

NEWSLETTER FROM
TICON GROUP

FORWARD

April-June 2015 | ISSUE 6

Double-Pricing
System

Thailand Moves
Ahead with
“Special
Economic Zones”
(Part 1)

Defensive
Strategy
for Investment
in Times of
Recession

TICON

Launches

MINI FACTORY for SME BUSINESSES

in Asia Industrial Estate
(Suvarnabhumi)

In-Depth
Interview with
TPARK's
Property Management
Team



Message from the Managing Director



Mr. Virapan Pulges
Managing Director
TICON Industrial Connection Public
Company Limited

In the first half of 2015, TICON has developed top-quality factories and warehouses with continuous determination. Recently, we officially introduced the 'Mini-Factory' in Asia Industrial Estate (Suvarnabhumi). The Project is highly suitable for SME businesses, especially automotive, electronics, and plastic manufacturers. I am confident that the Project will receive great feedback from both Thai and foreign investors.

In addition, TICON launched its mega project in the Indonesian market through collaboration with PT Surya Semesta Internusa Tbk and Mitsui to establish PT SLP Surya TICON Internusa (SLP). The joint effort aims to accommodate the expanding demand for factories and warehouses in alignment with increasing

consumption. We have high confidence that the Project will be our pioneering success for our future moves in international markets.

On the occasion of TICON's 25th anniversary, I would like to express my appreciation toward our dear readers, customers, trade partners, shareholders, and all employees for your continuous support. I would like to take this opportunity to emphasize our commitment to further develop our products and services to maintain our position as the leading provider of top-quality, Ready-Built factories and warehouses for rent, and to live up to our vision--"Always One Step Ahead".

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Berli Jucker Logistics Company Limited is an entity under the umbrella of **Berli Jucker Public Company Limited**, a company established in Thailand over 130 years ago. In its early days, **BJC Logistics** provided services only for customers of the Company and its subsidiaries. Afterwards, BJC Logistics was founded in accordance with a management decision based on the growing economy over the years. BJC Logistics focuses on providing integrated supply chains and logistics services in line with demand from customers, with its success rate mainly being measured against customer satisfaction. BJC Logistics serves customers in various industries, both internal clients, under the umbrella of the Group Company, and external parties, including those engaging in MFCG, pharmaceutical, chemical, food additives, technical, industrial, and computer businesses.

Berli Jucker Logistics Company Limited registered and received company registration early in January 2000. Its comprehensive service ranges from customs formalities, warehousing, distribution, and logistics consultancy in order to assist customers to achieve efficient cost-saving to enhance their competitive edge. BJC Logistics aims to provide quality service, and to deliver customer satisfaction; it also works with customers as a business alliance and partner. In this regard, the Company officially received the ISO 9001:2008 (UKAS) certification.

Company vision:
To be the leading logistics business leader in ASEAN

Berli Jucker Logistics is determined to further develop its business to enhance strength and speed. Its principle is to nurture growth of the Company side by side with the growth of customers. The Company believes that top-quality service is the key to achieving long-lasting relationships with its customers.



“The Company constructed 2 new warehouses with a total area of 36,000 sqm. in response to the continuous growth of customer’s business.”



To accommodate the growth of customers’ business and set up a warehouse standard.

Currently, BJC Logistics owns 8 warehouses with a total space of over 60,000 sqm. The Company constructed 2 new warehouses with a total area of 36,000 sqm. in response to the continuous growth of customer’s business.

The first and largest of its new warehouses is located in the TPARK Bangplee 1 Project on Bangna-Trad Road KM. 22, which was completed on 2 March, 2015, with a total space of 33,270 sqm. The second warehouse is located in the TPARK Project on Bangna-Trad Road KM. 39; it was designed to house chemicals and hazardous goods in accordance with the warehousing standard of the Department of Industrial Works. The warehouses are operated with standardized and modern operations and management systems in order to ensure utmost confidence and satisfaction for the customers of Berli Jucker Logistics. ■



TICON Launches MINI FACTORY for SME BUSINESSES in Asia Industrial Estate (Suvarnabhumi)

GREAT FEEDBACK FROM OUR CLIENTS HAS BEEN ROLLING IN SINCE TICON LAUNCHED A READY-BUILT FACTORY FOR RENT PROJECT IN LATE 2014 ESPECIALLY FOR THE “MINI-FACTORY”, WHICH HAS ENJOYED THE EXTRA ATTENTION OF SEVERAL OPERATORS AND A HIGH OCCUPANCY RATE EVEN BEFORE THE OFFICIAL LAUNCH OF THIS PROJECT.

Highlights of MINI FACTORY

Strategic location in
Asia Industrial Estate
(Suvarnabhumi)

Suitable size for SME operators
or SME businesses whose
operations provide support for
parent company or
trade partners

Ready for use



In this issue, Factory Spotlight brings to you the insight and answers to questions about the mini factory —the latest addition to our products and services.

Q What is a mini factory?

“A Mini factory” is a smaller-sized, ready-built factory for rent provided by TICON, the size being 550 sqm. The product targets SME businesses, especially foreign investors looking for a production base in Thailand in order to facilitate its trade partners or parent company, particularly auto part manufacturers or industrial machinery part producers.

Q How is a mini factory different from other factories provided by TICON?

The major difference lies in the factory space. A mini factory offers 550 sqm., 450 sqm. of which are dedicated to production while the other 100 sqm. are allocated for office space. Other than that, the mini

factory is up to the same standards in all aspects that are found in other TICON products.

Q What are the main strengths of the mini factories in Asia Industrial Estate (Suvarnabhumi)?

Asia Industrial Estate (Suvarnabhumi) is positioned in a strategic area close to Bangkok as well as other vital landmarks, namely Suvarnabhumi Airport, Ladkrabang Inland Container Depot Terminal, and many other industrial estates. In addition, it is situated near the automotive and electronics manufacturing areas of Samut Prakan, Chonburi,

and Chachengsao provinces. Therefore, it offers a cost-effective location for the production and logistics of the operators in terms of distribution of products to their trade partners or customers.

Q Are mini factories available in projects other than the project in Asia Industrial Estate (Suvarnabhumi)?

Currently, the 550-sqm. mini factory is available only at Asia Industrial Estate (Suvarnabhumi). Based on the overwhelming feedback, TICON is in preparation for the 2nd phase of the mini factory by the end of 2015 whilst also planning for future expansion to other TICON projects.

We take pride in our mini factories in Asia Industrial Estate (Suvarnabhumi), which are ready and available for service. ■



Distance from TICON Project in Asia Industrial Estate (Suvarnabhumi)

(Unit: kilometers)

Locations	Distance (km)
Bangkok	35
Suvarnabhumi Airport	21
Don Muang Airport	65
Custom-Free Zone at Suvarnabhumi Airport	19.5
Bangkok Port (Klongtoey)	40
Ladkrabang Inland Container Depot Terminal	16.5
Laemchabang Port	100
Bangplee Industrial Estate	19
Bangpoo Industrial Estate	43
Ladkrabang Industrial Estate	27
Amata Nakorn Industrial Estate	37



IN-DEPTH
INTERVIEW
WITH

TPARK'S Property Management Team

TPARK OPERATES BUSINESS WITH THE PRIMARY FOCUS ON PROVIDING TOP-QUALITY WAREHOUSES AND CONSULTANCY TO CUSTOMERS. IN PARTICULAR, THE INTERIOR AND EXTERIOR SPACE MANAGEMENT SERVICE IS AMONG OUR TOP PRIORITIES. IN THIS ISSUE, WAREHOUSE SPOTLIGHT INTERVIEWS **KHUN VIKIJ WATTANAYONG**, HEAD OF PROPERTY MANAGEMENT, AND HIS TEAM TO LEARN MORE ABOUT THEIR ROLES AND RESPONSIBILITIES.



Vikij Wattanayong
Head of Property Management,

What is the scope of the Property Management team?

Khun Vikij: Our main responsibility is to provide convenience for our customers, to ensure a sound environment for both the interior and exterior of the warehouses as well as the common area, and to ensure they are ready for utilization. Furthermore, we are responsible for the cleanliness and maintenance of equipment in order to assure smooth operations for our customers. In other words, we are the host who manages and delivers total convenience and satisfaction to our guests.

Kindly introduce your team members and their roles.

Khun Vikij: Currently, our team consists of over 40 staff so we are considered the largest team in TPARK. They are divided into 3 groups based on their areas of responsibility.

Area 1 Team is responsible for *Bangna, Bangplee, and Amata Nakorn*, led by **Khun Monthanee Kamolman**, Area Manager, and her team members are **Khun Nuanchan Deejabok**, who takes care of TPARK Bangna, and **Khun Vit Vanitbunchar** who is responsible for TPARK Bangplee.

Area 2 Team covers Laemchabang, Sri-racha, and Eastern Seaboard, led by **Khun Prapasri Pornrattanaprasert**, and her team member **Khun Chaipichit Chakhumsai** who supervises related operations in the TPARK Eastern Seaboard and TPARK Sriracha projects.

I am directly responsible for the Area 3 Team, looking after Wangnoi and Rojana, with my assistant, **Khun Nutthawut Chinaboot**, who oversees related functions in the TPARK Wangnoi and TPARK Rojana projects.

The rest of our team members are located at head office to facilitate with documentation, procurement and team-work coordination.



What are the aspirations and goals of the team?

Khun Vikij: We aim to deliver total customer satisfaction to ensure that our clients enjoy smooth warehouse operations at full efficiency, with zero or minimum hindrance. Our customers want to be liberated from any non-core business concerns. Our principle is to put ourselves in their shoes. We talk to our customers to understand them and to ensure constant communication, as well as answer to their demands to deliver the services based on mutually acceptable terms and conditions.

What makes the TPARK Property Management team different from others?

Khun Vikij: We take proactive moves i.e. we do not wait for problems to occur. Moreover, we deliver good service. Our strength is our approach to meet with customers in order to assess the current situation and any possible threats. For example, if a customer would like to have a customized warehouse, our team coordinates and carefully provides step-by-step recommendations to ensure utmost satisfaction of our clients.

Is there any special message you would like to convey to our readers and your customers?



Monthanee Kamolman
Area Manager

without having to worry about the non-core business.

Khun Monthanee: Some people may think that our work begins after clients move in, but actually, our duty starts even before a customer signs the contract. We talk to the customers along with the sales team to ensure our understanding and to give recommendations. This is in order to build confidence in our clients that they can enjoy smooth operations in terms of safety, maintenance, and building extension

Khun Nuanchan: We try to minimize the work steps to ensure that all our customers' needs are attended to as quickly as possible. For example, we arrange to provide repair service within 24 hours of the request, including during any holiday periods.



Nuanchan Deejabok
Manager, TPARK Bangna



Vit Vanitbunchar
Manager, TPARK Bangplee

Khun Vit: We adhere to communication with customers because it ensures our understanding of them. Moreover, we welcome both positive and negative feedback to further develop our service.

Khun Chaipichit: My focus is on the service. I believe that good service starts from the determination to deliver total satisfaction to our customers.



Khun Chaipichit Chakhumsai
Manager, TPARK Eastern Seaboard and TPARK Sriracha projects



Nutthawut Chinaboot
Manager, TPARK Wangnoi and TPARK Rojana projects

Khun Nutthawut: The happy feedback from customers about our fast and effective service serves as a great morale booster for us. We promise to provide absolute convenience to all our customers.

Khun Prapasri: We are grateful for the customers' trust in our team. We promise to further develop our service to ensure all their needs are answered in a timely and efficient manner.



Prapasri Pornrattanaprasert
Area Manager



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

DOUBLE-PRICING System

THE STORY I AM ABOUT TO SHARE WITH YOU MAY BE NORMAL IN SOME COUNTRIES, BUT IT IS STRANGE IN THE EYE OF FOREIGNERS INCLUDING JAPANESE. CERTAINLY, THERE ARE CASES WHERE THE SITUATION IS VICE VERSA, BUT SOME MATTERS MAKE ME (20 YEARS OF EXPERIENCE IN THAILAND) FEEL STRANGE.



First, let me clarify that this is my personal view, which does not by any means indicate that all Japanese people would feel same way. Despite my feelings about it, this may come off as totally normal for Thais. I believe that it is because of the difference of culture, way of thinking and tradition. For these reasons, I am fully aware that no one is right or wrong in this matter.

One of such strange things seen in Thailand is the double-pricing system, which is applied in a variety of places in

Thailand. There are two different prices for Thai citizens and foreigners, whereby the latter have to pay higher prices. I think that I am not the only one to find it difficult to accept this system – there are many foreigners including Japanese who disagree with double-pricing, since they feel it is unfair.

On February 9, 2015, Editorial of Bangkok Post criticized double-pricing system under the title of “Double Prices Deter Tourists” with the following gist.

“Virtually without notice, the govern-

ment raised the entry fees for national parks. On Feb. 1, 2015, national parks were instructed by the government’s National Parks, Wildlife and Plant Conservation Department to begin extracting higher fees from foreign visitors. Thai fees, to be shown only in Thai script, went from 40 to 50 baht. Tourist prices were doubled from 200 baht to 400 baht per adult. It pushed prices so high that a foreign child is made to pay an entrance fee five times that of a Thai adult, while adult tourists pay 10 times the Thai fee.”

The places mentioned in the editorial are state-owned facilities. However, some privately-owned facilities/venues also adopt the double-pricing policy. As mentioned earlier, collecting higher fees is endorsed by the government, therefore it resembles a policy that is adaptable to the private sector as well. To prevent foreigners from knowing about this, the prices for Thai nationals are written in Thai language, which implies that the people in question do not want the double-pricing system to be disclosed.

The editorial of Bangkok Post went on to raise a question on why the Thai government, which always stresses the importance of the tourism industry, opted for double-standard treatment for foreigners. It also mentioned that “There is no record of a prime minister or cabinet



“A possible rationale is that foreigners do not pay tax in Thailand,...In reality, however, many foreign taxpayers are charged the more expensive fees anyway.”

expensive time pieces, he pays a mere 40 baht to enter and I am extorted for 400 baht. Try charging the wealthy Thais my price and watch them scream. If you think all foreigners are wealthier than all Thais, you are mistaken.”

I asked some Thais about their opinion on this issue, but hardly received any feedback. Some did not even know that the double-pricing system existed, perhaps because it does not affect them. In case of Japan, everyone pays the same price whether they visit state or privately owned facilities and whether they are Japanese or other nationals. If a temple in Kyoto, for example, were to charge 500 Yen for Japanese and 1,000 Yen for foreigners, Japanese people would speak out that there must be something wrong with that, even if no foreigners would do so.

Although the fees are affordable and it is not such a big issue that we need to find out whose fault it is, I think the focus is about the rationale and fairness for determining different prices for residents and foreigners. A lot of Japanese people around me feel that the system is irregular. If the public and private sectors in Thailand feel that it is normal, I would really want to know why they think it is fair.

It seems that not only Japanese, but also other nationals have taken note of this issue. This is why there are comments both agreeing and disagreeing in the readers' letters in the “Postbag” section of the Bangkok Post. A reader says “Thais say it is right to pay a lower fee because they pay tax, but we pay tax and VAT too. So, it is obvious that this is double-standard treatment.” Another says “If you are not happy with the double-pricing, just leave! this country. Why stay or return to Thailand at all?”

How do you think about this issue? ■

minister addressing this problem. Once in a while, a low-ranking bureaucrat will state that foreigners should pay more to enter government sites, because Thais pay taxes to maintain them. This claim is highly questionable and easily disputed. More to the point, it is silly.”

If the abovementioned reason of the government bureaucrat is justifiable, one must ask whether or not foreign taxpayers working in Thailand should be subject to the same prices as Thais. I have no direct experience in this aspect, but I heard from some Japanese that Thai prices were applied to foreign taxpayers working in Thailand if they present their work permit or driver's license. Therefore, it seems that the practice may be adopted in some places. However, the risk of carrying around and losing the work permit makes the idea impractical.

I was not sure if the double-pricing system is adopted in other countries. I did some research and found that other Asian countries like China, India, Indonesia, Malaysia, Myanmar, some East European countries and even Australia also use the system. After Bangkok Post's editorial, an article was printed in the section of “Postbag”, which says that the same system is adopted in Australia where residents of Northern Territory are not subject to the entrance fee to the national parks in the

Territory while those from other states and foreigners must pay admission.

Reasons charging higher fees to foreigners are not necessarily clear. A possible rationale is that foreigners do not pay tax in Thailand, which is the source of maintaining and operating all state facilities like national parks, temples, museums and, therefore, it is reasonable to charge them at more expensive rate. In reality, however, many foreign taxpayers are charged the more expensive fees anyway. On the other hand, though privately owned facilities such as theme parks are irrelevant in this context, they charge higher admission to foreigners too. They don't check whether foreigners are taxpayers or not and it seems that they make judgment merely based on visitor's appearance. A case where a Thai was regarded at the ticket booth as a foreigner from his appearance and charged higher entry fee was introduced in the Post's editorial.

Another theory is that foreigners are wealthier than Thais, making it justifiable for them to pay higher fees. But, I don't think this argument is not necessarily true. The following letter from a reader appeared in Bangkok Post on Feb. 17. “If a Thai person drives into a national park or attraction in a Mercedes-Benz or Bentley worth more than I earn more than in 10 and he is dripping with gold jewelry and

DEFENSIVE STRATEGY FOR INVESTMENT IN TIMES OF RECESSION



Mr. Samart Russameerojwong

Chief Investor Relation
TICON Industrial Connection Plc.

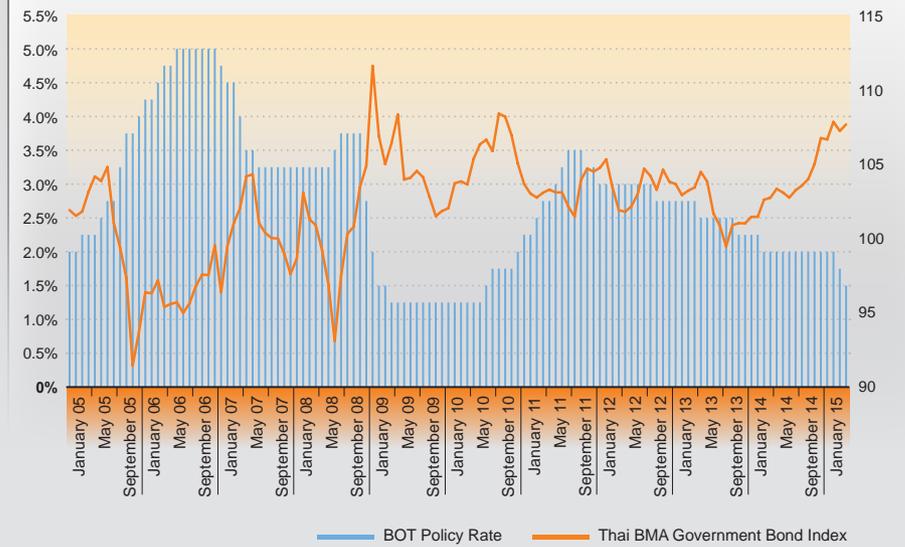
IN 2015, THE GLOBAL ECONOMY MAY NOT REFLECT SUCH A BRIGHT OUTLOOK. THE US ECONOMY, THOUGH BECOMING MORE STABLE, HAS SEEN LESS-THAN-EXPECTED GROWTH WHILE POLITICAL ISSUES IN EUROPE HAVE PERSISTED WITHOUT ANY SIGN OF POSITIVE OUTCOME IN THE NEAR FUTURE. CHINA'S ECONOMY SIGNALS POSSIBLE SLOWDOWN IN 2015; AND AT THE SAME TIME, THE GLOBAL OIL PRICE CONTINUES TO HAVE ADVERSE IMPACT ON ECONOMIES DEPENDING MAINLY ON OIL EXPORT.

The world is feeling a growing concern on stagnation (negative inflation) or the economic recession in more and more markets. Countries facing economic issues often opt for a decrease in policy rate. In addition, more currencies lean toward the weakening trend.

To invest in such an economic environment, investors are highly recommended to ensure understanding of the money and equity markets. In the money market, a major risk which one should be aware of is the interest rate, since each change can affect investments in any financial instrument. On the other hand, those investing in the equity market should monitor the market's primary risk i.e. corporate performance in circumstances where the global economy shows signs of another recession and negative growth. Public limited companies as well as limited companies are at risk of underperformance, which may affect the investment yield of the equity market.

In a case of global economic recession, private investments usually drop while the unemployment rate increases. In addition, inflation is lower while the interest rate tends to be reduced. As such, investments which yield sound returns in such periods are those which benefit from the interest decrease trend in the future.

COMPARISON BETWEEN INTEREST RATE AND BOND MOVEMENTS FROM 2005 - PRESENT



Source: Bank of Thailand and Thai Bond Market Association

As shown in the above chart, the interest decrease has a positive impact toward the investment in bonds, which yield fixed coupon income at a higher rate due to the instruments' higher price.

Based on the abovementioned fact, bonds are an interesting option for investment aiming to mitigate the risk of corporate underperformance. Other attractive choices include property funds or freehold and leasehold real estate

investment trusts, which incur quite similar risk levels, these being less than equity investment. Moreover, both property funds and freehold and leasehold real estate investment trusts yield sound and projectable returns. These funds hold highly stable assets and quite stable cash flow levels. As a result, their investment unit price is not as volatile as that of securities in the equity market. ■

GREETINGS TO OUR READERS. PROPERTY HIGHLIGHT IS READY DELIVER THE LATEST NEWS AND UPDATES OF OUR FACTORY AND WAREHOUSE PROJECTS.

For operators who are in search of factories located in the automotive manufacturing hub of the eastern region, we are delighted to introduce TICON's top-quality, ready-built factories situated in the **Pinthong 5 Industrial Estate**. The Project offers a total of 100,000 sqm. rental space, which is fully equipped with the basic infrastructure. Located in a strategic location near Laemchabang Port, the Project is surrounded by various key industrial estates, namely Amata City Industrial Estate, Eastern Seaboard Industrial Estate (Rayong province), and Hemraj Industrial Estate (Chonburi province). It is scheduled to provide full service in 3Q of 2015. Any interested parties can contact us for further details at the addresses below.

Available Buildings

Location: Pinthong 5 Industrial Estate

Sizes: 1,300 - 4,800 sqm.

Floor Load: 2 Tons / sq m.

Clear Height: 7 meters



For more information or a site visit, please call:



Tel: +66 (0) 2679 6565
Email: marketing@ticon.co.th
or info@ticon.co.th (Japanese)



Check
Available Buildings
here!



Now, we bring to you the latest update on warehouses for rent at the **TPARK Eastern Seaboard 3** Project which is located on Route No. 331. The Project has seen great feedback from customers, who benefit greatly from its strategic location for the logistics industry. The Project is located near the production hub of the automotive industry in nearby industrial estates, especially the Pinthong 5 Industrial Estate which is only a 5-minute drive away. As such, TPARK Eastern Seaboard 3 Project can effectively support and facilitate the logistics and supply chain of operators, leading to enhanced efficiency in your business. If you are looking for warehouses in the eastern region, please do not hesitate to call and make an appointment for a site visit.

Available Buildings

Location: Highway 331 near Pinthong 5 Project

General Zone

Size: 1,500 - 2,850 sqm.

Floor Loading: 3 tons / sqm.

Clear Height: 10 meters

For more information or a site visit, please call:



Tel: +66 (0) 86342 9669
Email: logistics@ticon.co.th



Check
Available Buildings
here!



**TICON Marks 25th Anniversary
Targets Leadership in Factory and
Warehouse Development across ASEAN**

Mr. Virapan Pulges, Managing Director of TICON Industrial Connection Plc. (TICON), together with Mr. Patan Somburanasin, Managing Director of TICON Logistics Park Co., Ltd. (TPARK) and Mr. Tan Jitapunkul, General Manager of TPARK, recently announced its success in the rental factory and warehouse business under “Always One Step Ahead” concept – a reflection of the company’s status as an industry leader. The group also announced a five-year investment plan worth 50 billion-baht covering expansions of TICON factories and TPARK logistics warehouses in Thailand, Indonesia, Myanmar, and Vietnam. ■

TICON Holds AGM 2015



Executives jointly chairing TICON’s 2015 Annual Ordinary General Meeting of Shareholders are (from left) Mr. Chatchaval Jiaravanon Director and Audit Committee’s member, Mr. Threekwan Bunnag, Director and Audit Committee’s member, Mr. David Desmond Tarrant, Director and Chairman of the Audit Committee, Mr. Chali Sophonpanich, Chairman of the Board, Mr. Virapan Pulges, Director and Managing Director, Mr. Jirapongs Vinichbutr, Director, Mr. Chai Vinichbutr Director

TICON Industrial Connection Plc, the leading developer of factories and warehouses for lease in Thailand, recently holds 2015 Annual Ordinary General Meeting of Shareholders. The meeting approves dividend payment of 0.50 Baht per share. The meeting also approves the debenture issuance limit of up to 25 billion baht for the Company’s business expansion. ■



**TICON joins Hand with Indonesia
and Japan’s Partners
The Joint Venture to Expand Rental Ware-
houses and Factories Business in Indonesia**

Mr. Virapan Pulges (center), Managing Director of TICON Industrial Connection Plc. (TICON) together with Mr. Johannes Suriadjaja (left), President Director of PT Surya Semesta Internusa Tbk (SSIA) and Mr. Eiichi Tanabe (right), General Manager of 2nd Overseas Business Development Department, Urban Development Division, Mitsui & Co.,Ltd. (Mitsui) recently hold the media briefing to reveal details of the company’s joint venture named “PT SLP SURYA TICON INTERNUSA (SLP)” which has an initial registered capital of approximately 1.5 billion Baht. The newly-established firm aims to expand its business as a leading developer of international-quality warehouses and factories for lease in Indonesia. ■



TICON



Asahi Tec Aluminium (Thailand) Co., Ltd.

Asahi Tec Aluminium (Thailand) Co., Ltd. is a Japanese auto parts manufacturer. Lately, Asahi Tec Aluminium leased TICON factory with an area of 2,850 sq m inside Amata Nakorn Industrial Estate in order to manufacture their products. They will provide well-known cars manufacturers with processed die-casting steering parts for Passenger Cars



NIC Autotec (Thailand) Co., Ltd.

NIC Autotec (Thailand) is a manufacturer and distributor of aluminum frame system from Japan. NIC Autotec recently expanded their business in Thailand and leased mini TICON factory with an area of 550 sq m inside Asia Industrial Estate to support their manufacture operation.



OXISO (Thailand) Co., Ltd.

OXISO (Thailand) Co., Ltd. is a manufacturer of machined parts and metal for various industries from Japan. OXISO recently leased TICON factory with an area of 2,100 sq m inside Amata Nakorn Industrial Estate. OXISO aims to use this factory for supporting their manufacturing process.



TOHO (Thailand) Co., Ltd.

TOHO (Thailand) Co., Ltd. is a bearing parts manufacturer from Japan. Recently, TOHO (Thailand) leased TICON factory with an area of 2,250 sq m inside Amata City Industrial Estate. TOHO aims to use this factory for manufacturing their products.



Tokuabe (Thailand) Co., Ltd.

Tokuabe (Thailand) Co., Ltd. is a manufacturer of plates and accessories for special printing (Pad printing and Hot stamping) for many industries from Japan. Lately, Tokuabe leased mini TICON factory with an area of 550 sq m inside Asia Industrial Estate for serving their business expansion.

TPARK



Berli Jucker Logistics Limited.

Berli Jucker Logistics Limited., a subsidiary of Berli Jucker Public Co. Ltd., is logistics service provider offering integrated logistics solutions and total supply chain management. Berli Jucker Logistics provides customs brokerage service, warehousing, inventory management, transportation and distribution. Recently Berli Jucker Logistics leased TPARK warehouses with total area of 32,700 sq m. inside TPARK Bangplee 3 for storing and distributing their products.



MITS Logistics (Thailand) Co., Ltd.

MITS Logistics (Thailand) Co., Ltd. is one of the group companies of Mitsui-Soko (Thailand) Co., Ltd. which is the well-known Japanese logistics service provider, providing total logistics services such as import and export customs clearance, international forwarding, domestic transportation, warehousing and related services. MITS Logistics (Thailand) Co., Ltd leased additional space with an area of 2,450 sq m in Free Zone warehouse inside TPARK Bangna to provide brand new service for many customers.



The Billennium Corporation Co., Ltd.

The Billennium Corporation Co., Ltd. is a logistics service provider from Thailand, offering supply chain management and warehouse management across various industry sectors. Recently, The Billennium Corporation leased TPARK warehouse with an area of 3,204 sq m inside TPARK Rojana in order to serve logistics operation to their customers.

Thailand Moves Ahead with Special Economic Zones (Part 1)

“SPECIAL ECONOMIC ZONES” HAVE CREATED QUITE A BUZZ AMONG RELEVANT PARTIES LATELY ESPECIALLY AFTER PRIME MINISTER GENERAL PRAYUT CHAN-O-CHA SIGNED AN ORDER OF THE POLICY COMMITTEE ON SPECIAL ECONOMIC ZONE DEVELOPMENT TO DEMARCATe SPECIAL ECONOMIC ZONES ON 19 JANUARY 2015. IN RESPONSE TO GROWING INTEREST IN SUCH ZONES, COFFEE TIME WITH GURUS IS PLEASED TO FEATURE THEIR CONCEPTS, RELEVANT ISSUES, AND THE ROLE OF INDUSTRIAL ESTATE AUTHORITY OF THAILAND (I-EA-T) HERE.



What is a Special Economic Zone?

The IOWA University's Financial and International Development Center (in 2010) defines Special Economic Zone (SEZ) as, “a geographical area managed by an organization that grants trade privileges to firms that choose to set up their business in the area”. So, it is clear that SEZ is established to promote trade and investments by locals as well as foreigners. The definitions of SEZ may slightly differ from country to country. But in all, there are six main categories of SEZs: Free Trade Zones (FTZ), Export Processing Zones (EPZ), Enterprise Zone, Single Factories, Free Ports, and Specialized Zones.

Note: SEZs are mostly located in border areas and port zones.

Today, there is keen interest in setting up SEZs in border zones. Asia, for example, has seen plans for the Poipet O' Neang Special Economic Zone to go up in Cambodia (with economic link to Thailand's border province of Sa Kaew), the Savan Seno Special Economic Zone



to materialize in Laos (with economic link to Thailand's border province of Mukdahan), the Hwanggumpyong and Wihwa islands Special Economic Zone to spring into services in North Korea for the promotion of tourism, transport, and industrial activities near China, the Xinjiang Economic Border Town to go up in China near Pakistan's Gilgit-Baltis-

tan, and the Dongxing Economic Border Town to shine in China near Vietnam's Mong Cai.

How is a Special Economic Zone managed?

Each country has managed its SEZs differently depending on its administrative system. However, by international standards, an independent organization responsible for the country's industrial development or a private firm chosen through the government's hiring process is entrusted with the SEZ-management mission. In events that the independent organization is in charge, it must comprise representatives from both the government and the private sectors.

Next issue, we will explore about the privileges of “Special Economic Zones”. ■

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Take a Break



Recommended dishes include *Pla Kapong Tod Lui Suan* (Fried Sea Bass with herb salad) – a crisp-fried big sea bass served with secret spicy dressing. Enjoy a fresh sea bass complemented with aromatic herbs like mint, ginger, lemongrass, onion, and lemon. Other dishes are *Somtum Thai Sai Kung* (Papaya spicy salad with shrimp) or *Somtum Khao Pod* (Corn spicy salad). We guarantee that E-sarn food lovers will love this hot stuff. Next, try *Kai Tod Samun Prai* (Fried chicken with herbs) - it's crispy on the outside and juicy on the inside, and tastes so nice with spices and fried garlic. There are various more yummy dishes like *Lab Woonsen Talay* (Glass noodle and seafood spicy salad), *Koh Moo Yang* (Grilled Pork Neck), *Tom Sab* (Spicy Soup), and *Moo Tod Klua* (Salted fried pork).

J Daeng Restaurant

Stay tuned for more gourmet delights presented by Take a Break in the next issue. Ciao! ■



TASTE ★★★★★

PRICE ★★★★★

AMBIENCE ★★★★★★

J DAENG RESTAURANT

Open from Mondays – Saturdays from 10.00 hrs. - 22.00 hrs.

Location: Near TPARK Bangna Project

Address: Bangna-Trad Road. The restaurant is on the bank of Samrong canal, Community Area, Bang Wua Market, Bangpakong, Chachernsao province 24180.

Tel. 089-545-7048

Take a Break is going to delight E-sarn food lovers near the TPARK Bangna Project who enjoy the sizzling taste of Northeastern cuisine as we introduce **J Daeng Restaurant**. The restaurant is located on the bank of the Samrong canal in the Bang Wua Market. This small restaurant has a nice ambience and offers a great variety of E-sarn dishes. Due to its fame and friendly prices, the place is crowded all the time. Advanced bookings are highly recommended.



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