

Comprehensive centers providing one-stop services to Japanese and foreign companies wishing to start businesses in Hyogo-Kobe

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Deciding Factors: Greenery-Rich Natural Environment and Convenient Access

Nishinohon Kokubo Co., Ltd.

To increase its production volume of ice used for cup iced coffee sold at convenience stores, Nishinohon Kokubo established a new plant at the Nishiwaki-Kamihie Factory Park. The plant began operation in June 2014. The factors that made the company decide to construct the facility at the industrial park were the greenery-rich natural environment, convenient transportation access, and availability of water that the company uses as the main ingredient.



Favorable Sales of Ice Used for Coffee Sold at Convenience Stores

Kokubo Ice Co., Ltd. (headquarters: Yachiyo City, Chiba Prefecture), the parent company of Nishinohon Kokubo, is the leading company in the ice-making industry, and sells cracked ice under the name "Rock Ice," which is sold at convenience stores, mass merchandisers, etc. Kokubo Ice constructed a plant near Kansai International Airport in Izumisano City as the company's operation base in western Japan, established Nishinohon Kokubo, and made the plant the head-

quarters of the newly founded company. Kokubo Ice Co., Ltd. participated in a 100-yen/cup coffee project launched by one convenience-store-operating company as a member for developing ice used for the product. The coffee using the ice manufactured by Kokubo Ice developed into a big hit product in the first year. The company manufactured "Ice Glass," which contains small crushed ice in a glass container. Since the sales volume of the coffee increased rapidly in summer, the company judged that it would be necessary to construct another plant in the Kinki region to cover the western Japan market, says President Jun Fukuoka.

Headquarters Relocated to Nishiwaki City

Nishinohon Kokubo received advice on where to construct a plant in the Kinki region from the Hyogo-Kobe Investment Support Center. From eight candidate sites, the company selected the Nishiwaki-Kamihie Factory Park, Nishiwaki City. The factors for the company's decision were the proximity to a distribution center in Kobe to cover convenience stores in the Kinki region, and the proximity to interchanges on the Chugoku and Sanyo Expressways for delivering the company's products to the Chugoku and Shikoku regions. Another feature that attracted the company was that it was

possible to dig wells to secure high-quality groundwater. President Fukuoka says that the company was impressed to see at briefings for local residents that residents were willing to accept the construction of the new plant. Believing that a company's business should be based on acceptance by local residents, Nishinohon Kokubo relocated its headquarters from Izumisano City to Nishiwaki City in June.

At the new plant, they manufacture not only Ice Glass but also packaged products containing 1 kg of Rock Ice, plus other products. President Fukuoka says that the company strives to contribute to the local community through employment. He also says with strong determination that the company's future dream is to obtain some other sites (approximately 4 ha) in the factory park to manufacture products for the Kokubo Group.

Nishinohon Kokubo Co., Ltd.

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Nishiwaki-Kamihie Factory Park

Located in the eastern part of Nishiwaki City, the park boasts a convenient location within a radius of 60 km from the Keihanshin urban area, the large metropolitan zone covering the cities of Kyoto, Osaka and Kobe.

By car: approx. 11 km from the Takinoyashiro interchange on the Chugoku Expressway; By train: approx. 6 km from Nishiwaki-shi Station on the JR Kakogawa Line



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Industrial Parks in Hyogo Prefecture Highly Evaluated for Their Excellent Location and Environment

Located in or near the Keihanshin area, the large metropolitan zone covering Kyoto City, Osaka City, and Kobe City, many parts of Hyogo Prefecture boast extensive, well-established land, sea, and air transportation networks. Utilizing this superb location and environment, five industrial parks have been established in Hyogo Prefecture.

1 Kobe Techno-Logistic Park

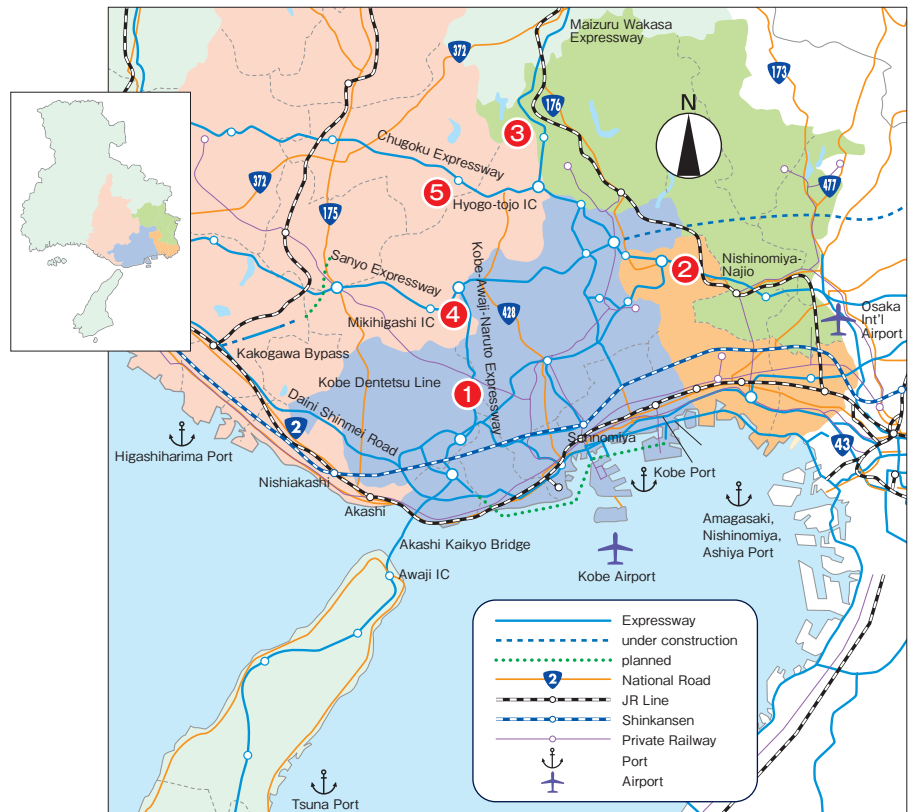
This industrial park has a direct connection from Kobe-Nishi interchange, which is within the park, via Kobe-Awaji-Naruto Expressway and Sanyo Expressway, to an extensive highway network leading to many other centers across the country. Also, located adjacent to Kizu Station on the Ao Line of Kobe Electric Railway, the industrial park is convenient in terms of commuting as well. Featuring the two functions of manufacturing and distribution, the industrial park covers the entire process of business from procurement, manufacturing, storage, and shipment, to delivery.

2 Nishinomiya-Najio New Town

This industrial facility is located in Nishinomiya City, whose population has been increasing partly due to the city's popularity as a comfortable place to live. One of the facility's attractive features is convenient transportation access. By car, it takes 13 minutes from the Takarazuka interchange of Chugoku Expressway to Osaka, and 33 minutes to Kyoto. By train, it takes 29 minutes from JR Nishinomiya-Najio Station, located near the industrial facility, to Osaka International Airport; 29 minutes to Osaka; and 38 minutes to Sannomiya.

3 Hokusetsu Sanda Second Technopark

This technopark is located in a corner of the Hokusetsu Sanda New Town, which has realized a combination of housing, industrial and cultural elements in a greenery-rich environment. This industrial facility features convenient transportation access, not only to Maizuru-Wakasa Expressway running north and south, but also to Chugoku Expressway extending east and west, as well



as to a number of other arterial roads. Thus, the location is excellent in terms of business continuity at the time of an emergency.

4 Hyogo Media Garden City

Located in Miki City, next to Kobe City, this industrial park is in a convenient location - five minutes from Miki-Higashi interchange of Sanyo Expressway, and with good transportation access, taking only about 30 minutes to Kobe and about 40 minutes to Osaka. As an excellent distribution and manufacturing base in western Japan, this park has already drawn 17 companies, such as Costco Wholesale Japan and Yakult Honsha Co., Ltd.

5 Hyogo Tojo New Town Inter Park

This industrial park is in a convenient location, providing a direct connection to Hyogo-Tojo interchange of Chugoku Expressway, the main artery of western Japan. A wide variety of efforts are underway in the area around the park to realize a comfortable living and working environment, where both housing and workplaces are located close to each other. The park has been rezoned effectively to contain lots of various sizes. This outstanding manufacturing and distribution center accommodates a wide variety of location needs.