



**CREATING PERFECT CITIES**

WHERE POSSIBILITIES HAPPEN



## Creating Perfect Cities Where Possibilities Happen



### Welcome to a world of exciting possibilities

Amata is a leading developer and operator of industrial cities. Since 1989, we have helped global companies build an industrial base in Southeast Asia and grow their businesses.

If you are looking to set up or expand your manufacturing base in the region, you need a partner with the infrastructure and professional support to guide your business towards success.

Amata is that partner and Southeast Asia is the place to do it.

Located at the very heart of global growth, it is no wonder investors view the region positively, especially with all the financial and commercial incentives on offer.

Over the last 30 years, Amata has grown from a small entity to become an industrial giant, fired by the vision of Thai entrepreneur Vikrom Kromadit. We currently operate several prime sites in Thailand and Vietnam – with more in development in Myanmar and Laos – and offer a flexible package of services that create a secure and compelling investment opportunity.

Organisations from over 29 countries, including many Fortune 500 companies, have chosen Amata as home. The mix of high quality services, environmental sustainability and long-term commitment attracts a huge range of investors who all share our optimism and desire for success.

We are always building, always expanding. Why not make an Amata city home for your business?

*“In Sanskrit, ‘amata’ means ‘eternity’. Amata is committed to growing commerce and economies in Thailand, Vietnam, Myanmar and Laos, while preserving the harmonious existence between industry and surrounding communities. Based on rigorous social and environmental responsibilities – under the ALL WIN philosophy – we are driven by a sustainable management approach, true to the spirit of the ‘Smart City’, embracing global changes and facing the challenges of the future. Happiness and success go hand-in-hand for Amata’s clients, staff and stakeholders alike...for all eternity.”*

*Vikrom Kromadit  
Chairman and Acting CEO, Amata  
Corporation PCL*





## Today

- Over **100 km<sup>2</sup>** of developed land
- Over **1,400** tenants
- More than **300,000** people working
- **40** companies & subsidiaries in the group
- Around **56 billion USD** in customers' output contributing to country's GDP (\*)

## Goals

- **500 km<sup>2</sup>** of developed land
- More than **1,000,000** people working
- Around **90 billion USD** in customers' output contributing to country's GDP

*Remark: all figures collectively for Thailand & Vietnam operations, \*figures for Thailand only, based on USD yearly average reference rate, as of 2018*

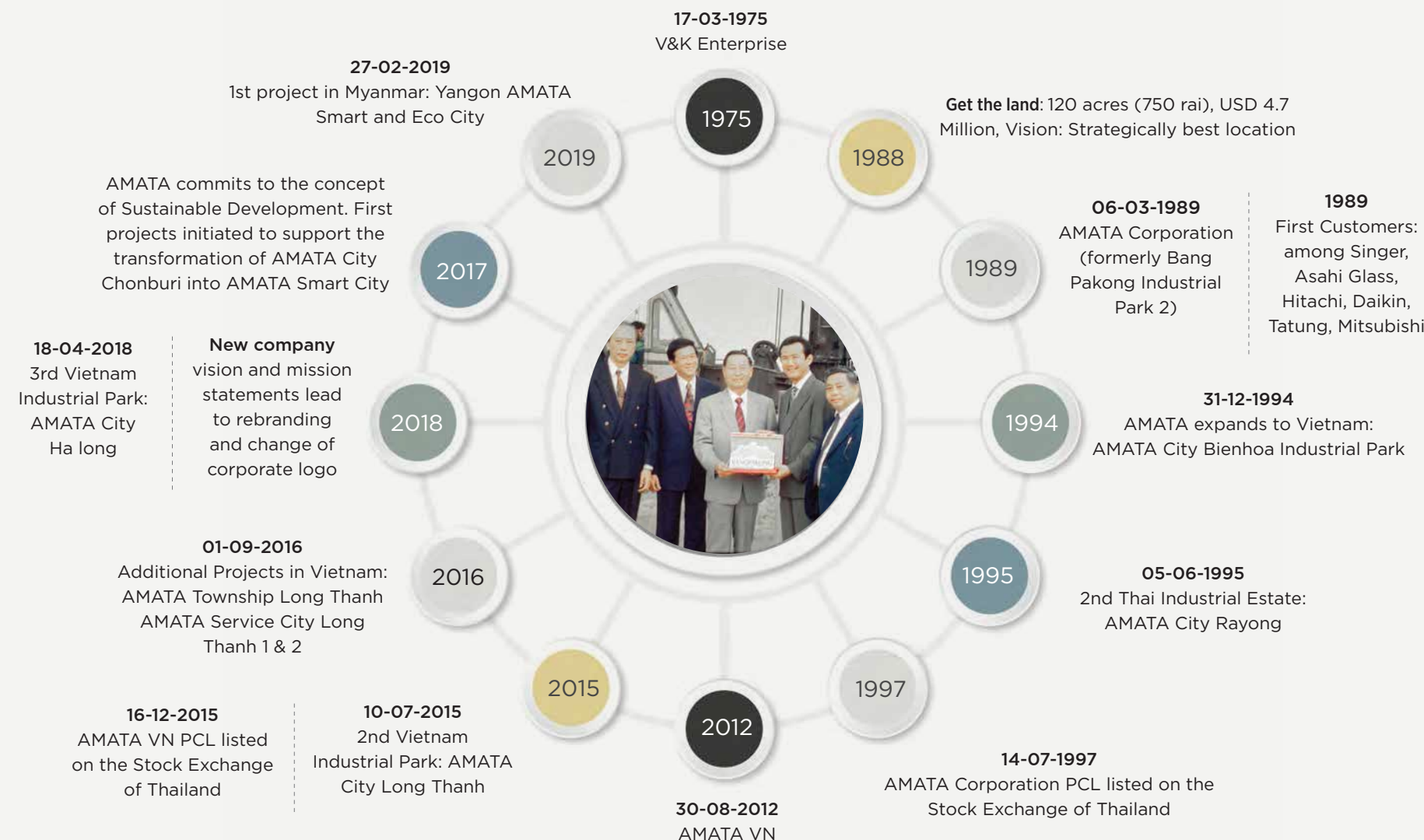




## A quick overview

Amata Corporation PCL., listed on the Stock Exchange of Thailand, focuses on industrial estate development and related business in Thailand and other countries. According to its 2019 annual report, 39 subsidiaries and associate companies in which Amata Corporation holds shares directly or indirectly operate industrial estates, provide urban development, utilities and services, or serve as holding companies.

Amata Corporation is the major shareholder of Amata VN PCL., also a publicly-listed company on the Stock Exchange of Thailand. All investments and businesses in Vietnam are made through Amata VN.



## Amata Group Sustainability Framework

Amata Group supports the United Nations Sustainable Development Goals, with the assistance of the Global Reporting Initiative (GRI). All projects are developed in accordance within a sustainable development framework, implementing policies to increase efficiency and minimize all possible environmental impacts.

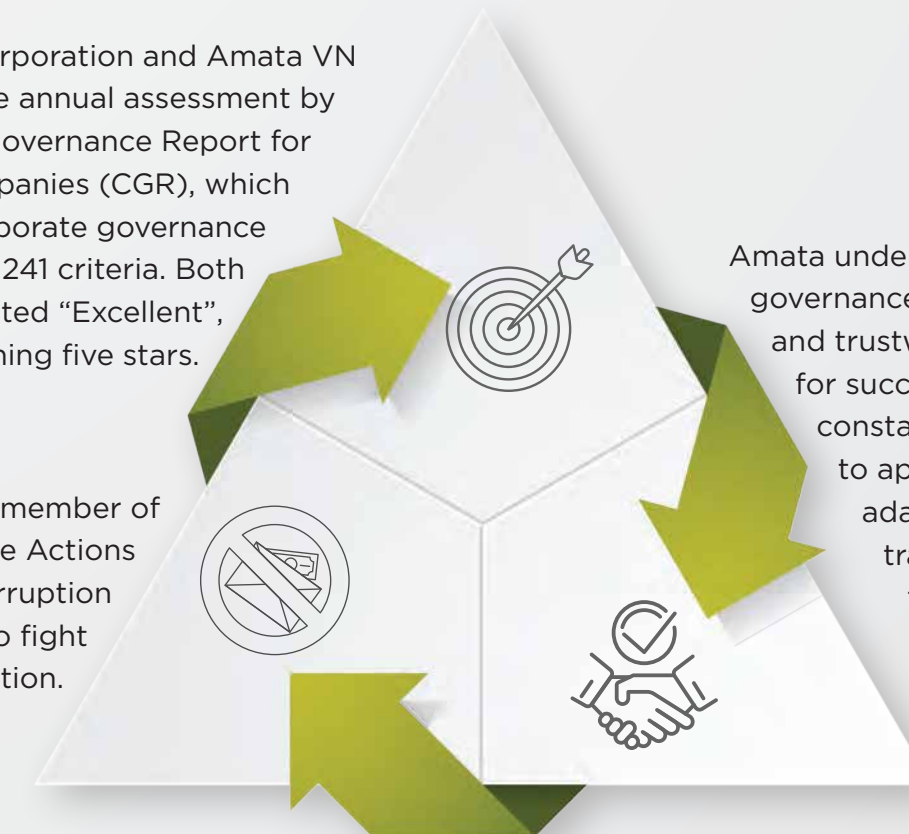
Utilizing innovation and technology, we are evolving towards a Smart City that balances business, social and environmental factors, responding to evident global challenges and emerging risks.



## Scoring Highest Ratings for Outstanding Corporate Governance

Amata Corporation and Amata VN participate in the annual assessment by the Corporate Governance Report for Thai Listed Companies (CGR), which evaluates corporate governance practices using 241 criteria. Both companies were rated “Excellent”, earning five stars.

We are also a member of Thailand’s Collective Actions Coalition Against Corruption (CAC), a private initiative to fight deep-seated corruption.



Amata understands that good corporate governance, backed-up by credibility and trustworthiness is the foundation for successful business growth. We constantly pay special attention to applying new procedures and adapting policies for greater transparency and responsibility to our stakeholders and society.

# ALL WIN – Amata’s Business Philosophy

We are committed to conducting our business in a manner that gives equal importance to the economy, society and the environment. Our sustainable management agenda mandates a balanced business approach, placing equal importance on our stakeholders, society and the ecosystem, to the benefit of all.



Our logo, with the motto “Save Earth, Safe Us” was created to represent all of our initiatives related to climate change and greenhouse gas reduction. It’s designed to create awareness of the urgency of our situation.

The motto was the result of a competition among employees. The winner was selected by a jury of executives and an environmental specialist. The full motto reads, “Earth as the source of all life we depend upon and won’t be able to survive without. Be safe in the future and have food to eat and water to drink, and safe from global warming, occurrence of natural disasters etc.”

## Amata DNA: DRIVE

D

**Dependable for Success** - We depend upon our employees to support Amata’s journey to achieve its goals and favourable outcomes, under the “All-Win” philosophy of resiliency and adaptability to future changes.

R

**Responsive** - Our employees are comfortable proactively engaging through value chain and communicating with our stakeholders.

I

**Innovative** - Our employees are risk-takers and are creative and innovative in finding solutions to problems. Thus they are able to initiate change in times of volatility, uncertainty, complexity and ambiguity.

V

**Visionary** - Our employees nurture a corporate culture of caring and coaching, in order to help build an organisation that works for everyone and grooms them to become future leaders.

E

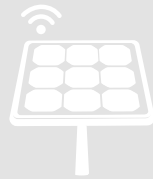
**Efficient** - Our employees know how to think and work efficiently to help the organization save cost and resources, and to lead with foresight, mindfulness and accountability to deliver constructive results to all.

**DRIVE** is an acronym that outlines Amata’s blueprint for leading its workforce in the most efficient and productive direction. Each letter represents a specific area in which we focus to develop our human capital in accordance with the sustainability management agenda:



## Towards a Smart City

A “Smart City” employs the latest technology to achieve high levels of efficiency and environmental sustainability. This concept has inspired us to transform our Chonburi industrial estate, following the vision of “Sustainable Innovation for the Next Generation.” It is in alignment with the Thai government’s Thailand 4.0 Initiative, which seeks to advance industry and the economy using technology to drive efficiencies in a sustainable manner.



### SMART ENERGY

Energy Efficient city with renewable energy source and sustainable environment management



### SMART ENVIRONMENT

Use of innovation and technology to enrich sustainable lifestyle and improve people’s quality of life



### SMART AEROSPACE CITY

A hub of aerospace maintenance, repair and overhaul (MRO) original equipment manufacturers (OEM)



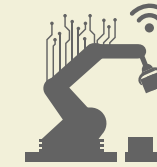
### SMART INNOVATION

An innovation hub bringing the most advanced and leading companies in innovation and high technology sector, including R&D centers, contract research providers, and startups



### SMART COMMUNITY

Mixed-use sustainable development consisting of hotel, service apartment, restaurants, commercial facilities, conference & exhibition area



### SMART MANUFACTURING

Create a platform to attract factories with full value chain solution combining system and data among logistics, finance, manufacturing, procurement and trade



### SMART MOBILITY

Sustainable traffic solution and transport monitoring through an integrated management system



### SMART EDUCATION

Develop all levels of education to support Amata Smart City development

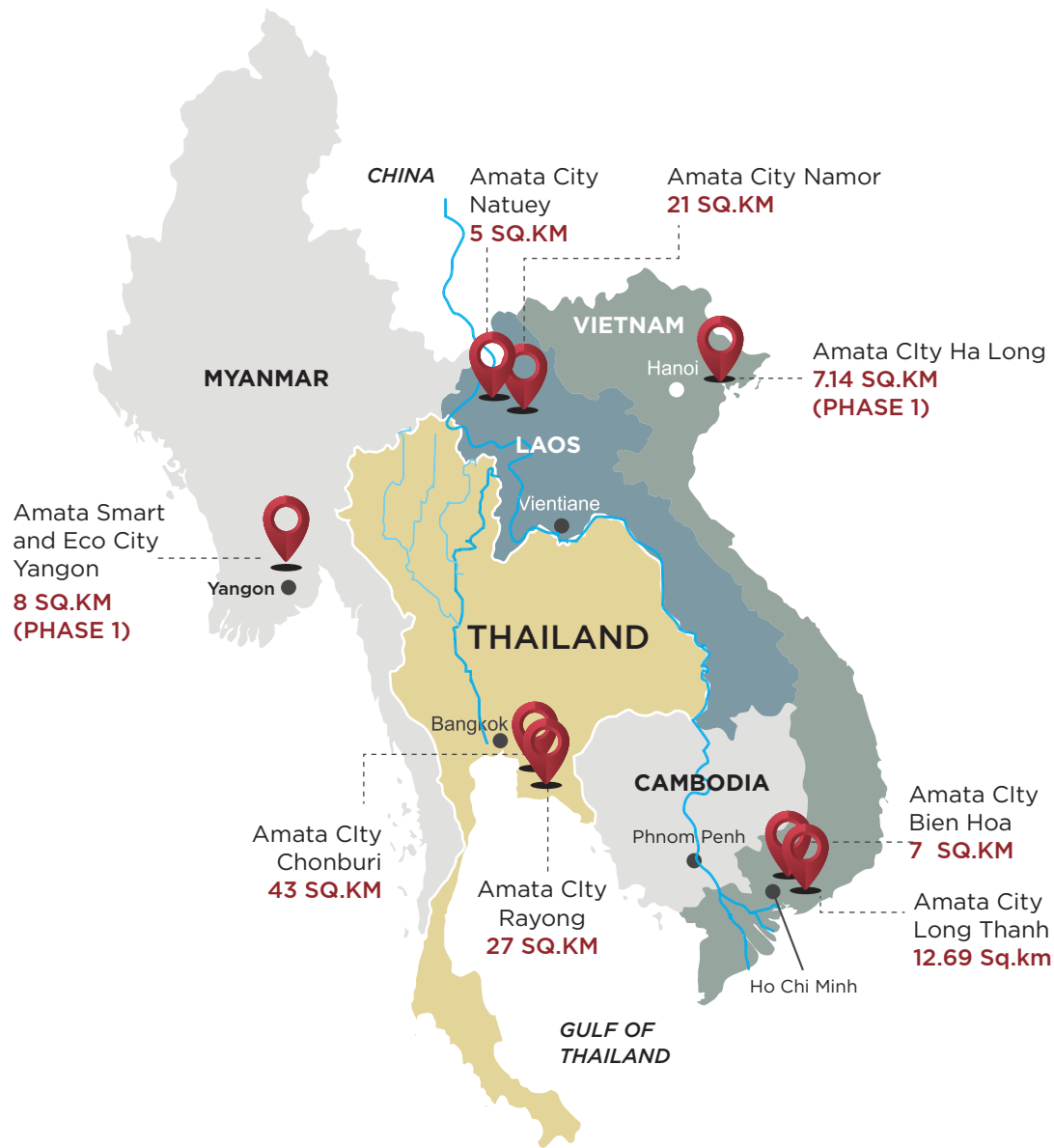
You can read more about our sustainability and community relations initiatives in the latest Sustainability Report, available on the company’s website. All data is prepared in accordance with the Global Reporting Initiatives (GRI) core option.

# Amata at the heart of ASEAN

## Where we operate

What began as an investment in a piece of Chonburi real estate back in 1989 has expanded to cover over 100 square kilometres of land, home to over 300,000 workers. As Amata continues its rapid expansion, there is more to come.

Amata currently has several estates ready to welcome your business and help you set up as quickly and efficiently as possible. Each estate is conveniently located close to major transportation hubs to aid shipping and logistics.



## The Association of Southeast Asian Nations (ASEAN)

is made up of 10 countries in the region with shared economic and political interests.

When the ASEAN Economic Community (AEC) was created back in 2015, a new range of benefits became available to investors. The primary aim of the AEC is to establish a single market and production base. Currently, this has reduced tariff lines to zero in 96% of cases and 70% of intra-ASEAN trade is conducted at the most-favoured nation rate.

All Amata estates are located within ASEAN, which means goods can flow freely; an essential ingredient to the region’s success. Indeed, the region is now highly competitive in the global marketplace and we expect to see this strengthen as closer ties form between all ASEAN nations.

## CLMV connections

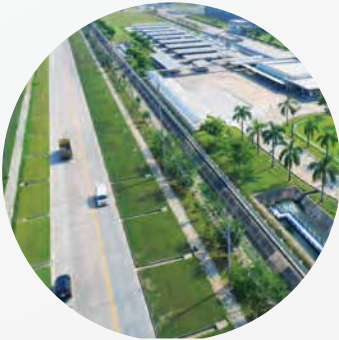
The group of CLMV countries – Cambodia, Laos, Myanmar and Vietnam – have traditionally been overlooked. However, they now constitute the fastest growing economies in ASEAN, attracting the keen eye of investors as the bigger markets of Thailand and Indonesia become saturated.

Amata has strong links with all CLMV countries and will have a physical presence in three of them within the next few years.

LOCATION	AMATA CITY Chonburi	AMATA CITY Rayong	AMATA CITY Bien Hoa	AMATA CITY Long Thanh	AMATA TOWNSHIP Long Thanh	AMATA CITY Ha Long	Yangon AMATA Smart and Eco City	AMATA CITY Natuey	AMATA CITY Namor
	Bangkok 58 km	Bangkok 105 km	Bien Hoa City 5 km	Bien Hoa City 25 km	Bien Hoa City 25 km	Ha Long City 20 km	Thilawa 47 km	Luang Namtha City 36 km	Luang Namtha City 60 km
	Sriracha 34 km	Sriracha 29 km	Ho Chi Minh City 30 km	Ho Chi Minh City 20 km	Ho Chi Minh City 20 km	Hai Phong City 25 km	Yangon City Center 34 km	Muang Xai City 75 km	Muang Xai City 45 km
	Pattaya 68 km	Pattaya 29 km				Chinese Border 160 km			Nateuy 26 km
	Suvarnabhumi 58 km	Suvarnabhumi 109 km	Long Thanh New Airport 20 km	Long Thanh New Airport 10 km	Long Thanh New Airport 10 km	Cat Bi Airport 25 km	Mingladon Airport 29 km	Luang Namtha Airport 38 km	Luang 70 km
	U-Tapao Rayong Pattaya 101 km	U-Tapao Rayong Pattaya 49 km	Tan Son Nhat Airport 35 km	Tan Son Nhat Airport 25 km	Tan Son Nhat Airport 25 km	Van Don Airport 60 km		Oudomxay Airport 80 km	Oudomxay Airport 50 km
						Noi Bai Airport 160 km			
	Laem Chabang Sea Port 52 km	Laem Chabang Sea Port 23 km	Cat Lai Port 25 km	Cat Lai Port 20 km	Cat Lai Port 20 km	Cai Lan Deep Sea Port 20 km	Yangon Port (River Port) 33 km	Boten Chinese Border 20 km	Boten Chinese Border 45 km
			Cai Mep Deep Sea Port 50 km	Cai Mep Deep Sea Port 40 km	Cai Mep Deep Sea Port 40 km	Lach Huyen Deep Sea Port 35 km		Huay Xai Thai Border 182 km	Huay Xai Thai Border 232 km

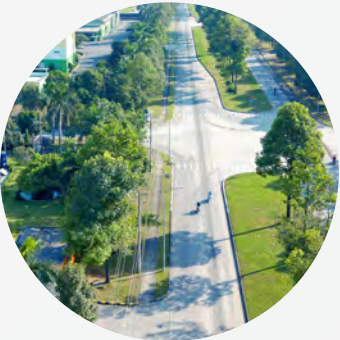


LOCATION	THAILAND	VIETNAM			MYANMAR	LAOS (PDR)
	AMATA City Chonburi, AMATA City Rayong	AMATA City Bien Hoa (South)	AMATA City Long Thanh (South)	AMATA City Ha Long (North)	Yangon AMATA Smart and Eco City	AMATA City Natuey, AMATA City Namor
ADVANTAGES	<ul style="list-style-type: none"> <li>Experienced workforce</li> <li>Gov't incentives</li> <li>Location / Market access</li> <li>Infrastructure</li> <li>Comfort</li> </ul>	<ul style="list-style-type: none"> <li>Located in Top 5 investment destination for FDI into Vietnam</li> <li>Reliable infrastructure</li> <li>Abundance and experienced workforce</li> <li>Existing industrial cluster</li> <li>Access to local markets</li> <li>Best access to social infrastructure such as urban cities, main ports and international airports</li> </ul>	<ul style="list-style-type: none"> <li>High-tech industrial park &amp; Smart City</li> <li>Located in Top 5 investment destination for FDI into Vietnam</li> <li>Abundance and experienced workforce</li> <li>Access to local markets</li> <li>Direct access to expressway &amp; easy access to social infrastructure such as urban cities, main ports and international airports</li> </ul>	<ul style="list-style-type: none"> <li>Industrial park &amp; Smart City</li> <li>Import/ export gateway</li> <li>Optimal location for production transfer from China</li> <li>Economic Zone status with the maximum tax incentives</li> <li>Secure a labor force of both white and blue collar workers with minimum wage in 3rd-level region (low cost labor)</li> <li>Best support from local authorities with high competitive index</li> </ul>	<ul style="list-style-type: none"> <li>Access to local market</li> <li>Low-cost labor supply</li> <li>Infrastructure and utilities at international standard (inc. on-site power plant)</li> </ul>	<ul style="list-style-type: none"> <li>Trainable &amp; young population</li> <li>Close access to Chinese market</li> </ul>
PRODUCTS	<ul style="list-style-type: none"> <li>Automotive OEMs</li> <li>Automotive P&amp;Cs</li> <li>Electronics</li> <li>Food</li> <li>Aviation MRO</li> <li>Steel, metal, rubber and machinery</li> <li>Logistics</li> </ul>	<ul style="list-style-type: none"> <li>Electric &amp; electronic devices</li> <li>Food &amp; beverage</li> <li>Garments</li> <li>Machinery and components</li> <li>Steel and plastics, moulds</li> </ul>	<ul style="list-style-type: none"> <li>High-tech industries, environmental-friendly industries and related supporting industries</li> <li>Electric &amp; electronic devices</li> <li>Pharmaceuticals, medicinal, chemical and botanical products</li> <li>Mechanical engineering, machinery and equipment</li> <li>Food &amp; beverage, consumer goods</li> <li>Packaging and printing technology</li> <li>Automotive</li> <li>Logistic center</li> </ul>	<ul style="list-style-type: none"> <li>Automotive</li> <li>Electric &amp; electronic devices</li> <li>Food &amp; beverage, consumer goods</li> <li>Garments</li> <li>Machinery and components</li> <li>Steel, plastics &amp; rubber</li> <li>Phone &amp; parts</li> </ul>	<ul style="list-style-type: none"> <li>Metal products</li> <li>Consumer goods</li> <li>Plastic products</li> <li>Food &amp; beverage</li> <li>Garments</li> <li>Automotive</li> <li>Electric &amp; electronic devices</li> <li>Logistics &amp; warehousing</li> <li>Light industries etc.</li> </ul>	<ul style="list-style-type: none"> <li>Electricity</li> <li>Agriculture</li> <li>Mining</li> <li>Public health</li> <li>Service</li> </ul>



THAILAND

Amata City Chonburi and Amata City Rayong act as major international hubs for manufacturing. Both are located in the nation’s Eastern Seaboard region. The region has been declared part of the Eastern Economic Corridor (EEC). The Thai government aims to speed up development to make the EEC the most efficient and prosperous economic area in ASEAN.



VIETNAM

Amata City Bien Hoa is located on Vietnam’s north-to-south highway, close to Ho Chi Minh City, the international airport and shipping ports.

Amata City Long Thanh and Amata Township Long Thanh are adjacent to the Dong Nai river, right on the highway connecting Ho Chi Minh and the future new airport. Amata City Long Thanh Industrial Park is targeted at serving high-tech industries, while the Amata Township commercial development supports investors and neighbouring communities with all necessary facilities and amenities for comfortable living.

Amata City Ha Long in Quang Yen Coastal Economic Zone, Quang Ninh Province, is ready to receive its first investors, providing them with a manufacturing home in a strategic location, whilst ensuring social balance and stringent environmental protection.



MYANMAR

In 2019, Amata established Yangon AMATA Smart and Eco City, and signed a joint venture with the Department of Urban and Housing Development (DUHD) under the Ministry of Construction. This led to the development of a Smart and Eco City and supporting infrastructure, logistics, services and other related businesses, strategically located close to the capital of Yangon, international airport and river port. Development is expected to begin in early 2021.



LAOS

In 2018, the Ministry of Planning and Investment of the government of Laos PDR and Amata signed an agreement to develop Smart And Eco Cities in the northern provinces of Luang Namtha and Oudomxay. The development of the first phase is expected to begin in 2021. Both projects will include industrial zones with dry port, mixed-use and residential zones, and like all Amata developments, ample green areas complemented with state-of-the-art utilities and infrastructure.



# Products and opportunities

When you choose Amata, your company can rely on strong infrastructure and professional support that makes doing business much easier. Everything is designed to make your work here as convenient and productive as possible.



## Industrial land for sale or lease

If you are looking to invest in a new manufacturing plant or expand your existing operations, Amata has prime real estate for sale or long-term lease.



## Amata Service Centres

Each Amata city has a suite of offices at site, where our staff works diligently to help you set up and prosper. As you go through the process of setting up, you may need premises to service customers, so our well-equipped offices and meeting rooms are ready for your use.



## Amata Commercial Complex

Each Amata city houses a community of workers. As we expand, there are opportunities to invest in the service and lifestyle infrastructure, such as education, retail, healthcare and residential. We are always looking to partner on development projects vital to the well-being of our clients.



## Ready-built factories, built-to-suit factories

Whether you are looking for a quick set up or testing the market, we have a variety of ready-built factories and warehouses from 1,000 square meters in size and larger, designed to be aesthetically pleasing as well as functional.

Built-to-suit factories - If you are looking for a factory tailored made to your requirements, we have the expertise to design, develop and deliver any type of building including those with complex requirements.



POWER PLANTS



ONE-STOP SERVICES



WATER MANAGEMENT



FIBRE OPTIC NETWORK



DESIGNATED AREA FOR DATA CENTER



INTEGRATED & TECHNICAL FACILITIES SERVICES



SECURITY & SAFETY



READY-BUILT FACTORIES



THAI-CHINESE INDUSTRIAL ZONE



NATURAL GAS



SOLID ROADS



GREEN AND CLEAN



WASTE WATER MANAGEMENT



FREE ZONE



AMATA SERVICE CENTRES



INDUSTRIAL GAS



LUMADA CENTER SOUTHEAST ASIA



POWER SUB STATION

\* availability of facilities and services may vary project by project



# PRODUCTS AND OPPORTUNITIES

## Commercial & Leisure

Each Amata City houses a community of workers. As we expand, there are opportunities to invest in the service and lifestyle infrastructure, such as education, retail, healthcare and residential. We are always looking to partner on development projects vital to the well-being of our clients.



VIBHARAM  
AMATA CHONBURI  
HOSPITAL



THAI-GERMAN  
INSTITUTE



T.C. TOWN



SIRASATSUKA  
AMATA SCHOOL  
(SISA)



AMATA  
COMMERCIAL  
COMPLEX



AMATA SPRING  
COUNTRY CLUB



SUANKULARB  
WITTAYALAI  
SCHOOL



KASETSARTY  
UNIVERSITY  
LABORATORY SCHOOL



TESCO LOTUS PLUS  
MALL



SUMIPOL  
INSTITUTE OF  
MANUFACTURING  
TECHNOLOGY



FINANCIAL STREET



RECREATION  
FACILITIES



AMATA MANSION



AMATA SPRING  
FAIRWAY VILLAS



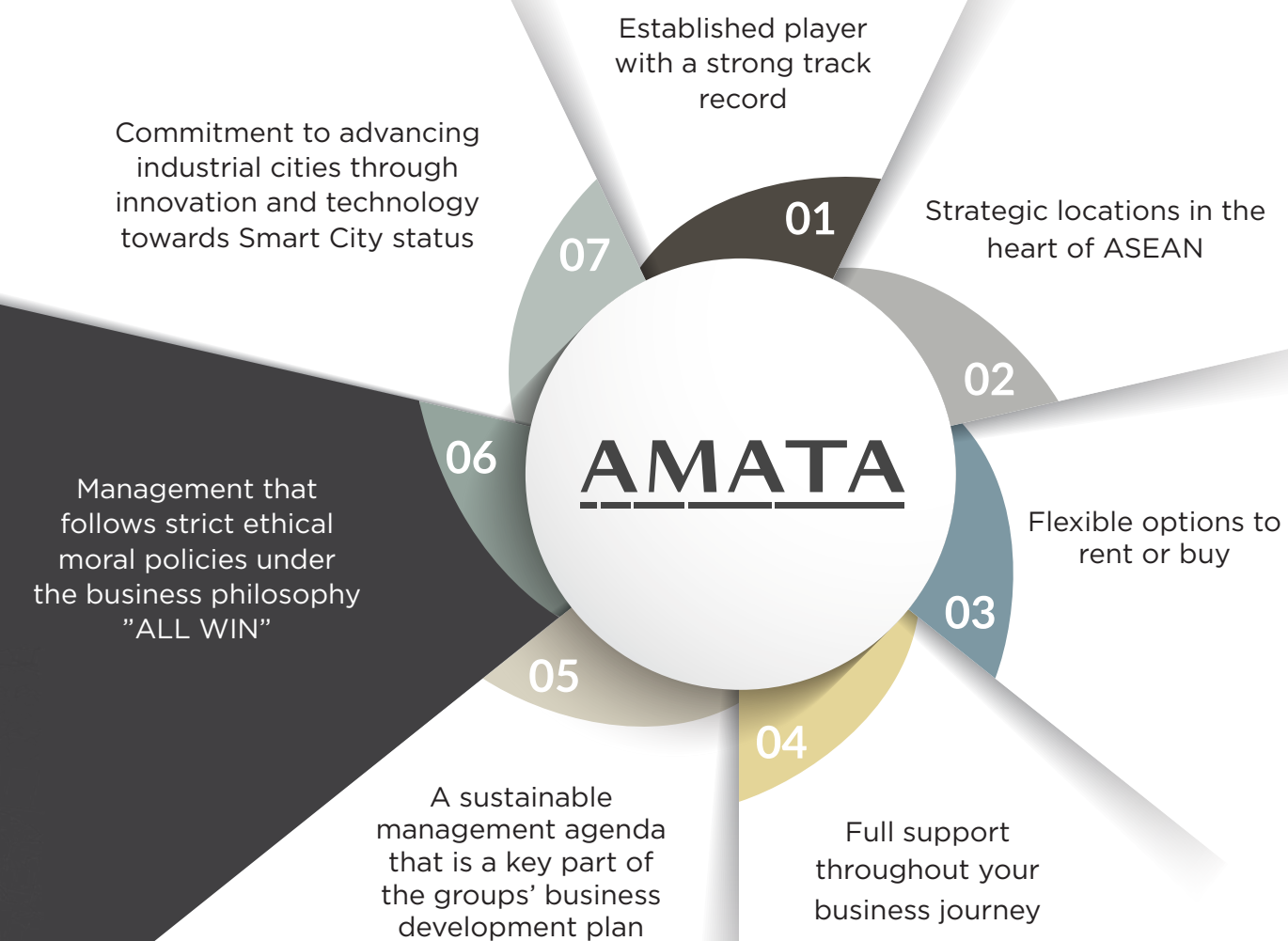
HOTEL NIKKO AMATA  
CITY CHONBURI  
(2021)

\* availability of facilities and services may vary project by project



# 7 reasons to invest in Amata

Amata is the partner to trust as you set up or expand operations in the ASEAN region







**Contact us today for more details.**

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