

EEC Newsletter

EASTERN ECONOMIC CORRIDOR OFFICE (EECO)



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The Digital Cluster

Where the Value Is Built in the Intelligence Age

A massive wave of capital is moving into the infrastructure behind artificial intelligence, and countries across the region are competing for it. The EEC's aim is not to host as much of that infrastructure as possible; it is to convert the wave into lasting national capability. We aim to capture the high-value layer of equipment, components, skills and services that constitute the ecosystem of a data center, using the infrastructure and utilities the EEC can build and provide sustainably, and on conditions that keep the value onshore meaningfully. This is not just a data-center strategy, but a cluster strategy with data centers as a component of the digital cluster's ecosystem.

Digital is a Cluster, Not a Single Industry

Between 2018 and the first half of 2026, Thailand's Eastern Economic Corridor (EEC) attracted around US\$24 billion in digital-cluster investment.

The composition is as informative as the total: smart electronics accounts for 60 percent, digital for 36 percent, and the remaining 4 percent for automation, robotics and other segments.

Behind those shares sit the digital cluster's segments. Semiconductors and smart electronics reach from design through integrated-circuit packaging, printed circuit boards, memory devices, sensors and power devices to finished smart appliances. Digital and software covers cloud services, cyber security, smart devices and data centers. Beyond these two lead segments, automation and robotics and dual-use and defense technologies extend into industrial automation, humanoid robotics, unmanned systems and aerospace. The EEC's established depth is in the manufacturing and assembly segments of this map; the opportunity the cluster is designed to capture is the move toward its higher-value segments.

Data centers sit inside the digital segment. They are one component of it, and the segment is itself part of a wider cluster in which the larger share of investment has gone to electronics manufacturing. Looking at the cluster as a whole offers a clearer perspective of what the EEC is building towards.



Why the AI Cycle Matters Here

Demand is arriving quickly and it is measurable. Investment applications to Thailand's Board of Investment reached US\$43.6 billion in the first half of 2026 (37 percent above the same period a year earlier) with the digital sector alone accounting for US\$33 billion, or 76 percent of the total, led by data centers, data hosting and cloud services. The Eastern Economic Corridor attracted applications worth US\$14.4 billion of that national total, roughly a third; within the corridor, digital-cluster applications reached US\$12.0 billion, or roughly a third of all applications in the digital and electronics nationwide.

But applications are not commitments, and what turns one into the other is readiness. The EEC is positioned for this cycle of capital movement by prior investment rather than recent announcement, and our key advantage is connectivity: two submarine-cable landing stations at Rayong and Si Racha carry six cable systems, with direct routes to Hong Kong and Singapore, 1,770 Gbps of planned international bandwidth and 700 Gbps planned to neighboring countries — the component that competing locations with land and power still have to build. Behind it stands a long-established manufacturing base: Thailand is the world's 13th-largest exporter of electrical and electronic goods and its third-largest exporter of air conditioners, and its digital economy is the second-largest in Southeast Asia. A 5G testbed operates at Thailand Digital Valley. Readiness, not incentives, is what a global operator weighs first; and it is where the EEC competes.

What the EEC Is Building

The EEC's approach to powering this industry rests on three pillars.

Zoning : A promotion zone established specifically for this industry, so that power, transmission and utilities are planned as a single system rather than negotiated case by case, allowing a dedicated supply to be brought to one place rather than drawn piecemeal from the national grid.

Generation : New clean supply built for the demand: rooftop solar feeding micro smart grids, power plants whose contracts have expired brought back into production, and the surface of public reservoirs opened to floating solar — capacity drawn from assets already in public hands rather than from existing users.

Distribution : A public-private venture to run a green power grid with commercial agility, able to move at the pace this group of investors decides, and to keep the cost of serving it transparent and self-contained. A single principle runs through all three, and it is already on the public record: a new demand class of this scale is best served by a dedicated supply carrying its own transparent cost — priced to those who use it, not averaged across households and businesses that have no part in it. Emerging mechanisms point the same way. A direct power-purchase route is being opened, allowing a large user to contract with a clean-energy producer directly. It will let this new demand for electricity secure dedicated power sources without competing for the existing supply.



EECd — The Digital Showcase

EECd, or Digital Park Thailand, is the corridor's purpose-built digital zone: an estate of roughly 133 hectares — about 85 of them available for rent — in Si Racha, Chonburi, adjacent to the country's submarine-cable landing station. It was declared the EEC's digital promotion zone in February 2018 and is developed with the Ministry of Digital Economy and Society. It is organized as three functions on one site — data center, innovation testbed, and an IoT and R&D institute linking industry, academia and government. Green utilities are built into the offer: renewable power via direct purchase agreement, and recycled water treated as a managed, reused resource within the zone's design. The incentive package includes corporate income-tax exemption of up to fifteen years and duty exemptions, with licensing and permits under fourteen Acts handled through a single window, alongside the EEC Visa and work permit.

A prepared site — planned utilities, green power, and approvals through a single window — is a more concrete proposition than any policy statement.

Where the Value Actually Sits

A data center does not arrive alone. A major facility acts as an anchor, drawing a supply chain toward it: power and advanced cooling, specialized equipment, engineering and technical services, and in time higher-value electronics and semiconductor activity. Artificial intelligence then travels outward from that capacity into automotive, medical and health data, smart manufacturing, biopharmaceuticals and logistics. Onshore capacity is what allows a country to develop applied technology rather than only consume it. That is why the EEC's stated direction is to capture this cycle selectively, prioritizing the equipment, optical, cloud-infrastructure and services layer over land- and power-intensive data halls. Thailand's greenfield investment values have already risen sharply in electronics, communications and digital infrastructure. That is the tangible niche to own, and it sits in the layer around the data centers rather than in the facilities themselves.

Large, long-term, committed demand also carries a secondary effect. Clean-energy projects and grid upgrades are often constrained less by technology than by the absence of committed buyers; demand at this scale can make renewable capacity financeable, and can justify the investment in a smarter, more resilient power network that serves every user on the grid.

The capital now moving into AI and digital infrastructure is among the largest reallocations of a generation, and it is being committed now. Regions that pair genuine readiness with decisive execution will hold it. The opportunity for the EEC is larger than any single facility type — it is a cluster with a manufacturing base beneath it, connectivity already in the ground, and a strategy pointed at the part of the value chain worth owning.



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