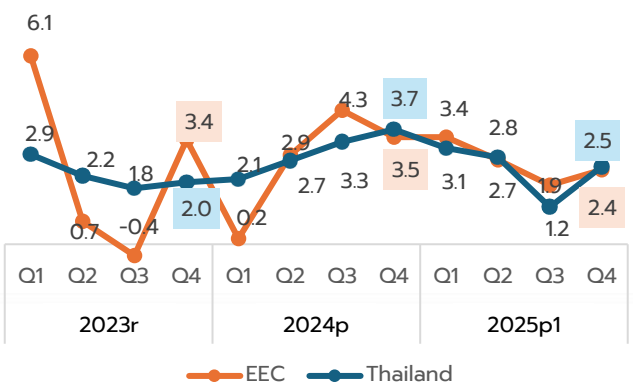
EEC Quarterly Economic Report: Q4 2025 Developments and Outlook

Overview

Economic Conditions in the EEC Area in Q4: Growth of 2.4% Year-on-Year

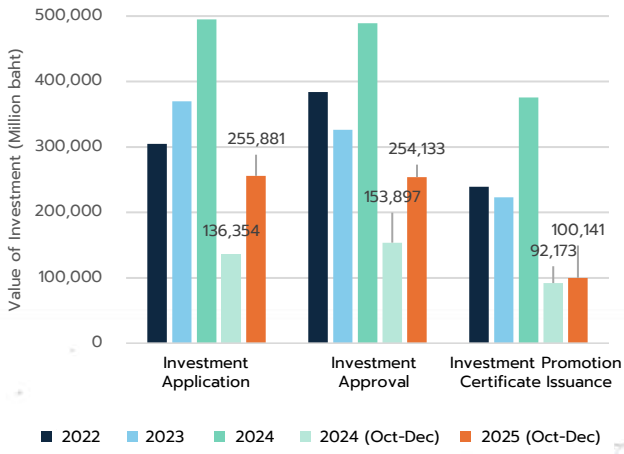
In the fourth quarter of 2025, the economy in the Eastern Economic Corridor (EEC) expanded by 2.4% year-on-year, moderating from the same period last year. Growth was constrained by continued contraction in the agricultural sector, a slowdown in the real estate sector, and lower tourist arrivals compared with the previous year, which led to slower growth in private consumption amid still-fragile purchasing power in some groups. Nevertheless, economic activity was supported by accelerated public expenditure, particularly infrastructure investment. In the industrial sector, although the number of newly opened factories and new employment declined from the previous year, total investment increased significantly, reflecting large-scale projects and technological upgrading in certain industries. Production in the electronics and automotive parts sectors also showed signs of recovery, in line with improving external demand toward year-end. Overall, growth in the fourth quarter was supported mainly by public spending and high-value investment, while the agricultural, real estate, and tourism sectors continued to weigh on overall expansion.

Gross Provincial Product Growth Rate (% YoY)



Source: Quarterly compilation by the Overall Planning Office, EECO.
Note: Data for 2023 have been revised in accordance with GPP data from the NESDC.
r: revised p: preliminary

Value of Investment Promotion in the EEC



Source: Board of Investment (BOI)

EEC economy is projected to expand by 2.5% in 2026 and approximately 2.4% in 2027

Looking ahead, growth is expected to expand gradually, supported by investment in targeted industries—particularly digital industries, advanced technology, and electric vehicles—which are entering the construction phase. Additional support will come from the issuance of investment promotion certificates by the Board of Investment (BOI), the expansion of promotion zones, and continued development of digital infrastructure and data centers. Global economic volatility remains a key factor to monitor.

2025p	2026p	2027f
2.6	2.5	2.4

Supporting Factors

1. The formation of a new government and continued political stability, supporting the continuity of fiscal stimulus measures.
2. Expansion of investment in digital infrastructure and advanced robotics industries following recent project approvals.
3. Gradual recovery in the tourism and services sectors, supported by large-scale international events.

Risks to the Outlook

1. Upward pressure on crude oil prices and shipping costs due to tensions in the Middle East affecting key oil transport routes (Strait of Hormuz), with risks of escalation and prolonged disruption that could increase inflation.
2. Uncertainty surrounding international trade policy, particularly new U.S. import tariff measures and related legal developments.
3. Structural constraints from elevated household debt levels and pressures on competitiveness from exchange rate movements.

Key Factors Affecting the EEC Economy

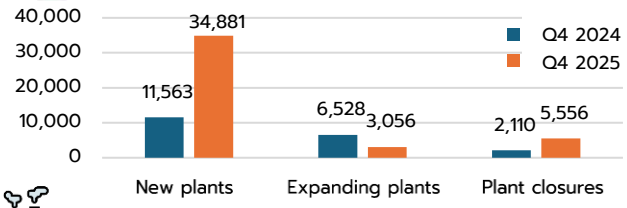
Expansion in Industrial Investment

Industrial Plant Openings and Closures

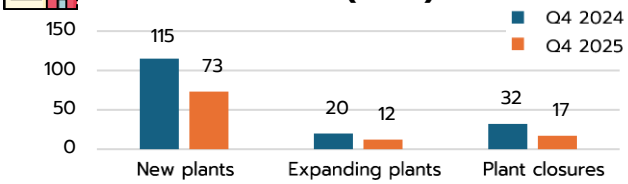
In the fourth quarter, 85 factories were granted operating or expansion permits, generating 4,716 new jobs with a total investment value of THB 37,937 million. The highest investment values were recorded in factories related to electric power generation, vehicles, metal products, electrical appliances, and equipment. Meanwhile, 17 factories ceased operations, representing a total investment value of THB 5,556 million and affecting 1,160 jobs. Overall, the net number of factories, employment, and investment value remained positive during the quarter.

Compared with the fourth quarter of the previous year, the total investment value increased by 109.7%, despite a decline in the number of factories and new employment by 37% and 22.1%, respectively. This reflects continued expansion in industrial investment in value terms, even as new production activity and job creation moderated compared with the previous year.

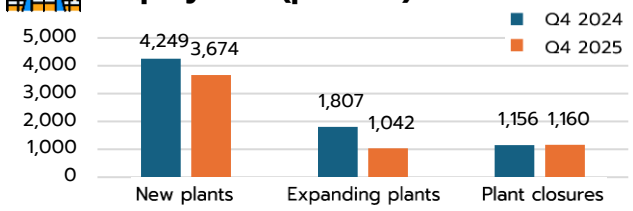
Investment Value (million baht)



Number of Plants (units)

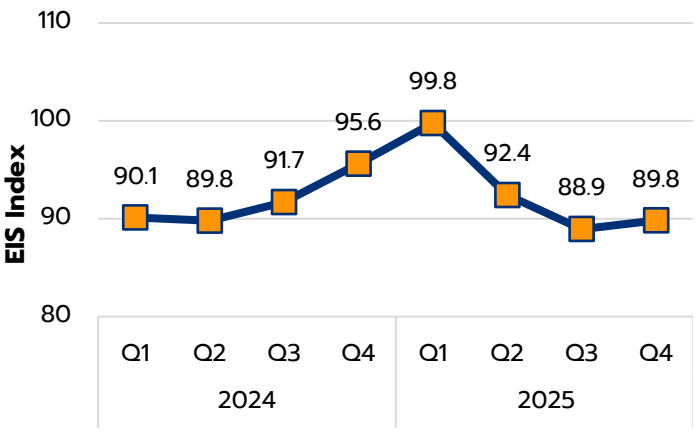


Employment (persons)



Source: Department of Industrial Works
Note: Includes only plants classified under the Factory Act (No. 2), 2019, with a size of 50 employees/horsepower and above.

Eastern Industries Sentiment Index



Source: The Federation of Thai Industries

The Eastern Industrial Sentiment Index stood at **89.8 in the fourth quarter**, declining **6% year-on-year**, reflecting entrepreneurs' concerns over uncertainty in international trade policies, particularly new U.S. import tariff measures, as well as domestic political developments following the dissolution of parliament. In addition, the appreciation of the Thai baht exerted pressure on business competitiveness. Nevertheless, overall production continued to increase, supported by stronger external demand toward the end of the year amid the recovery of key trading partner economies, particularly in **electronics and automotive parts**.

Industrial Estate Land Availability

Despite these challenges, the EEC remains the area with the **highest concentration of industrial estates in the country**, totaling **more than 52 estates**. Currently, approximately **19,120 rai** of land remains available for sale or lease to support industrial activities, reflecting continued capacity to accommodate new investment. The available land is distributed as follows:

1. **General Industrial Zone (GIZ):** 16,742 rai
2. **Industrial Free Zone (IFZ):** 566 rai
3. **Commercial Zone (CM):** 1,812 rai

Summary of Land Use Approvals in Industrial Estates (as of December 2025)

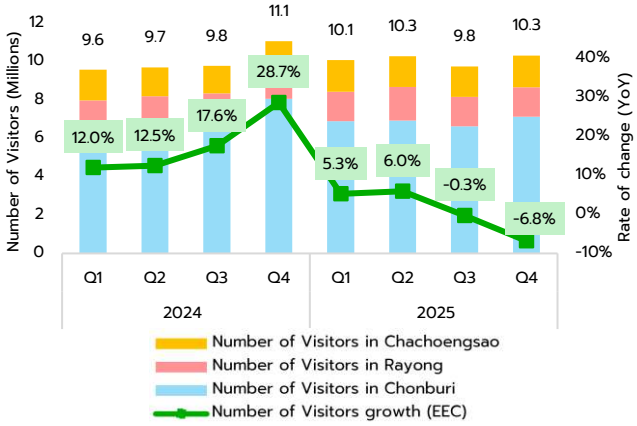
Province	No. of Industrial Estates (units)	Total Land Area for Sale/Lease (rai)	Remaining Land Area Available for Sale/Lease (rai)	Remaining Land Area (%)
Chachoengsao	6	10,825	2,621	24.2%
Chonburi	27	40,316	8,696	21.6%
Rayong	19	60,573	7,803	12.9%
EEC	**52**	**111,714**	**19,120**	**17.1%**

Source: *Industrial Estate Authority of Thailand (IEAT); compiled by EECO.*

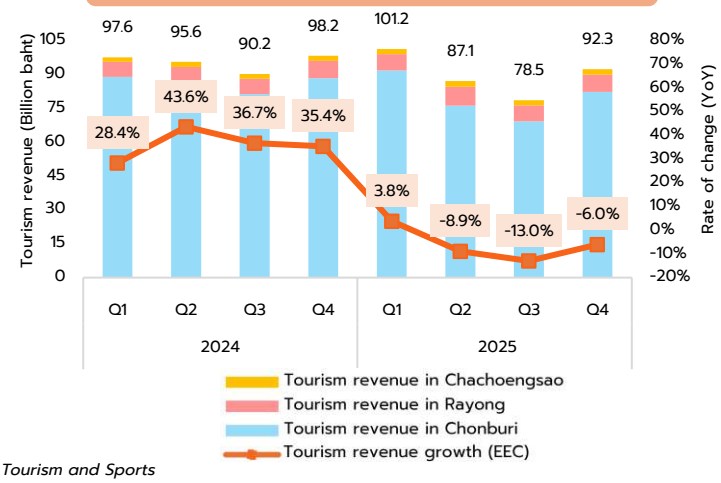
EEC Tourism Slows but Remains Supported

Tourism activity in the EEC slowed in the fourth quarter, with total tourist arrivals of **10.3 million**, declining **6.8% year-on-year**, accounting for **11.1% of nationwide arrivals**. Tourism revenue amounted to **THB 92.3 billion**, decreasing **6% year-on-year** and representing **12% of national tourism revenue**. **Chonburi** remained the primary tourist destination, accounting for **60.5% of arrivals and 89.1% of tourism revenue** in the EEC. The slowdown was partly attributed to global economic moderation amid the U.S. trade war, which weakened tourist purchasing power. In addition, the appreciation of the Thai baht increased travel costs relative to competing destinations, while intensifying regional competition reduced Thailand's price competitiveness, leading some tourists to opt for lower-cost destinations such as **Vietnam, Malaysia, and Japan**. Chinese tourists—historically a key market for the EEC—also remained cautious due to safety concerns linked to reports of transnational crime, affecting travel confidence. Nevertheless, tourism activity continued to receive support from domestic stimulus measures, including the **"Tiew Dee Mee Kuen"** and **"Khon La Khrueng Plus"** programs, as well as major events such as the **2025 SEA Games in Chonburi**, the **Bangsaen 42 Marathon**, the **Pattaya International Fireworks Festival**, and **Pattaya Countdown 2026 Monomax**, which helped partially sustain tourism in the area.

Number of Visitors to the EEC



Tourism Revenue in the EEC

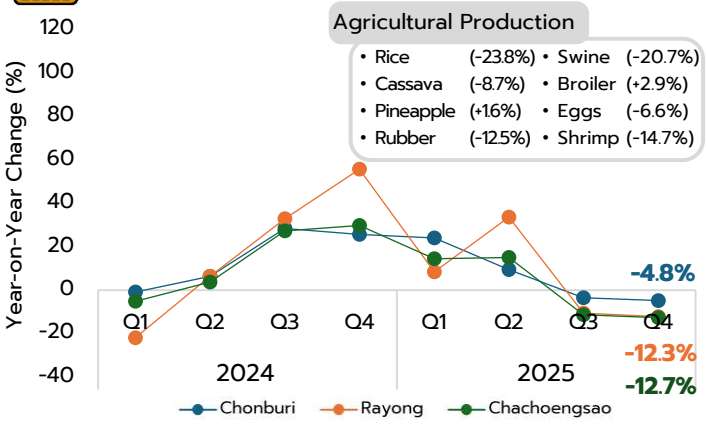


Source: Ministry of Tourism and Sports

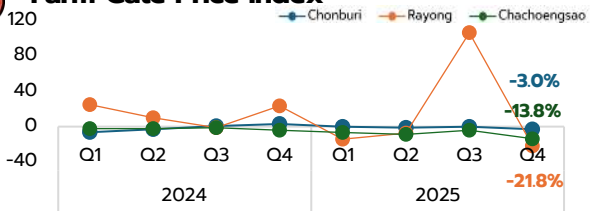
Agricultural Sector Contracts on Lower Output

The agricultural production index declined across all provinces in the EEC (Chonburi -4.8%, Rayong -12.3%, Chachoengsao -12.7%), reflecting lower output in key agricultural categories, including field crops, perennial crops, livestock, and fisheries. As a result, both the farm-gate price index and the farm income index also declined, indicating a contraction in the agricultural sector in the latest quarter.

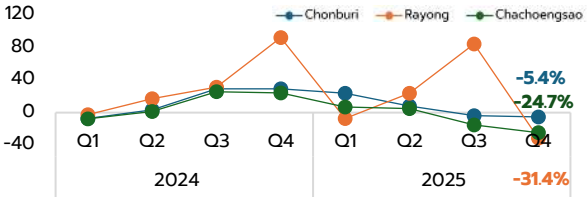
Agricultural Production Index



Farm-Gate Price Index



Farm Income Index



Source: Office of Agricultural Economics Region 6, compiled by EECO

Factors Affecting the Agricultural Sector

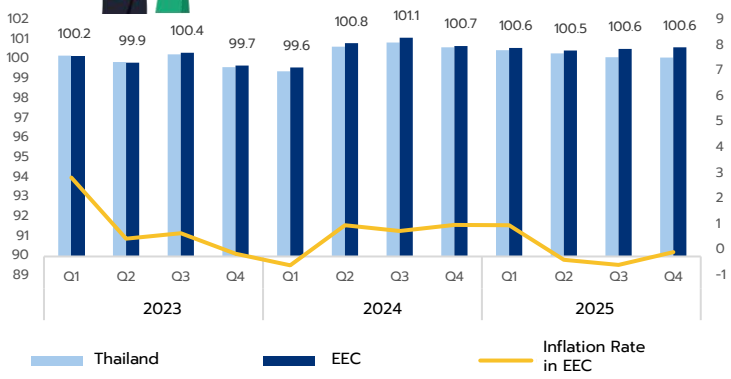
Key factors include volatile weather conditions, including droughts and floods, the outbreak of crop pests and livestock diseases, and persistently high production costs, such as fertilizers, fuel, and animal feed. These factors have increased production costs and constrained farmers' capacity to expand output.

Nevertheless, some supportive factors remain, including steady domestic and external demand, price control policies and stabilization measures aimed at reducing oversupply, and government efforts to improve the quality and standards of agricultural products.

Inflation Eases While Consumer Confidence Weakens

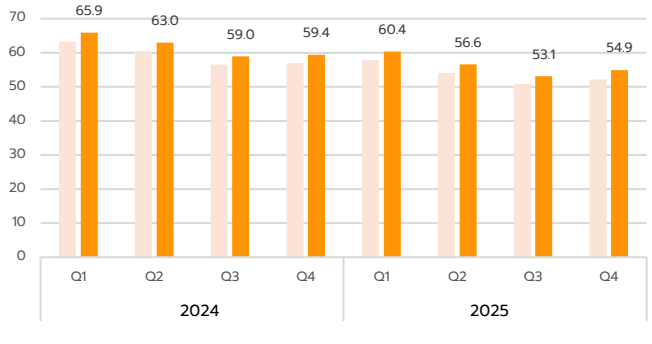
The Consumer Price Index (CPI) in the EEC averaged 100.6 in the fourth quarter of 2025, slightly declining from 100.7 in the same period last year, resulting in inflation of -0.07% year-on-year. The decline was mainly driven by lower prices in the energy category, including fuel and electricity, following government measures and movements in global energy prices, as well as a decrease in personal care product prices. Meanwhile, the Consumer Confidence Index (CCI) in the Eastern region declined to 54.9, from 59.4 in the same period last year, reflecting increased consumer concerns over several external factors. These included lower agricultural prices that reduced farmers' income and purchasing power, elevated household debt and persistently high living costs, the appreciation of the Thai baht which may affect Thailand's export competitiveness, as well as domestic political uncertainty following the dissolution of parliament and broader concerns over the current economic situation.

Consumer Price Index



Source: Ministry of Commerce

Consumer Confidence Index



Source: Center for Economic and Business Forecasting, University of the Thai Chamber of Commerce

Employment Growth Driven by Manufacturing

Total employment reached 2.6 million persons, increasing 2.5% year-on-year, reflecting the overall recovery in economic activity, as detailed below.

Employment in the services sector (accounting for 55.2% of total employment) increased 0.6%, driven by expansion in hotel and food services, public administration, health services, and other support services, while employment in construction, wholesale and retail trade, and real estate declined.

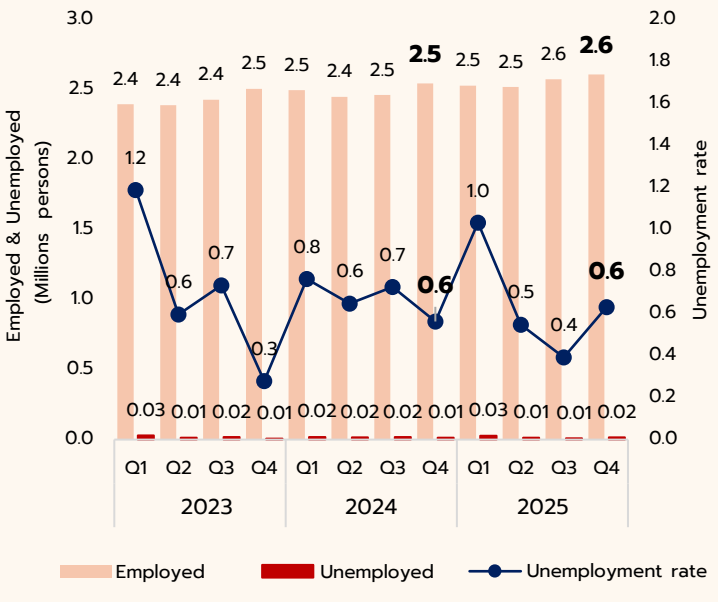
Employment in the industrial sector (accounting for 36.0% of total employment) increased 7.5%, driven by higher employment in the manufacturing sector, which remains a key driver of job creation in the area.

Employment in the agricultural sector (accounting for 8.8% of total employment) increased 3.7%, despite contraction in agricultural output and income, reflecting a decline in labor productivity in the sector.

Most of the increase in employment occurred among workers with upper secondary and tertiary education, rising by more than 160,000 persons, while employment among workers with lower secondary education or below declined by around 100,000 persons, reflecting growing demand for higher-skilled labor in the EEC.

Meanwhile, the unemployment rate remained stable at 0.6%, unchanged from the same period last year and below the national average, indicating that the labor market continued to absorb additional entrants, including migrant workers and new graduates.

Number of Employed Persons, Unemployed Persons, and the Unemployment Rate



Source: Labor Force Survey, National Statistical Office

Government Spending Accelerates to Support EEC Development

Fiscal Year 2025



Total Budget Disbursement in Q1/2026

14,293.4 million baht

41% YoY

Current Expenditures

8,368.2 million baht

40% YoY

Capital Expenditures

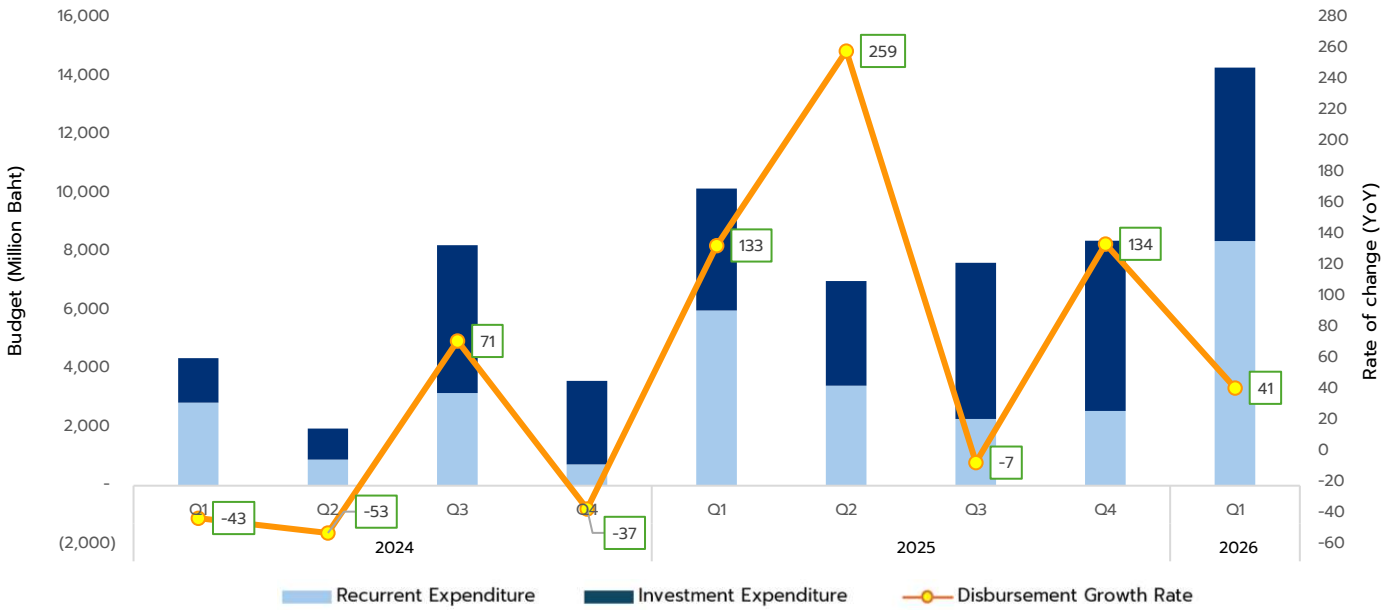
5,925.2 million baht

42% YoY

Government spending for EEC development in Q1 FY2026 (October–December 2025) totaled THB 14,293.4 million, increasing 41% year-on-year. This comprised current expenditures of THB 8,368.2 million (+40% YoY) and capital expenditures of THB 5,925.2 million (+42% YoY). The increase was supported by government measures to accelerate FY2026 budget disbursement, aimed at ensuring the timely and continuous injection of budget funds into the economy to stimulate economic activity.



Annual Budget Disbursement



Source: GFMIS System, Comptroller General's Department

Note: The chart uses fiscal year data, with the Thai fiscal year running from 1 October to 30 September of the following year.

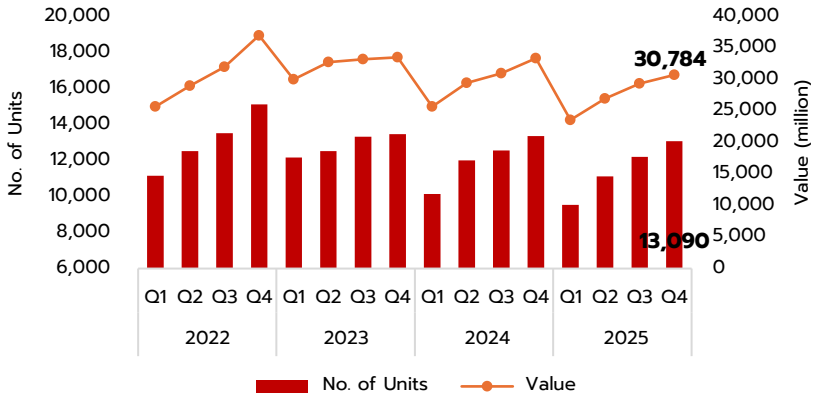
EEC Real Estate Activity Softens While Land Prices Surge

Residential Property Transfers

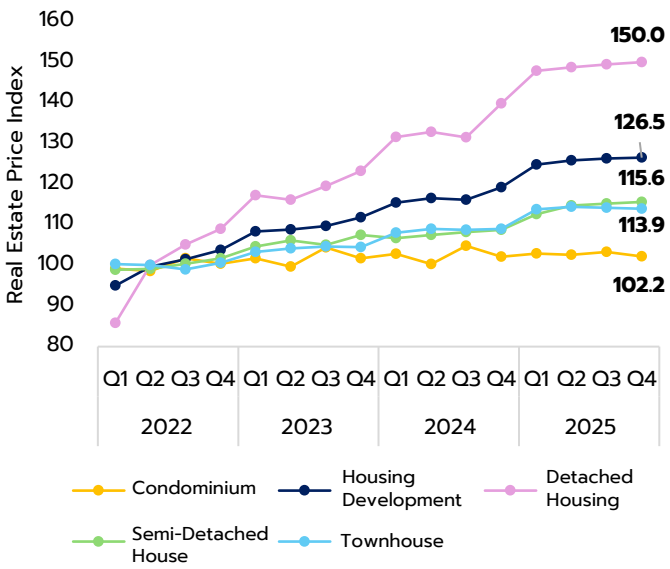
A total of 13,090 units were transferred, declining 2.1% year-on-year, with a total value of THB 30,784 million, down 7.8%. The contraction was driven by both demand- and supply-side factors, as follows.

- Demand slowed in line with the still-fragile economic recovery and persistently high household debt levels.
- Supply remained elevated due to a large inventory of unsold housing units, while rising development costs led developers to delay the launch of new projects.

Residential Property Transfers (Units and Value)



Real Estate Price Index in the EEC Area



Residential Price Index

The housing price index for detached houses stood at 126.5 points, increasing 6.1% year-on-year, while the condominium price index reached 102.2 points, rising marginally by 0.1%.

The continued increase in detached housing prices reflects sustained demand for low-rise residential properties in the EEC, supported by inflows of investors and both domestic and foreign workers relocating to the area. The increase also reflects higher project development costs alongside rising land prices, particularly in areas surrounding industrial estates and key economic zones.

In contrast, condominium prices remained relatively stable with only slight increases, largely due to the still-elevated inventory of unsold units. In addition, the continued launch of new projects in several locations has intensified competition, prompting developers to adopt marketing strategies to accelerate inventory sales amid weakened purchasing power as economic growth moderated.

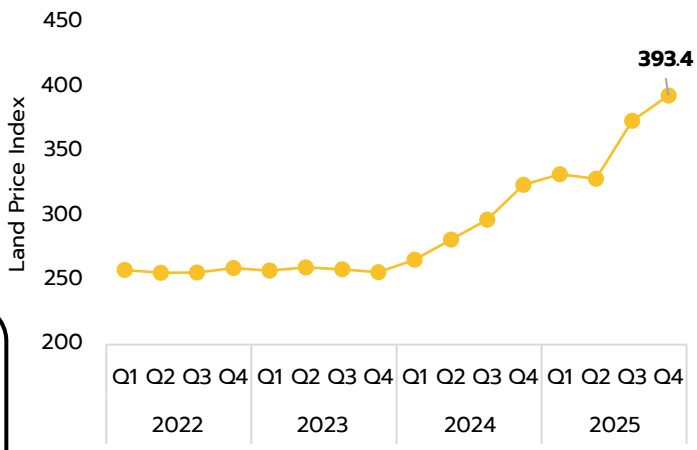
Undeveloped Land Price Index

The undeveloped land price index stood at 393.4 points, increasing 21.5% year-on-year and reaching the highest level since the index was first compiled. By location, the five areas with the highest land price growth were as follows:

- Bang Pakong District, Chachoengsao: +75.9%
- Ban Khai District, Rayong: +70.9%
- Ban Bueng District, Chonburi: +43.2%
- Mueang Rayong District, Rayong: +34.5%
- Bang Lamung District, Chonburi: +25.2%

This situation indicates that although the real estate sector has slowed in terms of the number and value of property transfers, demand for land ownership remains strong, leading to significant increases in land prices. This is particularly evident in areas with high potential for the development of residential, commercial, and industrial projects to accommodate future demand in the EEC area.

Undeveloped Land Price Index in the EEC Area



Source: Real Estate Information Center, Government Housing Bank