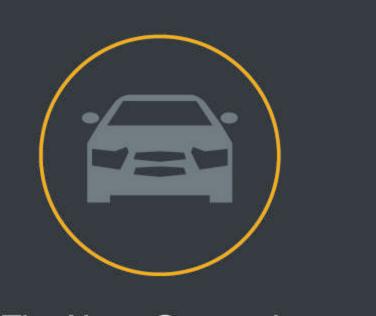
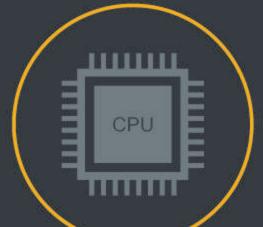


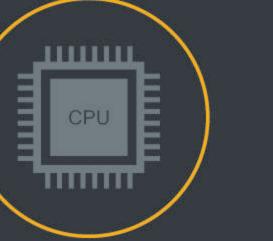
#### Focused Projects And Investment Plan in 5 Years

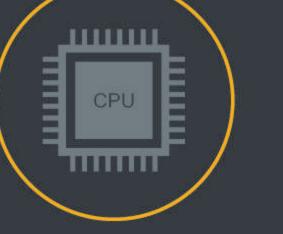


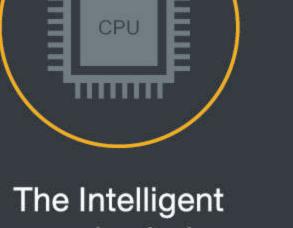
### 10 Targeted Industries





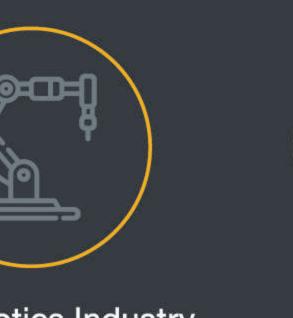




























Biofuel and Biochemical Industries

# OUR CLIENTS

#### Fully Owned Industrial Park

#### TFD Industrial Estate

er Engineering (Thailand) Co., Ltd.	Japan	Steel
Smith Rapak (Thailand) Ltd.	New Zealand	Packaging
anaka International Co., Ltd.	Japan	Steel
gkok Magnet Wire Co., Ltd.	Thailand	Electronic
ec (Thailand) Co., Ltd.	Japan	Consumer Products
ertech 2004 Co., Ltd.	Germany	Automotive
RITZ Johnsonfoils Ltd.	U.S.A.	Machinery
Thomas Co., Ltd.	U.S.A.	Rubber Garment
Tech (Thailand) Co., Ltd.	Tiwan	Automotive
Unitika Spunbond Co., Ltd.	Japan	Nonwoven Spunbond Fabric
yo Plastics (Thailand) Co., Ltd.	Japan	Plastic Auto Parts
zon Colours Co., Ltd.	South Africa	Manufactuing colours
OTOMI Auto parts (Thailand) Co., Ltd.	Japan	<b>Bodies Cars Manufacturing</b>
C Electronics (Thailand) Co., Ltd.	Japan	Electronic Manufacturing
a (Thailand) Co., Ltd.	Japan	Automotive Parts
Horikawa Co., Ltd.	Japan	Metal Parts and Metal
		Pressparts Manufacturing
art Engineering (1999) Co., Ltd.	Thailand	Plastic Auto Parts
-Ei Rubber (Thailand) Co., Ltd.	Japan	Automotive Parts
ino (Thailand) Co., Ltd.	Japan	Machinery Manufacturing
en Kohki Thai Co., Ltd.	Japan	Eletronic Manafacturing
Kyowa Kako Co., Ltd.	Japan	Air Pollution Control
mer Group (Thailand) Co., Ltd.	U.S.A.	Sintered Brake Pads
us (Thailand) Co., Ltd.	Singapore	Electronic Parts
el Asia Pacific Co., Ltd.	U.S.A.	Packaging Machine

#### Green Park 1

#### Green Park 2

Twin Lotus Co., Ltd.	Thailand	Beverage
Sae Chaang World Co., Ltd.	Korea	Food
EPE Packaging (Thailand) Co., Ltd.	Japan	Plastic

#### Green Park 3

ODR Tech Co., Ltd.
AWS Machinery Co., Ltd.
YCH Group Co., Ltd.
V.A, Energy Co., Ltd.
1Moby Co., Ltd.
Pacific Quality Control Centre
(Thailand) Co., Ltd.
Simple Foods Co., Ltd.

### Partially Owned Land Plot

#### Laem Chabang Industrial Estate

Kentop (Thailand) Ltd.	Argentina	Packaging
Belzona Polymerics Ltd.	England	Laboratory
Arezzo Refinery Co., Ltd.	Italy	Consumer Products
Strongpacks Co., Ltd.	Thailand	Packaging
Tricon Thai Automation Co., Ltd.	Denmark	Machinery
Hoppy Industrial (Thailand) Co., Ltd.	Korea	Warehouse
Formica Crystal Systems Co., Ltd.	Russia	Consumer Products
Srithai Agro Co., Ltd.	Thailand	Food
Fagerdala Leamchabang Co., Ltd.	Singapore	Packaging
Danthai Machinery Co., Ltd.	Denmark	Machinery
Nico Steel Centre (Thailand) Co., Ltd.	Singapore	Machinery
SynGem Co., Ltd.	Russia	Consumer Products
Tiscom-Pls Co., Ltd.	England	Warehouse
Yusen Logistics (Thailand) Co., Ltd.	Argentina	Warehouse

#### Nava Nakorn Industrial Promotion Zone

Thai Daizo Nichimoly Co., Ltd.	Japan	Chemical
Betsukawa (Thailand) Co., Ltd.	Japan	Automotive

#### Kingkaew Warehouse Project

Megadyne Thai Co., Ltd.	Italy	Warehouse
Kiss of Beauty Co., Ltd.	Thailand	Warehouse
Cosmonation Co., Ltd.	Thailand	Warehouse
UBE Machinery Thai Co., Ltd.	Japan	Warehouse
Sevenoaks Co., Ltd.	Thailand	Laboratory
Master Imtact Co., Ltd.	Thailand	Warehouse
Biogreen Enzyme (Thailand) Co., Ltd.	Tiwan	Warehouse
NDT (Thailand) Co., Ltd.	Japan	Warehouse
Samwon Lamluka (Thailand) Co., Ltd.	Korea	<b>Consumer Products</b>
Astralpool (Thailand) Co., Ltd.	Spain	Warehouse
Shinsho K'mac Precision Parts (Bangkok) Co., Ltd.	Japan	<b>Trading Centre</b>
Ulvac (Thailand) Ltd.	Japan	Trading Centre
Rhenus Logistics Co., Ltd.	Germany	Warehouse
World Pack System Co., Ltd.	Japan	Warehouse

Blink Sourcing Team Co., Ltd.

Sony Technology (Thailand) Co., Ltd.

CT Progress Forever Co., Ltd.	China	Laboratory
Bangkadi Industrial Park		
Metech Recycle (Thailand) Co., Ltd.	Thailand	Recycle Product
Nakamura Electric (Thailand) Co., Ltd.	Japan	Automotive
Thermoster (Thailand) Co., Ltd.	Japan	Plastic
HappyChef (Thailand) Co., Ltd.	Thailand	Food

#### Bangpa-In Industrial Estate

Stars Microelectronics	(Thailand) PCL.	Thailan
Otal o Milor o olo oti o moo	(Trianaria) i ozi	Titaliali

Electronic

Japan

Consumer Products

Electronic parts



The Eastern Economic Corridor (EEC) Development Plan under scheme of Thailand 4.0 aiming to revitalise and enhancing of the well-known Eastern Seaboard Development Program that had supported Thailand as a powerhouse for industrial production in Thailand for over 30 years. Under this initiative, the Eastern Economic Corridor Office of Thailand (the EECO) has been assigned to drive the country's investment in up-lifting innovation and advanced technology for the future generation. The EEC Development Plan will lead a significant development and transformation of Thailand's investment in physical and social infrastructure in the area. The EEC project will, initially, be focused in 3 eastern provinces namely Chachoengsao, Chonburi and Rayong. Regarding this, the EEC Policy committee is the primary Royal Thai Government collective force chaired by Prime Minister of Thailand.

## Privileges on EEC

#### Exemption from corporate income tax

Exemption from corporate income tax for up to 15 Years.

#### Exemption of import duties on machinery

Exemption of import duties tax on machinery, raw or essential materials that import for using in production and R&D.

#### Rights to state's land

Have the rigths to make the state's land lease agreement for 50 years, and renewable upon approval for further 49 years.

#### One-stop service centre

One-stop service centre to facilitate foreign investors which provide useful information and issue the permits for trading, export and import in one location.

#### Permission to own land

Permission to own land for BOI promoted projects.

#### Matching Grants for Investment

Get the Matching Grants for investment, R&D, Innovation development and human resources development in

#### Five-year work visa

Offer the attractive five-year work visa to investors, specialists and scientists.

#### The lowest personal income tax rate (17%) in ASEAN

For executives, specialists and reserchers who qualified by the Director-general of Revenue Department under the law which related to the nation's competitiveness enhancement in the promoted businesses or The Investment Promotion Act.



JCK International Public Company Limited.

Computer Manufacturing

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www.jck.international

# WHY US?



Dr.Apichai Taechaubol Chairman/Executive Chairman

#### JCK International Background

JCK International Public Company limited (JCK International) (former Thai Factory Development Public Company Limited) was established in 1977, by a joint venture between The Industrial Finance Corporation of Thailand (IFCT) and the England-based Commonwealth Development Corporation (CDC). Our company had been listed in the Stock Exchange of Thailand since 1991, in the property development classification and became a public company in 1994. Currently, JCK International has increased its registered capital to 3,324 million baht for company investments.

Till today, our company core business aims to develop partial of land in Chachoengsao Province for industrial estates purposes and ready-made standard factory both for sale and rent in the industrial

#### Standard factory / Warehouse building

The company aims to build ready-built standard factories and warehouse for sale in various locations in industrial zones. Which offer investors appropriate surrounding, good environment, convenient access, proper tele-communication systems, sufficient infrastructure and security services with decent terms and conditions. Furthermore, we provide ready-built factories for alternative options to manufacturers both in general industrial zone and free trade zone.

Ready-built standard factories are stand-alone building with fences, ample parking spaces and guardhouse. These factories are typically made with one-level plus mezzanine floor which can be use as an office from 1,000 square metres to 3,000 square metres, where floor loading capacity is 3 tons per square metres in average. In addition, we also provide selective options for investors to purchase or lease first and purchase later.

#### The Industrial Estate

In 2007, JCK International signed a joint – operation contract with the Industrial Estate Authority of Thailand (IEAT) and found TFD Industrial Estate located in Bangpakong District, Chachoengsao Province with an aim to develop industrial land, set up basic infrastructure and to build standard factory buildings to serve Thai and foreign investors' in general industrial zone and free trade zone.

In coherent state of short distance away from Bangkok and convenient transportation for manufacturers. In regard of the position adjacent to the access of the highway and away from floodable areas, the location is the utmost ideally developed as factories, warehouse and logistic center. With the advantage of consumable timing in transportation; 20 minutes to Suvarnabhumi International Airport, 40 minutes to Laem Chabang Deep Seaport and good proximity to Bangkok metropolitan area.

In addition, the government had promoted Chachoengsao, Chonburi and Rayong provinces to be the special economic zone; that connect the western provinces together called "The Eastern Economic Corridor (EEC)". Regarding such scheme, the government shall invest approximately THB 300 billion in developing the infrastructure and will provide tax privileges to promote investment in these area. In consequence, investors in TFD Industrial Estate 2 has the right to receive investment benefits from the EEC such as exemption from corporate income tax, exemption of import duties on machinery, permission to own land etc..

#### TFD Industrial Estate

With the total project area of approximately 303 rais, the project is divided into two zones; 1) General zone has 156 rais and 2) Free trade zone has 74 rais. Where some plots of land were developed into ready-built factories for sell.

#### TFD Industrial Estate 2

Our success in developing TFD Industrial Estate 1. JCK International and The Industrial Estate Authority of Thailand (IEAT) entered a new joint operation contract on November 10, 2016 to develop a new Industrial Estate called "TFD Industrial Estate 2". The project had received the approval of the Environmental Impact Assessment (EIA) in 2017 and also have gain permission to do land plot consequently in 2018.

The key feature of TFD Industrial Estate 2, is the prime location which is located parallel with the Bangkok - Chonburi motorway and highway 314, located in the heart of the Eastern Economic Corridor. The key highlight of this project is the main road that we expanded up to 35



Raw water from EAST WATER

Infrastructure

619-0-42.10 129-2-55.50 84-2-08.30

Green Area

Water supply Cubic metre / day

water supply system

(ultra filtration system) Waste water treatment

Cubic metre / day

Waste water of water supply Fire extinguisher

metre each

4,000 litre water truck

Main road width

(14-metre dual carriageway)

Minor road width

(14-metre single carriageway)

**Provincial Electricity** authority

High voltage 115kv /22kv from PEA

total of 172,611 cubic metres

Utilities +2.7 metre (above main sea level)

The level of the entire estate 50 cm (above the level of flooding situation in the past 10 years)

JASTEL/TOT is the operator

Factory owner

Dangerous waste

coordinating with local authority

factory owner deliver to authorized company

Suvarnabhumi Airport

Samut Prakan

Bangkok - Chon Buri Motorway Rd.

Chon Buri

Mab Ta Phut Port Rayong

