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## Opportunities for Prosperity







# EEC

Eastern Economic Corridor

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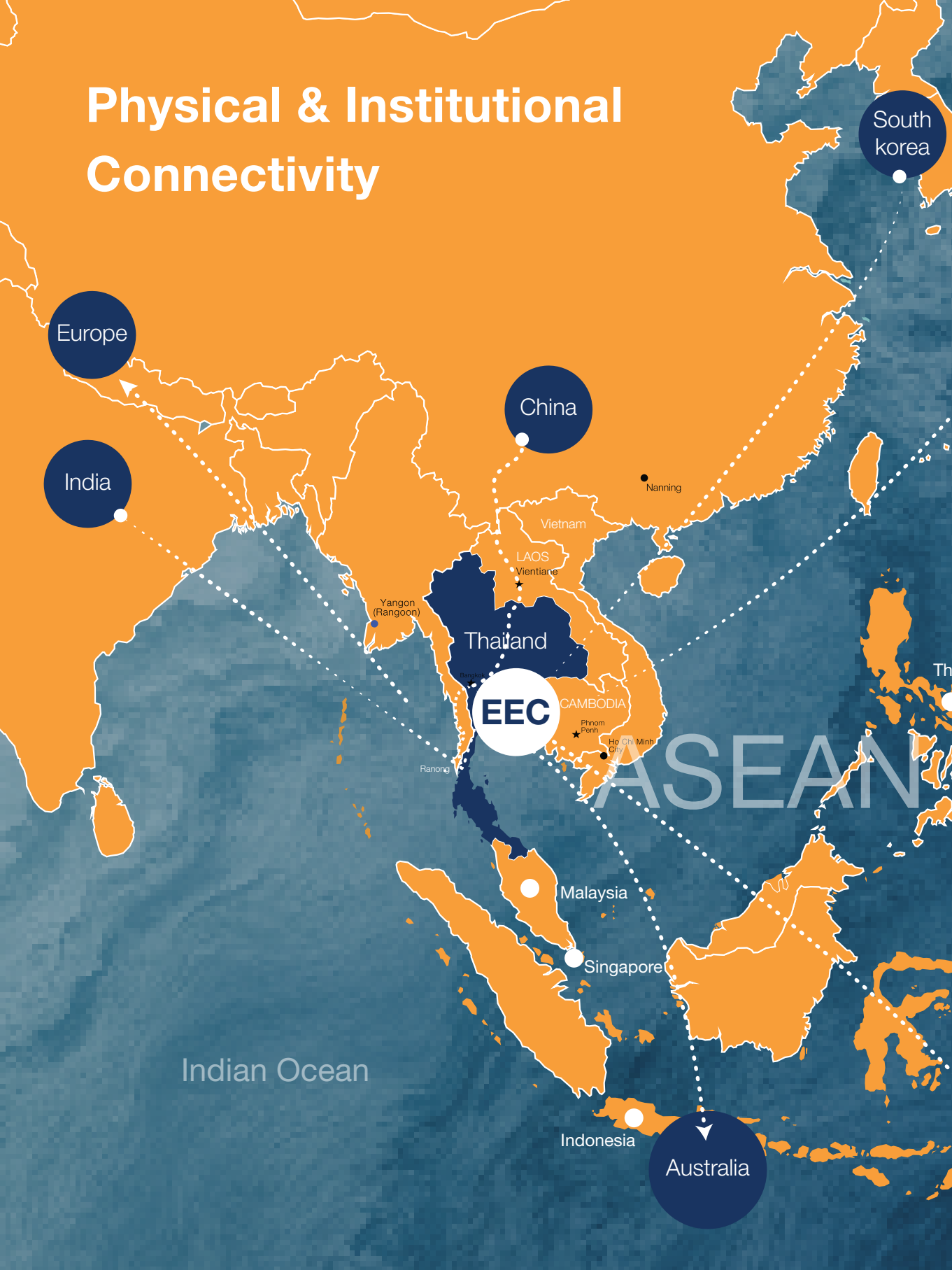
THE PRIME GATEWAY TO ASIA

**E**XCEPTIONAL LOCATION

**E**XCLUSIVE OPPORTUNITY

**C**OMPREHENSIVE DEVELOPMENT

# Physical & Institutional Connectivity



Europe

South Korea

China

India

Thailand

EEC

ASEAN

Indian Ocean

Malaysia

Singapore

Indonesia

Australia

Yangon (Rangoon)

Nanning

Vietnam

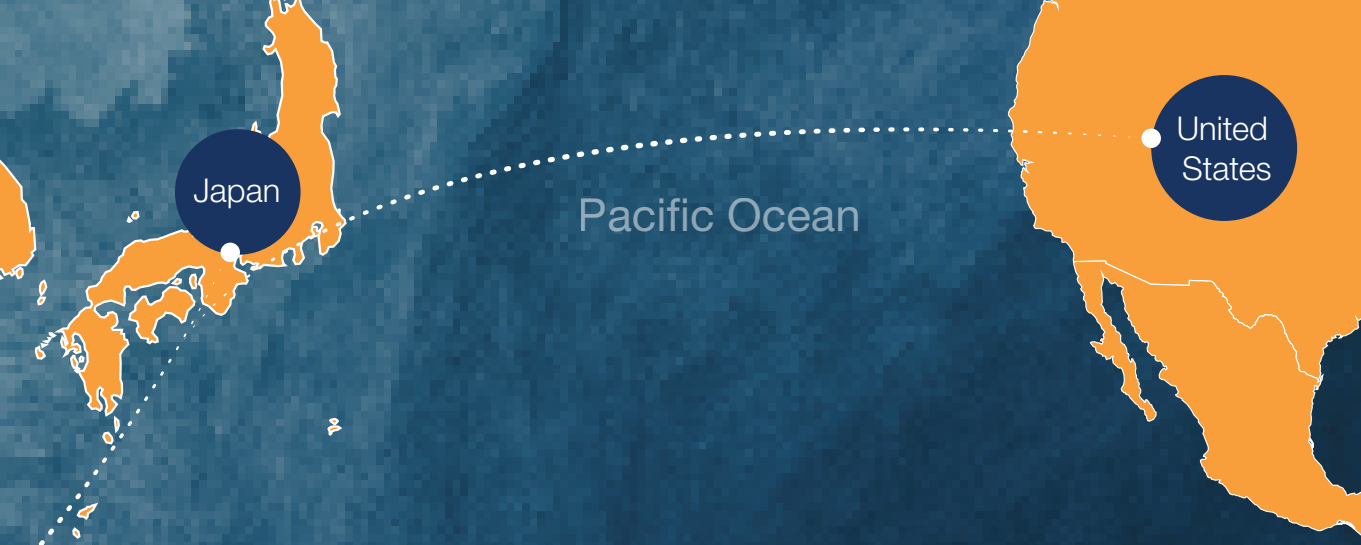
LAOS  
Vientiane

CAMBODIA

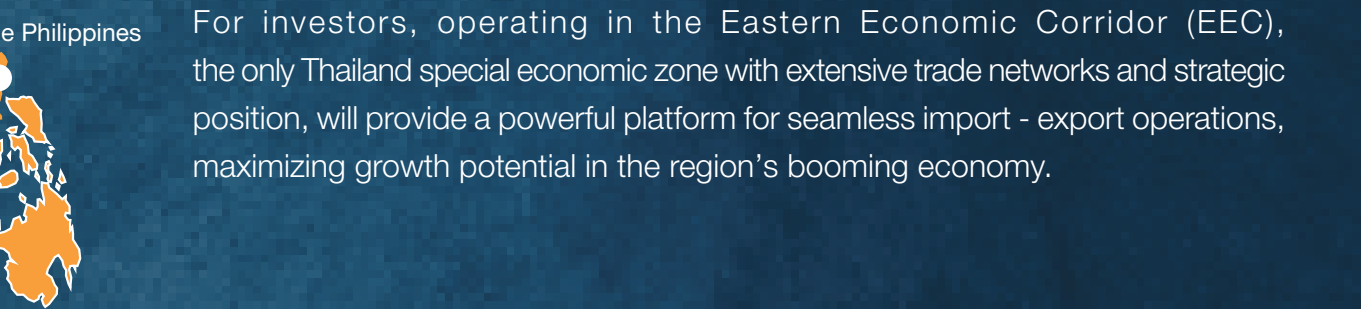
Phnom Penh

Ho Chi Minh City

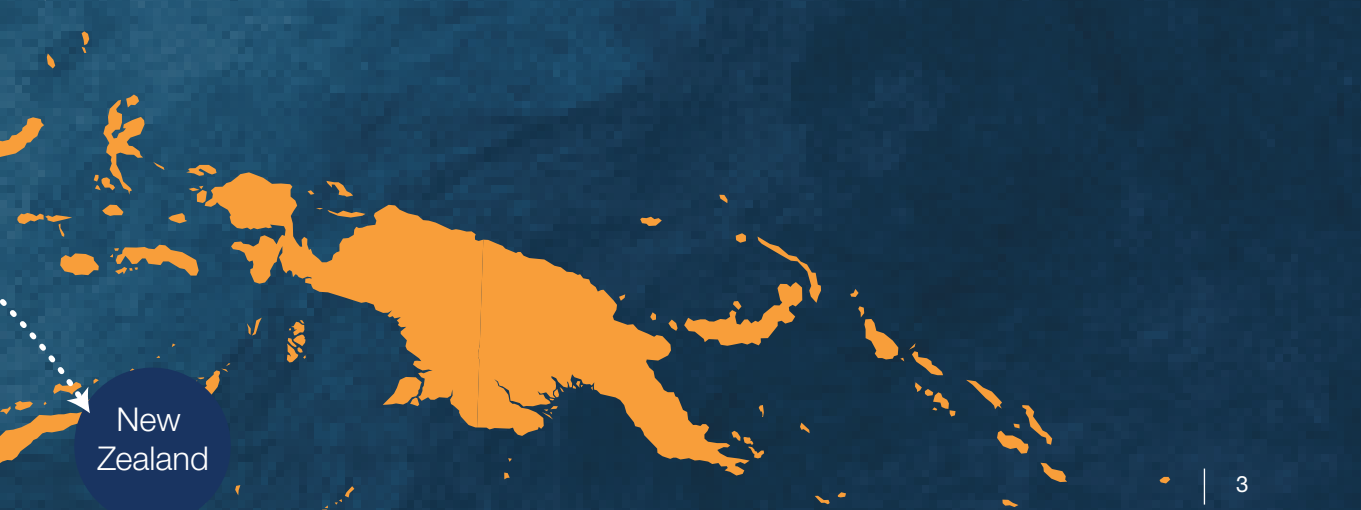
Rangoon



Strategically located at the heart of Asia, home to over half of the world's population, Thailand serves as the ideal gateway to one of the fastest-growing economic regions. With strong trade connectivity spanning **17 Free Trade Agreements (FTAs) and 24 global partners**, including ASEAN, China, Japan, South Korea, and key Indo-Pacific economies, Thailand offers unparalleled access to international markets.



For investors, operating in the Eastern Economic Corridor (EEC), the only Thailand special economic zone with extensive trade networks and strategic position, will provide a powerful platform for seamless import - export operations, maximizing growth potential in the region's booming economy.



# EEC

## The Eastern Economic Corridor

The Eastern Economic Corridor (EEC) is the flagship special economic zone in Thailand, strategically developed to serve as a key driver of the country's economic transformation and regional competitiveness. Spanning the provinces of Chonburi, Rayong, and Chachoengsao, EEC is positioned to become a leading hub for innovation, advanced industries, and global investment. With world-class infrastructure, strategic connectivity to major transportation networks, and a wide range of investment incentives, EEC aims to attract both domestic and international investors. By focusing on targeted high-value industries such as robotics, biotechnology, aviation, and digital technology, EEC plays a pivotal role in advancing Thailand's vision for sustainable and inclusive economic growth under the Thailand 4.0 policy.



# Strong Foundations for Investment Opportunities in EEC



## Land

The area offers well-planned industrial zones and “EEC Promotional Zones” to accommodate diverse investment needs, ensuring businesses have the space to grow and expand.



## Labour

With dedicated Demand Driven Human Resource Development Programme, skilled workforce is prepared to meet the demand of targeted industries.



## Logistics Infrastructure & Utilities

EEC features a well-integrated transportation network to serve the required accessibility and mobility. Public utilities for the modern operations, such as renewable energy, recycled water supply, 5G technology, are also available.



## Law & Regulations

EEC Act establishes a special regulatory framework designed to enhance ease of doing businesses, streamline investment processes and offer fast-track approvals, investor-friendly policies and tailored incentives.

# Targeted Clusters of Industries

Promoting Advanced Technology And Innovation

## Medical & Health

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With Thailand's strong foundation in high-quality, affordable healthcare, attracting millions of international patients each year, it is now expanding the medical sector with a focus on advanced services and cutting-edge medical science. Thailand also boasts a solid manufacturing base for single-use medical devices and is moving toward high-tech, innovative production.

## Next-Generation Automotive

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Thailand has long been Asia's top automotive manufacturing hub, supported by a strong, integrated supply chain. Building on this strength, the EEC focuses on next-generation vehicles, especially electric and energy-efficient models. With ambitions to lead the region in EV production, Thailand promotes investment across the full value chain, from manufacturing and batteries to charging systems and R&D.

## Services

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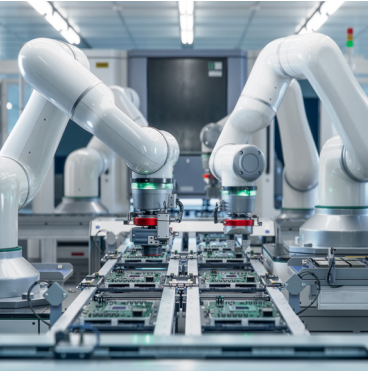


- **High-Value and Medical Tourism**
- **Aerospace and Logistics**
- **Education and Human Resource Development**

EEC is emerging as a dynamic hub for high-value services, leveraging Thailand's strengths in tourism, aviation, logistics, and education. As one of the Southeast Asia's top destinations for leisure and medical tourism, EEC promotes eco, wellness, and business-leisure travel, attracting investment in premium tourism services. In aviation, Thailand's strategic location supports the development of an MRO center at U-Tapao Airport and the expansion of aerospace industries. To meet future demands, the EEC is also prioritizing human resource development through global partnerships in education and training. Together, these strengths position Thailand as a leading investment destination for future-ready industry sectors.

# Digital

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- **Intelligent Electronics**
- **Automation and Robotics**
- **Defense**

EEC offers strong investment opportunities in emerging sectors such as digital technology, intelligent electronics, automation, and defense. EEC also supports the development of data centers and the expansion of the semiconductor supply chain, with a focus on moving toward higher-value technologies. Thailand’s robust electronics export base and integrated circuits industry provide a strong foundation for intelligent electronics, while its well-established automotive and electronics sectors fuel advancements in automation and robotics. Within the EEC, the defense industry is also advancing, with a growing emphasis on R&D, production, and services, enhancing national capabilities and attracting strategic investment

# BCG Economy

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(Bio-Circular-Green Economy)



- **Green and Circular**
- **Biofuel and Biochemical**
- **Advanced Agriculture and Biotechnology**
- **Food for the future**

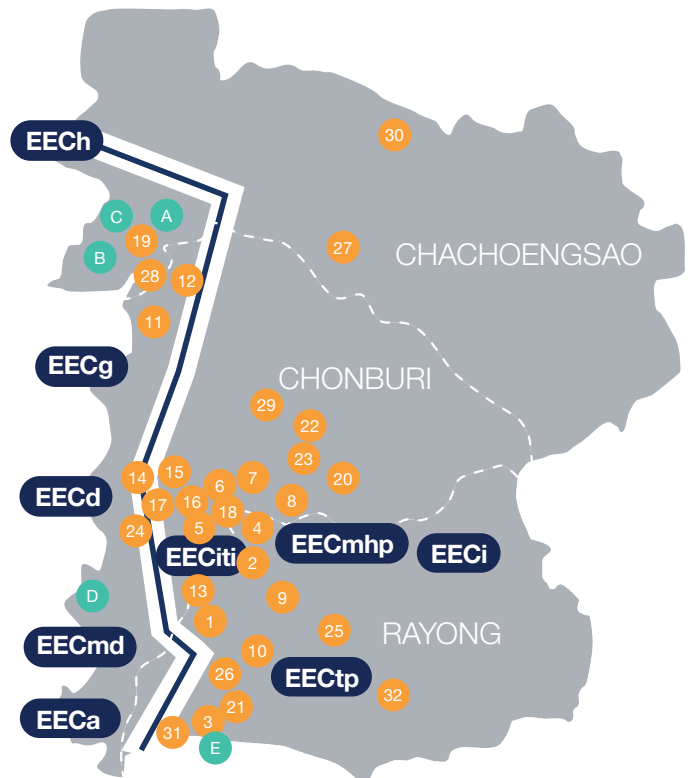
BCG economy in the EEC focuses on green industries, biofuels, biochemical products, advanced agriculture, biotechnology, and future food. Thailand’s leadership in ethanol, sugarcane, and palm oil production drives the development of third-generation biofuels and biochemicals. With a strong agricultural base, EEC promotes advanced technologies and biotech solutions to support sustainable growth. As the “Kitchen of the World,” Thailand is well-positioned to meet global demand for safe, traceable, and plant-based food. Additionally, EEC is attracting investment in green and circular industries, establishing itself as a leading destination for eco-conscious and future-focused opportunities.

# EEC Promotional Zones

Eastern Economic Corridor Office of Thailand (EECO) under the authority of the EEC Act, can designate specific areas of land as “EEC Promotional Zones” to support and accelerate targeted investments. Currently, three types of areas are eligible to apply for this designation: (1) industrial estates, (2) government land or areas under public-private partnership (PPP) schemes, and (3) private industrial clusters. Once approved, these designated areas are officially recognized as EEC Promotional Zone, strategic locations within EEC aimed at driving high-impact economic activity, technology transfer, and industrial innovation. Investments or industrial clusters located within these zones are eligible to apply for special incentive schemes offered by the EECO. Becoming an EEC Promotional Zone brings a wide range of benefits, including additional tax privileges, fast-track regulatory approvals, access to key infrastructure, and priority support from the EECO and relevant government agencies. These promotional areas are essential tools in the government’s effort to create investment-ready ecosystems and catalyze the growth of targeted industries across the EEC.

## 32 Industrial Estates

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. WHA Eastern Seaboard I.E. 4</li> <li>2. Smart Park I.E.</li> <li>3. CPGC I.E. (Rayong)</li> <li>4. TFD I.E.(2nd Project)</li> <li>5. Yamato Industries I.E.</li> <li>6. Pinthong Industrial Estate</li> <li>7. Pinthong Industrial Estate (Laem Chabang)</li> <li>8. Pinthong Industrial Estate (3rd Project)</li> <li>9. Pinthong Industrial Estate (4th Project)</li> <li>10. Pinthong Industrial Estate (5th Project)</li> <li>11. Amata City Chonburi I.E.</li> <li>12. Amata City Chonburi I.E. (2nd Project)</li> <li>13. Amata City Rayong I.E.</li> <li>14. WHA Rayong Industrial Estate 36</li> <li>15. WHA Eastern Industrial Estate (Map Ta Phut)</li> <li>16. Eastern Seaboard I.E. (Rayong)</li> <li>17. WHA Eastern Seaboard I.E.1</li> <li>18. WHA Eastern Seaboard I.E.3</li> <li>19. WHA Chonburi I.E.1</li> <li>20. WHA Chonburi I.E.2</li> <li>21. WHA Eastern Seaboard I.E.2</li> <li>22. Rojana Lamchabang</li> <li>23. Rojana Nongyai</li> <li>24. Asia Clean</li> <li>25. EGCO Rayong Industrial Estate</li> </ol> | <ol style="list-style-type: none"> <li>26. WHA Industrial Estate (Rayong)</li> <li>27. BlueTech City</li> <li>28. Apex Green Industrial Estate</li> <li>29. BlueTech City Industrial Estate</li> <li>30. 304 Industrial Park 2</li> <li>31. Map Ta Phut Industrial Estate</li> <li>32. Lakchai Muang Yang I.E. (Rayong)</li> </ol> |
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# 9 Government Land/Area Under PPP schemes

## 1 EECa | Eastern Airport City

Area : 40,625 Hectares (6,500 Rai)  
 Total Investment : 290,000 MB  
 Target : To become a strategic aviation hub that supports cargo logistics for targeted industries and facilitates passenger transportation from EEC region to major domestic and international airports around the world.

Published in the Royal Gazette on February 13, 2018.

## 6 EECg | Genomics Thailand Burapha University (Chonburi)

Area : 18.75 Hectares (3 Rai)  
 Total Investment : 1,250 MB  
 Target : To serve as a hub for the advanced medical industry.

Published in the Royal Gazette on February 3, 2020.

## 2 EECd | Digital Park

Area : 5,187 Hectares (830 Rai)  
 Total Investment : 50,000 MB  
 Target : To establish itself as a central hub for digital investment, talent development in the digital sector, and the creation of world-class digital innovations.

Published in the Royal Gazette on February 13, 2018.

## 7 EECtp | Tech Park Ban Chang (Rayong)

Area : 83.04 Hectares (519 Rai)  
 Total Investment : 20,000 MB  
 Target : To serve as a hub for research and development that supports high-priority digital industries within the targeted sectors.

Published in the Royal Gazette on October 12, 2021.

## 3 EECi | Innovation Platform (Rayong)

Area : 522.64 Hectares (3,454 Rai)  
 Total Investment : 288,511 MB  
 Target : To develop new industries to support trade and bio-related industries investment in the field of bioengineering.

Published in the Royal Gazette on July 13, 2018.

## 8 EECmhp | Medical and Health Center Pluakdaeng

Area : 4.16 Hectares (26 Rai)  
 Target : To support the Public Private Partnership project aiming to upgrade the medical services in the area.

Published in the Royal Gazette on March 28, 2025.

## 4 EECh | High-Speed Rail Ribbon Sprawl

Area : 1,256 Hectares (7,853 Rai)  
 Total Investment : 224,544 MB  
 Target : Developing High-Speed Rail connecting 3 Airports

Published in the Royal Gazette on November 9, 2018.

## 9 EECiti | EEC Capital city (Chonburi)

Area : 927.02 Hectares (5,795 Rai)  
 Total Investment : 534,985 MB  
 Target : A project to develop the EEC Business Center and a new smart, livable city that integrates advanced technologies and sustainable urban design.

Published in the Royal Gazette on April 28, 2025.

## 5 EECmd | Medical Hub Thammasart University (Pattaya)

Area : 3,656 Hectares (585 Rai)  
 Total Investment : 8,000 MB  
 Target : To establish a center for the promotion of advanced research and innovation, and the development of medical excellence (Medical Hub).

Published in the Royal Gazette on July 10, 2019.

# 2 Private Land for Specific Industries

- A. Toyota (Next-generation automotive Banpho)
- B. Alibaba (E-commerce Bang Pakong) Specific Business
- C. Khao Shong Coffee (Food for the Future Industry Bang Pakong)

- D. LifeSphere (FutureMed & Longevity Hub) Operators
- E. PTTLNG (Map Ta Phut LNG Station 2)

# Building a Future-Ready Workforce

To ensure a skilled labor pool for FDI, “Demand-Driven” approach aligns education and training with evolving business operators, creating sustainable, high-paying jobs while fulfilling investors needs.

The model is specifically designed to provide investors with a highly capable and adaptable labor force.



## Direct alignment with industry needs

EECO is training a workforce that is ready to support and sustain global business operations.



## Incentives for investors

Foreign companies investing in workforce development can benefit from financial support, tax reductions, and access to a growing pool of qualified workers in sectors vital to the success of modern industries.



## Sustainable workforce growth

By focusing on a “Demand Driven” approach, EECO is developing long-term talent pipelines that will continually adapt to meet future industry demands, ensuring that EEC remains an attractive investment destination for years to come.





## EEC Model A

Focuses on higher education and vocational training through degree and certification programs, funded by private sector scholarships



## EEC Model B

Provide short-term training to upskill or reskill workers in high-demand sectors. It is co-funded by EECO (up to 50%) and private sectors, with tax incentives on the expenditure allocated on training



## EEC Model C

Focuses on emerging technologies and future industries by developing highly skilled workforce in advanced technical fields critical to driving innovation and economic transformation in Thailand, EECO will fund the training programmes and enlist the trainees in the advanced skill pool. The investors can utilize the workforce in the pool by reimbursing the training expenses.

# Enhancing the Investment Value Through Comprehensive Transport Infrastructure

EEC offers unmatched logistics efficiency, lower operational costs, and enhanced regional and global connectivity, making it the ultimate investment destination. Investors in EEC benefit from a seamless, fully integrated ecosystem where high-speed rail, deep-sea ports, modern airports, and smart industrial zones work together to optimize business operations.





## 1. High-Speed Rail Linking 3 Airports

→ less than an hour

Year of operation: 2030

The High-Speed Railways will provide fast and convenient journeys between 3 major international airports of Thailand, namely Don Mueang Airport, Suvarnabhumi Airport, and U-Tapao Airport, with the maximum speed of 250 kilometers per hour. This system comprises of 9 high-speed stations namely Don Mueang, Bang Sue, Makkasan, Suvarnabhumi, Chachoengsao, Chonburi, Si Racha, Pattaya, and U-Tapao with the Transit Oriented Development (TOD) at Makkasan and Si Racha station.



## 2. U-Tapao International Airport

→ 60 million passengers/year

Year of operation: 2029

The existing U-Tapao International Airport will be renovated and extended with the second runway and a world-class Terminal 3, air cargo terminal, maintenance repair and overhaul service center (MRO), commercial free trade area, and aviation training center.”



## 3. Laem Chabang Deep Seaport Phase 3

→ 18 million TEU/year

Year of operation: 2027

Located in Chonburi province, Laem Chabang Port will become one of the best seaports in the world using the automated system and advanced full-scale services. It increases container capacity throughput to 18 million TEU/year, and the capacity for roll-on/roll-off vessels to 3 million cars/year.



## 4. Map Ta Phut Industrial Port Phase 3

→ 31 million tonnes of gas and liquid cargo shipment/year

Year of operation: 2028

Located in the Map Ta Phut Industrial Estate in Rayong province, the Phase 3 development will consist of two terminals, natural gas and liquid cargo, and the area development for related industries such as power plant and warehouse. The capacity of the Liquefied Natural Gas (LNG) terminal will be approximately 20 million tonnes/year, while the capacity of the liquid cargo terminal will be approximately 11 million tonnes/year.

# EEC Licensing and Permit Scheme

## One Stop Shop for starting operations

**EEC Licensing and Permit Scheme** streamlines business operations within EEC by providing an efficient approval process through a centralized system. Licenses and permits are issued either directly by EECO Secretary General or by the EEC Policy Committee.

This system is designed to reduce bureaucratic delays and promote investment with clear, coordinated, and high-level decision-making.

### 44 licenses/permit under 14 Acts of Parliament

#### Issued by EECO Secretary General

1. The law on land excavation and land filling
2. The law on building control
3. The law on registration of machines
4. The law on public health
5. The law on immigration
6. The law on commercial registration
7. The law on factory
8. The law on land allocation

#### Issued by the EEC Policy Committee

1. The Announcement of the National Executive Council No. 58, dated January 26th, 1972, with the exception of the provision in respect of the duty and authority of the Ministry of Finance, such as water supply
2. The law on navigation in Thai waters
3. The law on royal irrigation
4. The law on energy industry
5. The law on concession highways
6. The law on nuclear energy for peace

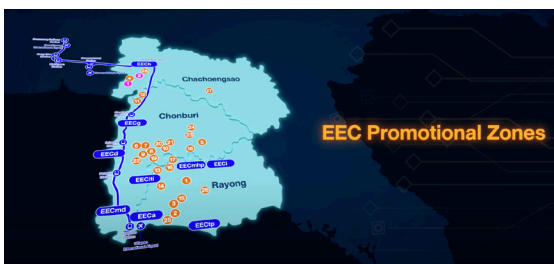


For further details

# EEC OSS

## Your One Stop Service Provider

EEC OSS is one-stop online service platform that offers complete and convenient support, in accordance with the EEC Act. The services offer include



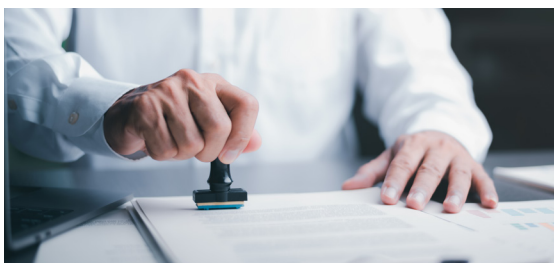
### 1. Establishment of a Promotional Zone

Supporting the establishment, modification, and cancellation of Special Economic Promotional Zone.



### 2. EEC Incentives

Services related to investment incentives, including application, modification, cancellation, reporting, and monitoring of incentive usage in accordance with agreements.



### 3. E-Licensing

Approval and licensing services under 14 laws, easing the process of doing business in EEC.



### 4. E-Consulting

Advisory services providing essential information and support for investing EEC, all through a seamless, integrated system.

# Extensive Incentives

## Negotiable Benefits to suit your investment

EECO provides a range of tax and non-tax incentives through a negotiation-based approach, tailored to each investment's scale and impact. To qualify for the incentives, investors must operate in one of five targeted sectors: medical and health, digital, next-generation automotive, bio-circular green (BCG), or services and be situated in one of promotional zones.

### Tax & Duties Incentives

Corporate income tax exemption up to 15 years

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50% Corporate income tax reduction

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Exemption of import duties on machinery

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Exemption of import duties on raw materials for production and R&D

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Same privileges as business operators in a Free Zone/Boneded Warehouse/ Free Trade Zone

### Additional Privileges

#### EEC Visa and EEC Work Permit

offers four types, Specialist (S), Executive (E), Professional (P), and Others (O for dependents), for qualified foreign professionals and their families working with approved businesses. It allows extended stays of up to 10 years, unlimited entries, fast-track airport service, and online residence

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#### Personal Income Tax

Foreign staff in Promotional Zones pay a 17% income tax.

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#### Waiver of professional license

Professionals licenses or certificates normally recognised are waived for the operation based in a Promotional Zone.

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#### Land and Real Estate Ownership

Foreign entities may own land for business operation and lease the land in a Promotional Zones for up to 50 years, with a 49-year renewal option.

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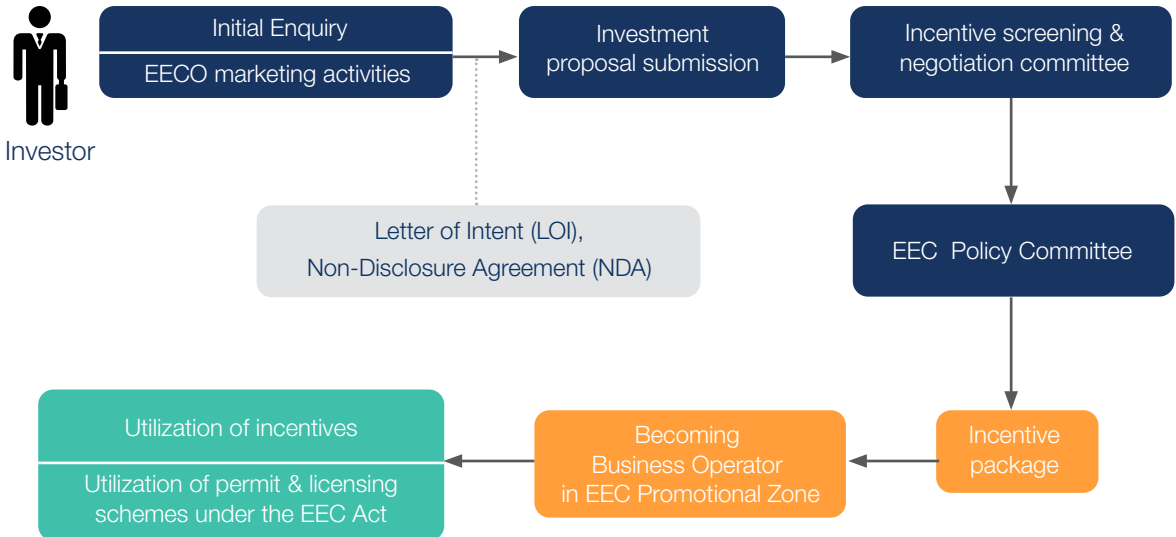
#### Financial Transactions

Business operators in Promotional Zones are exempt from foreign exchange laws and may use foreign currencies for business transaction.



For further details

# Investment Journey



## Consideration for Granting EEC's Investment Incentives



### Strategic Impact

The business must operate in or support a special-targeted industry under the EEC Act, contribute significantly to the supply chain, value chain, or industry ecosystem, and ideally serve as a pioneer within Thailand's industrial landscape.



### Economic Impact

The investment proposal should detail the business timeline, actual investment in the EEC, use of local content, and impact on domestic industries. It must also cover technology level, plans for tech transfer and R&D, and local workforce involvement.



### Environmental Impact

The business should operate sustainably, contributing to greenhouse gas reduction and supporting goals such as carbon neutrality or Net Zero.



### Social Impact

The business should actively participate in and support local community development initiatives.

# EECiti

## EEC Capital City

EECiti is the capital city of the EEC, located in Bang Lamung, Chonburi, and stands as Thailand's leading smart city initiative. Spanning 24 km<sup>2</sup> with a projected investment of USD 40 billion, EECiti is designed to be a smart, sustainable, and livable city, a model for future urban development.

Strategically positioned, 15 km from U-Tapao International Airport, EECiti sits at the heart of the EEC Aerotropolis, with seamless access to Bangkok, deep-sea ports, and regional transport networks via a fully integrated multi-modal system.

The city features advanced digital infrastructure, a 5G-powered smart grid, and intelligent public services, with 30% green space supporting a balanced "LIVE, WORK, PLAY" lifestyle. Aligned with global goals, EECiti promotes carbon neutrality and zero waste.

EECiti targets high-value sectors including finance, biotech, green energy, digital industries, and sustainable tourism. Investors benefit from public-private partnerships, attractive incentives, and streamlined support from EECO.

Planned for completion by 2032, EECiti is set to become one of Asia's most dynamic and business-friendly urban hubs, driving innovation and sustainable growth in the region.

EECiti City Model

### Overall Project

#### Future & Precision Medicine

- Health Tech
- Medical Service & Health Care
- Medical Research & Development

#### Tourism & Leisure Services

- Tourism & Entertainment
- Sports: Thailand Int'l Sports Park
- Creative Hub

#### CBD & Regional HQ

- International Business Centre: IBC
- Big Financial Institute
- Fin Tech

#### BCG Business

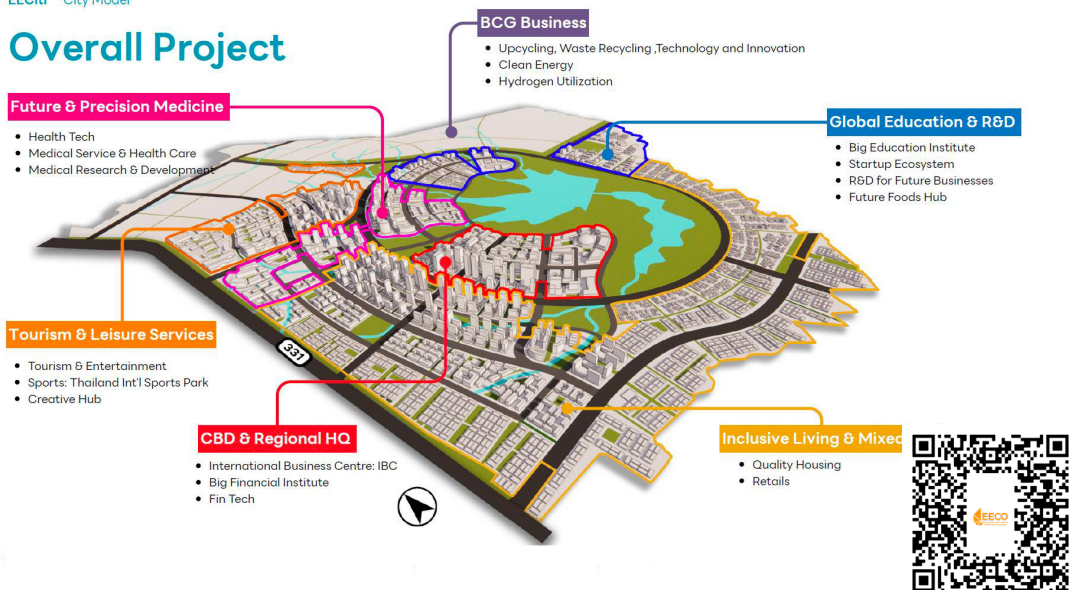
- Upcycling, Waste Recycling, Technology and Innovation
- Clean Energy
- Hydrogen Utilization

#### Global Education & R&D

- Big Education Institute
- Startup Ecosystem
- R&D for Future Businesses
- Future Foods Hub

#### Inclusive Living & Mixed

- Quality Housing
- Retails



For further details



## “Becoming a Center of Regional Businesses & Financial Services”

Prime area for business center and livable smart city where nature, people, and technology come together. Moving toward BCG economy. A Top 10 Livable Smart City in the world.

**Location :** Bang Lamung District,  
Chonburi Province,  
Thailand

**Area :** ≈ 15,000 rai (24 km<sup>2</sup>)

**Distance :** ≈ 15 km. from U-Tapao airport  
Key Locations ≈ 10 km.  
from Pattaya - Jomtien  
≈ 160 km. from Bangkok

**Development Duration :** 2022-2032

**Population :** 350,000 people

**Job Creation :** 200,000 positions

**Development Cost :** ≈ 1.34 trillion THB  
(≈ 40 billion USD) through Public/  
Private/ PPP Investment

# Contact **EECO**

EECO's dedicated team will guide you towards successful development of investment projects. Our team can advise and accompany you throughout the journey.

## How to get in touch

We welcome any inquiries. Please feel free to contact us at

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Or call us on +66 2033 8000

Or email us at [saraban@eeco.or.th](mailto:saraban@eeco.or.th)

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