



Factory, Mini factory, Warehouse for Rent and Sale

TIP Holding Company Limited has successfully designed and built all-purposed mini factories to serve small and medium enterprises (SMEs) in the industrial sector. Our buildings accommodate SME's needs, such as, strong floor load capacity, alleviated factory floor, decorated office, and insulated rooftop. Since 1995, we have built over 500,000 sqm. or 400 units by 2015.

TIP factory and warehouse units range from 400 to 10,000 square meters. At our projects, our clients have enjoyed various advantages such as: no utilities surcharge, flexible hours of operation, closer to work force area.

TIP main location is easily accessible from Suvarnabhumi Airport. Convenient stores, banks, shopping malls and cheap apartments for workers are within reach. Suppliers for parts and machineries are located nearby. If you are looking to rent a factory in Thailand, let us be your first choice.

- Ready-Built SME Factories
- Logistics Park
- Budget Warehouses
- Built-to-suit factories
- Various sizes from 400 to 10,000 sqm.
- Closest to Bangkok



Tip Holding Co., Ltd.

| Destination | Time* (minutes) | Distance* (km) |
|----------------------------|-----------------|----------------|
| Bangplee Industrial Estate | 10 | 7 |
| Bangpoo Industrial Estate | 29 | 27 |
| Wellgrow Industrial Estate | 30 | 31 |
| Amata Nakorn | 40 | 48 |
| Ekkamai | 38 | 32 |
| Toyota Chachoengsao | 47 | 56 |
| Laemchabang | 70 | 84 |

* Info from Google Earth

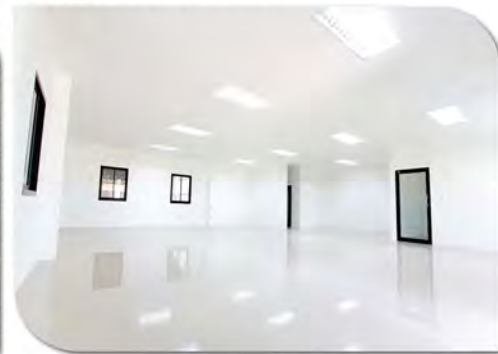
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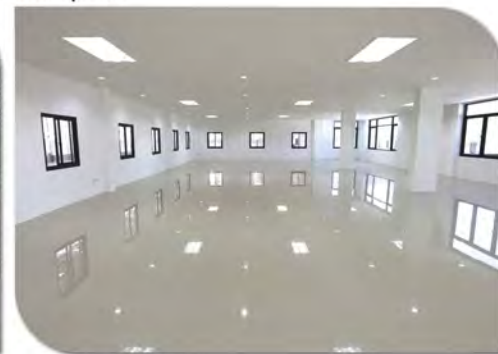
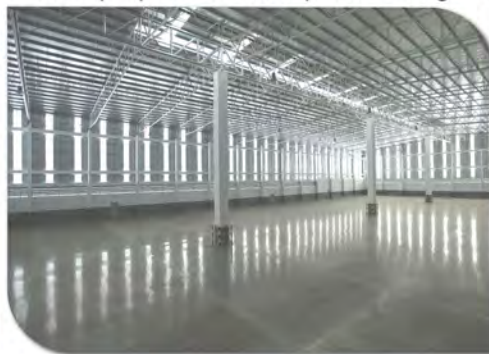
Model 10,000 sqm

High performance warehouse with PU-roof, polished floor, and dock levelers.



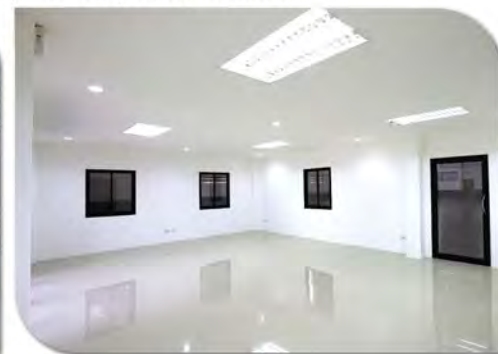
Model 5,000 sqm

Multi-purpose workshop with a large office space



Model 1,500-3,000 sqm

Most popular size for SMEs. Options for polished floor, PU-roof, dock levelers



Model 700-900 sqm

Micro factories with premium specifications. New units offer polished floor and PU-roof.



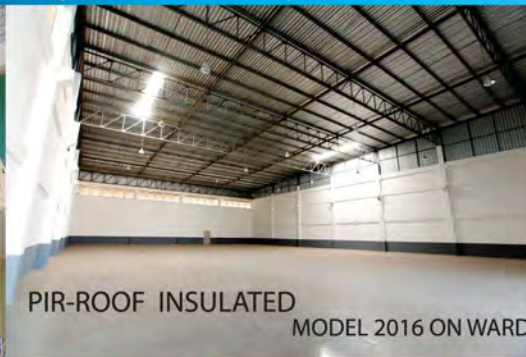


Close to Suvarnabhumi Drainage Canal

Maintenance Staff

Bright and Clean Work Space

Flume and Pumping station (100 cm³ per second)



PIR-ROOF INSULATED
MODEL 2016 ON WARD

Location Map: Teparak/Bangna km. 19



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Our ready-built factories are designed to serve various industries.

Clients' Profile by Industry

| | |
|--------------------|-----|
| Apparels | 5% |
| Auto-parts | 8% |
| Chemicals | 2% |
| CNC and Molds | 16% |
| Electronics | 3% |
| Food and Drugs | 8% |
| Furnitures | 6% |
| Logistics | 2% |
| Plastics | 6% |
| Steels and Metals | 5% |
| Storage of goods | 17% |
| Tools and Machines | 11% |
| Others | 11% |

**Clients' Profile by Nationality
(New Projects only)
Projects TIP 5 – TIP 7**

| | |
|--------------------|-----|
| Japanese | 70% |
| Thai | 12% |
| Australia | 6% |
| USA | 6% |
| European | 3% |
| Asian ex. Japanese | 3% |

**Clients' Profile by Nationality
(All projects)**

| | |
|------------------------|-----|
| Thai | 44% |
| Japanese | 25% |
| Asian ex. Japanese | 15% |
| European | 10% |
| Joint Venture Business | 3% |
| USA | 2% |
| Australia | 1% |

Our valued clients are well known in their industries.

