

Fraser's Property Industrial (Thailand) clinches deal of 34,000 sqm Built-to-Suit Regional Distribution Center on a 10-year lease with Thai Beverage Logistics

- ◆ Fraser's Property Industrial (Thailand) enters into a strategic partnership with Thai Beverage Logistics. The 10-year lease agreement reflects the customer's confidence in FPIT to provide mission-critical operations support, winning the long-term trust of ThaiBev Group.
- ◆ The collaboration between two large companies within TCC Group lays the footprint to more robust and efficient logistics routes nationwide and strengthens the Group's synergy and competitiveness in Thailand.
- ◆ The new BTS (Built-to-Suit) development, with a total footprint of approx. 34,000 sqm, is situated in Fraser's Property Logistics Park (Wangnoi 2), Ayutthaya province, a strategic location for manufacturing and supply chains of F&B, FMCG, automotive and electronics industries. This logistics cluster is recognized as the main gateway to supplying products to Central, Northern and North-eastern Thailand.
- ◆ An approx. 40 rai of land will be developed as TBL's Regional Distribution Center for its beverage products of ThaiBev Group, a leading beverage company in Southeast Asia. The project is scheduled for completion by Q3 2021.

BANGKOK, 17 MARCH 2021

Fraser's Property Industrial (Thailand) Company Limited ("FPIT"), Thailand's leading industrial property developer and wholly owned subsidiary of Fraser's Property (Thailand) Public Company Limited ("FPT"), has signed a 10-year lease agreement to develop a new Built-to-Suit Regional Distribution Centre (RDC) for Thai Beverage Logistics Company Limited ("TBL"), a logistics arm of Thai Beverage Public Company Limited ("ThaiBev"). ThaiBev is the market leader in ASEAN's beverage sector which has opted into a long-term strategic arrangement with FPIT, the industrial business seamless solutions provider.

Mr. **Sopon Racharaksa**, CEO of Fraser's Property Industrial (Thailand) Company Limited, said: "We are grateful to TBL for their confidence and trust in our company as its key strategic partner in developing a sustainable, bespoke and highly-efficient distribution center tailored for TBL's logistics and operations requirements. We have invested time and effort to understand our client's business demands, expansion plans and operational requirements before conducting our building configuration study. Our design and development planning serves to optimize storage capacity, productivity, operations efficiency, cost and manhour savings. Additionally, a single smooth traffic flow and control plan is well-designed to meet TBL's daily fast-turnover requirements, as well as ensuring the safety and security of its inventories and people working on-site."

FPIT has earlier completed the successful handover of over 100,000 sqm of built-to-suit warehouses in Bangplee, consisting of the multi-temperature distribution center for Food and Beverage Logistics leader, HAVI Logistics Thailand and the omnichannel distribution center which enables logistics connectivity between online and offline platforms for the leading retail player in Thailand. Once again, FPIT emphasized its care for people and a human-centric architecture at TBL's new facility. The design of this RDC is concentrated on creating a cozy yet functional working environment for the workers on site, with passenger and pedestrian traffic flows separated away from logistics access, high levels of site security and engineered-in safety throughout the facility.

TBL's Regional Distribution Center's 12-meter clear height, floor loading of 5 ton/sqm, and a dedicated battery charging room for forklifts separated from operational areas promote efficiency and security benefits. The loading bay canopies of 20 meters in width are designed to maximize speed and flexibility in the movement of shipments by its side-loading or back-loading. Moreover, FPIT implements technology for

natural lighting, roof ventilation, and translucent siding to ensure a healthy and positive work environment for TBL employees.

The RDC will be developed on an approx. 40-rai of land in Frasers Property Logistics Park (Wangnoi 2), Ayutthaya province. Wangnoi is situated at the confluence of two main national highways, No.1 and No.9, whilst the targeted completion of Motor Way Bang Pa-in – Nakorn Ratchasima in 2021 is foreseen to further contribute to Wangnoi’s locational strength as an ideal logistics interchange for Thailand and ASEAN-oriented distribution operators.

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About Frasers Property Industrial (Thailand) Company Limited

Frasers Property Industrial (Thailand) Company Limited (“FPIT”) is a leading provider of modern industrial property development in Thailand, a subsidiary of Frasers Property (Thailand) Public Company limited (“FPT”). The Company provides integrated development of industrial properties with a strong portfolio of factory and warehouse of over 3 million square meters under management in 50 strategic locations within major industrial estates, industrial parks, industrial promotion zones, logistic parks, and free-trade zones across Thailand. FPIT provides Ready-Built industrial properties in various sizes and specification and Built-to-Suit development to meet all customers’ needs. The Company also offers best-in-class industrial properties which are designed and developed with green building standards and certifications to serve sustainable developments.

About Frasers Property (Thailand) Public Company Limited

Frasers Property (Thailand) Public Company Limited (“FPT”), a subsidiary of Frasers Property Group is a leading integrated real estate platform with multi-asset class expertise. FPT through its subsidiary, Golden Land Property Development Public Company Limited (“GOLD”) has businesses in Industrial, Residential, Commercial and Hospitality property in Thailand.

FPT is also the sponsor and manager of Thailand’s largest industrial REIT, Frasers Property Thailand Industrial Freehold & Leasehold REIT (“FTREIT”), which is focused on industrial and logistics properties in Thailand; while GOLD is a sponsor and property manager of Golden Ventures Leasehold Real Estate Investment Trust (“GVREIT”), a REIT focused on commercial properties. FPT, GOLD, FTREIT and GVREIT are listed on the Stock Exchange of Thailand.

For more information on FPT, please visit: frasersproperty.co.th

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