

NEWSLETTER FROM
TICON GROUP

FORWARD

April-June 2017 | ISSUE 14

Impact from
Changes in
Financial Reporting
Standard

in 2020
(Episode 2)

The Dawn of
4.0 Logistics Era

**DHL Control
Tower**
DHL's Logistics
Operation Control Center

TICON

SECURES PRIME LOCATIONS IN

THE EASTERN REGION

FOR **FACTORY** AND **WAREHOUSE**
DEVELOPMENT PROJECTS
TO SEIZE

EEEC

OPPORTUNITIES



NO. 1 PROVIDER OF FIRST-CLASS WAREHOUSE IN ASEAN



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- Ready to Use
- Strategic Locations

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Message from the CEO



Mr. Virapan Pulges
Chief Executive Officer
TICON Industrial Connection PLC.

As we are entering the 3rd quarter of 2017, economic gurus are signaling improving investment trends due to two vital factors; first, investment expenditures from the public sector and state enterprises, especially those driving the investments in 10 s-curve industries and basic infrastructures for the Eastern Economic Corridor (EEC).

The second factor is the private sector investments, especially foreign direct investments (FDI) particularly those from China in line with the Chinese's public policy to increase investments across borders whereby Thailand is included among targeted countries. Meanwhile, investments from Japan, albeit reduced in size, concentrate in high-technology that aligns perfectly with the royal Thai government's Industry 4.0 policy. In addition, the Board of Investment Promotion (BOI) is in the process of considering of new privileges for the s-curve industries; for instance, 99-year land lease

and 15-year tax exemption to boost the level of operating activities and attractiveness of the EEC.

TICON's outlook focuses in the vacant and developed land in the EEC area to seize the business opportunities for the s-curve industries such as e-commerce, industrial automation, and aviation. To achieve further growth, our investments in 2017 focus on development of Built-to-Suit (BTS) factories and warehouses as well as green buildings, which have enjoyed robust expansion in accordance with the public policy.

This issue of Forward Magazine therefore dedicates to the investment privileges in the EEC and the readiness of TICON Group to further the growth of all industries in the area in order to provide the insight and useful information for readers, which will be beneficial to your future business and investment decisions. Until next issue.

ISSUE 14 April-June 2017

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FORWARD

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The Dawn of 4.0 Logistics Era

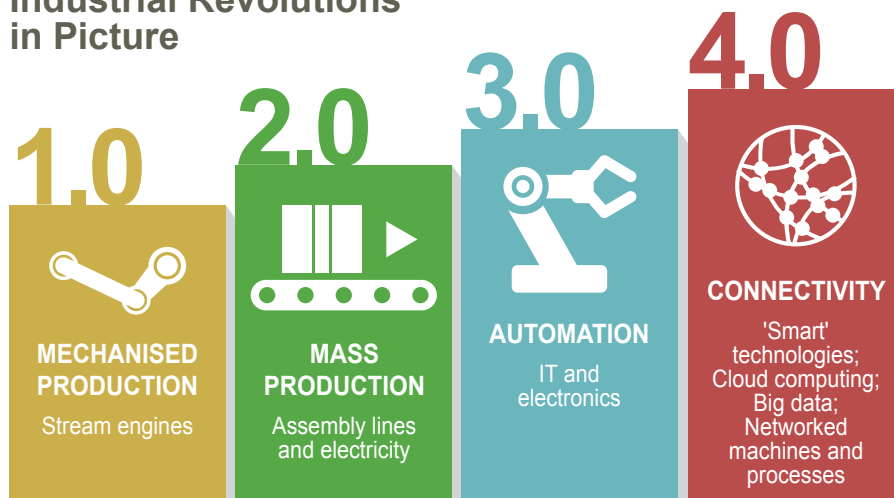


THE 4.0 IS THE ONLY NUMBER ON THE MIND OF ALL SECTORS IN THAILAND. WE ALL HEARD ABOUT THE MARKETING 4.0, OR EDUCATION 4.0. THIS MAGIC NUMBER WAS INITIATED FROM THE “**THAILAND 4.0**” CONCEPT INTRODUCED BY THAILAND’S PRIME

MINISTER, GENERAL PRAYUT CHAN-O-CHA, TO THRUST FORWARD THE NATIONAL DEVELOPMENT. THE IDEA IS ALSO INCLUDED AS A PART OF THE TWELVE NATIONAL ECONOMIC AND SOCIAL DEVELOPMENT PLAN SINCE LATE 2016. THE THAILAND 4.0 MODEL HIGHLIGHTS THE DEVELOPMENT AND ECONOMIC GROWTH BOOSTED BY TECHNO-LOGY AND INNOVATIONS OF PRODUCTS AND SERVICES (VALUE-ADDED ECONOMY).

The digit 4.0 has been assumed to derive from the “Industry 4.0” or “Industrie 4.0”—a concept developed by a working task force established and funded by the German government to study about the advanced computerized production. The “4.0” refers to the industrial revolution, with the first one started in the early 18th century when the steam power was applied for industrial purposes. The second revolution started in the early 20th century as the mass production was introduced. Such era bore the famous quote of Henry Ford that “A customer can have a car painted any color he wants as long as it’s black”. The third industrial revolution arose only a few decades ago and should continue for another 1 or 2 more whereby computer automation was integrated to manufacturing. The fourth industrial revolution is around the corner and will bring with it the machines with higher intelligence that allows them to make more complicated decisions and ensure a more seamless automation based on the Internet of Things.

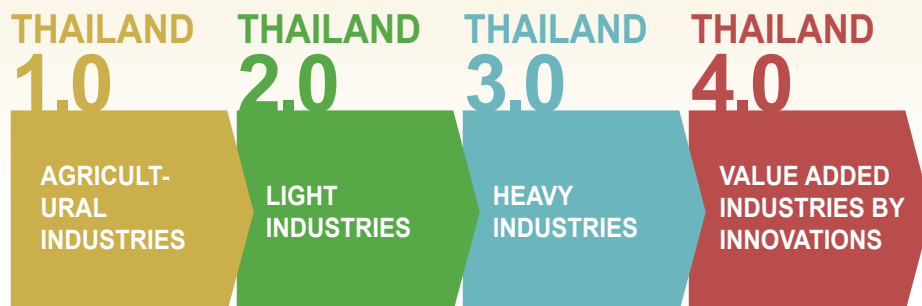
Industrial Revolutions in Picture



Source: Oxford Analytica



Thailand's Industrial Revolution Model



Source: The strategies on Thailand's industrial development to the Industry 4.0 of the Ministry of Industry

Based on the above facts, the Thailand 4.0 Model focuses on industries which progress by technology and innovations that lead to the value-added economy—a key driver for the nation's prosperity and a springboard for Thailand to escape the middle-income trap. In terms of the economic and industrial development, Thailand's revolution can be summarized as follows.

Thailand 1.0 was driven by agriculture while Thailand 2.0 was developed based on the light industries; and the current era—Thailand 3.0, has been advanced by the heavy industries.

Apparently, the same trend applies to the logistics industry. The so-called Logistics 4.0 shall support movements of raw materials and products in the value chain in a manner that best suit the demands of businesses driven by innovations. The valued-added economy would also require logistics at a better speed and flexibility. The result of a survey of CEOs from 14 logistics companies mentioned about Uber model and its impact on last-mile delivery to which technology has been heavily applied to achieve a more cost-effective method than traditional logistics operation. The constantly shifting and changing demands of customers, now and in the future, would give birth to new businesses that can tailor speedier and smaller batch of delivery.

In addition, the logistics operations shall integrate to relevant business processes with the assistance of technology

“The so-called Logistics 4.0 shall support movements of raw materials and products in the value chain in a manner that best suit the demands of businesses driven by innovations.”

to connect information referred to in logistics planning, control, and operations; to name a few, the software for advanced planning that could optimize the demand and supply as well as inventory and distribution planning to achieve the most cost-effective method with improved responses to rapid changes.

However, I would like to describe the true meaning of Logistics 4.0 with reference to an Industry 4.0 expert— Dr. Thomas Bauernhansl, who mentioned that smart

logistics can be obtained when the Internet of Things connects information between the smart factory and devices for other logistics activities. For instance, machines that exchange information with storage or inventory arrangement tools; or vehicles which can take orders pick up any raw materials of which its inventory is getting on the low side. To reach that stage, one must start from developing the logistic processes to ensure they are systematic and compatible with advanced information technology. This is to enable logistic process control improvement and connectivity with other relevant activity systems.

It is my hope that Thailand will enjoy the progress as per the Thailand 4.0 model, meaning that all companies and organizations are to consider and improve their logistics operations to ensure they adjust in time and would not be left behind in this period of transformation. ■

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- Industry 4.0: the next industrial revolution; Author: Sam Shead; Source The Engineer (Online), London
- An interview with Dr. Suwit Mesinsee from Thairath Newspaper, 2 May 2016 issue
- The 2016 3PL CEO Survey: Threats, Disruptions and Opportunities; Source: Supply Chain Management Review Apr 2016
- Fraunhofer Forum: Applied Innovation in Smart Factory and Energy, Berlin, Oct 2014 by Prof. Dr. Thomas Bauernhansl

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TICON

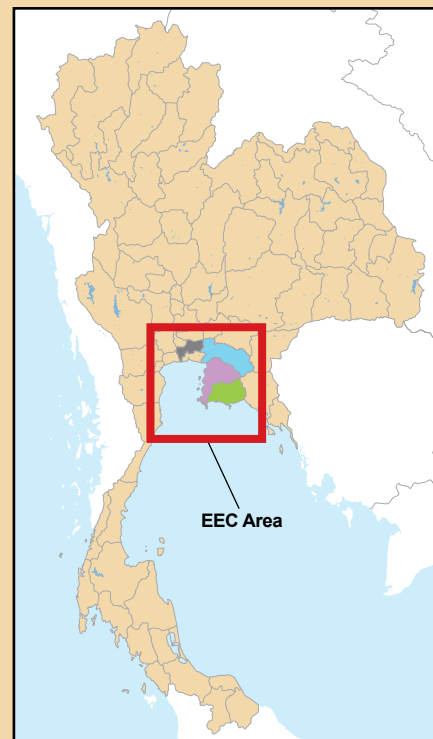
SECURES PRIME LOCATIONS IN

THE EASTERN REGION

FOR **FACTORY** AND **WAREHOUSE** DEVELOPMENT PROJECTS TO SEIZE

EEC

OPPORTUNITIES



THE WORD EEC CONSTANTLY COMES UP IN ALL CONVERSATIONS THE FWD MAGAZINE EDITOR TEAM HAS THESE DAYS. SO, WHAT EXACTLY IS THIS “EEC”? LET’S GET THE INSIGHT ABOUT IT.

GET TO KNOW “EEC”

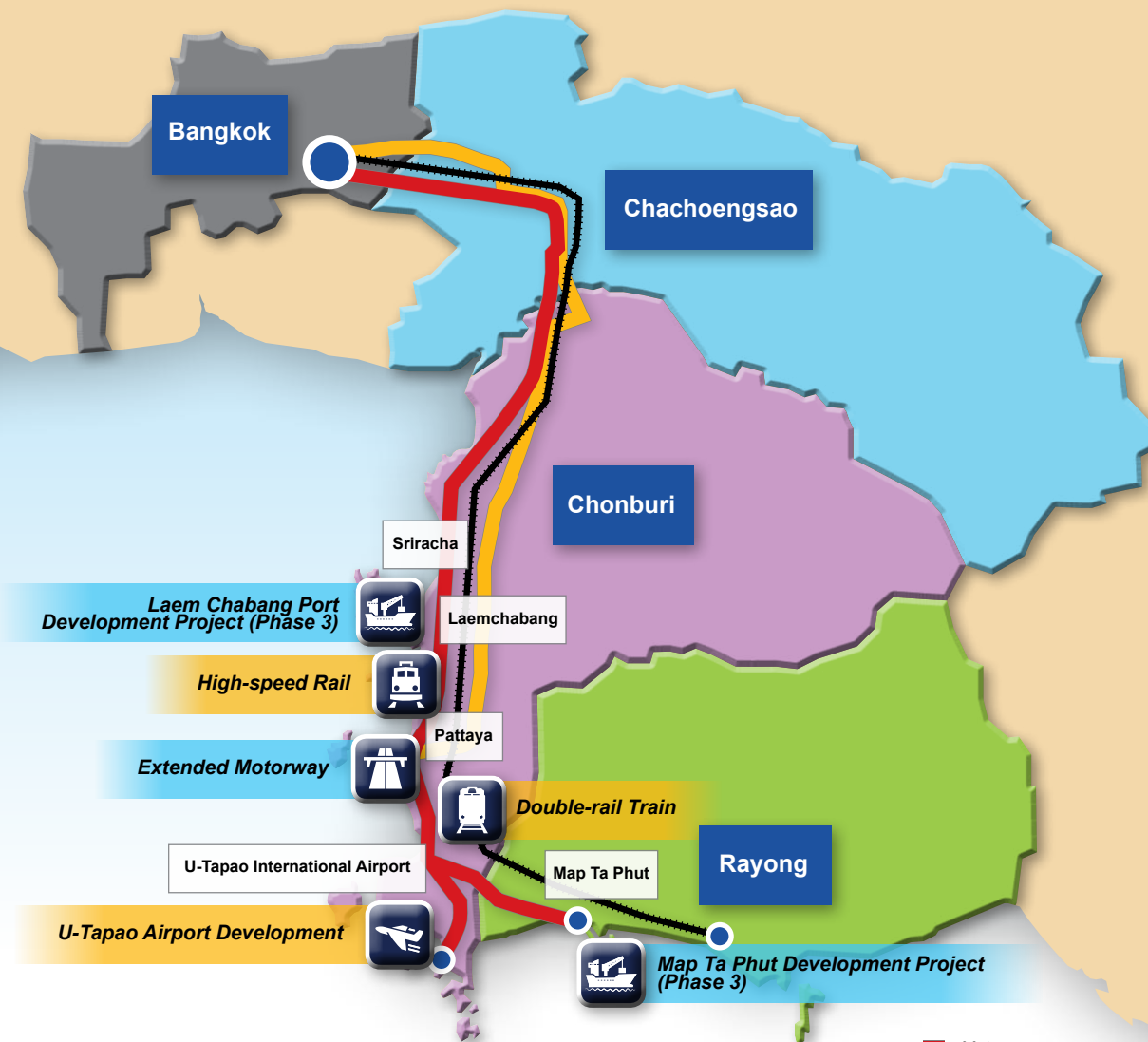
“EEC” is the hottest word of the moment and it refers to the Eastern Economic Corridor development in 3 provinces i.e. Chonburi, Chacheongsao, and Rayong. It forms part of the national strategies and is expected to bring forth the new investment cycle. The EEC framework focuses on the expansion of the East coast zone, also known as the Eastern Seaboard, in order to enhance the competitive edge of Thailand. The area was selected due to its readiness as well as its position as the center of manufacturing bases of key industries and its vital role in national development. The zone has been the pumping heart of several industries, especially automotive, auto parts, and electronics manufacturing since the year 1981 and is equipped with mainland, maritime, and

“The EEC is to be elevated as the leading economic zone of Thailand in line with the government’s policy aiming for the zone to act as a catalyst for the country’s fourth industrial revolution or the Industry 4.0 that combines the industrial with the IT technologies, leading to the sustainable growth of the economy from 2016 onwards. ”

air freight infrastructures while being supplied with adequate water for production purposes.

The Ministry of Industry has drafted the Eastern Economic Corridor Act to serve as the key driver of the EEC, covering a period of 10 years (2017-2026) to accommodate a minimum of THB

1.5-trillion public and private sector investments in Chonburi, Chacheongsao, and Rayong provinces. The Act was approved by the cabinet on 4 October 2016 and is currently being considered by the National Legislative Assembly (NLA) for further legislation and enforcement of the related law(s), completion of which is expected in mid 2017.



- Motorway
- Highway No.7
- Railway

10 TARGETED INDUSTRIES TO EXPEDITE THE INDUSTRY 4.0

The EEC is to be elevated as the leading economic zone of Thailand in line with the government's policy aiming for the zone to act as a catalyst for the country's fourth industrial revolution or the Industry 4.0 that combines the industrial with the IT technologies, leading to the sustainable growth of the economy from 2016 onwards. The government plans for Thailand to be the base for the following 10 targeted

- Enhance the 5 first S-curve industries i.e. next-generation automotive, smart electronics, affluent, medical & wellness tourism, agriculture & biotechnology, and food for the future

- Develop the new S-Curve, future industries, to achieve the leap growth of Thai economy i.e. robotics, digital, aviation & logistics, and medical hub.



DEVELOPMENT OF BASIC INFRASTRUCTURE AND ATTRACTIVE PRIVILEGES FOR INVESTORS

To accelerate the concrete result, the public sector endorsed the basic infrastructure development projects in the EEC area to ensure preparation for new investments in all aspects. The Eastern aviation hub project involving the U-Tapao Airport, and the high-speed rail network project connecting 3 airports i.e. Don Mueng, U-Tapao, and Suvarnabhumi airports are in the pipeline, whereby the State Railway of Thailand has been assigned to expedite the feasibility study, along with the establishment of the 2 technology

zones i.e. the Eastern Economic Corridor Innovation (EECI) in Rayong province, and the Eastern Economic Corridor Digital (EECD) in Chonburi province.

Investment privileges in the EEC are deemed attractive. For example, the tax exemption period is undergoing an extension from 8 to 13 years under the new Act while it will become 15 years under the Act for enhancement of competitive edge of the 10 targeted industries. Moreover, the leasehold right for a period of 50 years will be available for foreign investors, with a granted extension of additional 49 years. The zone is declared a tax-free zone with residence permit or visa issuance for a period of 5 years. Foreign investors are granted a permission to possess foreign currencies without being required to convert the fund into Thai baht. The regional branch office establishment is allowed and the permission center is also founded to accommodate various permission and licensing.

TICON SECURES PRIME LOCATIONS IN THE EEC

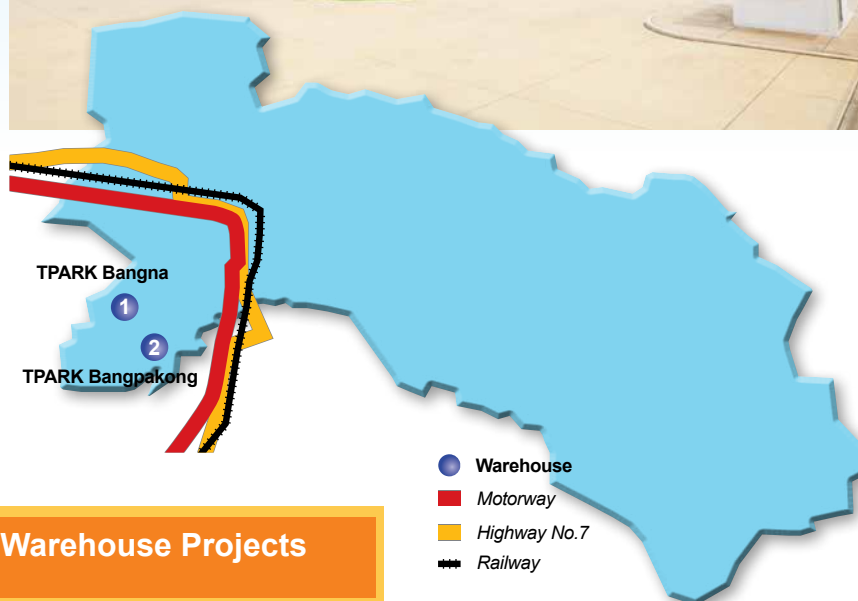
TICON is ready to provide service in strategic locations in the EEC for new investments of different industries in the zone. A total of around 3,600-rai of land or 2,300,000-sqm. space in our 26 built-to-suit factory and warehouse projects have been in service in Chonburi, Chacheongsao, and Rayong province.

Table of Space of Factory and Warehouse Projects in EEC

Province	Approximate space of factory and warehouse (sqm)	Approximate Land Area (rai)
Projects in Chacheongsao Province	540,000	850
Projects in Rayong Province	1,600,000	2,500
Projects in Chonburi Province	160,000	250
TOTAL	2,300,000	3,600

TICON's Projects in the EEC Zone

TICON CURRENTLY RUNS 9 FACTORY AND 17 WAREHOUSE PROJECTS IN ALL 3 PROVINCES IN THE EEC I.E. CHONBURI, RAYONG, AND CHACHEONGSAO PROVINCES, ALL OF WHICH ARE PROMPT TO SERVE NEW INVESTORS IN THE ZONE.



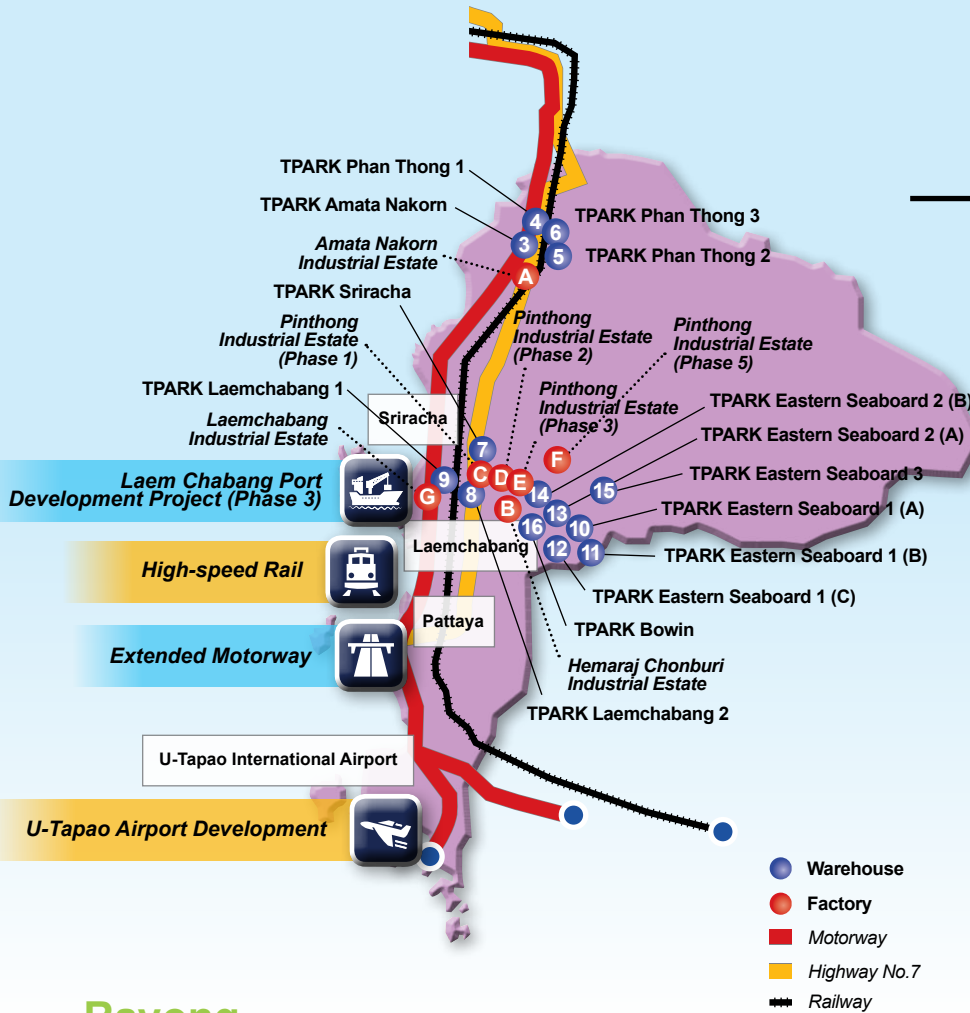
Chacheongsao Province

In Chacheongsao province, our built-to-suit warehouses are prompt for operations as the distribution center for goods to enter Bangkok or other provinces in the Eastern region. In addition, our warehouses in the Duty-Free Zone are available for import-export operators.

Information as of May 2017

Chonburi Province

Our projects are located in **Chonburi province** more than the other two provinces in the EEC and many of them are situated right in the middle of the logistics activities namely, Amata Nakhon Industrial Estate, Hemaraj Chonburi Industrial Estate, Pinthong Industrial Estate (Phase 1,2,3,5), and Laem Chabang Industrial Estate. Meanwhile, most of the warehouse projects operating in major industrial estates such as TPARK Phan Thong Area, TPARK Laemchabang Area, and TPARK Eastern Seaboard are perfectly capable of accommodating the automotive, electronics, and logistics service industries.



Rayong Province

The highlight of our projects in **Rayong province** include a warehouse project in the Amata City Industrial Estate and a project in the Rojana Industrial Park (Rayong), both of which are suitable for automotive manufacturers and the value chain businesses. Our TPARK Amata City—a warehouse project—is a preferred choice of various automotive producers having a manufacturing base in the Amata City Industrial Estate, including auto part manufacturers and logistics providers.



Wow! What a lively zone. Now it's clear why "EEC" is such a buzz word right now...



Mr. Samart Russameerojwong

Chief Investor Relation
TICON Industrial Connection Plc.

IMPACT from Changes in FINANCIAL REPORTING STANDARD in 2020 (Episode 2)

THE TFRS COMMITTEE OF FAP IS IN THE PROCESS OF FORMULATING TWO NEW STANDARDS, BOTH OF WHICH ARE EXPECTED TO BE EFFECTIVE FROM THE ACCOUNTING PERIOD BEGINNING ON OR SUBSEQUENT TO 1 JANUARY 2020. ONE OF WHICH IS RELATED TO LEASING, THE DETAILS OF WHICH IS SUMMARIZED BELOW.

Impact of IFRS 16

Lessee

1. If the lease agreement covers a period of more than 12 months; or equal to 12 months or lower, but the lessee has the right to buy the asset to obtain ownership of such asset (except for lease of low-value asset such as office equipment):
 - Lessees are to recognize such lease agreement as asset and liability.
2. Asset and liability of company will increase
3. Debt-to-equity ratio will increase
4. Earnings before interest, tax, depreciation and amortization (EBITDA) tends to increase similar to interest, depreciation, and amortization
5. Return on assets decreases
6. Current ratio or liquidity tends to decrease
7. In case the leased asset is treated as investment i.e. leased asset is sub-leased to other lessees, options are available for lessees to book the leased asset by adopting the cost model or fair value model. The latter requires lessee to record gain/loss on asset under the other comprehensive income and not the profit and loss statement.
8. Assets sale and lease back tends to decrease significantly, since the transactions that one benefited seller who

5 Scenarios

1. Built-Operate-Transfer agreement

YES

NO

2. Lessee is entitled to purchase assets at the price lower than fair price as of the date the option becomes effective, provided that the price is lower than the fair price to the extent that it can be justifiably ensured as at the beginning date of the lease agreement that the lessee will exercise such right.

YES

NO

3. Period of lease agreement covers the economic useful life of the asset even though the transfer does not occur.

YES

NO

4. Minimum payable amount shall be equivalent to or almost equivalent to the fair price of leased asset as at the beginning date of the agreement

YES

NO

5. Leased asset is of specific characteristic to the extent that only the lessee can utilize the asset without any major modification.

YES

NO

Operating Lease Agreement

Financial Lease Agreement

leased back the asset under the operating lease agreement would no longer enjoy such benefit.

Lessor

1. Lessors are not materially affected by the implementation of IFRS 16.
2. The account principle is much similar to the existing one i.e. lease agreements are separated as follows:
 - **Financial lease:** If the agreement falls within any of the 5 conditions.
 - **Operating lease:** If the agreement does not fall within any of the 5 conditions.

TICON Industrial Connection Public Company Limited is a listed company engaging in the development of ready-built factory and warehouses for rent. Its status is the lessor to

operating lease; and therefore, is not significantly impacted by the IFRS 16, which is expected to be effective from 1 January 2020 onwards. ■



Group posing of TICON Board of directors at 2017 Annual Ordinary General Meeting are (from left) : **Mr. Uten Lohachitpitaks** - Director, **Mr. Panote Sirivadhanabhakdi** - Director, **Mr. Chai Vinichbutr** - Director, **Mr. Chainoi Puankosoom** - Chairman of the Board and Chairman of the Audit Committee, **Mr. Virapan Pulges** - Chief Executive Officer, **Mr. Chatchaval Jiaravanon** - Director and Audit Committee's member, **Mr. Threekwan Bunnag** - Director and Audit Committee's member

TICON Holds AGM 2017

TICON Industrial Connection Public Company Limited, a leading developer of integrated industrial properties in Thailand recently holds the company's 2017 annual general meeting to report the company's performance for the year 2016 with total net profit of 278.10 million Baht. The meeting adjourned with the approval of 0.08 baht-per-share dividend payment – representing a payout ratio of 53.35%. The TICON meeting of shareholders also approved a general mandate for a capital increase for the amount not exceeding 550,242,712 shares via either right offering or public offering. The recent request for approval and issuance of the company's ordinary shares under the general mandate is destined to enhance the flexibility of fundraising from the stock market. This is immensely beneficial in the event that the company needs more capital for expanding its business or developing new property projects domestically and internationally by enabling TICON Group to promote and accommodate an exponential growth of its industrial property business. ■



In picture: (from left to right) **Mr. Louis van de Guchte**, QHSE Manager, **Mr. Kaan Bilgen**, Production Supervision Director, Asia, from Global Architectural Co., Ltd., **Mr. Virapan Pulges**, Chief Executive Officer of TICON Group, and **Mr. Sopon Racharaksa**, President of TICON Industrial Connection PLC.

Global Architecture Warmly Welcomes TICON's Executives at TPARK Laemchabang 2 Project

Recently, Global Architectural Co., Ltd., a subsidiary of Permasteelisa Group, a leader in the manufacturing and installation of curtain walls and interior systems designing for modern building and architecture from Italy, welcomes TICON's executives to its latest warehouse at the TPARK Laemchabang 2 Project, located on the Eastern Economic Corridor (EEC) in Chonburi province. The Project offers a prime location for the company's logistics operations as well as other industries such as import, export and industrial logistics in general in the Eastern region. ■

TPARK Joins Hands with Prospect to Invest in New Project in Bangplee, Signing Scania as First Client



Group posing after the ceremony (from left) : **Mr. Ted Göransson**, the acting Managing Director of Scania Group (Thailand) Company Limited, **Mr. Virapan Pulges**, Chief Executive Officer of TICON Industrial Connection Public Company Limited as the mother company of TPARK, and **Mr. Vorasit Pokachaiyapat**, Chairman of Prospect Development Company Limited.

TPARK or TICON Logistics Park Co., Ltd. recently partners with Prospect Development Co., Ltd. to invest in factory and warehouse space in the industrially strategic of Bangplee. This new industrial zone is destined to meet the needs of diverse industries including automotive, consumer products and logistics services. The joint venture has inked first deal with Scania, a major Swedish manufacturer of buses and trucks, to provide the automotive maker with the first-ever Built-to-Suit factory. The new facilities cover a factory space of 14,000 square meters with 10-year lease contract. The project is expected to complete by the beginning of 2018. ■

TICON Group Wins First EDGE-Certified Green Warehouse in Thailand

TICON Group, led by Ms. Hataikan Duttadintorn, Head of Marketing of TICON Logistics Park Co., Ltd. (TPARK), Thailand's leading provider of high-quality rental warehouses, recently received a preliminary EDGE certificate for its TPARK Bangplee 4 project, a green warehouse that is 29,250 sq. m. in size, from the consortium of thinkstep-SGS. EDGE ("Excellence in Design for Greater Efficiencies") is a green building certification system for emerging markets that is an innovation of IFC, a member of the World Bank Group. The TPARK Bangplee 4 facility has been designed according to the EDGE standard, which requires the use of eco-friendly materials and the reduction of energy and water consumption by a minimum of 20 percent. As an EDGE-certified project, TPARK Bangplee 4 will have lower greenhouse-gas emissions compared to a conventionally designed warehouse, causing less harm to the environment. ■



Group posing from left : Dr. Jatuwat Varodompun, LEED AP and TREES Founder President and Green Building Expert of Smart Green Building Network CO.,LTD., Ms. Hataikan Duttadintorn, Head of Marketing of TICON Logistics Park Co., Ltd. (TPARK), Mr.Jirote Na Nakorn, Managing Director of SGS (Thailand) Limited and Mr. Harry Fernau, Global Product Manager Energy & Greenbuilding of SGS Austria Control-Co. Ges.m.b.H.

NEW TENANTS



ISOBE (Thailand) Co., Ltd.

ISOBE(THAILAND)CO.,LTD. For over 100 years since the establishment of ISOBE IRON WORKS Co., Ltd. in 1914, the company has provided industrial machinery and specialized castings to domestic and international customers. To further expand its business globally, the company has established a production subsidiary in Thailand, **ISOBE (THAILAND) Co., Ltd.** in order to supply more cost-competitive products. The production facility is located in rented facilities with total area of 1,100 sq m. in the TICON Mini Factory inside Asia Industrial Estate.

Superior Plating Technology (Thailand) Co., Ltd.



Superior Plating Technology (Thailand) Co., Ltd. Is part of the Superior Plating Group, which is established in 1999 in Taipei, Taiwan and the group is specialized in surface treatment (Zinc, Chrome, Tin, Gold, & Silver plating). The group is listed in Taiwan Stock Exchange Market and in partnership with end customers from automobile (Hitachi Automotive System, Dongfeng Motor, & GAIG automobile), HDD (Seagate & Western Digital), consumer and medical products (Braun & Novo Nordisk), and electronic product industries. Currently Superior Thailand is leasing factory size equal to 5,000 S.Q.M from TICON in Rojana (Ayutthaya) industrial park.



DHL Supply Chain (Thailand) Co., Ltd.



DHL is the leading global brand in the logistics industry. Our DHL family of divisions offer an unrivalled portfolio of logistics services ranging from national and international parcel delivery, e-commerce shipping and fulfillment solutions, international express, road, air and ocean transport to industrial supply chain management. DHL Supply Chain has leased additional units of TPARK warehouses with total area of 10,026 sq m inside TPARK Bangplee 2. Currently, DHL Supply Chain has total area of rental TPARK warehouses of approximately 116,614 sq m in Bangna, Bangplee Wangnoi and Eastern Seaboard area.

Norma Pacific (Thailand) Ltd.



Norma Pacific (Thailand) Ltd. is leader in the global market for engineering joining technology for automotive and general industrial purpose from Germany such as clamp, pipe, connector and cable tie. Recently, Norma Pacific (Thailand) leased TPARK warehouse with an area of 2,600 sq m. inside TPARK Phanthong 1 for storing and distributing their products as the hub of their SEA market distribution center.

DHL CONTROL TOWER

DHL's Logistics Operation Control Center

DHL SUPPLY CHAIN THAILAND CURRENTLY OWNS A FLEET OF OVER 3,000 VARIOUS VEHICLES COVERING LOGISTICS ROUTES IN EVERY REGION OF THAILAND. SINCE LOGISTICS OPERATION IS AMONG OUR CORE BUSINESS, WE ATTACH GREAT SIGNIFICANCE ON OBTAINING OPTIMAL EFFICIENCY OF OUR FLEET MANAGEMENT.



Besides our professional management team of high experience and expertise, DHL Supply Chain has invested in modern technology and innovations to ensure that the fleet's operational efficiency is at its best.

Twenty-four hours a day and 7 days a week, our Transport team commands and tracks the latest movement of the entire logistics troop from our logistics operation control center known in the name of DHL Control Tower.

All logistics activities are monitored and recorded by the equipment called Telematics installed in all every truck. The device submits real-time data to the Control Tower, enabling our team to keep abreast with the situations and respond in a timely manner.



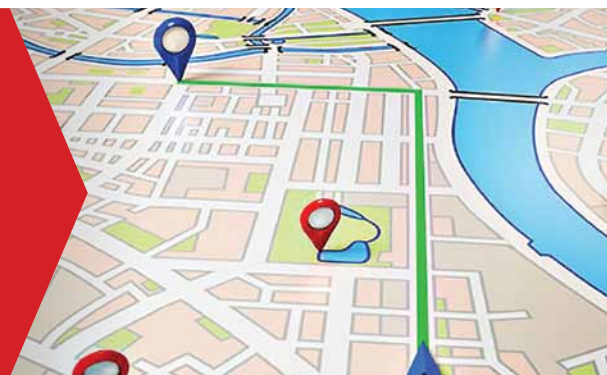


DRIVER BEHAVIOR MONITORING

Each sudden brake or turn, speed limit violation, a straight drive of 4 hours or longer, parking in unauthorized parking point, detour, not putting on seatbelt, and any other risky behaviors will be detected by the Telematics and immediately reported to the Control Tower. At the same time, the device rings an alarm to such driver to refrain continuing the risk-prone behavior.

VEHICLE TRACKING

No matter where our fleet is in Thailand, its movement is constantly updated on our screen at the Control Tower, since the Telematics also serves as GPS device reporting whereabouts of our vehicles.



ROUTE OPTIMIZATION

The data sent to the Control Tower undergoes analytics process to improve the fleet route planning in order to enhance our operating effectiveness while optimizing cost-effectiveness as well as safety of each trip and assuring that all products will be delivered to customers without any error.



The capable operations of the Control Tower, together with the Telematics, leads to the better performance and enables us to deliver satisfactory service to our customers, who have enjoyed greater success while we have achieved a higher cost-saving ratio from the preciseness of our operations where goods are distributed exactly at the right place and the right time. More importantly, our system assists us to reduce the air pollution while ensuring the safety of road users.

At present, DHL Supply Chain occupies a total of over 100,000 sqm. space in TPARK Bangna, Bangplee, Wangnoi, and Eastern Seaboard projects. The DHL Control Center is located in the TPARK Bangplee 2 Project. ■

SCANIA EXPANDS INDUSTRIAL AND COMMERCIAL OPERATIONS IN THAILAND WITH THE HELP OF TPARK

SCANIA IS A SWEDISH COMPANY WHICH HAS PROVIDED THE WORLD WITH TRANSPORT SOLUTIONS FOR THE LAST 125 YEARS, EVER SINCE THE COMPANY WAS FOUNDED IN 1891. IN THE BEGINNING IT WAS BICYCLES AND TRAINS, NOWADAYS THE COMPANY SUPPLIES TRUCKS, BUSES AND ENGINES ALL ACROSS THE GLOBE.



Similarly, Scania's connections with Thailand go far back. Already in 1914 the first Scania truck, an ambulance, was delivered to the Ministry of Foreign Affairs in Thailand. Thirty years ago, the first distributorship was opened and in 2001, the first industrial assembly facility was established.

Scania's business in Thailand has grown considerably over the last few years and the company has identified Thailand as one of its key markets in Asia. Consequently, the company has decided to invest THB 800 million in an expansion of its industrial and commercial presence in the country. The establishment is a part of Scania's strategic focus on Thailand and complements the already announced expansion of the company's service network in the country from currently 10 workshops to 17 workshops in 2019.



As a part of the investment, Scania are very pleased to partner with TPARK for the construction of a new assembly facility for trucks and bus chassis as well as a manufacturing facility for truck cabs in the Bangplee area. The facilities will include staff for production, logistics and purchasing as well as research and development.

Scania has high standards when it comes to its industrial facilities around the world, for example regarding floor quality and silicone-free environments in cab paint shops, and sees TPARK as the ideal partner to deliver a solution in line with the requirements. The company believes that it with TPARK's experience of providing tailor-made factories with top quality has excellent conditions to continue the company's expansion in Thailand. ■

THE EASTERN ECONOMIC CORRIDOR OR EEC IS THE TALK OF THE TOWN AND PROPERTY HIGHLIGHT WOULD NOT WANT YOU TO MISS OUT ON THE INSIGHTFUL INFORMATION ABOUT FACTORY AND WAREHOUSE PROJECTS OF TICON GROUP IN THE EEC, WHICH OFFER PREMIUM QUALITY FACILITIES IN EEC'S PRIME LOCATIONS.

TICON Amata Nakhon City Industrial Estate

If you are in search for the operating facilities in the EEC, which are prompt for operations, we would like to propose for consideration the built-to-suit factory project of TICON in the Amata Nakhon City Industrial Estate. The Project is suitable for demands of operators in various industries, especially electronics and automotive industries which have enjoyed the momentum of recovery, attracting a new cycle of investments from Japan. The prime location in EEC can effectively connect the business as it proffers convenient connections between Bangkok, Suvarnabhumi Airport, and Laem Chabang Port and is surrounded by various key industrial estates.

Available Buildings

Location: Amata Nakhon Industrial Estate

Size: 1,000 - 5,500 sqm.

Floor Fitness: 2 tons / sqm.

Height: 7 meters



TICON

For more information or to make an appointment for a site visit, please contact us at:

Tel: +66 (0) 805 805 005

Email: marketing@ticon.co.th or info@ticon.co.th (Japanese)

Check
Available Buildings
here!



TPARK Laemchabang 2

To equip or enhance your logistics and distribution capacity, we would like to introduce the TPARK Laemchabang 2 Project that offers the top-quality, ready-built warehouses highly appropriate for logistics operators, importers and exporters of various industries looking for the best location for the logistics management system.

The Project is in Chonburi province that forms part of the EEC—the strategic zone for logistic operations. The Project is adjacent to the highway and in the proximity of the Laem Chabang Port and various industrial estates in the East of Thailand, which is greatly convenient for logistics and distribution activities. Currently, the Project offers availability both in General Zone and Free Zone as well as blank land prompt for warehouse construction by operators looking for tailor-made warehouse development. We are ready to welcome you to visit our sites at any time.

TPARK

For more information or to make an appointment for a site visit, please contact us at:

Tel: +66 (0) 805 805 005

Email: logistics@ticon.co.th

Check
Available Buildings
here!



Available Buildings

Location: Highway No. 7

(General Zone)

Size: 1,500-2,450 sqm.

(Free Zone)

Size: 1,500-3,900 sqm.

Floor Fitness: 3 tons / sqm.

Height: 10 meters

Take a Break



Sugar Coat Your Day at The “**Raan Baan Khao Nom**” in Phra Na Khon Sri Ayutthaya Province



Kanom Chan

We Thai always says a meal is only complete when you end it with dessert. Take a Break thus takes readers to a chic coffee place for you to complete your meal with something sweetly delicious. The “**Raan Baan Khao Nom**” is the hot spot of Phra Na Khon Sri Ayutthaya province at the moment and got a great mention in the Chillpainai website for its yummy Thai desserts as well as tea and coffee. Getting there is a piece of cake; just drive along the U-Thong Road until you see Phra Na Khon Sri Ayutthaya Hospital and drive further for 1.5 km. The shop will be on your left side prior to Petch Fortress. Parking is available in front of the coffee shop.

Raan Baan Khao Nom is a small place with lovely decoration. The cozy atmosphere is highlighted by the retro-style bricks, wood furniture, and warm lighting. The joint is renowned for



Long-Yook Ice cream

its mix-and-match of ancient Thai desserts like *Ja Monggut*—Thai traditional dessert shaped in the little crown, and *Thong-Ek*—wheat flour dumplings with egg yolks with modern-day beverages. The must-try includes the *Baan Khao Nom coffee*, *Rose Soda*, *Lemon-sweet pea drink*, and *Long-Krung green tea*—the shop’s signature green tea drink seasoned with brown sugar, making it refreshingly fresh! For sweets, we have tasted *Kanom Sai Sai* or sweet stuffed dough, *Kanom Chan* or Thai Steamed Coconut-Pandan Cake in flower shape, *Kanom Ta* or sugar palm dessert, and *Kanom Pang Aob Boran* or traditional sweet dough in cute colors and candle aroma. Our day was complete with the *Long-Yook Ice*



Krachao Sida

cream; and we took home quite a handsome portion of desserts for our family. If you pass by, we do recommend that you come here and get some sweets! ■

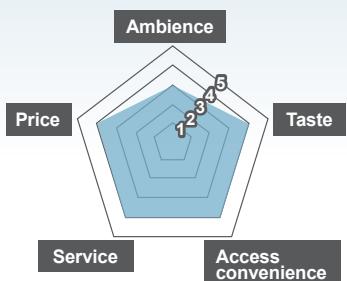
Raan Baan Khao Nom

Opening hours:
Mondays - Fridays
from 08:00 - 19:00 hrs.
and Saturdays and Sundays
from 09:00 - 19:00 hrs.

Location: Near the TICON Project in Rojana Industrial Park (Ayutthaya)

Address: 2/10 U-Thong Road, Tambon Hor Rattana Trai, Amphoe Phra Nakhon Si Ayutthaya, Phra Nakhon Si Ayutthaya province 13000

Tel. 097-9219465



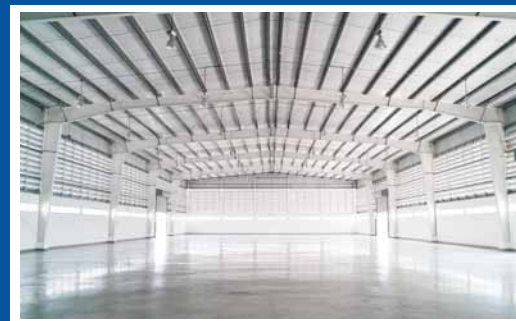
LEADING PROVIDER OF QUALITY FACTORIES IN INDUSTRIAL ESTATES IN THAILAND



18

PROJECTS ACROSS
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