRESSION OF INTEREST FOR RETAIL TENANCIES AT THE RTS LINK IMMIGRATION, CUSTOMS AND QUARANTINE CENTRE (ICQC) (GROUND FLOOR)</b></p> <p>Ref No: RTS-MRTS-GENE-OVPR-EOI-000001</p> | <p>Must possess a valid document as follows:</p> <p>i. <b>Registration of Companies (ROC) / Business (ROB) certificate issued by the Companies Commission of Malaysia (SSM);</b></p> <p>ii. <b>A full, comprehensive Corporate Credit Report (CTOS) dated within ninety (90) days prior to the EOI submission deadline.</b></p> <p>iii. <b>Tax Compliance Certificate (TCC) (Status: Complied) with the Inland Revenue Board of Malaysia.</b></p> | <p>To participate in the EOI, all interested Applicants are required to register and submit the application via an online form that can be retrieved from either one of the links below:</p> <p>1. <a href="https://forms.gle/pKvt2ExrnPsSgGeK7">https://forms.gle/pKvt2ExrnPsSgGeK7</a> ; or</p> <p>2. Scan the QR Code provided.</p>  <p>The application process will commence on <b>Monday, 13 July 2026</b> until <b>Monday, 3 August 2026</b>. Further details information to this EOI will be provided in the online form.</p> |

Interested Applicants may express their interest in the following lot details:

| ITEM | LOT DETAILS                           |
|------|---------------------------------------|
| A    | Retail Lot 1: Approximately 142.8 sqm |
| B    | Retail Lot 2: Approximately 67.9 sqm  |
| C    | Retail Lot 3: Approximately 76.3 sqm  |
| D    | Retail Lot 4: Approximately 89.9 sqm  |

- MRTS seeks to achieve a balanced and commuter-centric tenant mix and therefore encourages proposals from operators offering travel essentials, health, beauty and wellness products (including pharmacy-related offerings), as well as grab-and-go food and beverage concepts. Preference will be given to operators providing local snacks and traditional delicacies (e.g. kuih-muih), ready-to-eat hot food featuring local cuisine, and fast-food offerings that cater to the convenience and mobility needs of commuters.
- CRITICAL OPERATIONAL CONSTRAINT:** All food concepts must strictly operate under a "No Cooking / Grab & Go" model - no heavy cooking or open flames are permitted on-site. Merchandise / stock to be kept to a minimum as no additional storage space is provided
- Applicants are required to submit the duly completed documents with all required supporting information on the online application.
- The EOI submission date will be closed on **Monday, 3 August 2026, at 12.00 noon**. Applicants with late submissions will be disqualified.
- The complete EOI Document shall be addressed to the following details:
- Malaysia Rapid Transit System Sdn. Bhd.**  
**Level 29, Menara JLAND,**  
**Jalan Wong Ah Fook,**  
**80888 Ibrahim International Business District,**  
**Johor Darul Ta'zim**

In addition to the EOI requirements, Applicants **MUST** fulfil all criteria below:

| BUSINESS & OPERATIONAL CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <p>i. Business is registered with the Companies Commission of Malaysia (SSM), with at least <b>three (3) years</b> of similar/relevant/related experience to the trade applied.</p> <p>ii. Must demonstrate a minimum of <b>three (3) years</b> of operational experience in running a business in the trade applied.</p> <p>iii. Must have at least <b>three (3) existing outlets</b> in operations.</p> <p>iv. Any proposed fit-out concept must comply fully with all applicable building regulations, fire safety requirements, and fit-out guidelines.</p> <p>v. Live cooking (gas/fire) is strictly prohibited. Only food preparation, reheating, assembly, packaging, and serving activities are permitted and is subject to landlord and authority approval.</p> |
| MANDATORY FINANCIAL CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>i. Minimum paid-up capital <b>RM 100,000.00</b> supported by the latest year certified true copy audited account statement.</p> <p>ii. Shareholder's Funds must be positive on the latest financial year audited account.</p> <p>iii. The business has <b>RM 200,000.00</b> cash, unutilised credit limit of <b>RM 400,000.00</b>. Total combined <b>RM 600,000.00</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                           |
| TECHNICAL SPECIFICATIONS CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>i. All electrical wiring installed by the Tenant must utilize Low Smoke Zero Halogen (LSZH/LSOH) cables.</p> <p>ii. All piping and cable containment systems must utilize galvanized iron (GI) conduits.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**Note:**

- MRTS reserves the right to reject any EOI submission from any Applicant without assigning any reason whatsoever or without any liability in any way whatsoever to the Applicant whose submission is rejected.
- Johor based companies and Bumiputera-owned companies are encouraged to participate in this EOI exercise.
- Any queries pertaining to this EOI shall be in writing via e-mail to [rtsaom.procurement@mymrt.com.my](mailto:rtsaom.procurement@mymrt.com.my).
- For further information about MRT Corp and MRTS, the Applicants may visit MRT Corp's website at [www.mymrt.com.my](http://www.mymrt.com.my).
- Please note that this EOI serves strictly as a pre-qualification stage to establish a competitive shortlist.
- Shortlisted Applicants will subsequently receive a formal invitation to participate in a detailed Request for Proposal (RFP) exercise at a later date.
- Following the rigorous evaluation of the RFP submissions, successful proponents will be officially awarded a tenancy license and allocated their respective retail lots.