

NEWSLETTER FROM
TICON GROUP

FORWARD

January-March 2017 | ISSUE 13

Thailand and
Center of Logistics
in ASEAN after
2017?

Get to Know
Esarn
on Tour @
**TPARK
Khon Kaen**

TICON Group New Year Party
“WE ARE FAMILY”

Impact from Changes in
Financial Reporting Standard
in 2020

NO. 1 PROVIDER OF FIRST-CLASS WAREHOUSE IN ASEAN



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- Ready to Use
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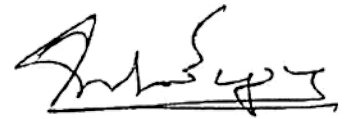


Message from the CEO

Please allow me to officially welcome you
all to the year 2017.

TICON Group kicked off 2017 with a major change, aiming to build a stronger future on a solid platform and robust growth. We have welcomed the new addition to our family i.e. Frasers Center Point Limited or FCL, a global leading, full-scale industrial property developer, especially warehouse development in Australia. FCL's business model perfectly aligns with that of TICON Group, making its know-how and expertise highly valuable to us. Furthermore, TICON Group's warehouse management will be elevated and differentiated from peers, ready to compete on an international level. Concrete progress will be eminent as we move further into 2017. The management

team also underwent certain changes. It is such an honor for me to share with readers that I was trusted to serve as Chief Executive Officer. Additionally, the Board welcomes two top executives from FCL i.e. Mr. Sopon Racharaksa, President, and Mr. Tim Edwards, Executive GM Development. With their capability and experience, I am confident that our new management team will be the key mechanism driving TICON Group to rise to the top and become the No.1 full-scale industrial property developer, both domestically and internationally.



Mr. Virapan Pulges
CEO
TICON Industrial Connection Public Company Limited

ISSUE 13 January-March 2017

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FORWARD

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An article by **Dr. Tanit Sorat**

President, V-Serve Group
Former Vice Chairman, Federation of Thai Industries

Thailand and Center of Logistics

in **ASEAN** after 2017?



SEVERAL ASPECTS, ESPECIALLY THAILAND'S COMPETITIVE EDGE AND POTENTIAL, ARE TO BE TAKEN INTO CONSIDERATION FOR THE NATION TO BECOME THE LOGISTICS HUB OF ASEAN IN THE PRESENT. LOOKING AROUND, SINGAPORE AND MALAYSIA (TANJUNG PELEPAS) ARE TWO CANDIDATES MOST LIKELY TO BE RECOGNIZED AS THE WORLD'S MARITIME LOGISTICS CENTER WHILE THAILAND'S LAEM CHABANG SEA PORT IS MORE QUALIFIED AS COLLECTING PORT RATHER THAN A REGIONAL PORT. MEANWHILE, INTERNATIONAL AIRPORTS IN VARIOUS ASEAN COUNTRIES SUCH AS CHANGI AIRPORT, KUALA LUMPUR INTERNATIONAL AIRPORT, NOI BÀI INTERNATIONAL AIRPORT IN HANOI, AND HO CHI MINH CITY'S TAN SON NHAT INTERNATIONAL AIRPORT ARE ON THE RISE TO BE THE AIRFREIGHT HUB BOTH IN RESPECT OF PEOPLE AND PRODUCT TRANSPORTATION.



GMS Economic Corridors

Nevertheless, the incomparable strength of Thailand makes the country the strongest contender to become the mainland logistics hub. Our geographic location puts us in the heart of the mainland ASEAN nations consisting of Thailand, Lao PDR, Myanmar, Vietnam, Cambodia, Malaysia, and Singapore. Thailand owns the extensive road networks, with 4 bridges connecting to Lao PDR, Asian Highway connecting to our neighbor-

“the incomparable strength of Thailand makes the country the strongest contender to become the mainland logistics hub. Our geographic location puts us in the heart of the mainland ASEAN nations consisting of Thailand, Lao PDR, Myanmar, Vietnam, Cambodia, Malaysia, and Singapore. ”

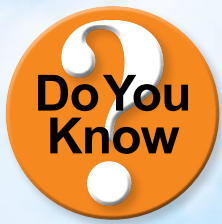


ing countries and Southern China, R3E Road paving way from Amphoe Chiang Khong – Kwaeng Lung Nam Ta to Southern China (Xishuangbanna-Kunming), Route 12 connecting Nakhon Phanom – Khammuan – Vinh, Route 9 connection Mukdahan- Savannakhet – Lao Bang. The Thai logistics network offers the path

across ASEAN's North-South economic corridor and East-West economic corridor, which intersect in Pitsanulok province, meaning that the majority of mainland logistics activities are carried out inbound and outbound of Thailand. Therefore, it is vital to optimize this characteristic of the nation and ensure that Thailand, as the regional mainland logistics hub, enjoys economic benefits on both local and national levels. Local operators are to step up their competing ability and enable overseas logistics service. A critical element for Thailand to excel as the logistics center of ASEAN is the inclusion of local service providers into the national economy's supply chain in terms of trade, investment, and service. Human capital of the logistics industry is to be developed along with more advanced services. At the same time, the laws and regulations are to be revised to accommodate domestic and overseas logistics operations while technology is integrated to maximize business opportunities as well as deliver optimal business decisions. Political hiccups consuming most of the time and attention of the past governments are to be put to rest. Last but not least, most Thai logistics operators are of small and medium sizes and they lack skills and expertise dire for them to further develop to compete on a regional level, not to mention works to be done to fix creditability issue as well as their missing link to the national and global network. ■



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Logistics

4.0

LOGISTICS 4.0 INCORPORATES DIGITALIZATION IN MANAGEMENT OF LOGISTICS ACTIVITIES. AS LOGISTICS IS ALL ABOUT MANAGING DEMAND AND SUPPLY, THE LOGISTICS 4.0 WILL NARROW THE GAP IN THE SUPPLY CHAIN AND ENABLE MANUFACTURERS TO BETTER RESPOND TO THE CUSTOMERS' DEMAND WHILE ENHANCING SUPPLY CHAIN EFFICIENCY.

However, the closer gap does not necessarily diminish the roles and value of the mid-stream businesses. Whether or not they thrive depends on how well they adapt and deliver valued services. In the 4.0 era, manufacturing shifted from mass production to customized production, meaning that the logistics sector can outshine competitors with the demand and



How Thai Industrial Operators Adapt in 4.0 Era



“whether they can adapt to adopt the concept and development of the industry 4.0, logistics 4.0, and marketing 4.0 to their core operations in order to optimize their business value and proposition and to outperform industry peers. ”

supply management while the business sector wins the heart of customers by best capturing their demands with smart marketing and delivery of valued products and services. The question is whether or not Thai operators are ready to compete in the new environment and whether they can adapt to adopt the concept and development of the industry 4.0, logistics 4.0, and marketing 4.0 to their core operations in order to optimize their business value and proposition and to outperform industry peers. In reality, Thai businesses, especially SMEs, still lacks several skill sets required for effective competition on the digital world. As such, they need to embrace the following digital processes.

BUSINESS DIRECTION

Change is often seen as business cost rather than value. Operators are to improve their mindset and perceive it as the mean for business growth. Suitable investment in new technology shall increase value and competitive edge and nurture growth in a long run.

INTELLIGENT TECHNOLOGY SUPPORT

Although Thailand is not the source of technological development, but Thai operators need to enhance their capacity and opportunity for optimal business decisions. Therefore, Thai operators, especially SMEs, should be provided with proper support for smart digital technology that lead to more possibilities, better decision as well as intelligent data for both internal processes and business transactions. This would enhance the long-term competitive capability. The government is the key driver to the success of digital adaptation of Thai operators, starting from its own transformation to digital and integrated operations in order to eliminate complicated and redundant work flows and facilitate the private sector at full efficiency. Another key success factor in the digitalized era where new advances are abundant and obsolete so rapidly is that the winners are not entities with the latest, but the most suitable technology that can maximize their business potential. ■



Get to Know **Esarn** on Tour @ **TPARK Khon Kaen**

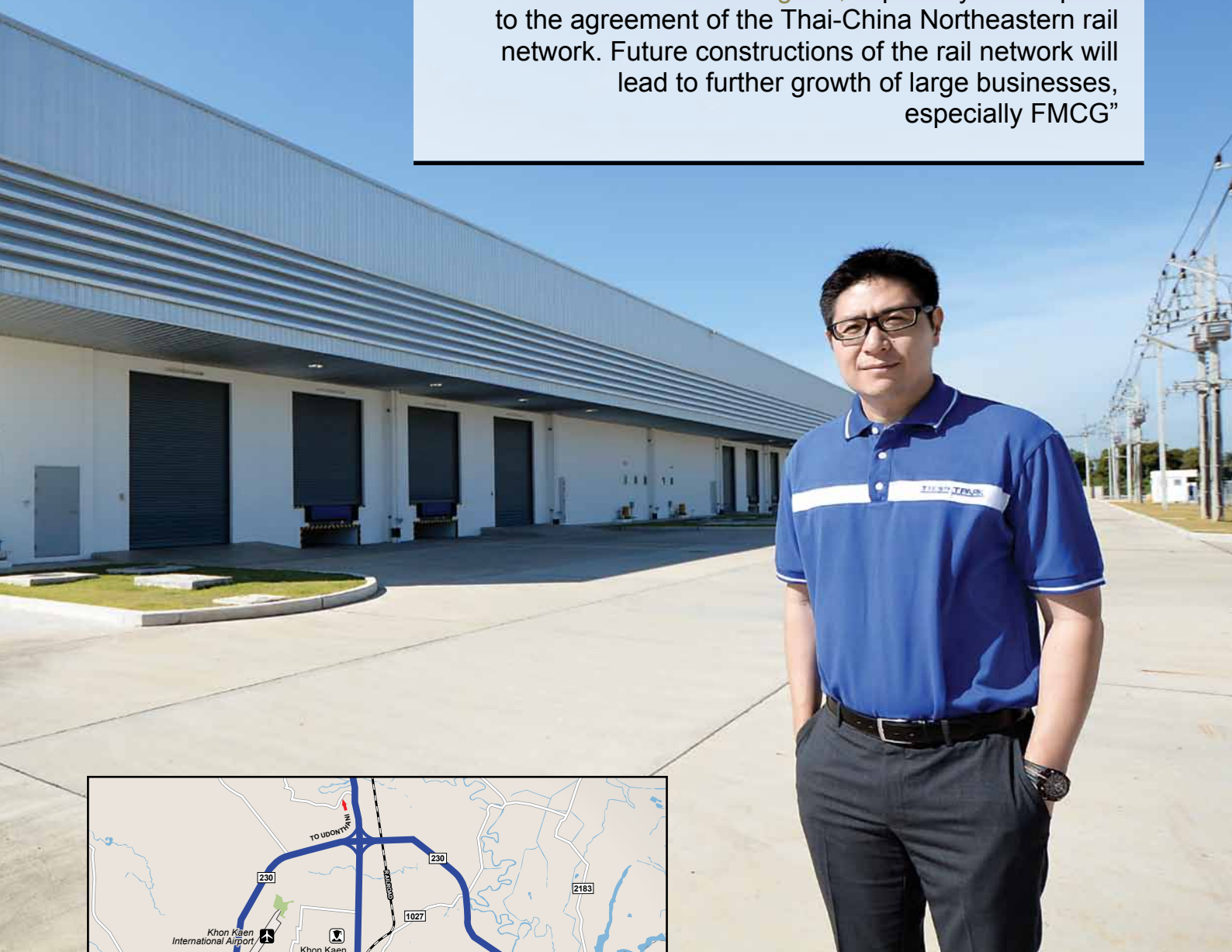
THIS ISSUE, WAREHOUSE SPOTLIGHT IS DELIGHTED TO WELCOME AN HONORABLE GUIDE— **MR. TAN JITAPUNKUL**, GENERAL MANAGER OF TICON LOGISTICS PARK COMPANY LIMITED OR TPARK WHO GAVE A TOUR AT TPARK KHON KAEN PROJECT ALONG WITH REPORTERS FROM NHK WORLD, THE INTERNATIONAL NEWS CHANNEL OF NHK BROADCASTING AROUND THE WORLD ON TV AND THE INTERNET.



From Khon Kean Airport, we drove for 15 kilometers from the town of Khon Kaen on Mitrapap Raod (Route 2) outbound to Nakhon Ratchsima province. The Project is on the left of Mitrapap Road at the intersection to Tapra Sub-district Administrative Organization, which is fast and convenient for transportation.

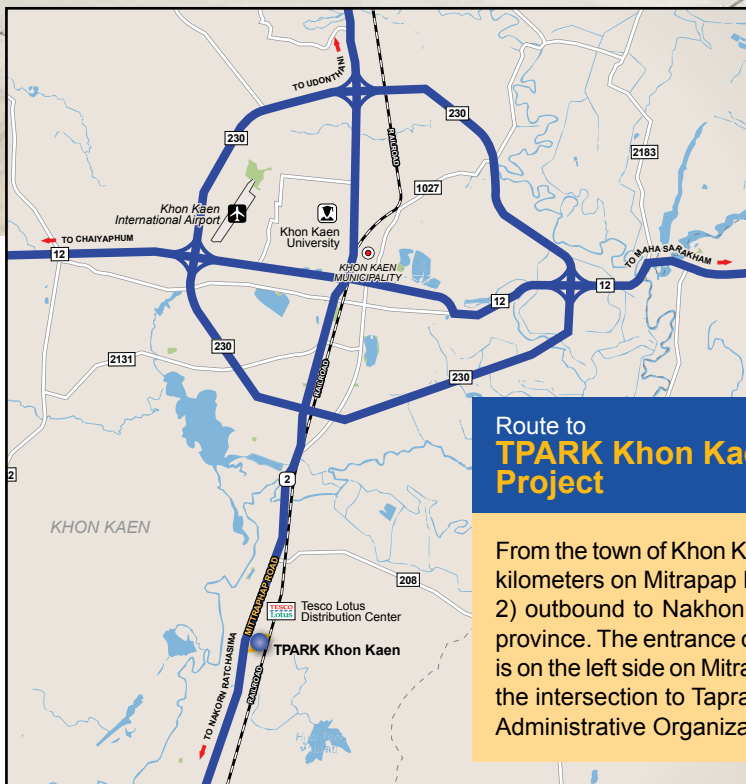
Khun Tan shared with us that “Khon Kaen province has high development potential and fits for investment as it is the heart of the Northeastern region. Its agricultural products are advanced and of high value; and it is the center of renewable energy industry. Furthermore, the

“we see the province a prime location with sound investment return in a long run, especially subsequent to the agreement of the Thai-China Northeastern rail network. Future constructions of the rail network will lead to further growth of large businesses, especially FMCG”



Mr. Tan Jitapuntkul
General Manager,

TICON Logistics Park Company Limited or TPARK



Route to **TPARK Khon Kaen Project**

From the town of Khon Kaen, drive 15 kilometers on Mitrapap Road (Route 2) outbound to Nakhon Ratchasima province. The entrance of the Project is on the left side on Mitrapap Road at the intersection to Tapra Sub-district Administrative Organization.

province is among locations in the public sector's plan for town/border infrastructure development, investment and trade promotion and collaboration with neighboring countries. On that note, we see the province a prime location with sound investment return in a long run, especially subsequent to the agreement of the Thai-China Northeastern rail network. Future constructions of the rail network will lead to further growth of large businesses, especially FMCG, in line with the thriving consumption of 18 million population in



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

“TPARK Khon Kaen is considered out pilot ready-built, rental warehouse project in the Northeastern Region. It covers a total of 183 rai of land, which can be developed into a total of 139,902-sqm.”

the Northeastern region. Therefore, it is also opportune for us as a warehouse business operator as well.”

It took us only 20 minutes to reach TPARK Khon Kaen Project. We took a quick coffee break at the sales office in front of the Project where Khun Tan shared further information with us that “TPARK Khon Kaen is considered out pilot ready-built, rental warehouse project in the Northeastern Region. It covers a total of 183 rai of land, which can be developed into a total of 139,902-sqm. warehouse space. TPARK splits warehouse development into phases, the 1st of which offers ready-built warehouse space of 10,000 sqm., consisting of warehouses with 630 – 840 sqm. each. The space can be allocated as per customer’s requirements from small one up to 43,200 sqm.”

Then, it was all about our questions, which there were many of them. When asked about the target group, Khun Tan answered “We focused on FMCG as well



as modern trade and logistics businesses, which have been enjoying significant growth in the Northeastern Region. Currently, we have attracted various potential tenants and we are confident that TPARK Khon Kaen Project will receive great feedback from customers in the Northeastern Region.” He concluded with confidence. After a fruitful session, we took off for a tour in the town of Khon Kaen. Bye for now and see you again next issue. ■



Highlight of **TPARK Khon Kaen**

■ **The Project is located in a prime location** i.e. on Mitrapap Road and only 10 kilometers from the Amphoe Muang. Moreover, it is connected to Nakhon Ratchasima province, making it ideal as the center for distribution to 19 provinces in the Northeastern region. It is also the gateway to Indochina, since it is situated along the East West Economic Corridor—a strategic economic location, especially subsequent to the AEC commencement.

■ **Distribution center and warehouse of TPARK** offer top quality, ready-built space equipped with excellent infrastructure. The facility helps operators to achieve cost-effectiveness in logistics, the trait well recognized by Thai and international leading companies.

■ **Ready-built warehouses of TPARK** allow customers to commence their operations immediately and eliminate the time-consuming land and construction issues.



Mr. Samart Russameerojwong

Chief Investor Relation
TICON Industrial Connection Plc.

IMPACT from Changes in FINANCIAL REPORTING STANDARD in 2020

PUBLICLY ACCOUNTABLE ENTITIES (PAE), WHICH INCLUDE:

- Banks, financial institutions, asset management companies
- Non-life insurers, life insurers, re-insurers
- Listed companies
- Issuers of equity or debenture sold to the public
- Registered companies established in compliance with international laws; and
- Public limited companies established under the Public Limited Company Act B.E. 2535

are required to report their financial statements in compliance with the Thai Financial Reporting Standard (TFRS) as stipulated by the Federation of Accounting Professions (FAP). Currently, FAP imposes TFRS for PAEs by adapting from the 2015 International Financial Reporting Standard (IFRS) and previous versions as well as the Thai General Accepted Accounting Principal (Thai GAAP) and that of the United States of America (US GAAP).

However, 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.

UNDER THE NEW IFRS

16, the definition of the right of use is to grant to right to lessee for a certain period of time to use asset (through possession of asset) by the owner of such asset in return for rental.



(Continues in next issue)

TICON introduces new Board of Directors and top management team

TICON Industrial Connection Public Company Limited (TICON), a leader in high quality factories and warehouses in Thailand, recently held the TICON Town Hall Meeting to introduce TICON's Board of Directors and top management team and also announced a company's policy in 2017 to the senior staff in TICON Group. The company believes that the experience and expertise of the new Board of Directors and top management team can drive business performance to become one of the industrial development leaders in ASEAN in the near future. ■



Group posing from left : **Mr. Tim Edwards**, Executive General Manager-Development / **Mr. Virapan Pulges**, CEO / **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. Threekwan Bunnag**, Director and Audit Committee's member / **Mr. Chali Sophonpanich**, Director / **Mr. Chatchaval Jiaravanon**, Director and Audit Committee's member and **Mr. Sopon Racharaksa**, President

TICON's CEO Speaks on "Global Outlook: The Hunt for Real Returns"



Mr. Virapan Pulges (5th from left), Chief Executive Officer of TICON Industrial Connection Public Company Limited (TICON), the leading developer of integrated industrial properties in Thailand, recently joined the 2017 CIMB Thai Economic Seminar entitled "Global Outlook : The Hunt for Real Returns" as a guest speaker. His discussion on the topic "The Hunt for Real Returns" mentioned an investment experience in Indonesia where has a large number of chance and risk factors as well as the investment plan in Vietnam. Organized by CIMB Thai Bank Public Co., Ltd., the seminar also includes senior speakers from leading organizations such as PTT Global Chemical Plc., Mitr Phol Sugar Corp Ltd., and CIMB Thai Bank to share their experiences and views on opportunities and challenges for economies of Thailand and the ASEAN region in 2017. The event was attended by over 200 top executives in finance sector from Thai Corporates. ■



From left: **Miss Thanchanok Moonninta**, Miss Thailand World 2015 and Friend of UNDP; **Mr. Tan Jitapunkul**, General Manager of TICON Logistics Park Co., Ltd. (TPARK); **Mr. Virapan Pulges**, CEO of TICON Logistics Park Co., Ltd. (TPARK); **H.E. Mr. Gilles Garachon**, Ambassador of France to Thailand; **Mrs. Nathalie Gerschtein Keraudy**, Managing Director of L'Oréal (Thailand) Ltd.; **Mr. Manoch Palapleewan**, Operations Director of L'Oréal (Thailand) Ltd.; and **Miss Pechaya (Min) Wattanamontri**, actress and presenter of Garnier product for five consecutive years.

Committed to Sustainability...

H.E. Mr. Gilles Garachon (4th from left), Ambassador of France to Thailand, recently presided over the opening ceremony of L'Oréal Thailand's green distribution center, which is the Group's first distribution center with LEED-certified Silver Level in Asia, located at TPARK, Bangna-Trat Road km.39. ■

TICON Welcomes Japanese Delegates at "Yokohama Factory Zone"

TICON Industrial Connection Public Company Limited (TICON), the leading developer of integrated industrial properties in Thailand and Yokohama Industrial Development Corporation (IDEC), recently welcomed Japanese delegates from Tokyo Tomin Bank, The Yachiyo Bank and Shinginko Tokyo Bank visiting "Yokohama Factory Zone" which is TICON's mini factories in Asia Industrial Estate (Suvarnabhumi) to serve small and medium enterprises (SMEs) who plan to manufacture their products in Thailand. The visit was aimed at enhancing confidence among investors towards the quality of TICON's factories and services, the strategic location in production zone as well as the readiness of the high quality factory facilities – all of which combine to offer businesses the ability to immediately move ahead with their productions. ■



In picture: Mr. Somsak Chaiyaporn (far right), General Manager of TICON Industrial Connection Plc., Mr. Shigeyuki Horie (2nd from left), Head of Business Development Department (Japanese Business) of TICON Logistics Park Co., Ltd. (TPARK) pose for group picture with Japanese delegates.

NEW TENANTS



Fresh Mate (Thailand) Co., Ltd.



Fresh Mate (Thailand) Co., Ltd. is a wet paper towel manufacturer from Japan, providing their products to well-known trading company. Recently, Fresh Mate (Thailand) Co., Ltd. leased TICON mini factory with an area of 550 sq m for manufacturing their products.

Toyo Electronics (Thailand) Co., Ltd.



TOYO ELECTRONICS Co., Ltd.

Toyo Electronics (Thailand) Co., Ltd. is a manufacturing company of optical communication module and semiconductor from Japan. Toyo Electronics has recently leased one more TICON factory with an area of 3,750 sq m inside Amata Nakorn Industrial Estate. They aim to use the factory for serving their business operation.



Schenker (Thai) Ltd.



DB SCHENKER

Schenker (Thai) Ltd. is a logistics service provider in Thailand providing integrated international transport and logistics services. Schenker supports international trade by offering land, air and ocean transport as well as customs brokerage and supply chain management services. Recently, Schenker (Thai) leased additional TPARK warehouse with an area of 5,310 sq m inside TPARK Laemchabang 1 for supporting their logistics services.

Zhongce Rubber (Thailand) Co., Ltd.



中策橡胶
zc rubber
Hangzhou Zhongce Rubber Co., Ltd.

Zhongce Rubber (Thailand) Co., Ltd. is a company engaged in tire manufacturing from China. The firm was founded in June 2015 and is based in Thailand. Recently, Zhongce Rubber (Thailand) leased TPARK warehouse with an area of 5,328 sq m inside TPARK Amata City in order to store their products.

FULFILLING ONLINE ORDERS



IN THE DISTRIBUTION CENTRE

THE IMPORTANCE OF ON-LINE BUSINESS

According to eMarketer projections, the global B2C e-commerce sales will continue to grow and surpass US\$2.3 trillion by 2017. Forrester Research indicate that this projected growth will be partly driven by five of the largest online retail markets in the Asia-Pacific region – China, Japan, South Korea, India, and Australia – which will see e-commerce sales rise from US\$398 billion in 2013 to US\$858 billion in 2018 at a compound annual growth rate of more than 16 percent.

In order to remain viable, it is important that existing APAC retailers are able to provide a competitive and rewarding brand experience for online customers. Once an effective web site to enable on-line business has been set up, the next challenge is the fast and efficient fulfilment of orders within a distribution centre.

The article seeks to highlight the challenges that online orders present to distribution centre managers and sets out a range of solutions and options to productively deal with them.

WHY IS FULFILLING ONLINE ORDERS SO CHALLENGING?

On-line businesses are often characterised by many if not all of the following:

- Many small orders
- High number of SKUs
- High percentage of returns
- Special packing requirements
- Fast response time requirements

WHY DO THESE ISSUES MAKE ON-LINE ORDER FULFILMENT MORE CHALLENGING THAN FOR EXAMPLE STORE ORDER FULFILMENT?

MANY SMALL ORDERS

In terms of picking productivity, picking small orders is generally less efficient than picking large orders. This is because the travel distance between picks tends to be greater for small orders than for large orders. For example, unless a special technique such as batching or Goods-to-Person is applied, picking 10,000 2line orders will take on average significantly more effort than picking 100 200-line orders. In both cases the total task is 20,000 order lines, but the smaller orders will be less efficient to pick.

HIGH NUMBER OF SKUS

In many on-line businesses (but not all) a key driver for success is the range of product that can be purchased through the on-line channel. If a high number of SKUs are stocked in the distribution centre, this will exacerbate the inherent inefficiency of manually picking small orders by further increasing the travel distance between picks. If SKUs are bought in from third parties, the incoming products need to be sorted to order. Because the number of daily orders is very high, this is not a trivial task.



HIGH PERCENTAGE OF RETURNS

A key incentive for customers to buy over the internet when they cannot physically see, touch, taste or try a product is the ability to easily return the product if it turns out to be something other than what they expected. While this approach provides a key benefit to the customer and is often a prerequisite for on-line buyers, it can create major headaches for the distribution centre. The receipt, identification, evaluation, sorting, repacking, restocking and crediting of returns can be both labour and space intensive.

SPECIAL PACKING REQUIREMENTS

Because on-line orders are typically small, they are often despatched in post packs, satchels or small cartons. While picking directly into the despatch unit provides "one-touch" efficiency, this is often not practical with on-line orders and therefore a separate packing facility is required. Moreover, many on-line suppliers offer special services such as gift wrapping or personalised messages to be included with the product. These additional touches, while important for the "customer experience", come at a cost to efficiency.

FAST RESPONSE TIME REQUIREMENT

In this case, response time refers to the time between receiving an order from a customer and despatching it from the distribution centre. A key differentiator for online suppliers is often speed of delivery and the benchmarks in this respect are becoming ever more demanding. While techniques such as batching small orders together can certainly increase picking efficiency, which is discussed below, the creation of large batches can also reduce order response times and may be incompatible with operations where same day despatch times are required. ■



(Continues in next issue)

TICON GROUP NEW YEAR PARTY “We Are FAMILY”

TICON WELCOMED THE YEAR 2017 WITH A WARM AND LOVELY NEW YEAR PARTY UNDER THE THEME “WE ARE FAMILY”—A NEW YEAR PRESENT AND A TOKEN OF APPRECIATION FOR THE HARD WORKS AND DEVOTION OF TICON PEOPLE THROUGHOUT 2016 AND A VIBRANT BEGINNING FOR EVERYONE TO START FRESH AND READY TO BUILD FURTHER GROWTH.



This year, TICON's New Year Party had a special moment as the Group welcomed the new members to the management team—Directors and a senior executives of Frasers Centrepoint Limited (FCL). Mr. Sapon Racharaksa, President, was introduced to TICON family along with

Mr. Tim Edwards, Executive GM Development, from Australia. Both of them will be in charge of factory and warehouse development under the leadership of Mr. Virapan Pulges, who was recently promoted to Chief Executive Officer. During the party, the Board of Directors and senior management greeted all employees and shared with them the vision and aspiration to become ASEAN's No. 1 industrial estate developer in the near future.



The **TICON family** had a great time with good food and great conversation. The highlight of the event was the lucky draw to win exciting prizes, making the event filled with fun and excitement of staff cheering for winners of wonderful presents ■

Happy Party... Happy Family.

CHEERS!



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

TICON Rojna Industrial Estate Prachinburi

TICON's top quality, ready-built warehouses for rent are available at your disposal in Rojna Industrial Park Pracheenburi on Highway Route 304. The location offers convenience for distribution of products to different regions of Thailand as it connects to the town of Nakhon Ratchasima, Bangkok, Cha-choengsao, Laemchabang Seaport, Mab Taphut Seaport, and Aranya Pratet in Srakaew province. Upon completion, the entire Project would comprise almost 200,000 sqm. This Project is suitable for various industries, especially the automotive sector. The Project is proud to serve one of the largest automotive players at present.



Available Buildings

Location: Rojna Industrial Park (Prachinburi)

Size: 2,000-4,000 sqm.

Floor Fitness: 3 tons / sqm.

Height: 7 meters



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!



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
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here!



TPARK Wangnoi 2

For operators seeking great location for goods distribution, top quality, international-standards, green warehouses, TPARK's green building is your ultimate answer. TPARK Wangnoi 2 Project is located on Paholyothin Road (Highway Route 1), only 200 meters away from the outer ring road, making it perfect spot to distribute products to Bangkok and vicinity as well as the Northern Region and Northeastern Region. In addition, the Project is surrounded by several key FMCG distribution centers. A duty-free zone service is available in the Project, which is granted with BOI privileges. TPARK Wangnoi 2 Project was certified with LEED (Leadership in Energy and Environmental Design), Silver level by U.S. Green Building Council (USGBC). Our green buildings save over 30% of energy when compared to buildings in general and promote safe and healthy workplace environment for staff in the facility.

Available Buildings

Location: TPARK Wangnoi 2 Project

Size: 1,500-5,940 sqm.

Floor Fitness: 3 tons / sqm.

Height: 10 meters

Take a Break



Tom Sab Kai

the roasted chicken that is crispy on the outside and juicy on the inside. Diners dub it "the original flying chicken of Khon Kaen". The chicken is perfectly complemented with spicy papaya salad with Thai anchovy called "Tum Pu Plara Wanida", steamed fish in spicy dip (Pla Nueng Jaew), fried fish in spicy sauce (Larb Pla Tod), fresh sour pork (Nam Sod), fried sour pork on stick, grilled pork shoulder (Kor Moo Yang), spicy chicken soup (Tom Sab Kai), spicy dill soup (Tom Sab Gang Aom), spicy salad with cucumber and boiled eggs (Tang Kai Tom), and Khon Kaen fried noodle (Pad Mee Khon Kaen). End your hot and spicy meal with famous dessert—*Kanom Jumba* or shaved ice with bread, condensed milk, and syrup, or milk tea, or coffee as you prefer. It's so good that you really can't afford to miss. Enjoy! ■



Tum Pu Plara Wanida

This issue, our honorable guide Khun Tan, takes Take a Break team to delve into the authentic taste of the Northeast at "**Wanida Rotviset**" house of Esarn cuisine. This is one of signature restaurants in Khon Kaen province as their roasted chicken, fried pork, and grilled fish are heavenly deli-



Larb Pla Tod

cious! Getting here is very easy. From the outbound of town gate, turn left onto the Mitrapap Road. The restaurant is located 2 kilometers from Central Department Store near the Charoensri Intersection and next to PTT petrol station (Khon Kaen town). Parking is convenient as the parking lot can accommodate personal cars and coaches. Private rooms with air conditioners are available for group dining. The place is usually jam-packed during lunch hour.

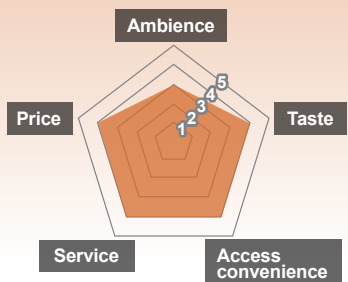
If you dine here, do order

Wanida Rotviset Restaurant

Open daily
from 07.30–17.30 hrs.

Location: Near TPARK
Khon Khen Project
Address: 177 Mitrapap Road,
Tambon Sila,
Amphoe Muang
Khon Kaen,
Khon Kaen province

Tel. 043 225004,
043 220371



Tom Sab Kai



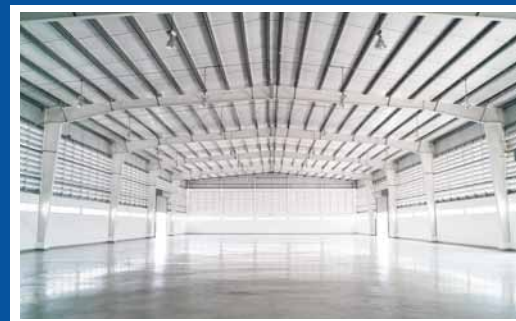
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