

NEWSLETTER FROM  
**TICON GROUP**

# FORWARD

October-December 2016 | ISSUE 12

**Best Wishes  
for the Year 2017  
from TPARK  
Management**

**Choose the  
Right Instruments  
to Shield Your  
Investment  
Portfolio**

A Virtual Tour  
to the Brand New  
Factories in  
**the Rojana  
Prachinburi Project**

**Life Expectancy  
and Consumption**

**Logistics  
Cooperation  
Opportunity in  
GMS Countries  
from Belt and  
Road Policy**

**HAPPY  
NEW YEAR**

**2017**

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## Message from the Managing Director

Thailand encountered the utmost grieving loss in 2016 from the passing of King Bhumibol Adulyadej; and TICON people were of the deepest sorrow. The benevolence and grace of His Majesty will be in remembrance and in the heart of all Thais for eternity.

The year 2016 has seen a rather slowdown in the economy, especially the industrial and export sectors. Hence, companies in these industries remained vigilant of the circumstance and adopted a rather conservative approach on their capacity expansion with a keen focus on cost-effectiveness. However, its geographic leverage of being the connecting point of CLMV countries as well as Southern regions of China helps Thailand enjoying its strengthened position as the logistics hub of the region.

This year, TICON has undergone a significant change, the nature of which I am certain that most of our readers has been aware. TICON recently announced its partnership with Fraser Center Point Limited (FCL), a full-scale international real estate company and a leading property developer in Singapore. TICON will increase the capital of Fraser Property Holding (Thailand) (FPHT), a subsidiary of FCL at 40 percent or approximately 13.23 billion baht. This move will uplift

TICON to be among factory and warehouse developing companies with the strongest financial position in Thailand.

FCL is one of key players in the real estate development industry with high expertise and experience in various segments, especially property development sector in Australia. As such, TICON Group can fully tap in and leverage on FCL's strength to accelerate our growth and sustainability. Our focus will continue on the top quality facility development in prime locations, but with a more refined solution that best responds to the demands of our customers which will complement the fast and efficient service provided by our team of professionals. In addition, the global network of FCL will fast-track our overseas expansion to ASEAN countries effectively.

On this occasion, I would like express my gratitude toward our customers, trade partners, investors, shareholders, and our staff for the constant support for TICON Group. Furthermore, I would like to extend the New Year wish to you all. May you find the year 2017 a year of great success, both in career and in life. We look forward to our continuous support in the year to come.

Best wishes for 2017!



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

ISSUE 12 October-September 2016

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Article by Mr. Sanyawit Sethapokin

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# LOGISTICS COOPERATION OPPORTUNITY IN GMS COUNTRIES

by **BELT AND ROAD  
POLICY**




THIS ARTICLE CONTAINS THE ESSENCE OF MY PRESENTATION TO THE CONFERENCE OF GMS LOGISTICS ENTERPRISES COOPERATION COMMITTEE IN KUNMING, YUNNAN PROVINCE, CHINA.

**A forum was dedicated to logistics operations** so as to promote cooperation between GMS countries. China is hoping to eliminate the existing barriers on logistics operations to transport goods from China to Thailand through Lao PDR or

through Vietnam and Lao PDR to destinations in Thailand, which serves as a destination and hub for export to neighboring countries as well as the transit at Laem Chabang Seaport.

It is undeniable that China's One Belt One Road policy is completely different from its traditional strategy as the policy emphasizes on proactive actions. In other words, China has shifted its export direction from pull to push demands.





“The ultimate goal of the 21st-century Silk Road is to expand trade, services, and culture from China to various countries along the route, an essence to uplift the economy of China from the golden age to the diamond era”

Mr. Xi Jinping  
the President of China



**The above policy will set forth several impacts to the GMS countries as follows:-**

1. Investment in telecommunications infrastructure in GMS countries will increase significantly, financed by China
2. China will proceed to strengthen relationship with other countries at both public and private levels through various formats, namely international trade fairs, cultural and educational exchange, private sector cooperation through formation of partnership association, joint ventures and so on.
3. Development of trade and industry. With regards to trade, Yunnan will be the gateway of China to the GMS region and attempts will be made to elevate the province to become the trade and logistics hub.

**The ultimate goal of the 21st-century Silk Road** is to expand trade, services, and culture from China to various countries along the route, an essence to uplift the economy of China from the golden age to the diamond era as mentioned by the President of China, Mr. Xi Jinping.

**China's infrastructure investments in the region** include a large-scale deep water seaport called Kyaukphyu port in Myanmar, a CNG and crude oil pipelining project to Yunnan province, and a railway construction project connecting to this seaport. The city will serve as the export hub for China after completion of the railway network in the future. This is because the distance from Yunnan to the Kyaukphyu port is about 1,880 kilometers, close to that between Kunming and Bangkok or Laem Chabang Seaport.



Kyaukphyu port

**For Thailand,** a memorandum of understanding on the railway network development project was executed. The route will connect Laem Chabang Seaport with Vientiane of Lao PDR and Kunming, respectively. The project is due to complete in 2022. By then, Kunming will become the connecting point of 2 key seaports i.e. Laem Chabang Seaport of Thailand and the Kyaukphyu port in Myanmar. ■

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

## Life expectancy sugar consumption of Thai people

**This is a report appeared in Jiji Press News on 27 July 2016.** The average life expectancy of Japanese men in 2015 was 80.79 years (80.50 years in 2014) while that of women was 87.05 years (86.93 years in 2014). When compared to other countries, the average life expectancy of Japanese men ranked No.4, following Hong Kong at No.1 (81.24 years), and Iceland and Switzerland at No.2 (equal at 81.0 years). Japanese women's life expectancy ranked No.2, following Hong Kong (87.32 years). This was the first time that the average age of Japanese women exceeded 87 years. After the World War II (in 1947), the average age of Japanese men and women together was about 50 years, which rose by over 30 years in the past 70 years.



# LIFE EXPECTANCY AND CONSUMPTION

JAPAN CORNER OF THIS ISSUE FEATURES CERTAIN NEWS REPORTS RECENTLY COVERED IN THE NEWSPAPERS WHICH CAPTURED MY ATTENTION.



Average age of men and women



Men



Women

World's ranking	Country	Average age	World's ranking	Country	Average age	World's ranking	Country	Average age
3	Singapore	83.1	10	Singapore	80.0	2	Singapore	86.1
39	Brunei	77.7	36	Brunei	76.3	38	Vietnam	80.7
56	Vietnam	76.0	65	Malaysia	72.7	47	Brunei	79.2
67	Malaysia	75.0	74	Thailand	71.9	66	Thailand	78.0
70	Thailand	74.9	81	Vietnam	71.3	83	Malaysia	77.3
120	Indonesia	69.1	112	Indonesia	67.1	117	Philippines	72.0
123	Cambodia	68.7	116	Cambodia	66.6	119	Indonesia	71.2
124	Philippines	68.5	126	Philippines	65.3	123	Cambodia	70.7
129	Myanmar	66.6	130	Myanmar	64.6	133	Myanmar	68.5
137	Lao PDR	65.7	133	Lao PDR	64.1	138	Lao PDR	67.2



**Then, how about life expectancy of Thai people?** Based on WHO's "2016 world's health statistics" which was announced in June 2016, the average age of Thai men and women together was 74.9 years in 2015 (ranked at No. 70 in the world). For men, the average life expectancy was 71.9 years (ranked at No. 74 in the world) while it was 78.0 years for women (ranked at No. 66 in the world).

WHO's statistics shows the average life expectancy of ASEAN countries in 2015 as seen in the table be-



low. The tendency that the average age of women is longer than that of men is seen elsewhere in the world and the same thing can be said in ASEAN where women's age is 3-7 years longer than men's.

The average life expectancy of 64.18 years in 1980 for Thai men and women together rose to 74.81 years in 2015, rise of about 10 years in the past 35 years. This may be the result of higher income, change in eating habit, medical advances and enhanced health consciousness. However, there is still room for improvement in terms of eating habit and behavior if Thais aim at reaching higher average life expectancy. ■

## Sweetened beverages are the root cause of chronic non-contagious diseases

**An article related to eating habit and age was published in Bangkok Post on 26 July 2016.** At the press briefing at the Thai Health Promotion Foundation held on 25 July 2016, Deputy Prime Minister Admiral Narong Pipatanasai mentioned that life expectancy of Thai people has improved thanks to the change of eating habit and behavior together with decrease of alcohol consumption and smoking, but that a lot of Thai citizens are still at risk to suffer from obesity and diabetes due to excessive sugar consumption.

### BELOW WERE COMMENTS OF THE DEPUTY PM.

- For Thailand, obesity increased among women, not men. The latest statistics indicates that Chinese women ranked No.1 in terms of being diagnosed with obesity, followed by Thais. The obesity is rarely seen in Japanese and Hong Kong women.
- Of a total Thai population of 68 million, 19 million (28%) are overweight and 7.7 million of them are at risk of suffering from severe illness such as diabetes.
- The volume of sugar in beverages consumed by children between 10 and 14 years of age is rising. Parents play a key role in educating their children to stay away from junk foods and drinks.

**Thailand is the No.4 sugar producer in the world**, following Brazil, India, and EU. The statistics of the Agriculture & Live-

stock Industries Corporation shows that the annual production volume of sugar in Thailand in 6 years from 2009 to 2015 was around 11-12 million tons year and export is accountable for more than half of the total production.

Then, how much sugar is consumed by Thai people? In 2015, the highest sugar consumption volume record belonged to Brazil at 60.1 kg. per capita. For Thailand, the record stood at 48.4 kg, or the world's No.7, following Brazil, Cuba, El Salvador, Belgium, Luxemburg and France. The 48.4 kg was almost equal to countries in the EU, Central as well as South Americas which are famous with very sweet cakes, cookies and desserts. Though Thailand is ranked in No. 7 in the world in terms of sugar consumption per capita, it is ranked No.1 in ASEAN. Sugar consumption in Vietnam was 18.4 kg in 2015 while that of the Philippines was 23.1 kg and 24.9 kg. in Indonesia. Japan's per-capita consumption was 17.2kg which was about 1/3 of that of Thailand. This number truly reflects the Deputy PM's statement that Thai people consume too much sugar. I have an impression that desserts and cakes in Thailand are too sweet. On top of that, Thai people usually have sweetened refreshment such as Coca-Cola with meals. Many Thai people also drink red, green and other colorful drinks which I've never drunk, as they look unhealthy simply because of their colors. I have no idea how sweet these colorful drinks are, but have an impression that they should contain high sugar.

I understand It is not easy to change eating habit which was planted in childhood. But, although many Thai people may say it's none of your business, I really think that Thai people (adults and children alike) should decrease their sugar consumption if they really want to have better health and spend less medical expenses, as the Deputy PM shared with us in the news. ■

# A Virtual Tour to The Brand New Factories in **The Rojana Prachinburi Project**



BEFORE WE OFFICIALLY SAY GOODBYE TO 2016, FACTORY HIGHLIGHT PRESENTS TO OUR DEAR READERS A VIRTUAL TOUR TO A BRAND NEW READY-BUILT FACTORY FOR RENT IN **THE ROJANA PRACHINBURI PROJECT**. LET'S CHECK OUT THE INSIGHT INFORMATION OF OUR LATEST ADDITION.

## Location

The Rojana Prachinburi Project is located on Highway 304 in Prachinburi province. The project offers a strategic location for many industrial segments, including the automotive and electronics industries. Its address allows convenient transport and distribution of products to other regions nationwide.

Moreover, it serves as a great connecting point to Nakhon Ratchasima province, Bangkok, Chacheongsao province, Laem Chabang Seaport, Map Ta Phut Deep Seaport and Amphoe Aranyaprathet in Sakaeo Province.





## Distances from TICON Rojana Prachinburi Project

(Unit: kilometers)

Locations	Distance (km)
Bangkok	135
Suvarnabhumi Airport	110
Don Muang Airport	134
Map Ta Phut Deep Sea Port	150
Laemchabang Port	130
Nakhon Ratchasima Province	170
Amphoe Aranyaprathet, Sakaeo Province	118

## Top-Quality. Ready-Built Factory for Rent

Currently, TICON's factories in the Rojana Prachinburi Project offer a total ready-for-rent area of 13,600 sqm. The buildings are equipped with interior and exterior facilities in line with TICON's construction standards.

### Exterior

- Building size ranging from 2,000 – 4,000 sqm.
- Security post in front of the factory .
- Fencing and green area

### Interior

- Floor fitness: 3 tons / sqm.
- Height: 7 meters
- Office space: 250-400 sqm.
- Ready-built toilet facilities in the factory
- Metal sheet louvre ventilation system
- Lighting fixtures 300 lux system for factories and 500 lux system for office areas



## Highlights

- TICON factories are in the Rojana Prachinburi Project, an automotive industry cluster and a world-class automotive manufacturing hub.
- The Project offers a strategic location connecting with other regions and key seaports.
- It provides a connecting point to the Special Economic Zone in Sakaeo province established for the ASEAN production hub.
- Ready-built factories save businesses the cost and time of acquisition of land and construction.



# Best Wishes for The from TPARK

WAREHOUSE SPOTLIGHT IS EXTENDING THE NEW YEAR GREETINGS TO ALL READERS. IN THE LAST ISSUE OF 2016, WE BRING YOU A SPECIAL GIFT—THE NEW YEAR GREETING LETTER FROM THE TWO TOP EXECUTIVES OF TPARK—**KHUN VIRAPAN PULGES**, MANAGING DIRECTOR, TICON LOGISTICS PARK COMPANY LIMITED, AND **KHUN TAN JITAPUNKUL**, GENERAL MANAGER OF TICON LOGISTICS PARK COMPANY LIMITED.



**Mr. Virapan Pulges**  
Managing Director,  
TICON Logistics Park  
Company Limited

Dear readers,

First, I would like to convey the best wishes to all Forward readers. The year 2016 is ending and it will be remembered as another year of continuous growth of TPARK, especially the collaborated capital increase between the Company and Fraser Property Holding (Thailand). The move signifies the emergence of a great business alliance, which strengthens the financial position of the Company and provide a direct access to the industrial property development knowledge base and technology, especially Fraser's expertise on warehouse management in Australia. Such leverage will become a solid platform for our expansion and the advance of TPARK on the journey to be the No. 1 in the industrial property development sector in ASEAN.

The warehouse business saw higher domestic demand, especially in the second half of 2016, where positive factors were clearly seen from the government investment promoting measures and a significant increase in the numbers of foreign investors applying for the BOI investment privileges. Meanwhile, we recognized growth potential of neighboring countries in AEC; and we hope that we could share good news with readers soon in the year to come.

Finally, as we are leaving 2016 and enter the year 2017 in a few days, I would like to extend my best wishes to you all. May you succeed in every aspect of life, to enjoy good health, financial wealth, happiness in family life, and thriving business. It is my great hope that all readers start the New Year with a fresh heart and mind; and may your life be filled with happiness throughout 2017.

Best Wishes

A handwritten signature in black ink, appearing to read 'Virapan Pulges', written over a horizontal line.



# Year 2017 Management



**Mr. Tan Jitapunkul**  
General Manager,  
TICON Logistics Park  
Company Limited

Dear readers,

The year 2016 is bidding farewell to us all; and it is indeed the year of remarkable change of TPARK. The highlight of the year that I would like to touch upon is our alliance with Fraser Property Holding (Thailand), which strengthens the financial position of TPARK and its execution following the strategy of purchasing land on strategic areas and development of top-quality, ready-for-use warehouses for rent. Our core principles remain the availability on prime locations. On this occasion, I would like to affirm with our customers to maintain their confidence in TPARK. Notwithstanding the change of shareholding structure, service excellence and professionalism remain firmly adhered by our team.

With regards to the expansion of warehouse development projects, the Company constantly seeks for potential overseas opportunities, apart from the recent project development at a regional level such as the TPARK Lamphun and TPARK Khonkaen Projects. Our target countries include Vietnam, Cambodia, and Myanmar in response to our AEC market penetration strategy. Moreover, our works in pipeline includes development of additional warehouse projects in Indonesia.

In 2016, TPARK achieved the targeted occupancy amid the increasing challenging economy, reflecting the confidence of business owners in our excellent service and our professional team. I would like to take this opportunity to express my sincere appreciation for your continuous support for TPARK. Finally, I would like to convey my best wishes for the approaching New Year. I wish you the entire year of success, in career and in personal life, and magnificent achievements of your goals. We look forward to your continued support in the coming 2017.

Best Wishes

A stylized handwritten signature in black ink, likely belonging to Mr. Tan Jitapunkul.



**Mr. Samart Russameerojwong**

Chief Investor Relation  
TICON Industrial Connection Plc.

# CHOOSE THE RIGHT INSTRUMENTS

## to Shield Your Investment Portfolio

AS THE END OF 2016 IS NEAR AND THE YEAR 2017 IS APPROACHING, I BELIEVE MANY OF OUR READERS ARE IN SEARCH FOR THE RIGHT INVESTMENT TO MATCH THE INVESTMENT RISK IN THE COMING YEAR. DESPITE THE FAMILIAR CONCEPT OF RISK AND RETURN RELATIONSHIP, RISKS ARE NOT THAT WORRISOME IF WE PUT IN PLACE THE SOUND MITIGATION AND MANAGEMENT.

**In general, the risk management principle consists of 2 aspects as follows:-**

■ Diversification of investment in the minimum of 2 asset types. A diversified portfolio can help limiting the investment loss from investment concentration in a single asset type, which may cost an investor a major portion, or in some cases, entire investment capital.

■ Long-term investment to hedge investment risk due to short-term fluctuation of asset price such as securities or gold.

Investors should diversify investments in various types of assets for a certain period of time sufficient for risk mitigation. For investors whose securities portfolio

Year	SET50 Total Return Index	Thai Gold (gold bar buying rate 96.5%)	Investment Grade (BBB up) Corporate Bond Total Return Index	Thai CPI
2006	-1.1%	7.5%	6.6%	4.5%
2550	38.8%	22.8%	7.4%	4.7%
2551	-47.6%	5.3%	8.0%	2.2%
2552	72.1%	24.8%	4.1%	5.5%
2553	44.7%	15.3%	5.3%	-0.9%
2554	3.7%	17.0%	4.0%	3.2%
2555	35.9%	3.0%	4.6%	3.8%
2556	-3.5%	-22.6%	3.9%	3.0%
2557	17.0%	-0.3%	6.6%	2.2%
2558	-16.0%	-2.4%	4.9%	1.9%
18/11/2559*	7.4%	11.0%	2.9%	0.3%
<b>Annual average 2549-2558*</b>	<b>9.2%</b>	<b>5.4%</b>	<b>4.8%</b>	<b>2.5%</b>

**Source of Information** 1.) Stock Exchange of Thailand 2.) Bank of Thailand 3.) Thai Bond Market Association 4.) Gold Traders Association

**Remark\*** 1.) Calculation of average annual growth is referred to compound annual growth rate approach

2.) Calculation of growth during such period is referred to the year-on-year basis.

3.) The 2016 CPI is as of end of October.



was initiated 10 years ago i.e. from the year 2006 to 2015, the average return was 9.2 percent per year, or 6.7 percent per year after deducting the average headline inflation.

For those invested in gold during the same period, the average return would be 5.4 percent per year, or 2.9 percent after deducting the average headline inflation. In this regard, the deduction of the headline inflation is the approach to identify the actual return of investment.

Another type of investment, which yields lower risk and lower return than securities and gold but expectedly higher than bank deposits, is investment-grade corporate bond i.e. debentures graded with credit rating of BBB and above. If an investor started his investment portfolio 10 years ago—from 2006 to 2015—, the average yield is around 4.8 percent or 2.3 percent after deducting the average headline inflation.

**The above table** indicates that the monthly annual total return for the past 12 months of gold investment as of 18 November 2016 ranked the top gain (11.0 percent) when compared to that of securities (7.4 percent), and that of bond (2.9 percent). However, in a long run, the investment in securities yields better capital gain than gold in the past 10 years. As such, investors should study on other types of assets rather than focusing only on gold because the better

short-term yield record of the last 12 month is not an indicator that such investment should be made in a higher or lower amount than others. In fact, it is the long-term yield that serves as a clearer indicator in the said area. Furthermore, investors should choose to invest in the assets that suit their risk appetite rather than base their investment decision on the short-term yield or the lower investment cost.

**"Investing entails risks.**

**Please study product's features, conditions, and relevant risks before making investment decision."**



### TICON Holds Analyst Meeting

Mr. Virapan Pulges (left), Managing Director of TICON Industrial Connection Public Company Limited (TICON) and Mr. Samart Rusmeerojwong, Head of Investor Relations, organized an Analyst Meeting to report the Group's positive growth for the first nine months of 2016. Net profit increased by 1,344% to Bt 270 million. The Group is working on a momentous capital increase of Bt13.2 billion, which is expected to be completed by the end of 2016. TICON believes that this capital increase with new partner Frasers Property Holdings (Thailand) Company Limited, will benefit and facilitate growth of the Group, domestically and throughout ASEAN, with an aim to enable TICON Group to secure the leader position in ASEAN industrial property development market. ■

### TPARK Talks on Logistics Park and Warehouse Trends



Mr. Tan Jitapunkul, General Manager of TICON Logistics Park Co., Ltd. (TPARK), Thailand's leading provider of high-quality rental warehouses, recently gave a speech on "Trends for Logistics Park and Warehouses" in the seminar of "Logistics and Inventory Cost Reduction – Golden Chance for Entrepreneur" organized by Transport Journal Newspaper and College of Innovative Technology and Engineering, Dhurakij Pundit University (DPU). Mr. Tan spoke about the concept of Logistics Parks and trends for future growth in the industry to more than 150 participants included entrepreneurs and students in logistics field from DPU. ■

**THIS ISSUE OF PROPERTY HIGHLIGHT CONTINUES TO PRESENT DYNAMIC PROJECTS IN STRATEGIC LOCATIONS FOR OUR READERS.**

Property Highlight ends 2016 with an introduction of the ready-built, top-quality factory for rent by TICON in the **Asia Industrial Estate Suvarnabhumi (AIES)**. The Project is situated in a strategic location in Samut Prakan province near the production facilities of automotive and electronics manufacturers. It is one of the closest industrial estates to Bangkok and surrounded by landmarks, namely Suvarnabhumi International Airport, the Latkrabang Inland Container Depot (ICD), and industrial estates in the Eastern region. The Project is suitable for various industries due to the various sizes of the factories to match different business demands.

### Available Buildings

**Location:** Asia Industrial Estate Suvarnabhumi (AIES)

**Size:** 550-4,200 sqm.

**Floor Fitness:** 2 tons / sqm.

**Height:** 7 meters



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The last Project of the year to be presented is our ready-built warehouse for rent in the **TPARK Lamphun Project**. Pioneering the Northern region, this up-and-coming Project occupies a prime logistics location near the town of Chiang Mai, Chiang Mai Airport, and various key industrial estates, including the Northern Region Industrial Estate and the Sahapat Industrial Park Lamphun, which all connect to neighboring provinces. The Project is suitable for inventory and distribution of products to other provinces in the region such as Chiang Rai, Lampang, Tak, or Mae Hong Son provinces, and they make a perfect fit for wholesale, retail, consumer goods, modern trade, logistics, and construction material businesses.

### Available Buildings

**Address:** Highway 11 inbound to Lampang province. The Project is on the right side of the road at KM. 540+500 (General Zone)

**Size:** 840 sqm.

**Floor Fitness:** 2 tons / sqm.

**Clear Height:** 8 meters





## TICON



### ATA Casting Technology Co., Ltd.

**ATA Casting Technology Co., Ltd.** is a Japanese casting and manufacturing company for parts and components for steering system of passenger cars, supplying to well-known automotive companies. Recently ATA Casting Technology leased TICON factory with an area of 2,850 sq m inside Amata Nakorn Industrial Estate for serving manufacturing process.



### Thai Sanko Co., Ltd.

**Thai Sanko Co., Ltd.** is an automotive parts and electric appliance parts manufacturer from Japan, serving their products to leading automotive and electronics company. Recently Thai Sanko Co., Ltd. leased TICON factory with an area of 2,275 sq m inside Rojana Industrial Park in order to manufacture their products.

## TPARK



### CJ Korea Express (Thailand) Co., Ltd.

**CJ Korea Express (Thailand) Co., Ltd.** is a logistics service provider from Korea, operating logistics activities such as general forwarding, warehousing and transportation. Lately, CJ Korea Express leased TPARK warehouse with an area of 3,924 sq m inside TPARK Bangplee 3 for serving logistics operation.



### ALPS Logistics (Thailand) Co., Ltd.

The Japanese Logistics service provider, **ALPS Logistics (Thailand) Co., Ltd.**, provides logistics services to customers such as transporting, warehousing and forwarding management. Recently, ALPS Logistics leased additional TPARK warehouse with an area of 2,450 sq m inside TPARK Bangna for business expansion.



### NK-Axis Packaging Co., Ltd.

**NK-Axis Packaging Co., Ltd.** is a paper pallet and packaging manufacturer from Japan. Lately NK-Axis Packaging leased TPARK warehouse with an area of 2,450 sq m inside TPARK Phanthong 1 in order to store their products.



### Yamato-Shiki (Thailand) Co., Ltd.

**Yamato-Shiki (Thailand) Co., Ltd.** is a container and paper packaging manufacturer for various industries from Japan. Recently, Yamato-Shiki (Thailand) leased TPARK warehouse with an area of 1,250 sq m inside TPARK Bangna for storing their products.

# LOGISTICS

## Cost Reduction Strategy in Implementation of LEAN

**LOGISTICS COST** IS A KEY FACTOR, WHICH IS EMBEDDED IN ALL BUSINESS ACTIVITIES AND INDUSTRIES, INCLUDING PROCUREMENT, WAREHOUSE MANAGEMENT, STORAGE, MOVING, AND DISTRIBUTION. AS SUCH, LOGISTICS MANAGEMENT TECHNIQUE AND STRATEGY ARE NECESSARY FOR A BUSINESS TO ACHIEVE THE COST REDUCTION, ESPECIALLY IN THE LOGISTICS ASPECT.

**Lean Management** is management concept to minimize waste activities in the production process to deliver products to the customers in time by eliminating the non-value-added activities from the process. Time-consuming production is an eminent waste, which requires an efficient tool to ensure sustainable time efficiency.

**Logistics cost reduction** through lean principle is defined as the logistic process management to reduce total lead time and total cost by focusing on the value-added flow of resources consumed and included in logistics cost such as people, inventory, information, communications, and so on. The key principle is to ensure that the organization is equipped with logistics resource management based on customer centricity, business opportunity, effective flow, enhanced capability, and discipline for sustainability.





## EFFECTIVE LEAN MANAGEMENT TOOL

### 3 Mu Principle (Muri, Muda, Mura)

Muda, Mura, Muri are Japanese words. **Muda** means waste while **Mura** is defined as inconsistency; and **Muri** is to do things that should not be done. These 3 words address the obstacles against success. Once these 3 factors are removed, time-consuming activities will be minimized and time will be allocated to value-added activities that lead to lean production.

### Value Stream Mapping Principle

**Value stream mapping** is among useful management tool to obtain lean production. It is an analysis tool to improve the total flow of the production process in line with the lean manufacturing method to eliminate the waste or non-value-added activities from the process. This is to enable an organization to ensure the continuity of the operations to deliver the value to customers at reduced cost.

Just in time principle

Total quality control principle

Value added principle

Continuous improvement  
or Kaizen principle

Standardization principle

Paperless system  
or single windows



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# Honda Logistics Asia Co., Ltd.

**HONDA LOGISTICS ASIA CO., LTD**, A SUBSIDIARY OF HONDA FROM JAPAN, OPERATES ROAD, MARINE, AND AIR FREIGHT TRANSPORTATION AND LOGISTICS SERVICES. THE COMPANY OFFERS TRANSPORTATION OF MOTOR TRUCKS, PACKING, AND STORAGE SERVICES. WE'RE A MAJOR PLAYER IN THE WAREHOUSING AND LOGISTICS SECTOR, HAVE SUCCESSFULLY DELIVERED OUR SERVICES ALL AROUND THE WORLD.



“Our established and experienced team’s skills are well respected by many clients and industries. You can expect a professional, reliable, fast and first class service.”

From our base in Japan, we’re part of the international and well-recognised *Honda Logistics Incorporated (HLI) group*, which has a number of sister companies around the world.

However, Honda Logistics doesn’t only cater for Honda. Your business can benefit from our dedicated team, expertise, and services covering logistics, warehouse management, training, packaging design and quality assurance. Our established and experienced team’s skills are well respected by many clients and industries. You can expect a professional, reliable, fast and first class service.



**Honda Logistics** inc was formerly known as Honda Express Co., Ltd merged Komei Co., Ltd., and changed its name to Honda Logistics inc in October 2006. The company was founded in 1960 and is based in Tokyo, Japan.

**Recently**, Honda Logistics Asia leased TPARK warehouses with total area of 14,400 sq m inside TPARK Rojana Prachinburi for serving logistics operation to their parent company. ■





## Take a Break



pay homage here at the Hall. On the back is situated King Naresuan's Palace, which is open for tourists to pay respect to the late king of the ancient era. There are also gardens around the temple for visitors to enjoy the scenic and vintage scenery. Wat Yai Chai Mongkol Temple is a cultural attraction that is absolutely worth a visit if you are around TPARK Wangnoi. ■

Take a Break ends the year 2016 with a merit-making recommendation for our dear readers as an auspicious option for your New Year holiday planning. This issue features **Wat Yai Chai Mongkol Temple**, a historical site in Ayutthaya province and a heritage site of Thailand near TPARK Wangnoi 1 and 2.

Wat Yai Chai Mongkol

Temple has an interesting background. It was built in 1900 B.E. (1357 A.D.) in the era of King U-Thong as a residence for monks. The temple underwent a grand restoration during the period of King Naresuan the Great. Nowadays, it is among several popular tourist destinations for Thais and foreigners. The landmark of the temple is



Chai Mongkol Chedi, built to commemorate the victory of a great war of the Ayutthaya Kingdom. Tourists can climb to the top of the Chedi to enjoy magnificent views and historical architecture.

The Phra Phuttha Siyas Uposatha Hall is among the highlights of the temple. It is located on the left side of the entrance. Tourists usually

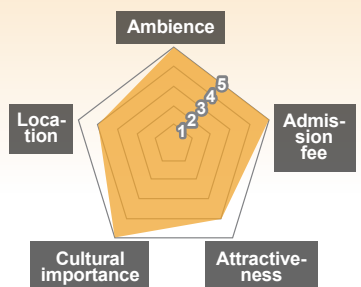
### Wat Yai Chai Mongkol Temple

Open daily  
from 08.30 hrs. – 16.30 hrs.

**\*Admission fee:**  
Free admission for Thais /  
20 Baht for foreign visitors

**Location:** From TPARK Wangnoi 1 and 2, enter from Highway Asia Route 32. Turn left at the Ayutthaya town intersection. Drive straight to the Sam Pluem Chedi Circle and turn left. Drive for 1.5 kilometers and the destination will be on your left.

**Address:** Tambon Klong Suan Plu, Amphoe Phra Nakorn Si Ayutthaya, Ayutthaya province, 13000



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