

EEC Newsletter

THE EASTERN ECONOMIC CORRIDOR (EEC)



Opportunities for
Prosperity

From Manufacturing Hub to Future-Ready Ecosystem

Every region reaches a defining moment - whether to rely on past success or to deliberately prepare for the future. For Thailand's Eastern Economic Corridor (EEC), that moment is now.

Two decades ago, Rayong, Chonburi, and Chachoengsao symbolized Thailand's industrial strength. Manufacturing clusters, ports, and logistics networks earned the area its reputation as the "Detroit of Asia."

Today, global conditions have changed. Supply chains are more complex, geopolitics more uncertain, and technology more central to competitiveness. In response, the EEC has evolved from a traditional manufacturing base into a future-ready economic ecosystem.

Today's investors are not only looking for production capacity - they are looking for resilience, reliability, and long-term growth potential. The EEC is designed to meet these needs through steady, well-planned transformation supported by policy continuity, modern infrastructure, and a clear development vision.

Strategic Position in Global Trade

By 2026, Thailand will be covered by 17 Free Trade Agreements spanning 24 economies, including Regional Comprehensive Economic Partnership (RCEP), Indo-Pacific Economic Framework (IPEF), and the upcoming EU-Thailand FTA. This instrument provides access to markets representing more than one-third of global GDP. Beyond market access, the EEC offers flexibility and resilience in an increasingly fragmented global economy.

The EEC is equipped with a fully integrated transportation hub. Deep-sea ports, international airports, and land transport systems are seamlessly connected, enabling businesses to manage complex, multi-country supply chains efficiently from a single location.

In an era of heightened geopolitical tension, the EEC offers a trusted and strategic platform for global investment. Located within Thailand, ASEAN's second-largest economy, and connected to major Asia-Pacific trade routes, the EEC provides investors with a stable base where investment, technology, and talent can converge with confidence.

The Foundations of the EEC Ecosystem

EEC's strength lies in four interconnected pillars that together support sustainable and competitive investment:



1. Land – Promotional Zone

EEC Promotional Zones offer ready-to-invest sites with streamlined regulations, designed to attract high-value and technology-driven industries.

2. Labor – Skilled Workforce

Human capital development in the EEC is aligned with future industry demand, supported by targeted training, reskilling programs, and close collaboration with educational institutions and the private sector.

3. Logistics Infrastructure & Utilities - Integrated Physical & Digital Networks

Ports, airports, rail, roads, utilities,- complemented by hyperscale data centers and extensive fiber/5G coverage - create a seamless backbone for manufacturing and distribution.

- From Speed to Intelligence

This infrastructure enables real-time supply chain visibility, predictive maintenance, and AI-driven applications, allowing for anticipatory decision-making across logistics, healthcare, and industrial operations.

4. Law & Regulation – Ease of Doing Business

The EEC applies international best practices to deliver transparent, predictable, and investor-friendly regulations while safeguarding sustainable development and community interests.

Five Targeted Industrial Clusters for Future Growth

Rather than attempting to serve all industries, the EEC focuses on sectors where Thailand has strong fundamentals and global trends are accelerating:



- **Medical & Health** - Integrated healthcare, life sciences, and medical tourism, positioning Thailand as a regional wellness hub.
- **Next-Generation Automotive** - Transitioning from conventional automotive manufacturing to electric, connected, and autonomous vehicles.
- **Digital** - Robotics, automation, advanced electronics, and digital infrastructure supporting high-tech and defense-related industries.
- **BCG Economy** - Biofuels, biochemicals, advanced agriculture, and biotechnology, combining sustainability with commercial viability.
- **High-Value Services** - Tourism, aerospace and logistics services, education, and human capital development.

Incentives That Support Long-Term Investment

Incentives That Support Long-Term Investment projects located within EEC Promotional Zones are eligible for a comprehensive package of incentives aligned with Thailand's future development priorities:

Tax and Duty Incentives

- Corporate Income tax exemption of up to 15 years
- Exemptions or reductions on import duties for machinery and raw materials

Operational and Regulatory Support

- Streamlined EEC visas and work permits
 - Long-term land leases of up to 50 years and expanded property rights
 - Greater flexibility in foreign exchange management
- These incentives are designed not as short-term benefits, but as tools to support sustainable, high-quality investment.



Building Sustainable and Inclusive Growth

Investment incentives are negotiated on a case-by-case basis, taking into account a project's long-term economic, technological, and social impact on the EEC area. This tailor-made approach ensures that incentive package is guided by four key considerations

- **Strategic Impact** – Alignment with future industries and resilient supply chains
- **Economic Impact** – Investment value, local content, technology transfer, and R&D potential
- **Environmental Impact** – Support for low-carbon development, emissions reduction, and carbon neutrality goals
- **Social Impact** – Job creation, skills development, and benefits for local communities

Roles of the Eastern Economic Corridor Office (EECO)

The Eastern Economic Corridor Office (EECO) operates as a facilitator, integrator, and navigator for the EEC's transformation.

- **As a facilitator**, EECO streamlines investors' journey through regulatory coordination and dedicated support services.
- **As an integrator**, it bridges government agencies, the private sector, and local communities to ensure coherent, cross-sector development.
- **As a navigator**, EECO guides long-term strategic planning and translates national vision into actionable, on-the-ground outcomes.

Through these roles, EECO transforms fragmented initiatives into unified progress - ensuring that policy, investment, and infrastructure development move in lockstep toward Thailand's economic objectives.



Expanding Regional Presence

Beyond its Head Office in Bangkok, EECO has established a new regional office in Chonburi Province at Burapha University. This expansion strengthens EECO's on-the-ground operational capabilities in providing comprehensive investment solutions and facilitates the direct implementation of sustainable development initiatives across the Eastern region.

EECO is committed to advancing sustainable and innovation-driven economic development. Our core mandate focuses on attracting investment in targeted high-value industries, streamlining government services through an integrated One-Stop Service (OSS) approach, and supporting efficient infrastructure and urban development aligned with international standards.

The establishment of EECO's regional office in Bangsaen, Chonburi serves as a strategic hub for closer coordination with investors, project developers, and local stakeholders. By bringing our services directly to the Corridor, we ensure more effective implementation of EEC policies and provide a seamless, responsive experience for all partners in the region.

Looking Ahead: From Readiness to Leadership

What distinguishes the EEC today is not a future promise, but a forthcoming reality: effective infrastructure that operates seamlessly in the background, enabling businesses to pursue growth, innovation, and long-term competitiveness.

Located at the heart of Southeast Asia and spanning three provinces, the EEC offers a focused industrial strategy, innovation-ready infrastructure, an enabling policy environment, deliberately built as an integrated ecosystem to support complex global operations, advanced manufacturing, and next-generation services.

What sets Thailand apart is policy continuity that spans administrations, ensuring multi-decade investment horizons remain protected, combined with EECO's integrated single-window coordination that eliminates bureaucratic fragmentation by aligning agencies, sectors, and stakeholders from day one.

Beyond scale or visibility, the EEC's value lies in delivery: systems that function, policies that sustain long-term competitiveness, and an ecosystem positioned to lead in strategically selected high-value sectors.

For investors looking for a location that combines reliability with forward momentum, the proposition is clear **Build here, Grow here, Thrive here**

