

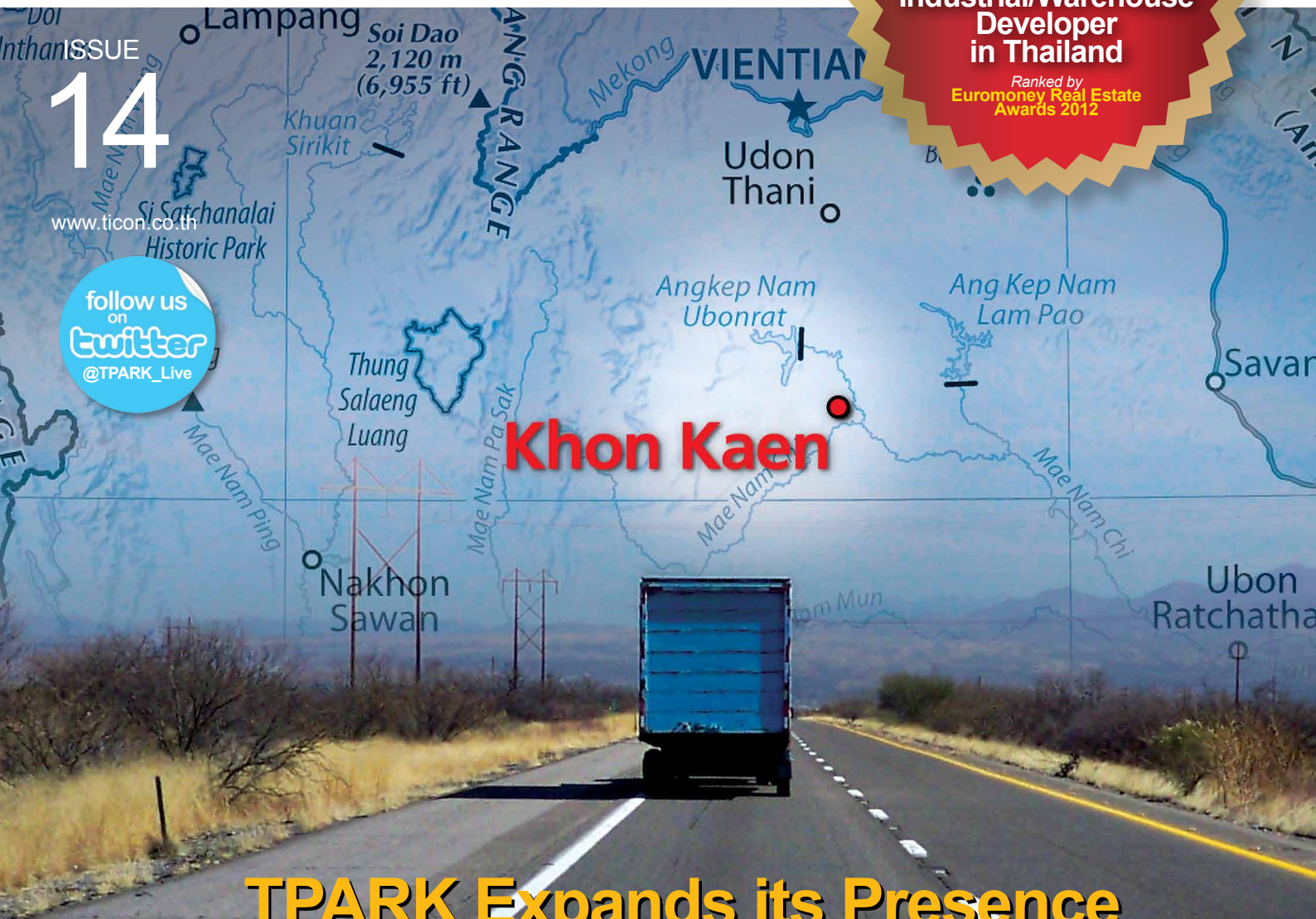
TPARK

Right Warehouses... Winning Locations

ISSUE
14

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TPARK Expands its Presence to Northeastern Thailand, Launching the First Project in **Khon Kaen** Province

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Message from the General Manager



Mr. Patan Somburanasin
General Manager
TICON Logistics Park Co., Ltd.

As you all are aware, upcountry consumption is expanding at a drastic rate, which clearly signals growth of each region. This leads to the demand for inventory storage space in response to the increasing sales. Based on such factor, I am confident that the demand on warehouses in upcountry will accelerate from this year onwards.

TPARK, the leader of top quality, Ready-Built warehouse, has therefore considered suitable locations for its new projects to develop distribution centers to respond the demands of large-sized business operators in major cities. Currently, TPARK owns the land in KhonKaen province because we see it as the strategic location in the center of the upper Northeastern provinces. Moreover, we are considering more similar pieces of land in other regions.

TPARK's projects in upcountry will be developed in a form of logistics parks, consisting of Ready-Built warehouses for rent. These projects will be developed under the same standards as other projects around Bangkok in terms of the building structure, size of the building, infrastructure as well as facilities and project management system. I would like to take this opportunity to reassure you that TPARK is heading toward continuous expansion to best respond and support business demands of our valuable customers in all of our locations.

JUNE 2013 ISSUE 14

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TPARK
Right Warehouses... Winning Locations

TPARK NEWSLETTER

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DENSO

DENSO... Leading Your Drive Forward

Headquartered in Japan, DENSO Group is a leading global automotive supplier of advanced technology, systems and components with key policy to develop products on safety, comfort, convenience and environment aiming to realize advanced automotive society where people, vehicles and environment can coexist in harmony. DENSO Group has more than 200 subsidiaries and affiliates in 36 countries and regions and employs more than 130,000 people.



- **DENSO Tool & Die (Thailand) Co., Ltd.** which produces Die, Mold, Die & Mold Components, Jig and Tool.
- **Siam DENSO Manufacturing Co., Ltd.** which produces Common Rail System.
- **Toyota Boshoku Filtration System (Thailand) Co., Ltd.** which produces Oil Filter, Oil Pressure Valve, Head lining, Air Cleaner and Air Filter.
- **Anden (Thailand) Co., Ltd.** which produces Flasher and Relay.
- **Siam KYOSAN DENSO Co., Ltd.** which produces Solenoid, Pump Module, Pump Unit, Fuel Filter, Diesel Bent and Sedimenter.
- **Air Systems (Thailand) Co., Ltd.** which produces Car Air Conditioner Connector Sub Ass'y and Car Air Conditioner Tube and Hose.

In Thailand, DENSO was established in 1972 and, currently, has 9 affiliates called Thai DENSO Group with detail below:

- **DENSO International Asia Co., Ltd.** which is DENSO's regional headquarters for Asia and Oceania performing business administration including R&D.
- **DENSO Sales (Thailand) Co., Ltd.** which supplies OEM products to the global leading car makers, performs marketing and sales of aftermarket products and provides service through car service centers and more than 60 DENSO service centers countrywide.
- **DENSO (Thailand) Co., Ltd.** which produces electrical automotive parts and car air conditioner including Cooling Unit, Evaporator, Alternator, Starter, Wiper Motor, Magneto, Glow Plug, Condenser, Radiator, Inter Cooler and Oil Cooler etc.



Apart from this, not only DENSO gives importance on QCD: improving and maintaining quality (Quality), offering reasonable cost (Cost) and delivering products on time (Delivery), DENSO also contributes to upgrading Thai automotive industry to be Asia's key manufacturing base with sustainable development. As product delivery is one of big challenge, DENSO decided to establish its warehouse at TPARK Bangna on Bangna-Trad highway km.39, Chachoengsao province, which is in area of customers' close neighborhood, well equipped with facilities and good infrastructure that can effectively respond to customers' requirement and support for future growth. Find more information at www.denso.co.th. ■

TPARK Expands its Presence to Northeastern Thailand, Launching the First Project in **Khon Kaen** Province

KHON KAEN PROVINCE IS LOCATED IN THE STRATEGIC LOCATION OF THE NORTHEASTERN REGION OR E-SARN AND ALONG THE EAST-WEST ECONOMIC CORRIDOR LINE, WHICH WILL BE OF IMPORTANCE AFTER THE COMMENCEMENT OF AEC OR ASEAN ECONOMIC COMMUNITY.



Khon Kaen province is located in the heart of the E-Sarn region, which improves convenience and efficiency of logistics to other provinces within the region.

The expanding township of Khon Kaen province attracts more people to move into town, which is a result of the private-sector investments. This leads to higher employment that influences the increase in consumption demand of all products, especially consumption goods.

This is why TPARK expedited the purchase of over 200 rai of land and develops an industrial and logistics park, with an emphasis on Ready-Built, high quality warehouses to respond to demands for inventory storage and distribution within the region.

In addition, the E-Sarn region is the most populated region of Thailand. Currently, the Thai economy expands continuously, mainly driven by domestic consumption which is supported by the government sector, including the first-car project, the increased minimum wages, the agricultural products pledges, as well as expanding investment of the private sector.

TPARK chooses Khon Kaen province as the first location in the E-Sarn region to develop its latest project due to the following factors.



The Roles of the E-Sarn Region toward Thailand

Organic Agricultural Products

Gateway to Indochina

Substitute Energy Resource

Development Direction of E-Sarn Provinces Group

Upper E-Sarn 1

(Loei, Nong Bua Lam Phu, Nong Khai, Udon Thani provinces)

- Agricultural restructure with an aim for high-value goods
- Promote trade, investment/ tourism which connect to those of neighboring countries

Lower E-Sarn 1

(Chaiyaphum, Nakhon Ratchasima, Buri Ram, Surin)

- Value creation of jasmine rice
- Substitute energy industry (Ethanol)

Upper E-Sarn 2

(Sakon Nakhon, Nakhon Phanom, Mukdahan)

- Economic cooperation with neighboring countries (contract farming)
- Development of infrastructure/ border cities

Central E-Sarn

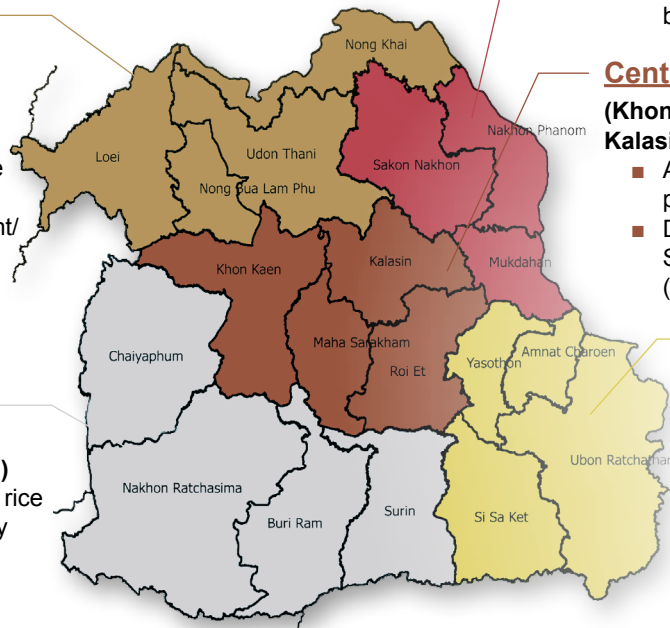
(Khon Kaen, Maha Sarakham, Kalasin, Roi Et)

- Advanced agricultural products for production of high-value products
- Develop jasmine rice brands
- Substitute energy industry (Ethanol)

Lower E-Sarn 2

(Yasothorn, Amnat Charoen, Si Sa Ket, Ubon Ratchathani)

- Gateway to trade/ investment/ tourism of lower E-Sarn
- Development of water resource / water management system



TPARK Khon Kaen

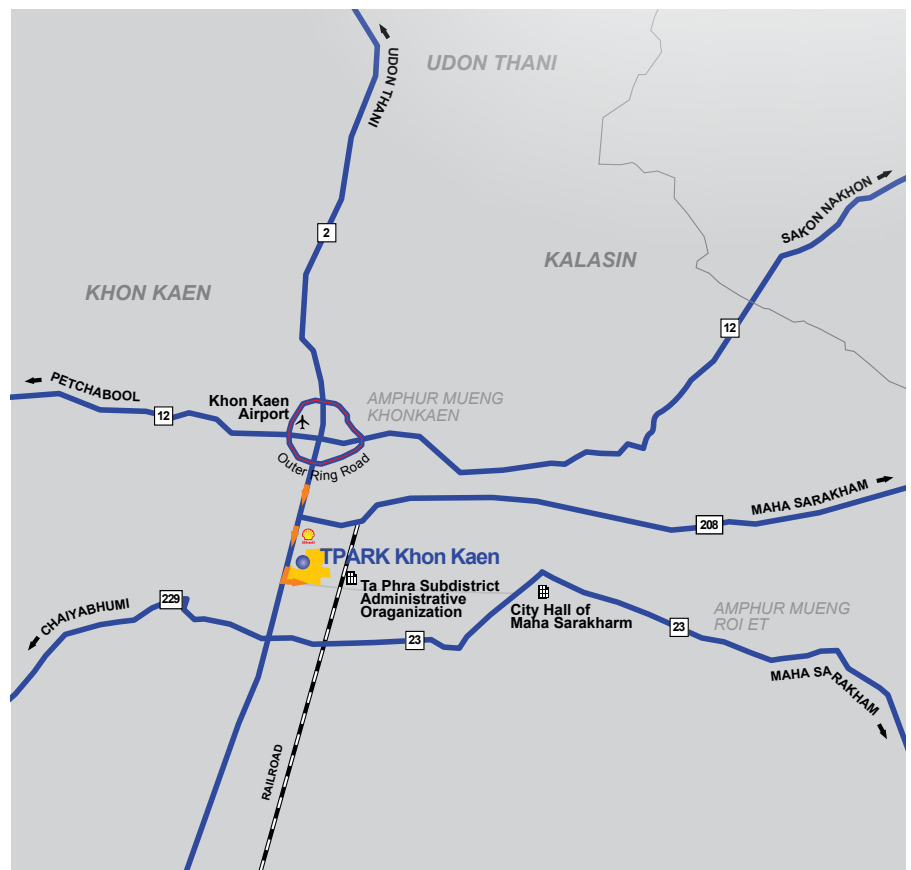
TPARK Khonkaen is only 10 kilometers away for Amphoe Muang of Khon Kaen province. It is suitable for warehousing and distribution of goods to other provinces within the region.

Project Details

Project size: 200 rai

Warehouse space: 16,000 sq m.

Site Access: From Khon Kaen town, drive on Mitrapap Highway No. 2 heading toward Nakhon Rachasima province for about 15 kilometers. The project is on the left side along the Mitrapap Highway at the intersection heading toward Ta Pra Tambon Administrative Organization



Source of information

- Lower Northeastern Provinces Development Plan (Aor.Bor, Sor.Gor, Yor.Sor, Aor.Jor) B.E. 2553-2556
- www.bot.or.th/Thai/EconomicConditions/Thai/Northeast/Pages/index.aspx
- www.bot.or.th/Thai/EconomicConditions/Thai/Northeast/BusinessTrendReport/DocLib_BLP/BLP_Q42012.pdf



Mr. Takashi Fuse
Advisor
TICON Logistics Park Co., Ltd.

THE AGING SOCIETY IN THAILAND

ARE YOU AWARE OF THE NUMBER OF POPULATION OF THE WORLD? IF YOU LOG IN TO "WORLD POPULATION" ON THE INTERNET, THE SCREEN OF "THE CURRENT WORLD POPULATION IS ...BILLION.....MILLION.....THOUSAND AND....." POPS UP AND YOU CAN SEE THE INCREASE OF POPULATION ON A REAL-TIME BASIS.

The world population shown above is based on the estimation of the US Census Bureau and United Nations. As at 9.00 hr. of May 13, 2013 when I was writing this article, the number in the first box was 7, the number in the second box was 110, the number in the third box was 548 and the number in the last box was 223. The last digit goes up at the rate of 2-3 persons per second and after several seconds, the decimal digit goes up as well. After tens of seconds, the hundredth digit also goes up. As of 9.00 hr. of May 13, 2013 (Thai time), the world population was 7,110,548,223 and the screen kept updating the increasing numbers.

Based on the document of United Nations, the world population increases by 137 per minute (about 2 persons per second), 200,000 persons in a day, or 70 million per year. On the other hand, around 60 million people die while there are 130 million newborns each year. This means that the population of a little higher than the population of Thailand is added to the world population every year. Should this increase remains unchanged; the world population will increase by around 700 million in 10 years (2.8 billion people in 40 years) and the world population will reach 10 billion in the middle of this century. Then we face with a serious question. Can the earth feed 10 billion people? It is clear that sooner or later we will face with serious food and energy problems.

The result of population census of Japan for the year 2010 showed that the population of Japan was 128,060,000, which was not largely different from the result of previous population census in 2005. Of this total population, the number of people of 65 years old and older was 29,290,000, which occupies 23% of the total population, an increase of 9% from the previous 2005 census. On the other hand, the number of children younger than 15 years old and the number of working people whose age fall between 15-64 years decreased by 4% each when compared to the 2005 census. The figure of 23% (people who are 65 years old and older out of the total population) is the highest percentage in the world, whereby Italy and Germany (20.4% each) are

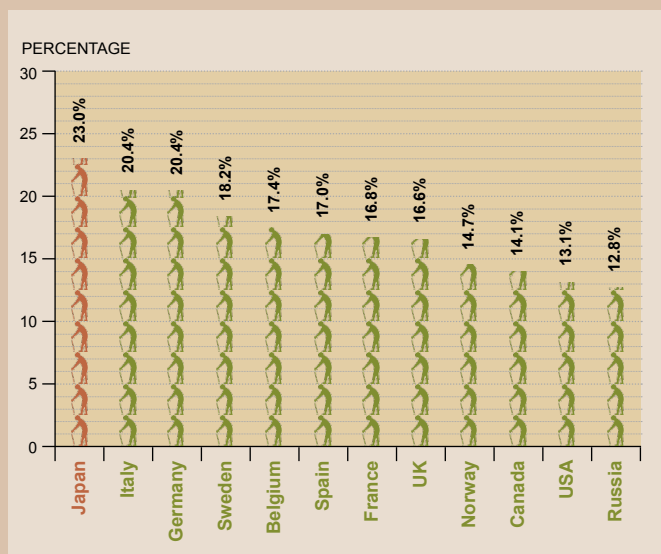


"WHO's statistics says that TFR of Thailand was 1.6 in 2012, which makes it impossible to expect the increase of young population. As such, it could be said that Thailand entering the aging society is not too far-fetched."

ranked in the second. The percentage of older people in Europe and the USA is at high side. For example, the percentage of older people in Sweden is 18.2%, Belgium 17.4%, Spain 17.0%, France 16.8%, the United Kingdom 16.6%, Norway 14.7%, Canada 14.1%, USA 13.1% and Russia 12.8%.

Total Fertility Rate (TFR) is an average number of children which could be borne by a woman. If this number is lower than 2.0, it indicates that the population of a particular country will be stable or slowly decreases. According to the 2012 WHO (World Health Organization) data, TFR of Japan was 1.4. The Japan's population will certainly decrease unless this number dramatically improves (such reduction already commenced). Based on the figures of United Nations, the population of Japan peaked in 2010 at around 128,000,000 people and began to decrease afterwards. It is forecast that the numbers will go down to 117 million in 2030; 108.9 million in 2040; 99.7 million in 2050 and 90.3 million in 2060.

PERCENTAGE OF PEOPLE WHO WERE 65 YEARS OF AGE OR OVER IN MANY COUNTRIES IN 2010



On the contrary, TFR was amazingly high in African countries. 2012 WHO figures show that Niger had the highest TFR at 7.1, followed by Mali, Afghanistan, Somalia, Zambia, East Timor, Uganda, Chad, and Malawi with the TFR rate at around 6.0-6.7. TFR of European countries and USA was below 2.0. In ASEAN, TFR of the Philippines was the highest at 3.1, next was Lao People's Democratic Republic at 2.7. TFR of Cambodia and Malaysia was 2.6 while the lowest TFR belonged to Singapore at 1.3, Thailand at 1.6, Vietnam at 1.8, Myanmar and Indonesia at 2.0 and 2.1, respectively (all information was based on WHO records). In ASEAN, Singapore has already entered the aging society as it was expected that the percentage of people of 65 years of age and older will be higher than 14%. Singapore has recruited a large number of foreign labors in order to prevent the labor shortage issue. Currently, the population of Singapore is 5.3 million, of which 1.26 million (or around 24%) are foreign workers.

“which was resulted from the change of eating habits, living conditions, and the medical advancement. The average age of Thais 100 years ago was 40 years or so, but it has improved to an average of 70 years of age at present”

Regarding Thai population, the Population Watcher states that its population would slightly increase until the year of 2040 with the highest number of 74,000,000 people. Then, the number will slowly decrease to 73,300,000 in 2050 and continue to decrease afterwards. Thailand will encounter the issue of aging society in the future; but what exactly is the latest situation?

The statistics of United Nations show that the people of 65 years of age and older in Thailand in 1975 accounted for 5.6% (Japan's rate was 11.7%). However, the rate increased to 11.5% in 2010 (Japan: 30.5%); and it is expected that percentage will go up to 26.4% in 2050 (Japan: 44.2%). It is said that when the percentage of older people in a country goes above 20%, it will become the “aging society”. Japan is called the “super-aging society” since its rate is higher than 30%.

WHO's statistics says that TFR of Thailand was 1.6 in 2012, which makes it impossible to expect the increase of young population. As such, it could be said that Thailand entering the aging society is not too far-fetched. Judging from the facts that employing young labors is becoming a more serious issue in this country and that a large number of foreign labors is working in Thailand although it is not as many as that of Singapore, it could be said that Thailand is entering the aging society.

Aging society can be caused by many factors. One of them is lower birth rate. In 1980's, it was estimated that about one million babies were born every year. But the increase rate of the population went down to the annual level of 0.5% in the second half of 1990's due to late marriage or no-marriage or contraception and it is now forecast to be 0% in 2030.

Another factor is the higher average life expectancy, which was resulted from the change of eating habits, living conditions, and the medical advancement. The average age of Thais 100 years ago was 40 years or so, but it has improved to an average of 70 years of age at present (65.58 years for men and 73.01 years for women).

To prevent the economic stagnancy due to reduction of labors, it is indispensable that both of public and private sectors together pursue the policies such as higher efficiency of labor force, automation of production process, introduction of new and modern technologies and so on. What is important is to carry out the concrete execution of these policies before it becomes too late.



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E-SARN MAJOR CITIES... THE GATEWAY TO INDOCHINA



ASEAN COMMUNITY HAS INCREASINGLY BEEN THE CENTER OF ATTENTION, ESPECIALLY IN RESPECT OF TRADE AND ECONOMY. AMONG THE 10 MEMBERS, THAILAND SEEMS TO HAVE GEOGRAPHICAL ADVANTAGES AS IT IS THE MAINLAND'S CONNECTING HUB TO OTHER MEMBER COUNTRIES IN INDOCHINA, INCLUDING MYANMAR, LAOS PDR, CAMBODIA, VIETNAM, MALAYSIA, AND SINGAPORE.

The commencement of ASEAN provides easier access for Thailand to connect its economic and mainland transports and logistics with neighboring countries. Consequently, Thailand has an opportunity to extend its trade and investments to neighboring countries of adjacent borders and to strengthen its connection to the super power i.e. China through Laos PDR and Vietnam as well as India through Myanmar.

The current ASEAN connection is attractive, especially the 3 economic corridors, which are expected by the Thai Government and private sectors to yield growth in Thailand and Indochina. These 3 economic corridors are *the North-South economic corridor* (the route connects South China to North Laos PDR and to Thailand at Chiang Rai province, then to Bangkok), *the East-West economic corridor* (the route connects Myanmar to Thailand at Tak province, Pitsanulok province- Khon Kaen province- Mukdahan province, to Laos PDR and to Central Vietnam), and *the South Economic corridor* (the route connects the Dawei Deep Sea Port in Myanmar to Thailand at Kanchanaburi province-Bangkok-Sra Kaew province, to Cambodia, and to South Vietnam).

It was found that the economic, trade, and industrial growth trend in the recent 2-3 years began to substantially disperse around the regions along these economic corridors. More importantly, such growth extended to the border provinces adjacent to the neighboring countries as well as major cities in the Upper Central, North, and Northeastern or E-Sarn regions whereby there is dense population with quite high buying power. These provinces include Chiang Mai, Chiang Rai, Pitsanulok, Sra Kaew, Ubon Ratchathani, Nakhon Rachasima, Mukdahan, Nong Khai, Udon Thani, and Khon Kaen provinces.

Special attention should be given to the East-West economic corridor (the route connects Myanmar to Thailand at Amphoe Mae Sod in Tak province, to Pitsanulok province then Mukdahan province, and connects Laos PDR and to Central Vietnam), especially Khon Kaen and Udon Thani provinces, which are the major cities with high potential for development. They will be the answers to investment matters upon the commencement of the ASEAN Community.

This is because not only are they located in prime locations, but they are also the center of E-Sarn region, with airports, universities, hospitals, trade centers, hotels, and large-scale department stores.

Khon Kaen province, in particular, is located right in the East-West economic corridor (Highway No.12) and the Mittraphap Road (Highway No.2), both of which are the main routes of the Northeastern region connecting the Upper E-Sarn to Central E-Sarn regions as well as to the Northern region and Laos PDR. In addition, it is adjacent to over 9 major cities in the Central and E-Sarn provinces i.e. Phetchabun, Udon Thani, Buriram, Nakhon Rachasima, Loei, and Maha Sarakham provinces.

Furthermore, Khon Kaen province receives support from the Government's policy regarding the expedition on the construction of the Bang Pa-In-Sraburi-Nakhon Rachasima motorway and the Nakhon Rachasima-Nong Khai high-speed train project, which are the key connecting routes to the Upper E-sarn region. Additionally, the coming ASEAN free trade in 2015 makes Khon Kaen the rising star due to its location on the economic corridor, enabling the easy trade and tourism connection to Laos PDR, Vietnam, and China.

As such, it is expected that from now on, trade and investments in Khon Kaen province should increase and grow on a continual basis to support the economic growth in the Upper E-Sarn region and the commencement of the ASEAN Community... as the center of economy, trade, logistics, and more importantly as the gateway ... to Indochina, consisting of Laos PDR and Vietnam. ■

DENSO OFFICIALLY LAUNCHES THE LATEST AUTO PART WAREHOUSE AT TPARK BANGNA

DENSO (THAILAND) CO., LTD., the world's leading manufacturer and distributor of automotive parts, commences the operation of its new top quality warehouse at TPARK Bangna on a 23,000 sq m, fully equipped with the infrastructural and utility systems as well as facilitating equipment which are developed by TICON Logistics Park Co., Ltd. (TPARK). The new warehouse facility will enable DENSO to manage the storage and distribution of goods to support the production of automotive parts in Thailand such as car electric parts, spark plugs, and car air-conditioning system in a manner that best responds to customers' demand and the growth of DENSO's business in the future. This is because the project is located on a strategic location of the automotive industry near Wellgrow Industrial Estate, Bangpakong Industrial Park, AMATA Nakorn Industrial Estate, and Theparak. ■



Mr. Patan Somburanasin (2nd from right), General Manager of TICON Logistics Park Co., Ltd. (TPARK) congratulates Mr. Yasuhiro Iida (3rd from right), President of Denso (Thailand) Co., Ltd. (DENSO), a major client who trusts in the potential in development of above-the-standard warehouses of TPARK Bangna. After the official opening ceremony of DENSO warehouse. Mr. Tan Jitapuntkul (far left) Deputy General Manager, Mr. Takashi Fuse (2nd from left), Advisor, and Mr. Shigeyuki Horie (right), Japanese Division Manager, witnessed the opening ceremony.

TPARK'S NEW TENANTS



Pegasus Global Express (Thailand) Co., Ltd.

Pegasus Global Express (Thailand) Co., Ltd. is a Japanese logistics service provider operating international air, sea and land freight transportation, custom clearance and other supply chain management services. Recently, Pegasus Global Express decided to lease one of TPARK warehouses with an area of 2,450 sq m in TPARK Bangna in order to serve the expansion of their business.



Panalpina World Transport (Thailand) Ltd.

Panalpina World Transport (Thailand) Ltd. is one of the world's leading providers of supply chain solutions from Switzerland. Their services include air and sea freight with comprehensive value-added logistics and supply chain management. Early this year, Panalpina World Transport took an additional warehouse space in Free zone with an area of 2,000 sq m in TPARK Bangna in order to increase their efficiency of logistics services.



Siam Nistrans Co., Ltd.

Siam Nistrans Co., Ltd.

Siam Nistrans Co., Ltd., Japanese logistics service provider, is an international freight forwarder and customs brokerage company. As their business expanded, Siam Nistrans decided to lease an additional space of TPARK warehouse with an area of 2,450 sq m and total warehouses area of 7,350 sq m in TPARK Bangna.



V-Serve Logistics Limited

V-Serve Logistics Limited, Thai logistics service provider, offers customs clearance, warehousing, product distribution and land, sea and air modes of transportation services. V-Serve Logistics decided to lease TPARK warehouse with an area of 2,450 sq m in TPARK Laemchabang 2. V-Serve Logistics already started operating inside this warehouse since the beginning of this year.

Available BUILDINGS



TPARK BANGNA

Location: Bangna Trad Highway km. 39

Free Zone

Warehouse Sizes: 1,250 - 2,450 sq m

Floor Load: 2 - 3 tons / sq m

Clear Height: 7 - 10 m



TPARK BOWIN

Location: Located inside the EPZ (Export Processing Zone), Chonburi Industrial Estate

General Zone

Warehouse Sizes: 2,000 – 3,200 sq m

Floor Load: 3 tons / sq m

Clear Height: 10 m



TPARK EASTERN SEABOARD 2 (A)

Location: Located on Highway 331

General Zone

Warehouse Sizes: 2,450 – 5,700 sq m

Floor Load: 3 tons / sq m

Clear Height: 10 m



TPARK LAEMCHABANG 1

Location: Approximately 4 km to U-turn

General Zone

Warehouse Sizes: 1,000 - 1,450 sq m

Floor Load: 3 tons / sq m

Clear Height: 10 m



TPARK LAEMCHABANG 2

Location: Second U-turn after TPARK Laemchabang 1 and then enter at Soi Mo Yoi Bowin

General Zone

Warehouse Sizes: 1500 – 9,000 sq m

Floor Load: 3 tons / sq m

Clear Height: 10 m

Free Zone

Warehouse Sizes: 2,450 - 4,050 sq m

Floor Load: 3 tons / sq m

Clear Height: 10 m



TPARK SRIRACHA

Location: Located on Highway 7 (outbound), approximately 14 km from Laemchabang Port

General Zone

Warehouse Sizes: 2,450-5,850 sq m

Floor Load: 3 tons / sq m

Clear Height: 10 m



TPARK PHAN THONG 1

Location: Opposite to Phan Thong Train Station

General Zone

Warehouse Sizes: 2,450-5,850 sq m

Floor Load: 3 tons / sq m

Clear Height: 10 m

FOR MORE INFORMATION

Tel: 086 342 9669

Email: logistics@ticon.co.th

www.ticon.co.th

Take a Break

Porn Nem NOUNG Restaurant

Vietnamese food is popular among health lovers as each dish contains various vegetables, whether as a part of the dish or side dish. As such, the Vietnamese cuisine is delicious and nutritious, and it becomes a great choice for weight watchers. This issue, Take a Break presents to our readers the scrumptious Vietnamese gourmet at **"Porn Nem NOUNG"**, located near TPARK Bowin project.

Porn Nem NOUNG is outstanding with authentic Vietnamese food and a large variety of yummy dishes. Among star menus we have tasted, we say you can't miss *Nem NOUNG* (Pork meatball and raw vegetable wrapped with rice paper roll, served with dips), *Yum Moo Yor* (White pork sausage in spicy salad), *Sai Grok E-sarn* (Sausage with rice and pork stuffing), *Gai Tod Gluea* (Salted fried chicken), *Moo Gaew* (Cold, sliced pork served with special recipe dips), *Pak Mor Yuan* (Steamed rice-skin dumplings and tapioca balls with pork filling), *Tom Yum Si Krong Moo* (Pork Rib Tom Yum), *Moo Manow* (Pork with sour and spicy dips), *Por Pia Sod* (Spring roll), and *Vietnamese fried rice* (The restaurant insists that this dish goes along great with Pork Rib Tom Yum).

Porn Nem NOUNG earns its place as one of our favorite restaurants for its gastro-nomic gourmet, good price, and healthy menus. All in all, it's a delightful meal for you and a comfort to your wallet! ■

TASTE ★★★★★
PRICE ★★★★★
AMBIENCE ★★★★★

PORN NEM NOUNG VIETNAMESE RESTAURANT

Opens from 9.00 - 22.00 hr., and closes on every 3rd Monday of month.

Location: Near TPARK Bowin

Address: 299/38-39 Moo 3, Tambon Bowin, Amphoe Sriracha, Chonburi province 20230

Tel. 082-477-8234



Yum Moo Yor

Moo Gaew

Moo Manow

Nem NOUNG

Pak Mor Yuan

Vietnamese fried rice

Tom Yum Si Krong Moo

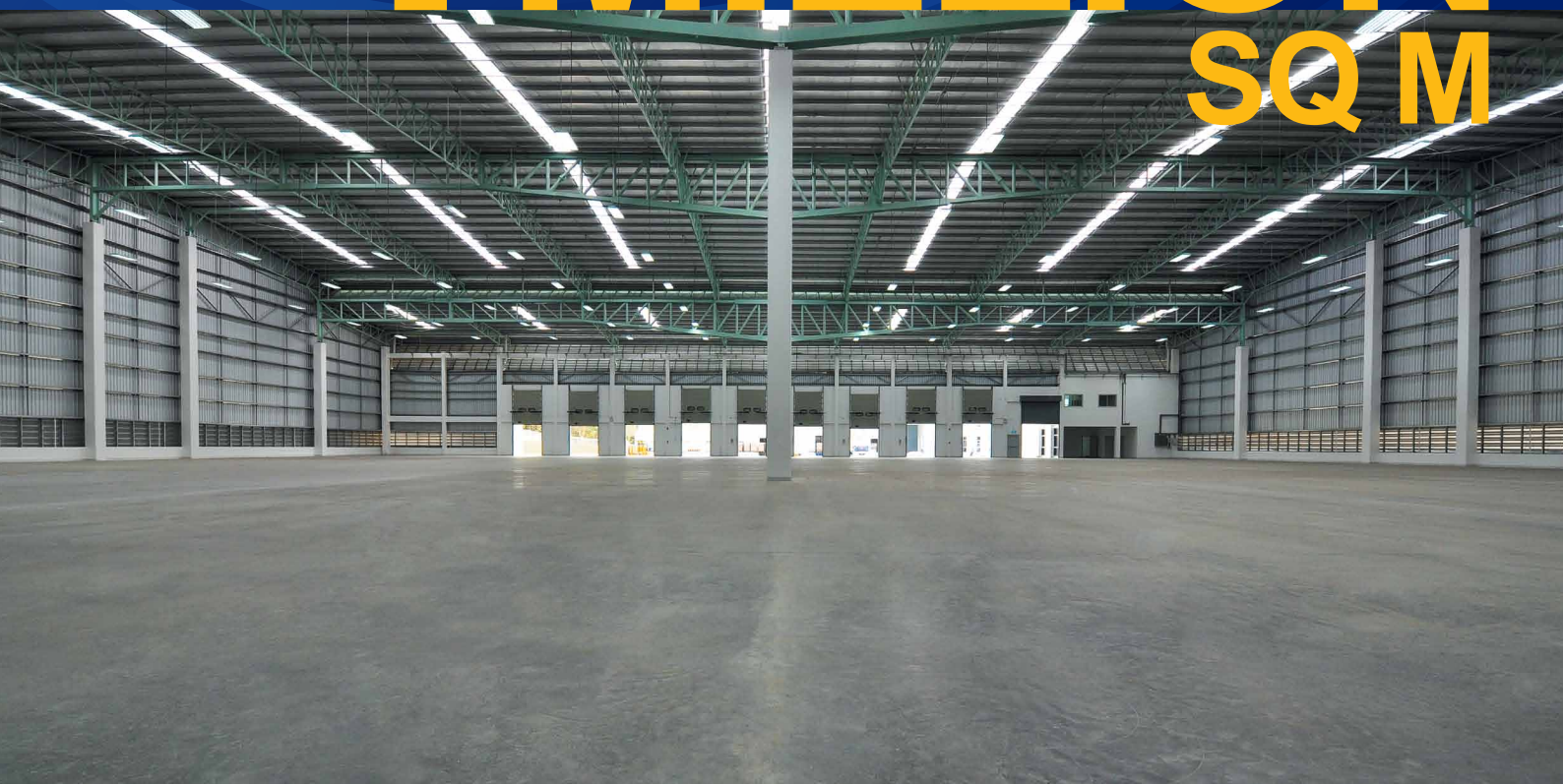
Sai Grok E-sarn

Gai Tod Gluea

Por Pia Sod

**WAREHOUSES
FOR RENT**

23 LOCATIONS
TOTAL
1 MILLION
SQ M



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