

EEC Newsletter

EASTERN ECONOMIC CORRIDOR OFFICE OF THAILAND (EECO)



EEC Promotional Zones

The Entry Point to EECO Privileges

The EEC Promotional Zones serve as the official gateway for investors seeking EEC-specific benefits. Any investment project located within these zones—and aligned with the EEC’s targeted industries—becomes eligible to apply for exclusive incentives and facilitation directly administered by the Eastern Economic Corridor Office (EECO).

This structure ensures clarity and certainty for investors: Location within an EEC Promotional Zone is the key condition that unlocks EECO support.

Currently, 46 approved Promotional Zones (and expanding) span the strategic provinces of Chachoengsao, Chonburi, and Rayong, aligning industrial development with Thailand’s most advanced logistics, ports, airports, and digital infrastructure.

The Gateway to Asia’s Next Era: Where Investment Meets Privilege

For decades, Thailand has been recognized as both the “Land of Smiles” and the “Detroit of Asia,” a reputation built upon the success of the Eastern Seaboard as a world-class manufacturing base. Today, as global competition shifts toward advanced technology, sustainability, and innovation-led growth, Thailand is once again redefining its economic frontier through the Eastern Economic Corridor (EEC).

At the heart of this transformation are the EEC Promotional Zones—the only designated areas where investors can formally access the full spectrum of privileges, incentives, and facilitation granted under the EEC Act. These zones are not merely industrial locations; they are policy-enabled investment platforms designed to convert business plans into competitive advantages.



Flexible Incentives Enabled by the EEC Act

What differentiates the EEC Promotional Zones from conventional industrial estates is the legal flexibility granted by the EEC Act (2018). Within these zones, EECO is empowered to go beyond standard incentive packages and negotiate project-specific, tailor-made solutions that reflect the strategic value of each investment. To qualify for these benefits, projects must meet two core criteria:

1. Operate within one of the EEC’s targeted industries (12 S-Curve sectors)

2. Be located inside an EEC Promotional Zone

The zones are structured to maximize flexibility and choice for investors through three categories:

1. Promoted Industrial Estates operated by leading private developers

2. Industrial Clusters for Special-Targeted Industries, such as EECd (Digital Park) and EECi (Innovation & Smart City)

3. Establishments for Specific Business Operators, allowing investors with their own land to request EEC promotional status for customized industrial ecosystems

A Platform for Physical and Digital Readiness

By situating operations within an EEC Promotional Zone, investors gain access not only to incentives but also to future-ready infrastructure—both physical and digital.

Flagship projects such as EECd anchor the region’s digital economy, hosting hyperscale data centers and advanced cloud infrastructure essential for AI, smart manufacturing, and digital services. Meanwhile, EECiti is being developed as a next-generation smart city, integrating clean energy, sustainability, and high-quality international living from the outset.

Together, these assets ensure that projects located within Promotional Zones operate in environments designed for high reliability, low latency, and global integration.

Integrated Facilitation Through a Single Point of Contact

One of the most tangible advantages of investing in an EEC Promotional Zone is direct access to EECO's integrated facilitation framework. Under the EEC Act, EECO functions as a single point of regulatory contact, coordinating approvals across multiple agencies and legal frameworks.

This is delivered through the EEC One-Stop Service (EEC-OSS), a comprehensive e-Licensing platform covering construction permits, factory licenses, utilities, and other key approvals—significantly reducing administrative complexity and time-to-operation.

Beyond the digital interface, this system provides transparency through real-time monitoring. With tools like Smart Track, you can oversee every stage of your licensing journey, removing the uncertainty associated with traditional administrative timelines.



High-Value Incentives for Strategic Projects

Projects approved within EEC Promotional Zones may qualify for enhanced, performance-based incentives, including:

- Corporate Income Tax (CIT) exemptions of up to 15 years
- Non-tax incentives tailored to technology transfer, R&D, and advanced manufacturing
- Financial transaction privileges, allowing foreign currency payments within the zone—creating a controlled financial sandbox that supports international supply chains and cross-border operations

These high-value benefits are exclusive to projects located within EEC Promotional Zones, reinforcing their role as the core investment mechanism of the EEC. Such designation ensures that enterprises operate within a strategic framework designed for long-term reliability and global competitiveness.





A Partnership Model for Sustainable Growth

The EEC Promotional Zones embody Thailand’s commitment to move beyond transactional investment toward long-term strategic partnerships. By combining incentives, facilitation, infrastructure, and talent policies within a clearly defined geographic framework, the EEC offers investors both predictability and flexibility.

This synergy is strengthened by our commitment to the BCG (Bio-Circular-Green) economic model, ensuring that innovation-led growth remains environmentally conscious. By prioritizing projects that integrate advanced technology with sustainable practices, EECO helps investors achieve their global ESG targets while contributing to Thailand's long-term resilience. We are dedicated to fostering a world-class ecosystem where modern business and local communities thrive together in a shared, future-proof environment.

Our guiding vision—“Investment Solution Towards Sustainable Locals”—ensures that economic growth, community development, and environmental responsibility advance together.

Begin Your Journey Through EEC Promotional Zones

The EEC’s Promotional Zones are the official platform through which investors can transform opportunity into impact. By locating your project within these zones, you can :

- Access tailor-made incentives directly from EECO
- Accelerate approvals through EEC-OSS and single-window facilitation
- Build a long-term regional hub at the center of ASEAN’s next growth cycle
- We invite investors in Medical & Health, Next-Generation Automotive, Digital, BCG Economy, and Services to explore how the EEC Promotional Zones can support your expansion into Asia.