

NEWSLETTER FROM
TICON GROUP

FORWARD

April-June 2016 | ISSUE 10

TICON
expands Phase 2
of Ready-built Factories
and Warehouses
in Indonesia

**AEC's impact towards
mainland logistics**
in GMS countries, Malaysia,
and Singapore. (part 1)

**Renewal of
Driver's License
of Aged Japanese**
(EP.2)

TPARK

Warehouses Go Green

Aiming for Green Quality



Fulfillment Service:

The Drive behind Successful e-commerce



Please contact
Khun Nutthawut of TFIX team
at mobile no. 095-365-5639;
or E-mail: tfix@ticon.co.th

The TFIX team provides a one-stop maintenance service and consultation for TPARK customers under the Property Management Department of TPARK.

General structural works



System works



Architectural works



Sanitary works



The 4 pillars of our service comprise system maintenance, extension, decoration of interior and exterior of warehouses



Message from the Managing Director



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

Thailand continued to face a slowing economy in the first half of 2016, causing businesses to adjust for survival and identify new routes for investment opportunity. TICON Group has readiness in terms of land in strategic locations, and at the same time we are expanding to attract a new customer base, especially Chinese companies.

In the past few years, China has been the biggest potential business with promising capacity to invest in Thailand. This is reflected in the proportion of new customers in the first half of 2016, which has increased in line with foreign investment. These investors are looking for new locations for production, with cheap costs

and labor wages. As a result, Thailand is an attractive destination for Chinese investors. We expect to see continual growth in this sector.

In the second half of 2016, the investment direction of TICON is to seek overseas growth. We are currently in the process of negotiating with various alliances to identify the best investment opportunities in ASEAN while undergoing several feasibility studies. If everything goes as planned, we will be able to share our latest good news with you very soon.

ISSUE 10 April-June 2016

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Consultants

MR. VIRAPAN PULGES
MR. TAN JITAPUNKUL

Executive Editor (English)

MS. HATAIKAN DUTTADINTORN
MR. RUAIRIDH WATTERS
MR. THANATDECH SIRIVORANAN

Executive Editor (Japanese)

MR. TAKASHI FUSE

Executive Editor /

Art & Design Director

MS. HATAIKAN DUTTADINTORN
MR. THANATDECH SIRIVORANAN

Editorial Staff

MR. THANATDECH SIRIVORANAN

TICON TPARK

Published on Behalf of:

TICON GROUP

175 Sathorn City Tower, 13th Floor,
Suite 1308, South Sathorn Road,
Sathorn, Bangkok
10120 Thailand

Tel: +66 (0) 2679 6565

Fax: +66 (0) 2679 6569

Email: logistics@ticon.co.th

www.ticon.co.th

Follow us on

Twitter@TPARK_Live



Article by Dr. Vatcharapol Sukhotu

Logistics and Supply Chain Professor
Naresuan University

Contact: vsukhotu@aggienetwork.com

AEC's impact towards Mainland Logistics

in GMS Countries, Malaysia, and Singapore (part 1)



AS 2016 BEGINS, COST MANAGEMENT IS CONSIDERED CHALLENGING IN THIS TIME OF ECONOMIC SLOWDOWN. LOGISTICS IS A KEY OPERATING COST OF BUSINESS ON A MACROECONOMIC AS WELL AS MICROECONOMIC LEVEL. SINCE THE ASEAN ECONOMIC COMMUNITY, OR AEC, COMMENCED THIS YEAR.

This article commemorates the occasion through a combination of these two subject matters, with reference to the study on actual logistics costs, and deviation thereof, of the North-South Economic Corridor (NSEC), which was granted a research fund from the office of the National Research Council of Thailand (NRCT) and the Thailand Research Fund (TRF). I was one of the research team which collected the information and interviewed local and international logistics operators and organizations along the NSEC route. We have learnt various aspects about International mainland logis-

tics in ASEAN countries and the southern region of China, some of which will be discussed in this article.

AEC participation is based on the ASEAN Economic Community Blueprint, which consists of four pillars: 1. Single Market and Production Base. 2. Towards a Highly Competitive Economic Region. 3. Towards a Region of Equitable Economic Development. 4. Towards Full Integration into the Global Economy. The first pillar focuses on the free flow of goods in combination with the development roadmap of the Greater Mekong Sub-region (GMS),



First, let's take a look at the key economic corridors in GMS countries

1. The North-South Economic Corridor (NSEC)



2. The East-West Economic Corridor (EWEC)



The map of the corridors indicates that Thailand is in the center of the connecting points of the logistics routes in the region, but whether it is the hub or just a passageway depends on other factors, such as the origin and destination of the goods as well as the flow profile. For example, a full truckload (FTL) flow profile from the origin to destination indicates a cross-border logistics operation, while break bulk and consolidating activities incur value adding as a logistics hub.

(To be continued in the next issue)

which was expected to increase the flow of goods among ASEAN countries, especially mainland logistics in the GMS region comprising Thailand, Myanmar, Laos PDR, Cambodia, Vietnam, the lower re-

gion of China, Malaysia, and Singapore. Based on the study, the flow of goods from Thailand's key border points was expected to rise as a result of the logistics activity from China to Singapore.

“Logistics indicators are essential for assessment of the competitive edge of each country, since they impact costs of the total supply chain of business operations, as well as the potential to answer to the demands of customers of that particular nation.”

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

Renewal of Driver's License of Aged Japanese (EP.2)

IN ORDER TO COPE WITH THE INCREASE OF ACCIDENTS CAUSED BY ELDERLY DRIVERS, THE GOVERNMENT HAS AMENDED THE ROAD TRAFFIC LAW TWICE TO DATE, MANDATING THE FOLLOWING EXAMINATIONS AND TESTS WHEN LICENSE HOLDERS AGED 70 OR MORE RENEW THEIR LICENSES:

Drivers Between 70-74 Years of Age

As a result of the 2001 amendment to the Road Traffic Law, license holders are required to undergo the following examinations and tests:

- (1) to receive guidance including reconfirmation of the traffic rules by video and by driving school instructors;
- (2) to test driving aptitude, dynamic vision and night vision by testing machines;
- (3) to drive a car on the driving school course along with a driving school instructor sitting next to senior driver and to receive necessary guidance and advices.

The results of these examinations and tests are indicated by the 3 evaluations, namely "memory/judgment is poor, somewhat poor or satisfactory". Even if the evaluation is "poor", the license is renewed. The period of validity is 3 years.

Drivers of 75 Years Old or Above

As a result of the 2009 amendment of the Road Traffic Law, license holders are required to undergo the following supplementary examinations and tests (so-called "Alzheimer's test") in addition to the tests described above 1.

- (1) to write down the year, month, date and day of the day the testing is being carried on;
- (2) to write down the approximate time (hour and minute) the test is going;
- (3) a board with pictures of four different objects drawn on it that have no interconnection each other at all (for example, a machine gun, a piano, an apple and a pot) is shown for approximately one minute and the applicant is required to memorize the objects. Three more boards, each of which has four different objects drawn on it, are shown one after another. This means that the applicants are required to memorize 16 different objects drawn on four separate boards;
- (4) after drawing a circle and a clock face with the numbers of from 1 to 12 on a piece of paper, the applicants are requested to draw the positions of the hour and minute hands of the time indicated (for example, 11:10) on the clock face;
- (5) after spending several minutes on the task of (4) above, the applicants are required to write down as many of the 16 objects as possible that were shown to them under (3) above.

Because of limited information, I do not know if countries other than Japan have established rule for not issuing licenses based on the results of such tests for elderly drivers as described above. In 2014 at the age of 74, I renewed my Thai driver's license after undergoing only a color-blindness test and a simple reaction test, so at least in Thailand the system is not like that in Japan.

If drivers who have lost confidence in their driving skills because of advanc-





The Emperor of Japan

The following is a digression.

The Emperor of Japan has a driver's license which he obtained in 1954 when he was the Crown Prince. He has his own car and drives within the Imperial Palace grounds only, not on public roads, e.g. driving to the tennis courts or the East Garden with the Empress in the passenger seat. But, no matter where he may drive, the driver must have a license. Moreover, when it comes to renew the license, no exception is made even for the Emperor, so he must undergo the examinations and tests described above. According to newspaper reports, in January 2016, the Emperor, who turned to 82 in December last year, in the presence of the responsible officials from the Tokyo Metropolitan Police Department, underwent the examinations and tests as well as aptitude test for elderly drivers described above. He was required to actually drive a car in accordance with traffic lights specially brought into the Palace by the officials, and his license was renewed. He now can drive a car up to the age of 85, but newspaper reports the Emperor himself says that this renewal will be the last.

The Emperor's car is 1991 model of Honda Integra sedan with manual transmission. ■

“It is an ideal if we can create a society where *elderly people having difficulty in driving do not need to drive a car*. However, it is extremely difficult in terms of cost to maintain public transport network in the areas where its users are decreasing.”

ing age return their license, a substitute card called “driving career card” is issued which can be used as an ID and holders of this card is eligible for receiving discounted fares of public transport in some municipalities. However, voluntary return of license is not necessarily going on smoothly.

Thanks to conveniently developed public transportation network, the aged people living in big cities do not feel inconvenience even though they have neither driver's license nor car. But, the situation is completely opposite in rural areas where the population is continuing to fall year by year, public transport network is shrinking or it has completely disappeared in some areas. For roughly 700,000 elderly license holders living in such areas, there is no means of transport other than the car. For them a car and

driver's license are absolute necessity for daily life and, therefore, voluntarily returning their licenses is virtually out of question.

It is an ideal if we can create a society where elderly people having difficulty in driving do not need to drive a car. However, it is extremely difficult in terms of cost to maintain public transport network in the areas where its users are decreasing. Although the recent appearance of cars with automatic braking system or self-driving system is good news for the elderly, there is a problem of cost and it will still take some time before these become available at reasonable prices.

For the time being, therefore, all we can do is to skillfully use the legal system, to educate elderly drivers and to improve the road environment to reduce accidents caused by the elderly.

TICON expands Phase 2 of Ready-built Factories and Warehouses in Indonesia

FOLLOWING THE SUCCESS OF OUR TOP-QUALITY, READY-BUILT FACTORIES AND WAREHOUSES IN INDONESIA, WHICH RECEIVED OVERWHELMING FEEDBACK AND OVER 90% OCCUPANCY RATE IN 2015, **TICON**, **PT SURYA SEMESTA INTERNUSA TBK - SSIA**, AND **MITSUI AND COMPANY**, COLLABORATING UNDER THE NEW COMPANY “**PT SLP SURYA TICON INTERNUSA**”, OR **SLP**, IS THIS YEAR EXPANDING ITS PHASE 2 IN RESPONSE TO EVER-INCREASING DEMAND FROM VARIOUS SEGMENTS, ESPECIALLY AUTOMOTIVE, ELECTRONICS, AND CONSUMPTION GOODS INDUSTRIES.

SLP's Factories for rent are located in the Suryacipta Technopark in Indonesia. Upon completion, Phase 2 will offer up to 24,100 sqm.

Details of **PT SLP SURYA TICON INTERNUSA**

Total area: 24,100 sqm.

Size: 2,250 – 4,800 sqm.

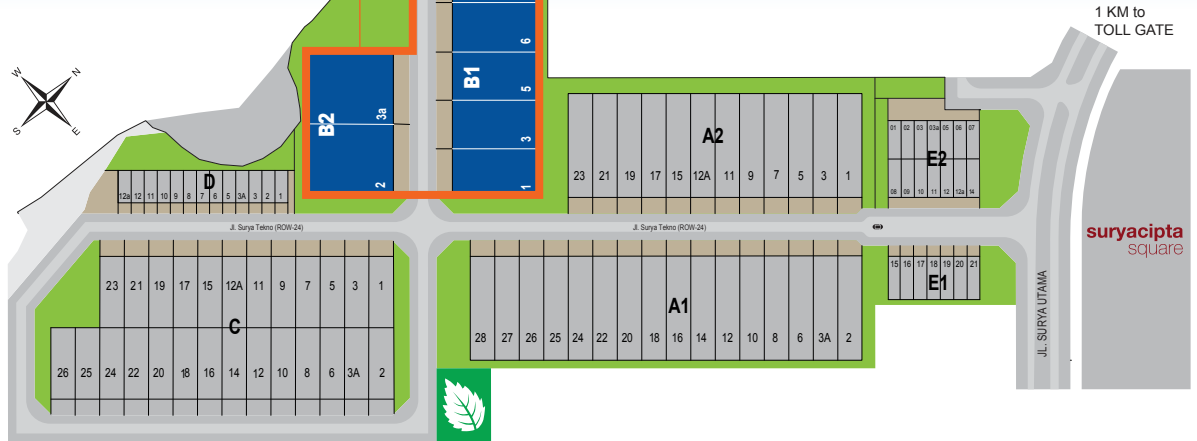
Floor fitness: 2 tons / sqm.

Height: 6-8 meters



PT SLP SURYA TICON
INTERNUSA

SITE PLAN SURYACIPTA INDUSTRIAL ESTATE



PROJECT HIGHLIGHTS

Strategic Location

TICON factories are located around the entrance to the SuryaCipta City of Industry in Karawang City. The Technopark is considered a prime location in Indonesia with multi-access to key routes, and tollways to airports and sea ports, namely the Akarawat Airport and the Cilamaya seaport.

Local Economic Hub

The Project is situated in Karawang City, which is a significant economic zone in Indonesia and a fast-growing trade and service hub which attracts a variety of industries, especially retail, modern trade, and construction materials. As such, the SLP Project offers a fantastic location to businesses in search of production facilities and logistics convenience.

Top-quality, Ready-built Factories for Rent

Fully-equipped with modern, international-standard infrastructure. The properties come in various sizes suitable for production capacity ranging from 2,250 - 4,800 sqm with a height of 6-8 meters and floor fitness of 2 tons/sqm.



As regards investment promotion, the Indonesian government is in the process of reforming its investment law to facilitate foreign investors. Moreover, Indonesia has a population of over 220 million, making it a noteworthy investment destination for all foreign investors. ■

For more information, visit www.slp.id



TPARK

Warehouses Go Green

Aiming for Green Quality



TICON RECENTLY INTRODUCED GREEN WAREHOUSE CONCEPT LATE LAST YEAR, WHICH WAS WARMLY RECEIVED BY CUSTOMERS. THIS YEAR, TPARK PILOTED THE GREEN BUILDING AIMING FOR THE GREEN QUALITY AT TPARK WANGNOI 2, WHICH WAS CERTIFIED WITH THE LEED OR LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN BY U.S. GREEN BUILDING COUNCIL (USGBC), AND TPARK BANGNA PROJECT, WHICH WILL RECEIVE CERTIFICATION BY 2016.

Why green building?

TPARK sees significance in environmental care and the wellbeing of surrounding communities. Therefore, we rolled out the green building construction concept focusing on energy-saving building which lives up to the TPARK standard. TPARK Wangnoi Project recently was certified with the silver rating level of LEED standard in recognition of its capability to save energy better than general warehouses by over 30%-- leading to better quality of life of warehouse operating officers.

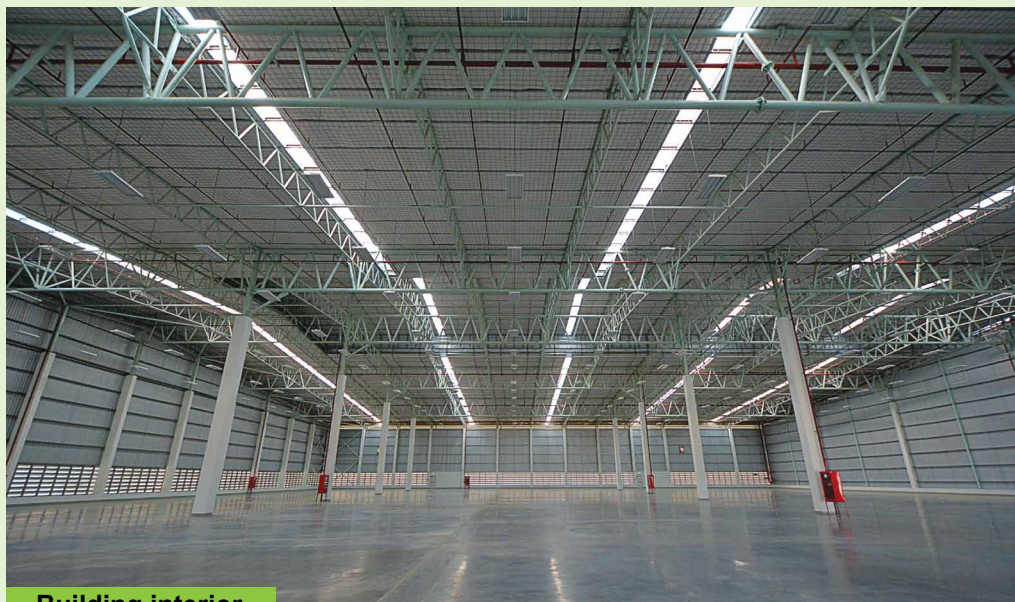
How do customers benefit from TPARK's green building?

TPARK's green building is designed to save energy and the environment within the building; for example, reduction of CO2 emission, water consumption, and production waste. Details are as follows.



Building premise

- Waste management and garbage separation area
- additional green space where plants are carefully chosen to ensure low maintenance and minimum water consumption
- Bicycle and eco car parking space
- Car Pool signage is available to encourage energy saving by car pool
- Non-smoking zone to promote health work environment for operating officers



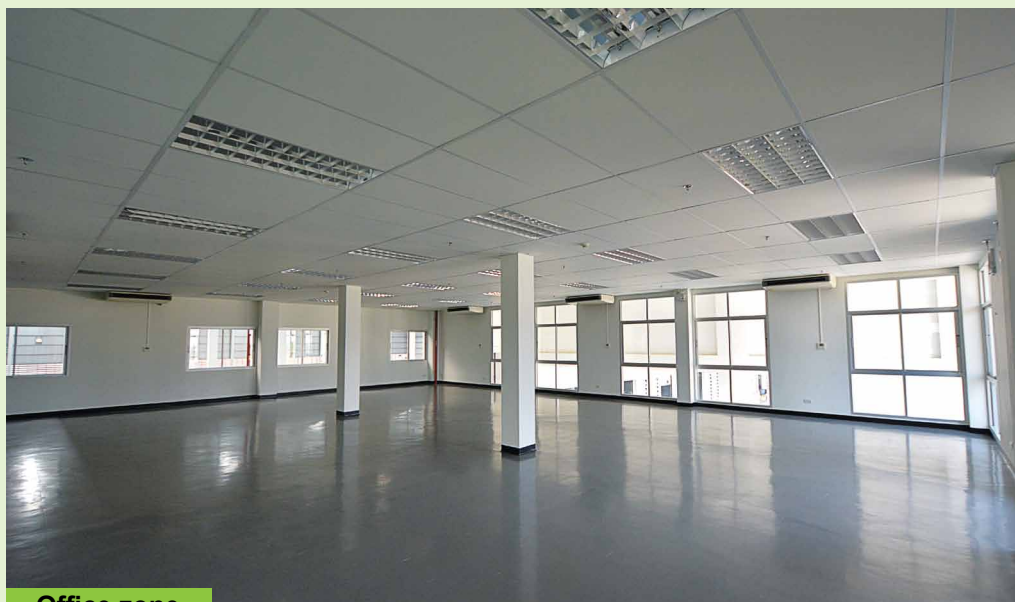
Building interior

- T5 energy-saving light bulbs are installed to reduce energy consumption by over 30% when compared to the normal light bulbs.
- Ventilating fans are installed to increase air flow and reduce the temperature in the warehouse
- The total area is smoking-free zone



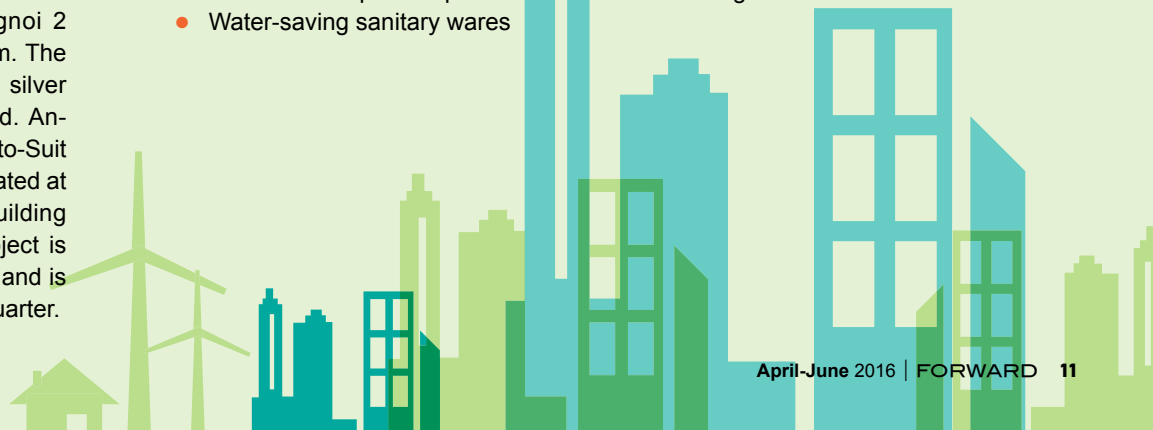
Where are TPARK green buildings?

Currently, the green building of TPARK are located at TPARK Wangnoi 2 with total space of 25,380 sqm. The Project was certified with the silver rating level of LEED standard. Another green building as a Built-to-Suit Project for our customer is located at TPARK Bangna. The total building area is 20,736 sqm. This project is in the process of construction and is expected to finish in the 3rd quarter.



Office zone

- Energy-saving and refrigerants-saving air conditioners
- Low-E glasses to reduce the heat in the building
- LowVOC wall paint to protect the health of building users
- Water-saving sanitary wares





How to receive certification of the LEED or Leadership in Energy and Environmental Design standard?

There are many processes to achieve to become 'LEED Certified'. Consideration is made in 3 aspects as follows:-

1. DESIGN 2. CONSTRUCTION 3. BUILDING MANAGEMENT

There are 6 consideration criteria as follows:-



Sustainable Sites

Buildings which are constructed to minimize the environment impact and increase green space



Materials and Resources

Buildings utilize recycled materials and resources, local materials and has a waste management area for recycling purposes



Water Efficiency

Buildings which minimize total water consumption such as opting for water-saving sanitary ware



Indoor Environmental Quality

Building environment is controlled to ensure the quality of life of users



Energy and Atmosphere

Buildings which reduce energy consumption and support renewable energy



Innovation in Design

Buildings are designed and constructed with innovation



Mr. Samart Russameerojwong

Chief Investor Relation
TICON Industrial Connection Plc.

I BELIEVE THAT MOST READERS HEARD ABOUT OFFSHORE COMPANY AND SOME ARE VERY FAMILIAR WITH THE CONCEPT, SINCE THE ROLE OF OFFSHORE COMPANY HAS BEEN INCREASING IN THE INTERNATIONAL TRADE AND INVESTMENT SCENE THESE DAYS.



Offshore business leverages the opportunity in countries with "special jurisdiction" where the laws grant various kind of benefits to non-residents, including establishment of offshore company to handle tax-free transactions together with the right not to disclose the company information to the public.



FINANCIAL PLANNING

through Offshore Company (Part 1)

Offshore companies provide a solution to different issues in different countries and serves specific purposes of business owners. It has been utilized as vehicles for several objectives as follows:-

TRADING COMPANY, suitable for business of all scales carrying out either import or export with international partners. Offshore company acts as intermediary to adjust pricing structure.

FINANCING COMPANY, mostly chosen by finance or banking companies as intermediary for internal borrowing and interest rate adjustment.

LICENSING COMPANY, normally engaged in trade or any transactions relating to intellectual property as intermediary receiving benefits and privileges agreed between parties to the agreement.

HOLDING COMPANY, established as vehicle for medium to large sized companies investing or holding shares overseas and/or incurring high risk from international investments

These samples demonstrate the versatility of offshore companies and how all businesses of any sizes can include this tool in their financial planning. ■

(To be continued)

TICON Group shows a record high increase of factory and warehouse space for lease by 38% in 2015



Mr. Virapan Pulges (right), Managing Director of TICON Industrial Connection Public Company Limited (TICON) together with **Mr. Patan Somburanasin (left)**, Managing Director of TICON Logistics Park Company Limited, recently announced its record breaking business performance in 2015 with an increase of 383,825 square meters of factory and warehouse space for lease, or 38% growth. TICON group had total revenue of 4,854 million Baht and earned 770 million Baht net profit. The company has budgeted 4,000 million Baht for investment to strengthen its business capability nationally and internationally in 2016, to serve the AEC market. ■



TICON Group holds Analyst Meeting 1/2016

Mr. Virapan Pulges (left), Managing Director of TICON Industrial Connection Public Company Limited and **Mr. Samart Rusmeerojwong (right)**, Chief Investor Relations, recently held the first 2016 Analyst Meeting at which they announced a record year for 2015 Overall Business Performance for factories and warehouses for lease, increasing by 383,825 square meters, or 38% growth. TICON group had a total revenue of 4,854 million Baht with net profit of 770 million Baht. The group has set its 2016 target to increase factory and warehouse space by 280,000 sq. m. with a budget of 4 Billion Baht, to serve the AEC market. ■

TICON AGM 2016 approves dividend of 0.50 Baht per share



In picture: TICON Board of directors at 2016 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. Jirapongs Vinichbutr**, Director; **Mr. Chali Sophonpanich**, Chairman of the Board; **Mr. Virapan Pulges**, Director and Managing Director; **Mr. Nate Charanvas** Director

Mr. Virapan Pulges, Managing Director of TICON Industrial Connection Plc., the leading developer of high quality factories and warehouses for lease in Thailand, recently holds 2016 Annual Ordinary General Meeting of Shareholders. The meeting acknowledged the Company's performance for the year 2015 with total net profit of 769.74 million Baht and approved dividend payment from 2015 performance and a part of retained earnings of 0.50 Baht per share totaling 549.57 million Baht representing 71.40%. The list of shareholders to be entitled to the dividend will be determined on May 9, 2016. Dividend payment will be made on May 19, 2016. ■



TICON



Dongxuda (Thailand) Co., Ltd.

Dongxuda (Thailand) Co. Ltd. is committed to providing FPC industry system solutions, serving five of the world's top customers. Lately, Dongxuda (Thailand) decided to use TICON factory with an area of 1,500 sq m inside Bangpa-In Industrial Estate in order to proceed their manufacturing process.



Sanwa Felt (Thailand) Co., Ltd.

Sanwa Felt (Thailand) Co., Ltd., a subsidiary of Fuji Corporation, is a manufacturer of non-woven fabrics and felt parts from Japan. Felt parts are normally used in OA machines for spacers and toner seals. Sanwa Felt (Thailand) has leased a TICON mini factory with an area of 550 sq m inside Asia Industrial Estate to satisfy demand for direct supply from users in Thailand.



Thaisun Green Energy Co., Ltd.

Thaisun Green Energy Co., Ltd. is a solar cell and solar module manufacturer for commercial, residential and industries from China. Lately, Thaisun Green Energy signed an agreement to lease TICON factory with an area of 3,600 sq m inside Pinthong Industrial Estate in order to manufacture their products.



Thilium Co., Ltd.

Thilium Co., Ltd. is the first Silica Aerogel manufacturer in Thailand and ASEAN. Silica Aerogel is known as the best insulations in the world, used as a component of energy-saving material such as thermal coating, advance thermal insulator, new building construction materials. Recently, Thilium Co., Ltd. leased TICON factory with an area of 1,125 sq m inside Amata Nakorn Industrial Estate in order to operate manufacturing process.

TPARK



Kuehne+Nagel Ltd.

Kuehne+Nagel Ltd. is a logistics service provider from Switzerland, providing import and export freight forwarding by sea and air, customs clearance and logistics management. Recently, Kuehne+Nagel Ltd. leased TPARK warehouses with total area of 11,234 sq m inside TPARK Eastern Seaboard 1(B) and TPARK Laemchabang 2 for serving their business expansion.



Kintetsu Logistics (Thailand) Co., Ltd.

Kintetsu Logistics (Thailand) Co., Ltd. ("KLT") is a Japanese Logistics Service Provider who operates the Warehousing and Distribution service at Thailand. This time, KLT has decided to lease the additional warehouse of TPARK inside TPARK Wangnoi 1 with the total area of 11,700 sq.m. for their business expansion. KLT has a sister company KWE-Kintetsu World Express (Thailand) Co., Ltd. ("KWE") who operates International Air/Sea Import/Export Freight Forwarding, Customs Clearance, Cross Border and Domestic Transportation, Packing and Removal and are providing the one stop service to their customers.



Rojana Distribution Center Co., Ltd.

Rojana Distribution Center Co., Ltd., one of the affiliated companies of the Sumitomo group, is recognized as a leading logistics company in Japan. Lately, Rojana Distribution Center leased TPARK warehouse with an area of 5,220 sq m inside TPARK Laemchabang 1 for serving their logistics operation.



FULFILLMENT SERVICE

A closer look of fulfillment service

The Drive Behind Successful E-Commerce



E-COMMERCE BUSINESS IS VERY POPULAR NOWADAYS, REFLECTED IN PROMINENT GROWTH IN LINE WITH THE CURRENT SPENDING TREND OF CONSUMERS WHO PREFER ONLINE SHOPPING. RETAIL SUPPLIERS MAY CHOOSE TO MANAGE PRODUCT DISTRIBUTION ON THEIR OWN, BUT IT MAY NOT BE EASY FOR BUSINESSES HANDLING THOUSANDS OR TENS OF THOUSANDS OF ORDERS ON A DAILY BASIS. THE FULFILLMENT SERVICE PROVIDES AN EFFECTIVE SOLUTION AS IT FOCUSES ON SUPPLY AND AFTER SALES SERVICE IN A TIMELY, CORRECT, AND EFFICIENT MANNER.

The fulfillment service is complicated and incurs high cost. In addition, it requires a large number of personnel with high understanding as they need to inspect the quality of products, cherry-pick products, and pick & pack in the most effective manner to deliver great customer experience.

Products are to be meticulously selected to ensure colors, fragrance, numbers, and collections match the order. Goods must be in mint conditions without scratch, dent, or stain, and packed in neat container, which demonstrate the care they have for customers, which would persuade customers to repeat purchase.

Currently, Aden manages over 8,000-sqm warehouse space and receives an average of 8,000 orders per day, with a peak of over 17,000 orders in one day, out of 20,000 product categories totaling 1.5 million pieces. It is considered a large warehouse in Thailand. The operation has been carried out smoothly and comprise the following services.





1) First miles service: If you are a supplier, just contact Aden to pick up the goods and store them at the warehouse so that you can fully focus on sales as you are freed from having to pick up the goods.

2) Inventory Management: Aden updates the inventory balance with business owners to ensure efficient warehouse management.

3) Pick & Pack service: This represents the core of our services. All products must be inspected to ensure quality and packed delicately to minimize returned goods, which would increase cost. Moreover, staff must have insight of all products such as different shades of lipsticks or shampoo fragrance.

4) Last Miles service: Products will be delivered to Bangkok addresses within 1 day and 2 days for those in other provinces except large-sized goods.

5) Cash on Delivery (COD): This preferred payment method accounts for 50 percent of customers' choice in Thailand as buyers feel more comfortable getting goods before paying.

6) Return Management: Products are managed to ensure return is minimized



In this connection, logistics reasons which impact online shopping are as follows:-



On the other hand, these factors hinder online shopping



These negative impacts result from ineffective fulfillment service, which could be avoided by outsourcing the task to the fulfillment service provider to free up time for e-commerce business owners to focus on marketing and customer relationship management.

The fulfillment service requires software designed to ensure compatibility with B2C e-commerce and strong alliance with logistics service providers to enable specific timing and location for delivery. These needs incur higher cost, but customer satisfaction is worth the investment. ■

More details are available at <http://www.marketingoops.com/news/ecommerce/aden-fulfillment-ascend-group/>



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

First, let's look at TICON's top-quality, ready-built factories in the **Asia Industrial Estate Suvarnabhumi (AIES)**. Subsequent to the launch of the 550-sqm. Mini Factory Project in 2015, which received great feedback and achieved a high occupancy rate, TICON is expanding in 2016 with Phase 2 to offer an additional 10 units totaling over 5,500-sqm. to accommodate increasing demand from SME businesses. The Project is expected to be complete in the second quarter of 2016, boosting the total space of the Mini Factory Project to 11,000 sqm. This project offers prime location near Bangkok and Suvarnabhumi Airport, suitable for automotive and electronics producers. Please contact us for more details or a site visit.



For more information or to make an appointment for a site visit, please contact us at:
Tel: +66 (0) 2679 6565
Email: marketing@ticon.co.th or info@ticon.co.th (Japanese)

Check
Available Buildings
 here!



Available Buildings

Location: Asia Industrial Estate Suvarnabhumi (AIES)
Size: 550 - 4,200 sqm.
Floor fitness: 2 tons / sqm.
Height: 7 meters



Available Buildings

Location: Highway 11, KM.540+500 outbound to Lampang province. The Project is on the right side

(General Zone)
Size: 840 sqm./unit
Floor fitness: 2 tons / sqm.
Height: 8 meters

In this issue, we proudly present our top-quality, ready-built warehouses in the **TPARK Lamphun Project**, our first project in the Northern region of Thailand. The Project is situated in Lamphun province, which is near Chiangmai province and Chiangmai Airport, making it highly convenient for product logistics and distribution. It is surrounded by key industrial estates, namely the Northern Industrial Estate Lumphun, one of the biggest industrial estates situated 8 kilometers away, and the Sahaphat Group Industrial Estate Lumphun located only 15 kilometers away. Therefore, TPARK's Lumphun Project effectively accommodates operations of retail, consumption, and logistics businesses. Phase 1 is ready for service now.



For more information or to make an appointment for a site visit, please contact us at:
Tel: +66 (0) 86 342 9669
Email: logistics@ticon.co.th

Check
Available Buildings
 here!



Take a Break



Chu Chee Pla Mor

head fish and vegetables)--with sour soup with the right spiciness and fresh fish meat--, *Gung Jian Rad Source Makam* (Shrimp in tamarind sauce)--with fresh and firm shrimp soaked in reduced tamarind sauce. Other recommended menus are *Pu Lon* (Crab stew), *Chu Chee Pla Mor* (Java Tilapia in reduced curry), *Lab Moo Tod* (Fried minced pork spicy salad), *Nam Prik Kai Pu* (Chilli paste with crab eggs), *Naem Kra Dook Moo On* (Fried Sour pork with soft bone), *Pla Muek Tod Kratiem* (Fried squid and garlic), and so on.

SPECIAL DISCOUNT! FOR FORWARD READERS.

Just present the Take a Break page to the restaurant (or photo of the page on your mobile device) and enjoy 10% discount



This issue, Take a Break brings to you a marvelous culinary experience at "**Krua Baan Chao Phraya**", located near Asia Industrial Estate (Suvarnabhumi) in Lat Krabang-Onnuch area. The restaurant is renowned for various Thai dishes in comfortable ambience. It's a perfect eatery for those looking for a place to enjoy good food and good time to chill and hang out.

The must-try menus include *Kang Som Pae Sa Pla Chon* (Sour and spicy soup with snake-



Kang Som Pae Sa Pla Chon



Gung Jian Rad Source Makam



Pu Lon



Nam Prik Kai Pu



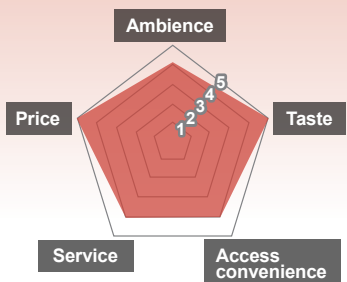
Krua Baan Chao Phraya

Open daily
from 11.00 hr. - 23.00 hr.

Location: Near Asia Industrial Estate (Suvarnabhumi)

Address: Onnuch-Lat Krabang Rd., Exit 21, Klong Sam Prayet, Lat Krabang, BKK 10520

Tel. 089-921-3450



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