



EEC Opportunities for Sustainability

Eastern Economic Corridor Office of Thailand

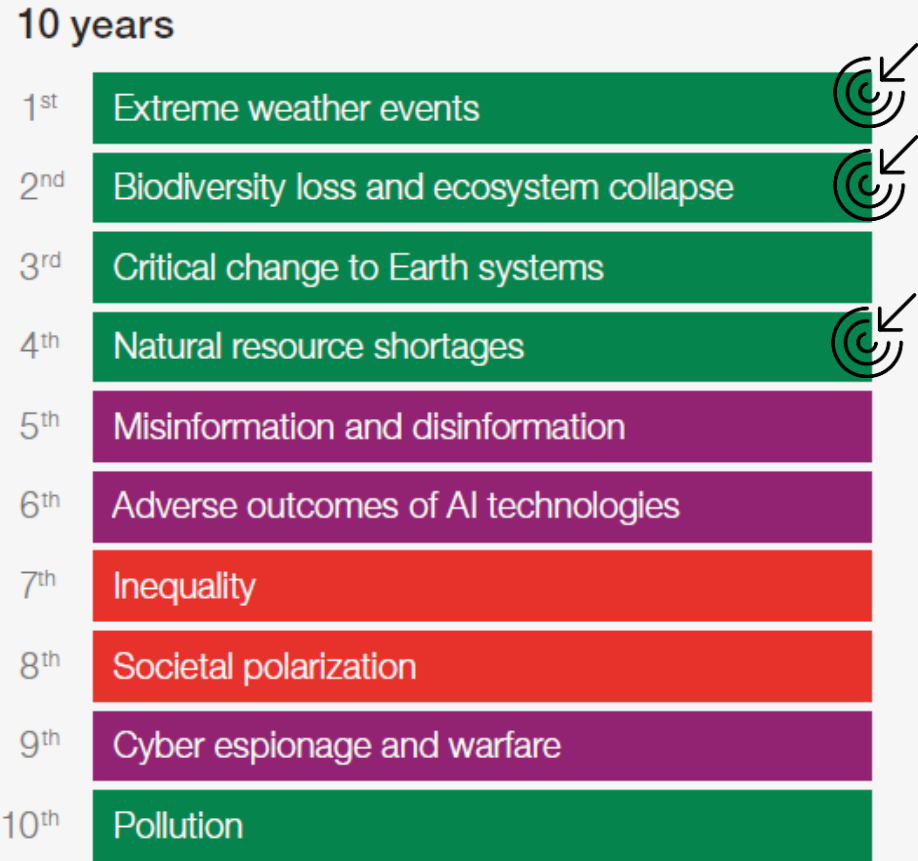
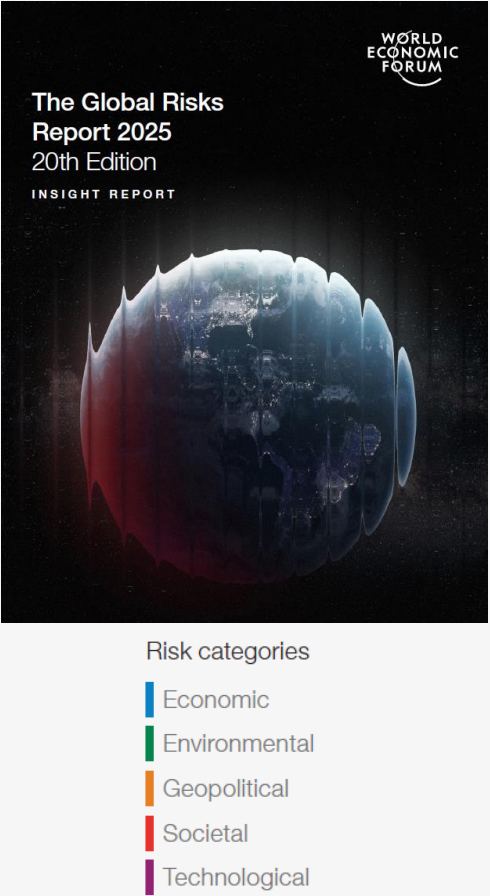
Dr. Chalachit Vorawangso Virakul
Assistant Secretary General

April 2025



The 2025 Global Risks Report underscores the interconnected nature of modern challenges. From environmental degradation to geopolitical instability and societal fragmentation, the risks we face require coordinated, multi-stakeholder responses.

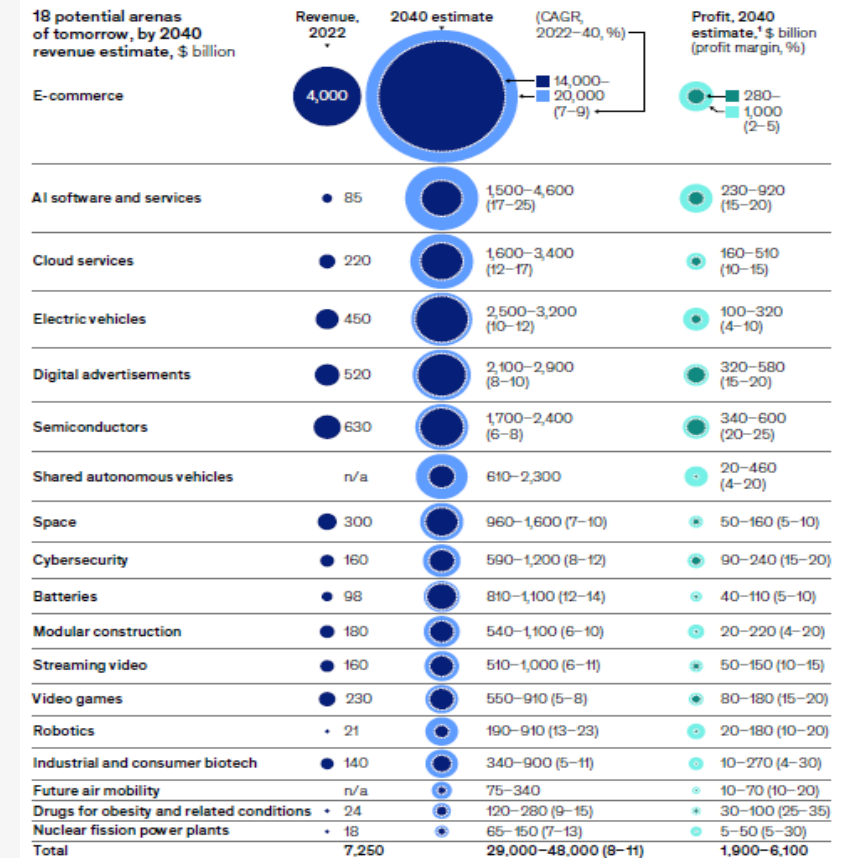
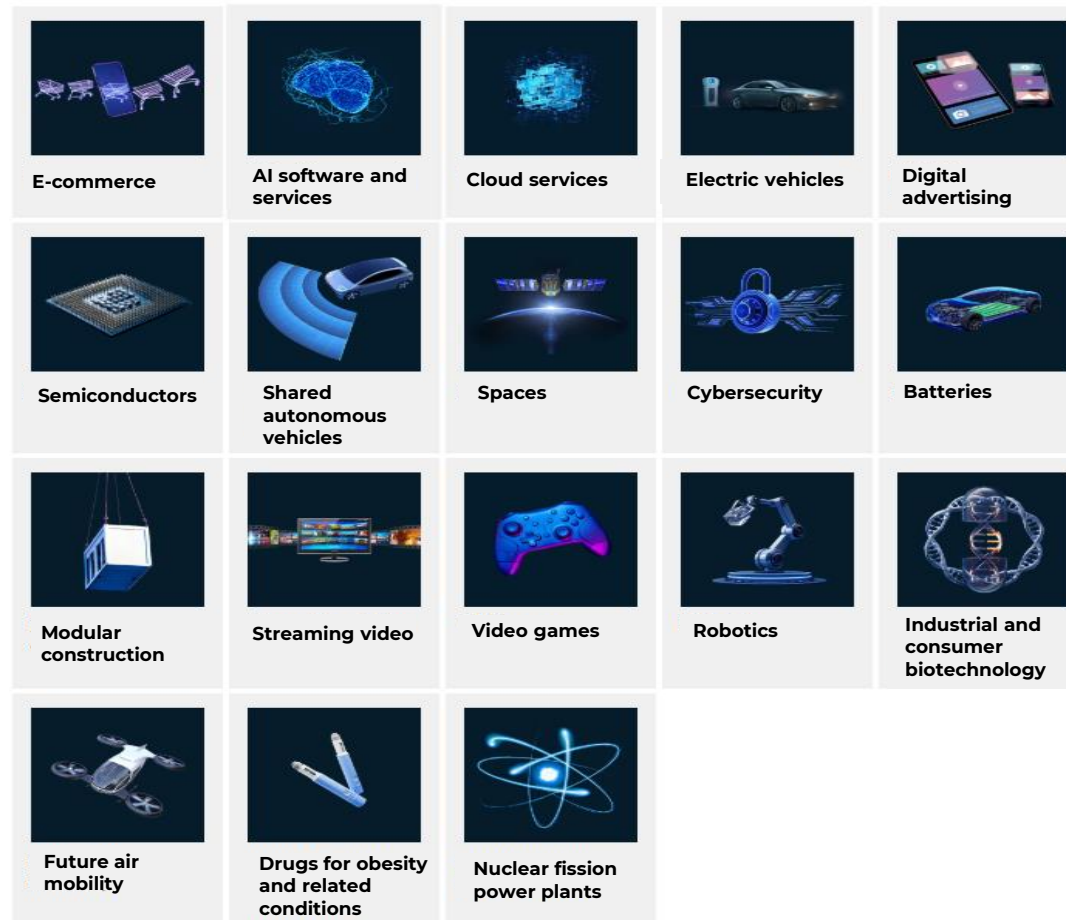
Global risks ranked by severity over the short and long term



Source: World Economic Forum Global Risk Report 2025
Perception survey 2024-2025
Note: Please estimate the likely impact (severity) of the following risks over a 2-year and 10-year period

Arenas are industries that transform the business landscape. Eighteen future arenas could reshape the global economy, generating revenues of USD 29 tn to USD 48 tn by 2040. Their share of global GDP could increase from 4% today to 10-16% by 2040.

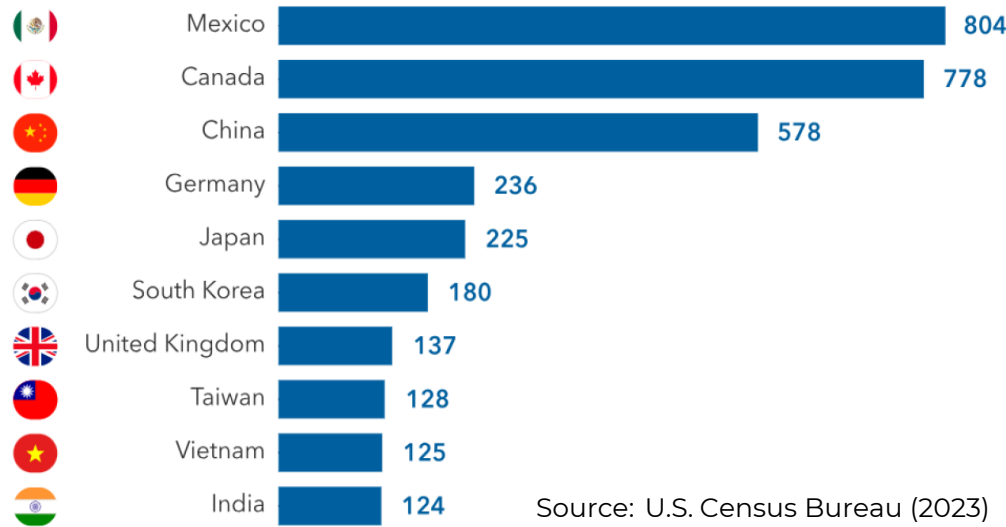
18 future arenas of competition



The US’s reciprocal tariffs measure represents a significant shift in U.S. trade policy, aiming to address trade imbalances beyond just tariffs. Clarity is hopefully expected to increase in the latter half of 2025?

- Promises made, promises kept
- America first
- Make America great again

Value of total trade across top U.S. trade partners in 2023 (USD billions)



Shortest Possible Implementation Timeline: US Trade Measures

Source: Krung Thai Compass



The long-term effects remain uncertain, but analysts predict significant disruptions to global trade dynamics, potentially reshaping international economic relationships for years to come.



มาตรการรับมือ "ภาษีทรัมป์ 36%"

ข้อเสนอเชิงนโยบายต่อสหรัฐฯ

- » เพิ่มนำเข้าสินค้าสหรัฐฯ ด้านพลังงาน อากาศยาน สินค้าเกษตร
- » ร่วมมือภาคเกษตร อุตสาหกรรม ผู้มีส่วนได้เสียสำคัญในสหรัฐฯ
- » ส่งเสริมการลงทุนของไทยในสหรัฐฯ
- » ลดเงื่อนไขการนำเข้าที่เป็นอุปสรรค
- » ปรามการสวมสิทธิ์กันทำผิดสินค้า ที่ใช้ไทยเป็นทางผ่านไปสหรัฐฯ

8 เม.ย.68
นายกฯเรียกประชุม
สรุปแนวทาง
เพื่อผลประโยชน์
ของประเทศไทย

มาตรการช่วยเหลือผู้ประกอบการไทย

- » มาตรการเยียวยาเร่งด่วนในระยะสั้นและระยะยาว
- » ช่วยเหลือ SME และอุตสาหกรรมที่ได้รับผลกระทบ
- » เร่งขยายตลาดส่งออกใหม่ๆ เพื่อกระจายความเสี่ยง
- » เปิดตลาดใหม่ในตะวันออกกลาง ยุโรป อินเดีย
- » เร่งเจรจาการค้า FTA ให้เร็วขึ้น

ที่มา : แถลงการณ์นายกรัฐมนตรี แพทองธาร ชินวัตร (6 เมษายน 2568)



BOT anticipated that the Thai economy expanded by 2.7 % in 2024, and by 2.9 % in 2025. Looking forward, the economy faces high uncertainty from various factors.

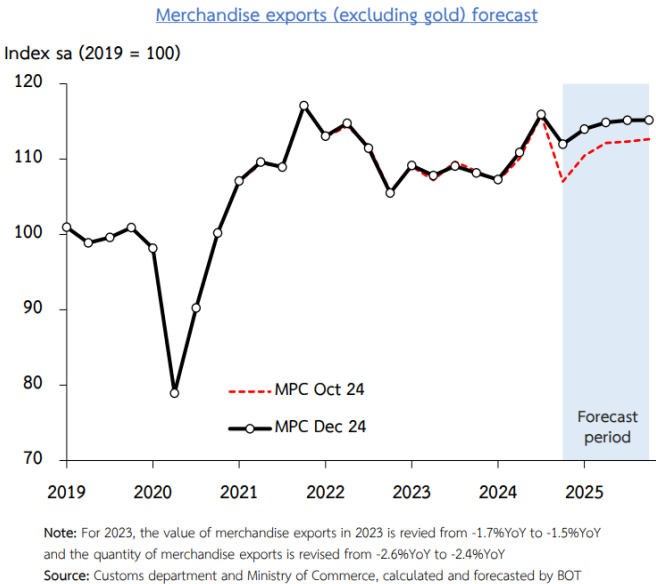
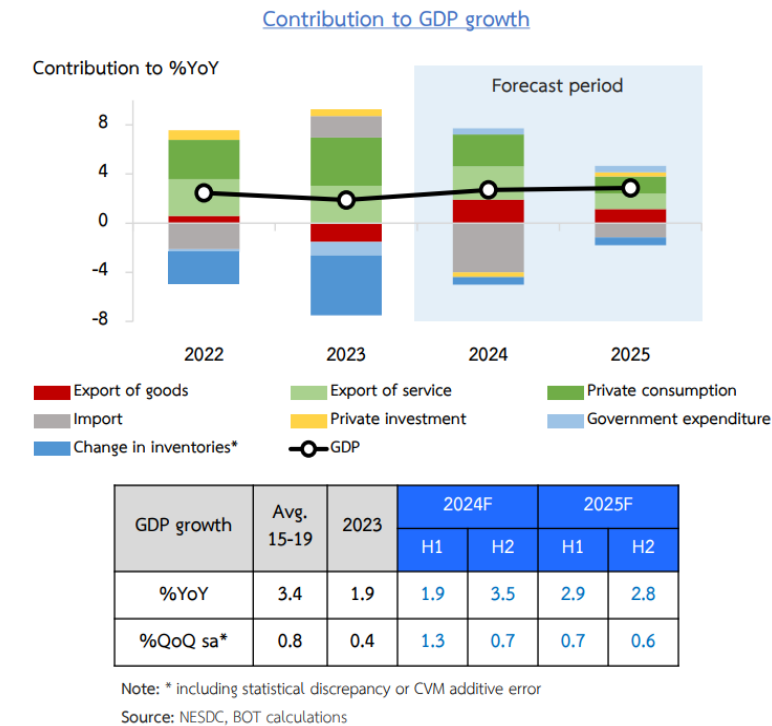
Heightened uncertainties

- Global trade policy
- Geopolitics risks
- Impact of overall credit quality on overall financial condition and the economy

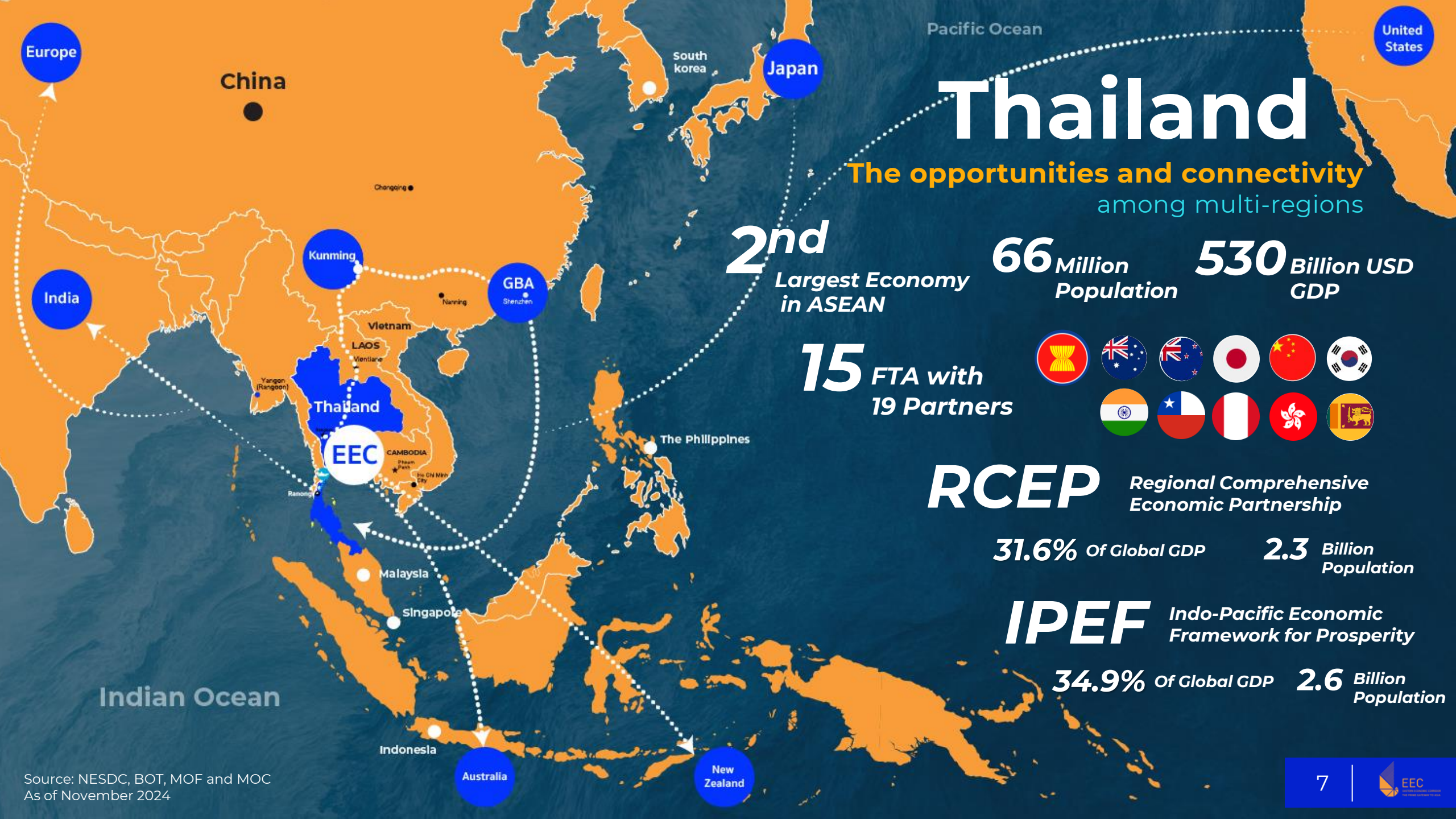
Drivers of the Thai economy

- Tourism
- Domestic demand
- Exports of electronics and machinery
(In line with the expected recovery in the global technology cycle)

Bank of Thailand's Projection of Thailand's GDP (% growth)



EEC had a 2024 GPP of US\$ 75.2 bn (on a nominal basis) or about 15% of Thailand's GDP



Thailand

The opportunities and connectivity
among multi-regions

2nd
Largest Economy
in ASEAN

66 Million
Population

530 Billion USD
GDP

15 FTA with
19 Partners



RCEP Regional Comprehensive
Economic Partnership

31.6% Of Global GDP

2.3 Billion
Population

IPEF Indo-Pacific Economic
Framework for Prosperity

34.9% Of Global GDP

2.6 Billion
Population

EEC At a glance

THE EASTERN ECONOMIC CORRIDOR (EEC) lies at the heart of Thailand's 4.0 development strategy, aimed at restructuring and revitalizing the Thai economy.

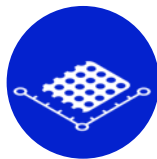
COMPLETE STRATEGIC LOCATION

"Creating an Inclusive Environment"

- In 2017, the Royal Thai Government **initiated the Eastern Economic Corridor (EEC)** to be an area-based development initiative aiming to revitalise the well-known Eastern Seaboard of Thailand.
- Covering the development of the 3 Eastern provinces: Rayong, Chonburi, and Chachoengsao.
- Having objective of developing modern and environmentally friendly economic activities, providing comprehensive government services, creating efficient infrastructure and public utilities, determining the appropriate use of land as well as developing cities to be modern and suitable for living and doing business.



Location: Rayong, Chonburi, and Chachoengsao



**Area : 13 Million Hectares
(8.3 Million Rai)**



5 Clusters of Special-Targeted Industries

Medical & Health

MEDICAL AND COMPREHENSIVE
HEALTHCARE



INTELLIGENT ELECTRONICS
AUTOMATION AND ROBOTICS
DEFENSE

Digital

Next- Generation Automotive

NEXT-GENERATION AUTOMOTIVE



GREEN AND CIRCULAR
BIOFUEL AND BIOCHEMICAL
ADVANCED AGRICULTURE
AND BIOTECHNOLOGY
FOOD FOR THE FUTURE

BCG

Services

HIGH-VALUE AND MEDICAL TOURISM
AEROSPACE & LOGISTICS
EDUCATION AND HUMAN RESOURCE
DEVELOPMENT



Investment Promotion Certificate Issuance in Thailand from 2018 – 2024

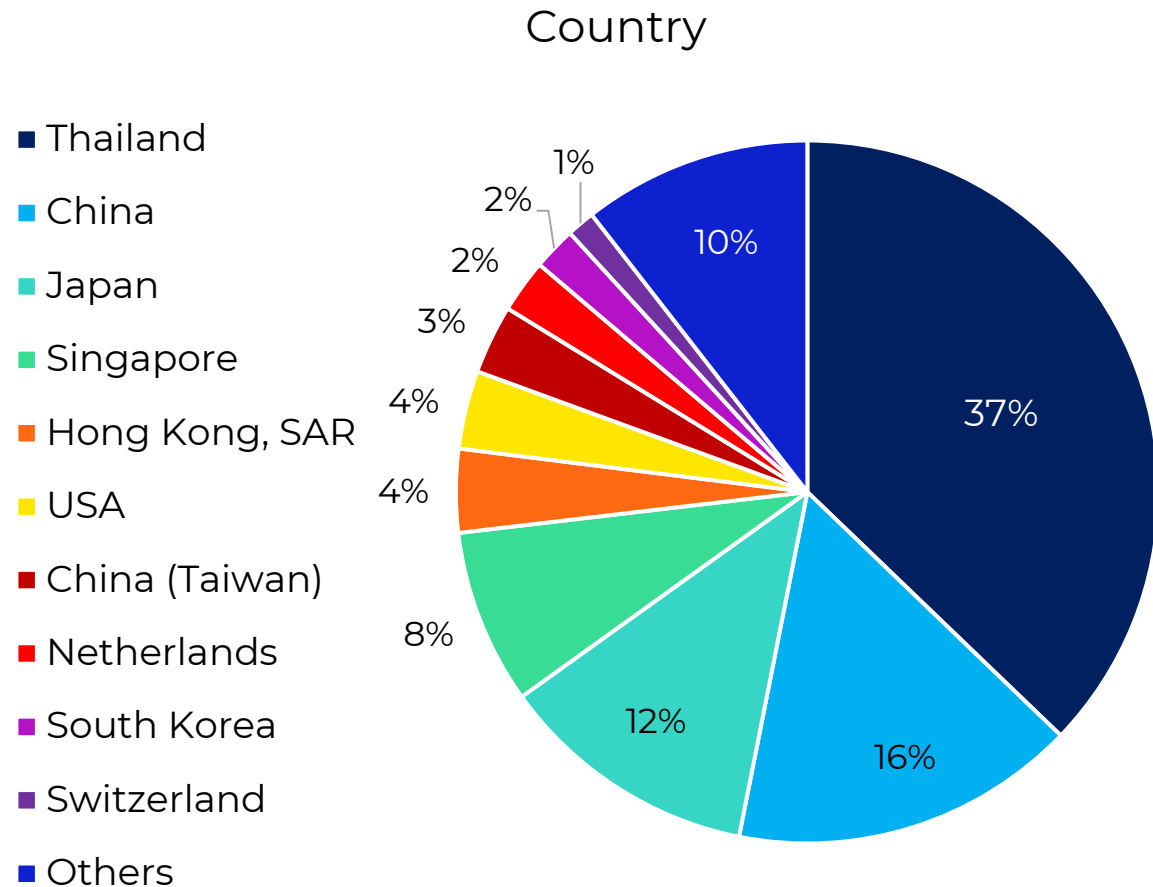
Investment value in the EEC area averaged **52%** of the country's total investment from 2018-2024.

In 2024, investment value in the EEC area reached **its highest level** since the EEC Act was enacted.

Year	Thailand (THB mil.)	EEC (THB mil.)	% EEC share of investment in Thailand
2018	709,338	373,940	53
2019	357,679	171,687	48
2020	430,695	257,615	60
2021	403,183	184,037	64
2022	465,274	239,025	51
2023	490,738	223,221	45
2024	846,461	374,281	44

Investment Promotion Certificate Issuance in EEC from 2018 – 2024

(By Nationality)



Total value of **USD 52.3 Billion**

Top 5 by Nationalities*



China
Automotive,
Electrical
appliances



Japan
Automotive,
Petrochemical
& Chemical



Singapore
Electrical
appliances,
Automotive



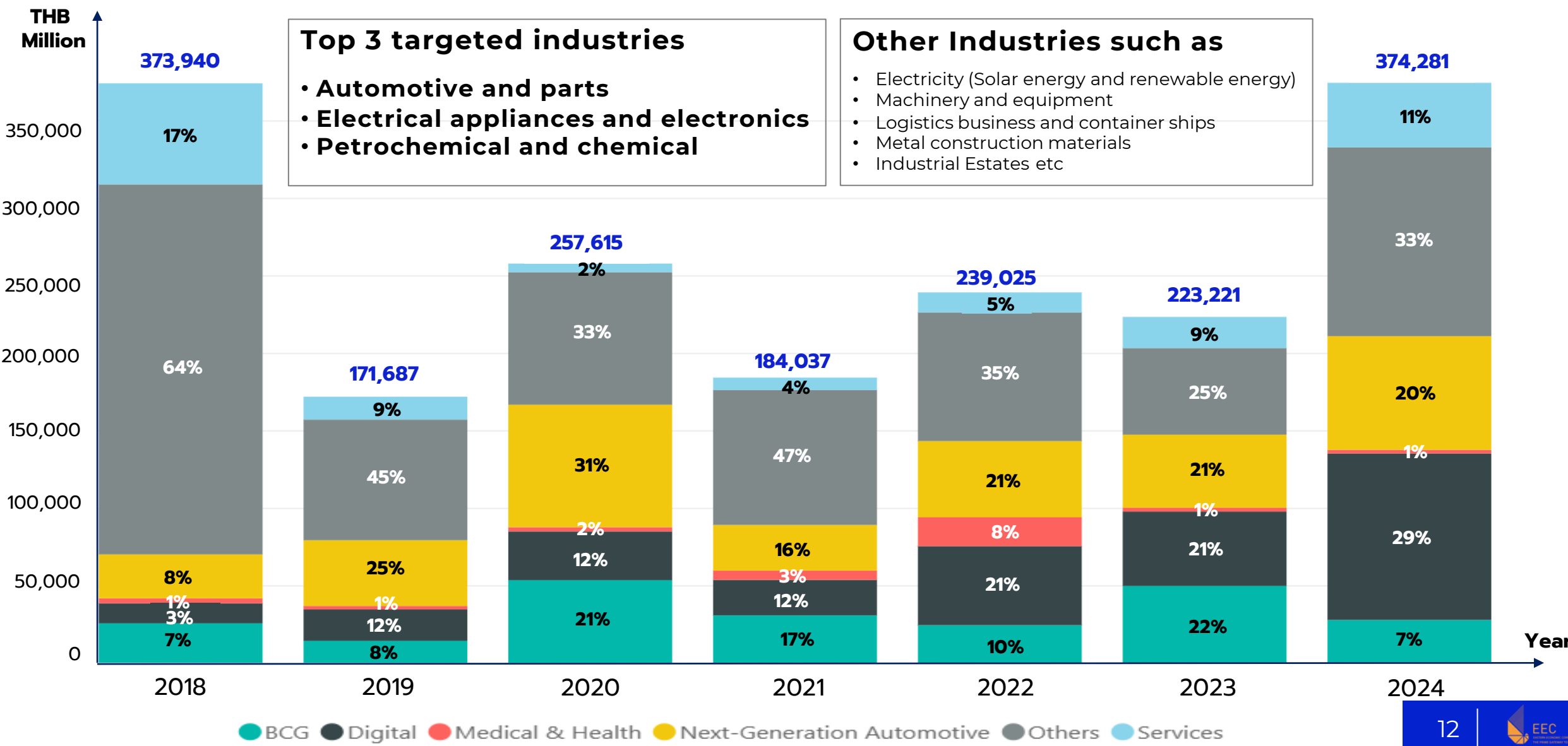
**Hong Kong,
SAR**
Automotive,
Electrical
appliances



**United
States**
Digital,
Agricultural
and Food

Investment Promotion Certificate Issuance in EEC from 2018 – 2024

(By Industry)



Investment Factor: *What are investors looking for?*



Ease of doing
business



Investment
incentives



Workforce quality
& availability



Infrastructure



Political &
economy stability



Geographical
advantage



Connectivity



Ease of living for
expats



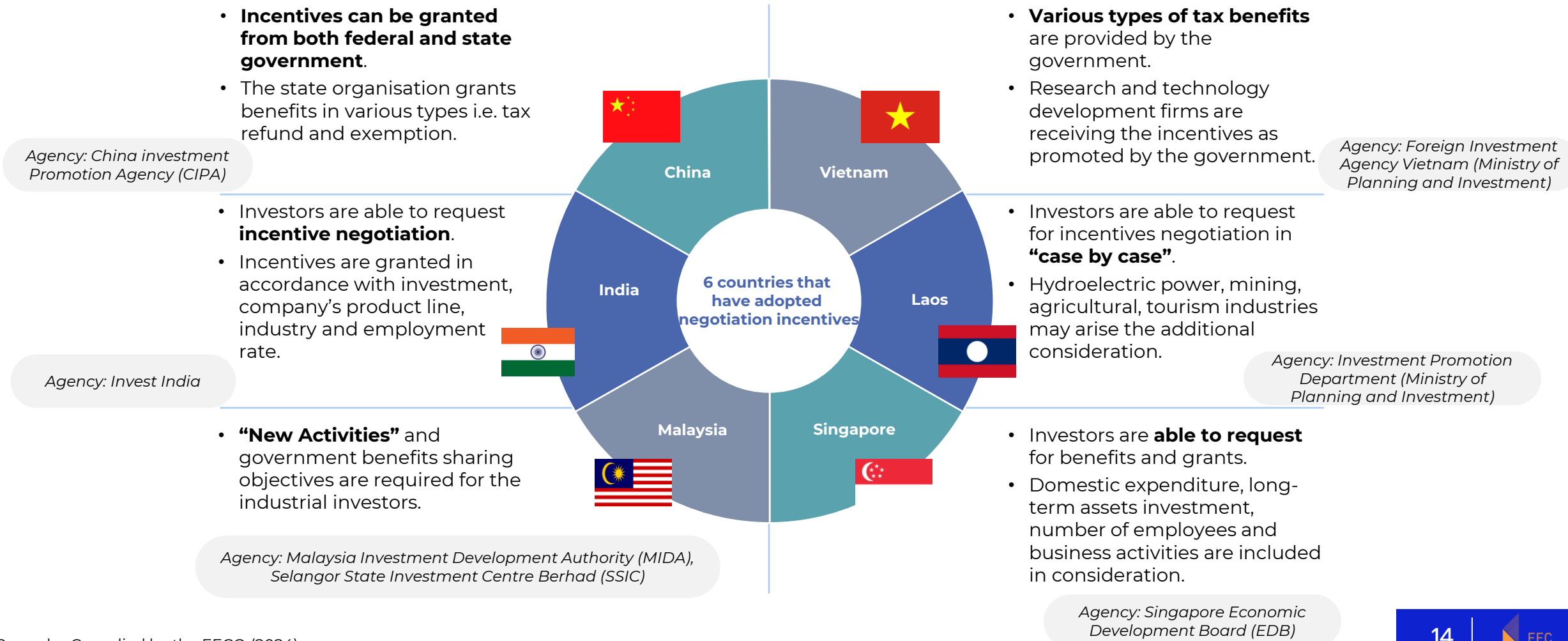
Company/Land
ownership



Energy supply
& Renewable
energy

International Benchmarking of Investment Incentive Negotiation analysis

Governments in the Asia Pacific increasingly adopt negotiated investment incentives to provide tailored and targeted incentives to target investors.



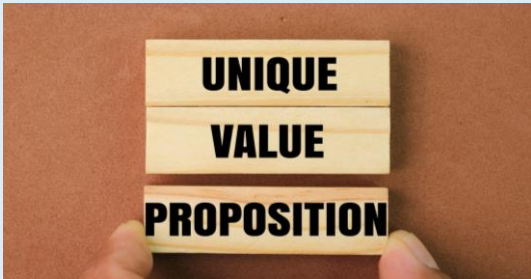
EECO

Investment promotion mechanism



Targeted investment

- Area (EEC promotional zones)*
- Industries (5 Clusters)*



Tailor-made incentives



Total solutions for starting operations

Why Invest in the EEC?

LAND

**Special Economic
Promotional Zone
(37+)**

LABOUR FORCE

**Demand Driven
Human Capital
Management**

LOGISTICS INFRASTRUCTURE & UTILITIES

National Gateway

- 3 international airports (DMK/BKK/UTP)
- Main container port (LCB)
- Main industrial port (MTP)

Area Accessibility

>Road

- Burapha Withi expressway
- Intercity motorway
- Highway network from national to local

>Railway

- Passenger/freight

Utilities

- Water
- Electricity
- Telecom

LAW & REGULATION

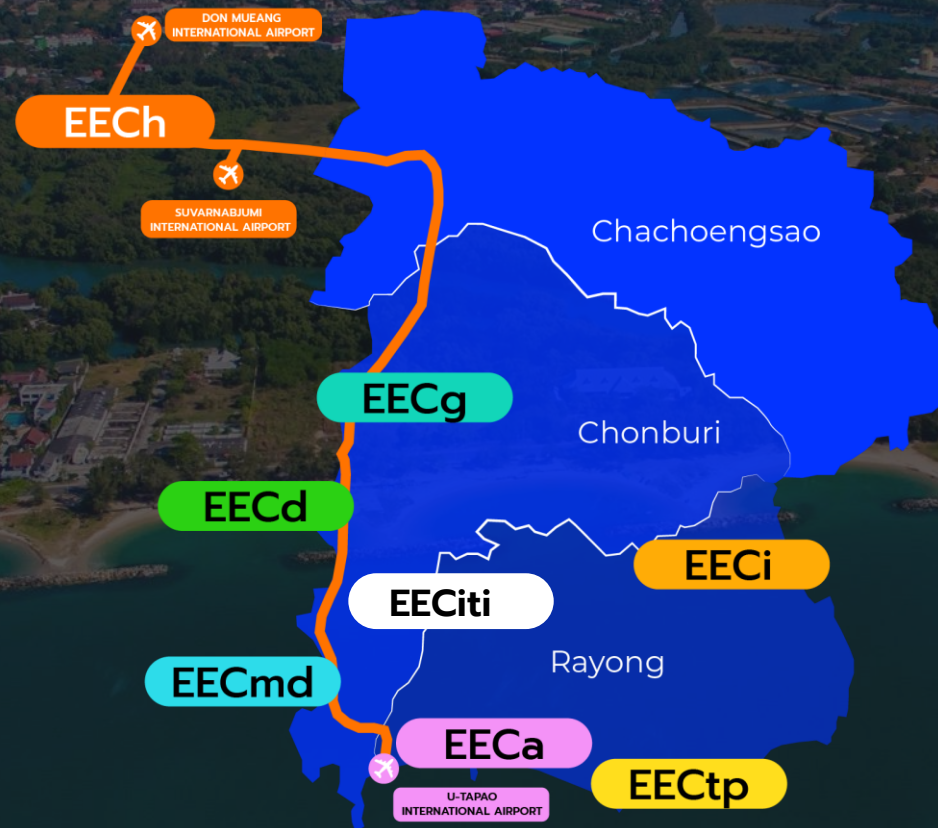
**Eastern Special
Development Zone
Act B.E. 2561 (2018)**

EEC Promotional Zones

Industrial Estates

1. WHA Rayong Industrial Estate
2. Eastern Seaboard I.E. (Rayong)
3. WHA Eastern Industrial Estate (Map Ta Phut)
4. WHA Eastern Seaboard I.E.1
5. WHA Chonburi I.E.1
6. WHA Chonburi I.E.2
7. WHA Eastern Seaboard I.E.2
8. WHA Eastern Seaboard I.E.3
9. WHA Eastern Seaboard I.E.4
10. CPGC I.E. (Rayong)
11. Amata City Chonburi I.E.
12. Amata City Chonburi I.E. (2ndProject)
13. Amata City Rayong I.E.
14. Pinthong Industrial Estate
15. Pinthong Industrial Estate (Laem Chabang)
16. Pinthong Industrial Estate (3rdProject)
17. Pinthong Industrial Estate (4thProject)
18. Pinthong Industrial Estate (5thProject)
19. TFD I.E. (2ndProject)
20. Yamato industries I.E.
21. Smart Park I.E.
22. Asia Clean
23. Rojana Nongyai
24. Rojana Lamchabang
25. WHA Industrial Estate (Rayong)
26. EGCO Rayong Industrial Estate
27. Apex Green Industrial Estate
28. BlueTech City

Industrial Clusters for Special-Targeted Industries



Establishments for Specific Business Operators

- Toyota
Next-generation automotive Banpho
- Alibaba
E-commerce Bang Pakong

Demand-Driven Approach for Human Capital & Skills Development to Provide Workforces that Meet Industry Demands (EEC Model)



EEC Model type **A**

Long term courses – Vocational/University levels

Work-integrated learning [WiL] – a combination of academic and work-related activities

The Collaborative educational services between education institutions and investors



EEC Model type **B**

Module Short Courses

Re Skill/Up Skill to Keep pace with the change of new technology

- 1 Collaboration on curriculum design**
 - Designed by investors
 - Accredited by EECO
 - Trained by the approved education institution
- 2 Contribution 50 : 50**
 - EECO contributes 50% of the cost
 - 250% expense deduction for CIT
- 3 Hiring guarantee**
[6 months at minimum]

E-commerce

Alibaba

China

ICT + 5G

Huawei ASEAN Academy (Thailand)
EEC Branch

China

Industry 4.0
(5G and Digital)

Healthcare

Switzerland

Cooperation of EEC Model



4.0 Ecosystem

Mitsubishi Electric

Japan

5G + Network

CISCO + MAVENIR

United States

HRD

Germany

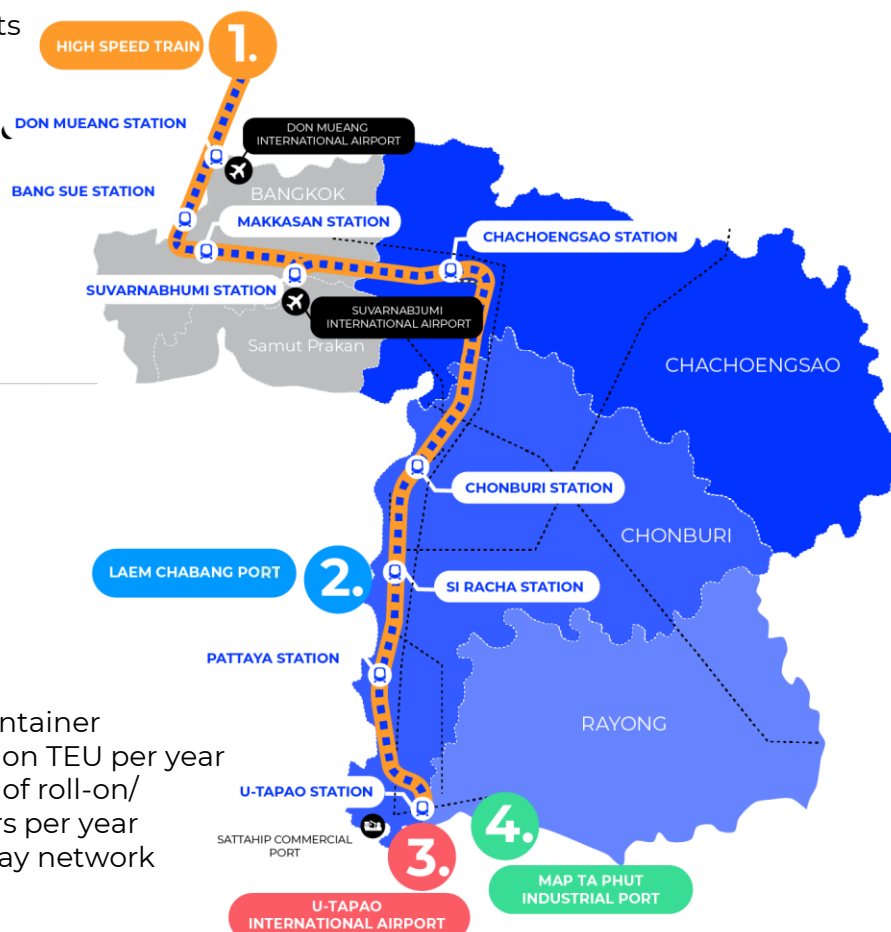


1.

HIGH-SPEED RAIL

Start Operation: **2030**

- **Connectivity**
5 Provinces, 3 Airports with 9 stations
- **Distance:** 220 km
- **Train Maximum Speed**
250 km/hour
- **Travel Time**
Within 60 minutes



2.

LAEM CHABANG DEEP SEAPORT PHASE 3

Start Operation: **2027**

- **Capacity:** Increase container throughput to 18 million TEU per year
- Increase the capacity of roll-on/roll-off to 3 million cars per year
- Connected with railway network
- Green Port

U-TAPAO INTERNATIONAL AIRPORT

Start Operation: **2029**

- **Capacity:** 60 million passengers per year
- **Facilities:** Passenger Terminal, Ground Transportation Center, Cargo, Terminal, MRO, Free Trade Zone
- Airport City

3.



4.

MAP TA PHUT INDUSTRIAL PORT PHASE 3

Start Operation: **2028**

- **Overall Port's Capacity:** 31 million tons per year (After Development)
- **Liquid Natural Gas Capacity:** 11 million tons per year increase
- Future Projects
 - Liquid Cargo
 - Warehouse, Power Plant & Related Business



PPP financing scheme: 64% Private 36% Public

*As of March 2025

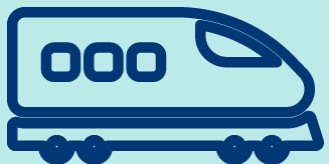
The High-Speed Rail Linking 3 Airports



- Connectivity: 5 Provinces, 3 Airports with 9 stations
- Distance 220 km
- Train Max. Speed: 250 km/hr
- Travel Time: Within 60 min.
- Operation Year: **2030**

Current progress:

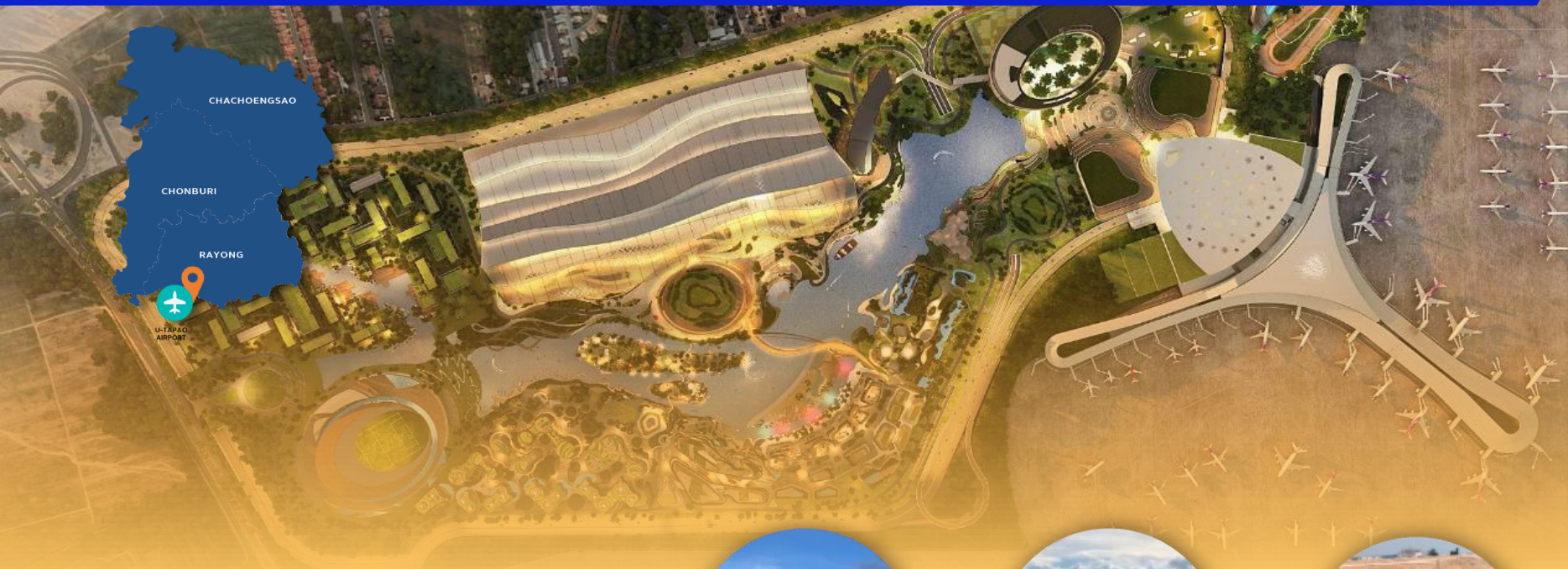
- Awaiting for the Cabinet to approve the amending contract
- Expected to start the construction Q3/2025



The High-Speed Rail Linking 3 Airports

Total Investment
THB 271,766 Million
(USD ~ 7.8 Billion)

U-Tapao International Airport



U-Tapao International Airport



- Capacity: 60 million passenger per year
- Facilities: Passenger Terminal/ Ground Transportation Center/ Cargo Terminal/MRO/ Free Trade Zone
- Airport City
- Operation Year: **2029**

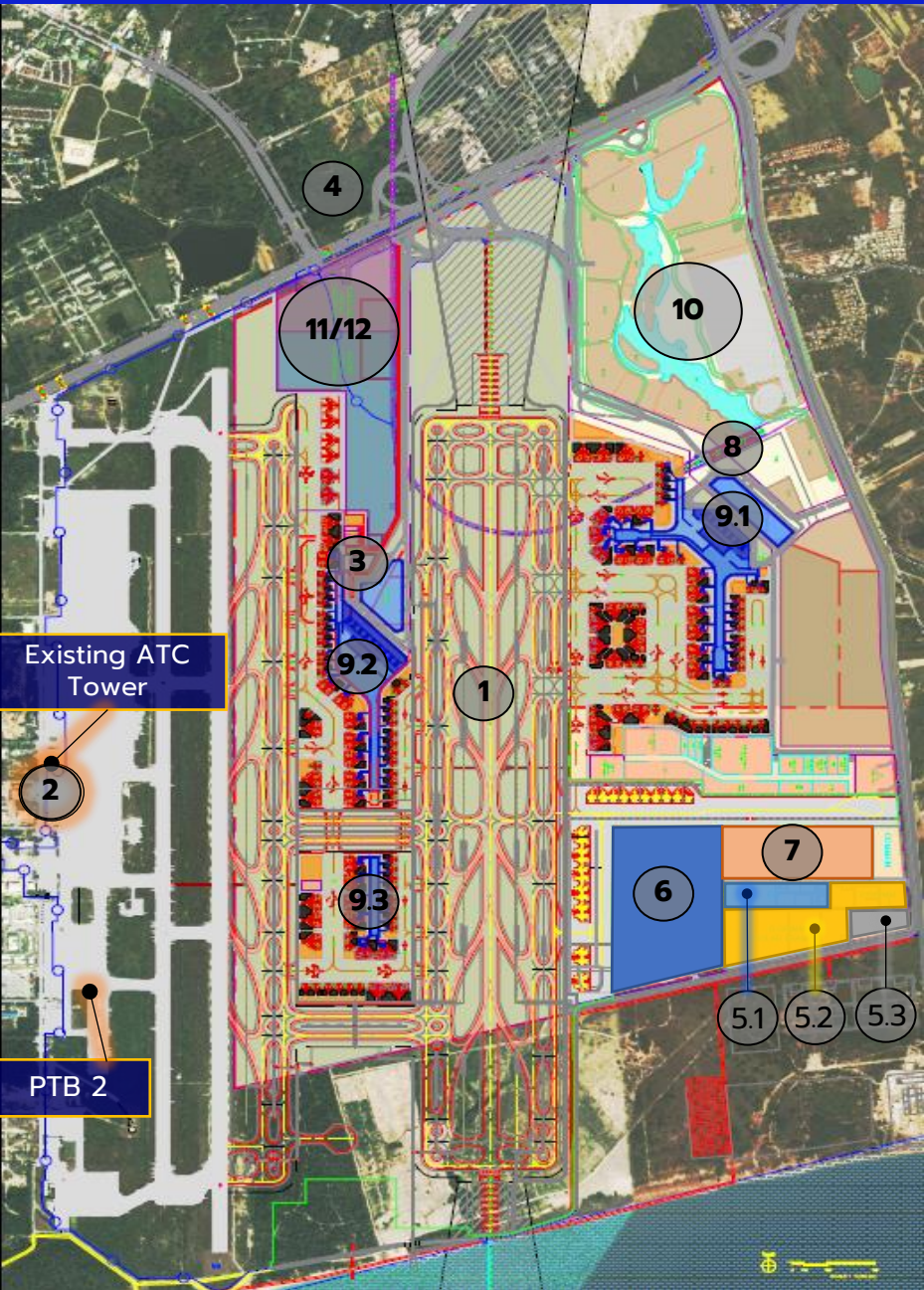
Current progress by Gov:

- Work in progress
 - 2nd runway construction bidding
 - Utilities (Electricity/Water supply/Jet fuel)
 - ATC Tower
 - Aviation Meteorology
 - Motorway No.7 (DOH)
- Integrated construction and operation plan to be in line with HSR project

Total Investment
THB 218,701.49 Million
(USD ~ 6.25 Billion)

UTP Activity Progress

As of Mar 2025



No.	Activity	Responsible	Progress
1	Runway 2 & affiliated taxiways	RTN	Construction Bidding
2	Aviation Meteorology	RTN	Construction prep.
3	New ATC Tower	Aerothai	Construction prep.
4	Motorway No.7 & Airport Access	DOH	Construction Bidding
5.1	Water Supply & Treatment Plant	EECO/ EastWater	Under construction
5.2	Power Plant	EECO/ B.Grimm	Under construction
5.3	Jet Fuel	EECO/GAA	Under construction
6	MRO Facilities	EECO	MRO developer selection
7	Aviation Training Center	CATC	FS Review
8	HSR Station	Aera-1	Design Stage & construction prep
9	New Passenger Terminals & Ground Transport Center	UTA	Design Stage & construction prep
10	Commercial Gateway (Airport City)	UTA	Design Stage & construction prep
11	Cargo Village/Free Trade Zone	UTA	Design Stage & construction prep
12	Cargo Complex	UTA	Design Stage & construction prep

Map Ta Phut Industrial Port Phase 3



- Increase Overall Port's Capacity to :
31 million tons / year
(After Development)
- Future Projects
 - Liquid Cargo
 - Warehouse, Power plant & Related Business
- Operation Year: **2028**

Current progress:

- Infrastructure: construction
- Revetment, Breakwater, Dredging and Reclamation
- Superstructure:
- EHIA Process



Map Ta Phut Industrial Port Phase 3



Total Investment
THB 101,125 Million
(USD ~ 2.9 Billion)

Laem Chabang Port Phase 3



Laem Chabang Port Phase 3



- Increase container through put to : **18 million TEUs / Year**
- Increase the capacity of Roll-on/ Roll-off to : **3 million cars/ year**
- Increase the ratio of goods shipment via trains to **30%**
- Connected with railway network
- Green Port
- Operation Year : **2027**

Current progress:

- Infrastructure: construction
 - Revetment, Dredging and Reclamation
- Superstructure:
 - EHIA & Construction Permits Obtained

Total Investment
THB 110,924 Million
(USD ~ 3.2 Billion)



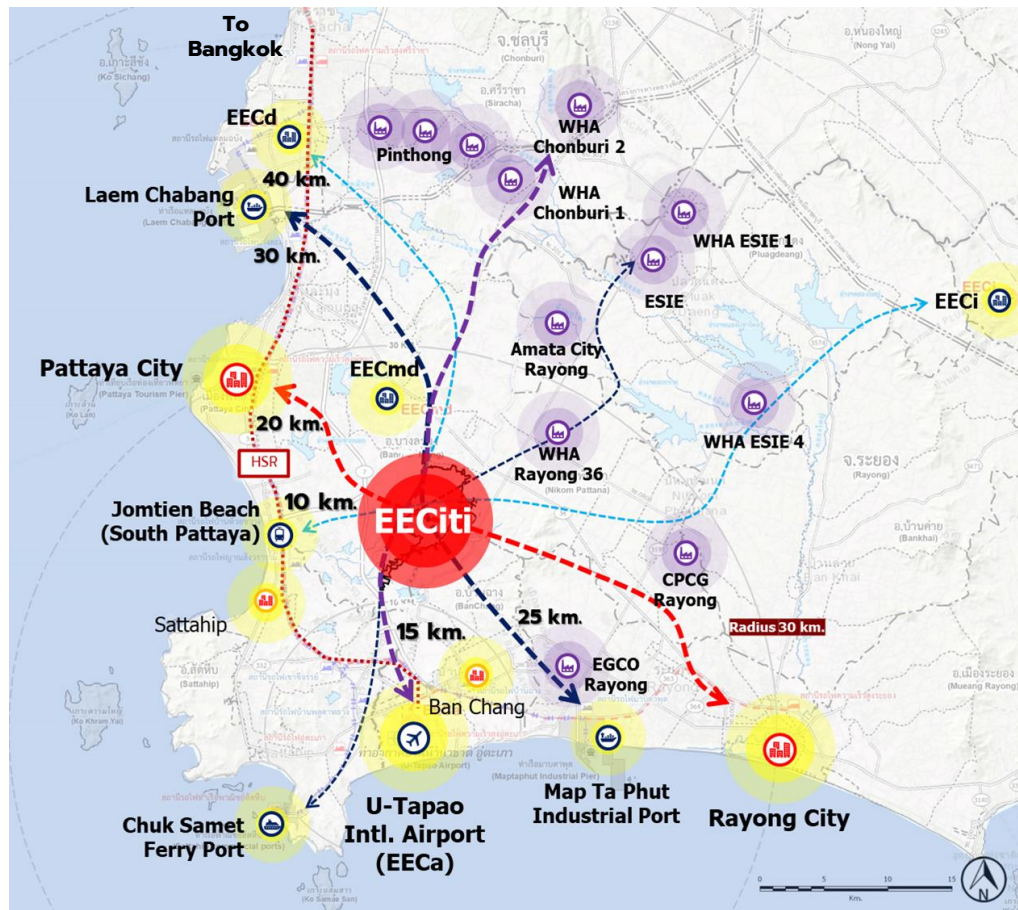
**A GREENER AND
MORE PROPEROUS
FUTURE FOR ALL**

EEC Capital City (EECiti)

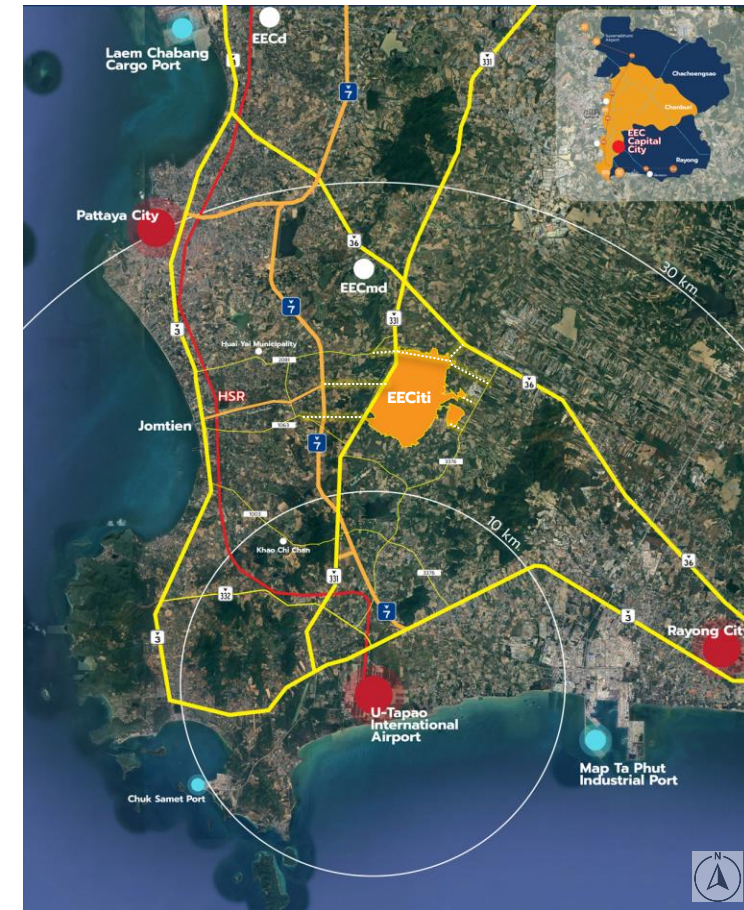
Thailand's Business Center and Livable Smart City Project

March 2025

EECiti: Strategic Location



Strategic location in middle EEC Aerotropolis
(within radius 30 km. from
U-Tapao International Airport)



Strategically designed urban development with
a well-connected multi-modal transportation
system to ensure that
all key amenities are connected

EECiti: Site's Aerial View

H +60 m.



EEC Capital City (EECiti)



Vision



“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 ²)
Distance : Key Locations	≈ 15 km. from U-Tapao airport ≈ 10 km. from Pattaya - Jomtien) ≈ 160 km. from Bangkok
Development : Duration	2022-2032 (1 year for the project's preparation & 10 years for development)
Population : Job Creation :	350,000 people 200,000 positions
Development Cost :	≈ 1.34 trillion THB (≈ 40 billion USD) Public/ Private/ PPP Investment
Land Use Ratio :	Commercial & Residential Areas ≈ 70% Green Area ≈ 30%



EEC
Capital
City

EECiti: Salient Point



Smart



Green



Sustainable

City



World class innovation zone

An innovative hub thrives as a living lab



Best 5G network

By submarine communication network



Best in class livability

A well-integrated work-live-play environment



Seamless connectivity

Transit Oriented Development (TOD)
Public transport: Pattaya – EECiti – U Tapao Airport
Mobility as a Service (MaaS)



Renewable energy

Available for sustainable business ecosystem



Reliable & resilient utilities

Utilities security for business and residence.



Customized incentives

Negotiable incentives to support business needs financially and non-financially.



Highest: 36.9 °C
Lowest: 21.2 °C
Average: 29.3 °C

(Thai Meteorological Department, 2025)



Average rainfall
1,249 mm./year

(Thai Meteorological Department, 2025)



100 meters
above mean sea level

(Royal Irrigation Department, 2023)

Sustainability Development Goal (SDGs)



LEED

for City and Community



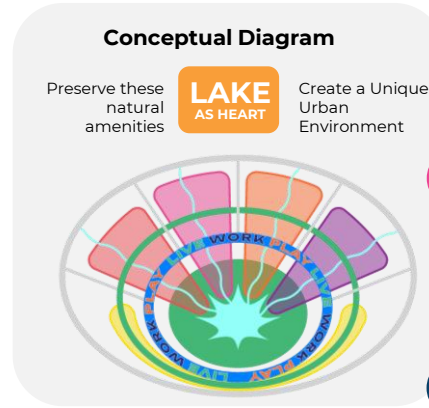
Target equitable, safe and healthy development policies, implement interoperable platforms and advanced technologies.

EEC Green & Circular Economy Goal

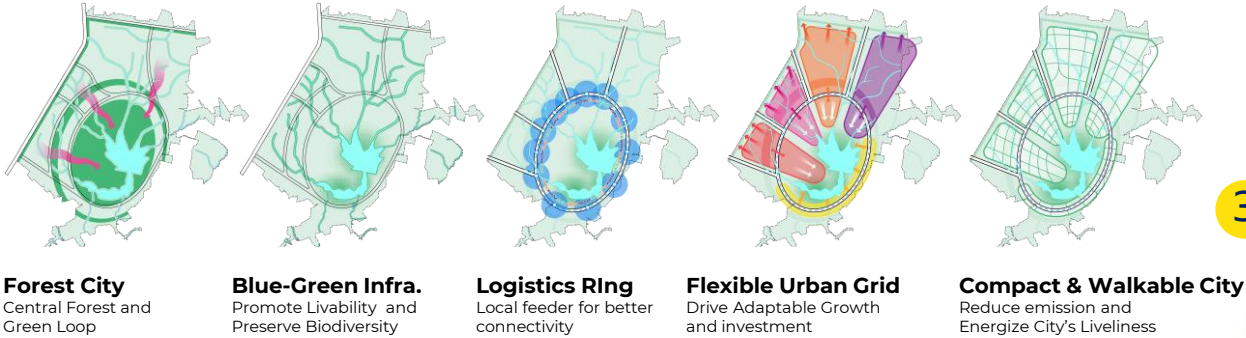
Carbon Neutral City



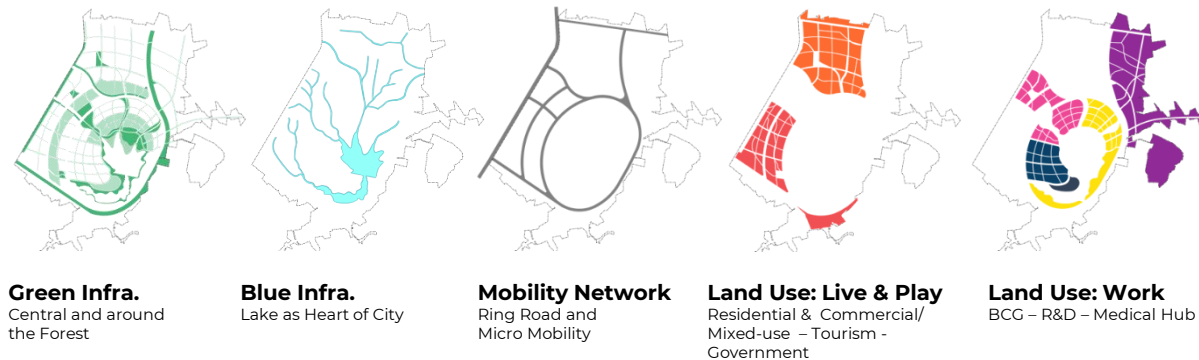
EECiti will offer the ultimate
"LIVE, WORK, PLAY" environment



URBAN DESIGN STRATEGY



COMPOSITE LAND USE



4 Tourism & Entertainment



2 Precision Medicine & Healthcare Hub



1 RHQ / Govt. Complex/ Future Finance Hub (CBD)



3 Education Hub - R&D/ e.g., Future Foods Hub (Edu)



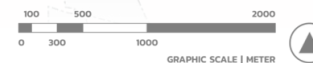
6 Residential & Commercial/Mixed-use



Green Area
Per Person
15-20 sq.m.



Forest + Public + OSR space
Total Green & Blue Area (30% : 4,400 Rai)
Central forest 881 Rai
2.5 times bigger



Green Area
Comparison with
Lumphini Park
302 Rai

ZONING PLAN

5 BCG



City Database

Collect and Digitize City Data and Smart City Technologies

Blue Infrastructure

Lake as Heart of City

Green Infrastructure

Inside and Around the Forest

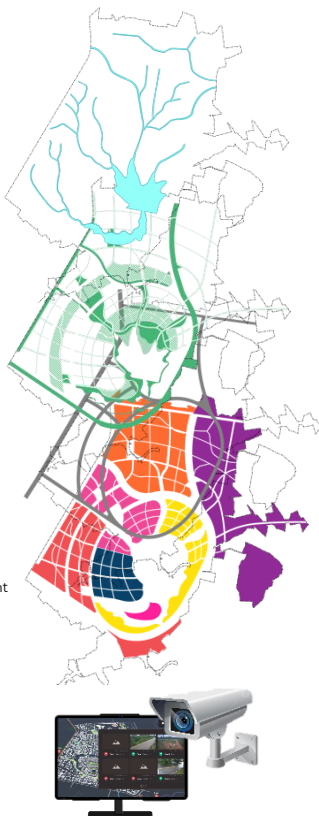
Road Network

Light Rail and Feeder

Land Use

Residential & Commercial/
Mixed-use – Tourism – Government
BCG – R&D – Medical Hub

Sensor-Based (IoT)



7 smart depa



Digitalization

Smart IOC

Develop Smart City Data Platform for City Management



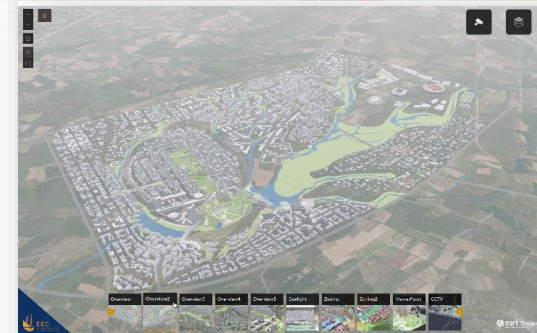
Focus on Safety, Well-being, and Efficiency

- Land Use and Zoning Development
- Infrastructure and Utilities System
- Project Progress and Schedule Monitoring
- Operation Management
 - Public Safety and Security
 - Environmental Monitoring
 - Transportation
 - Utilities
- Public and Investor Engagement

Sustainability

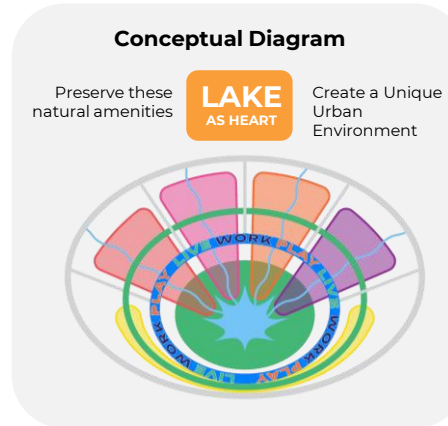
Investor Services

User experiences (UX), Public Relations and Marketing



Innovation

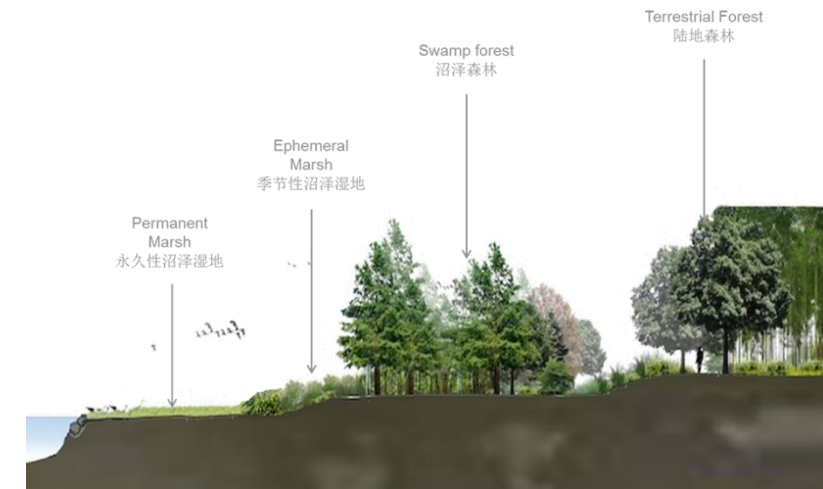
Nature based Solution: NbS Concept



Rain Harvesting & Recycle



Bioswale/ Wetland

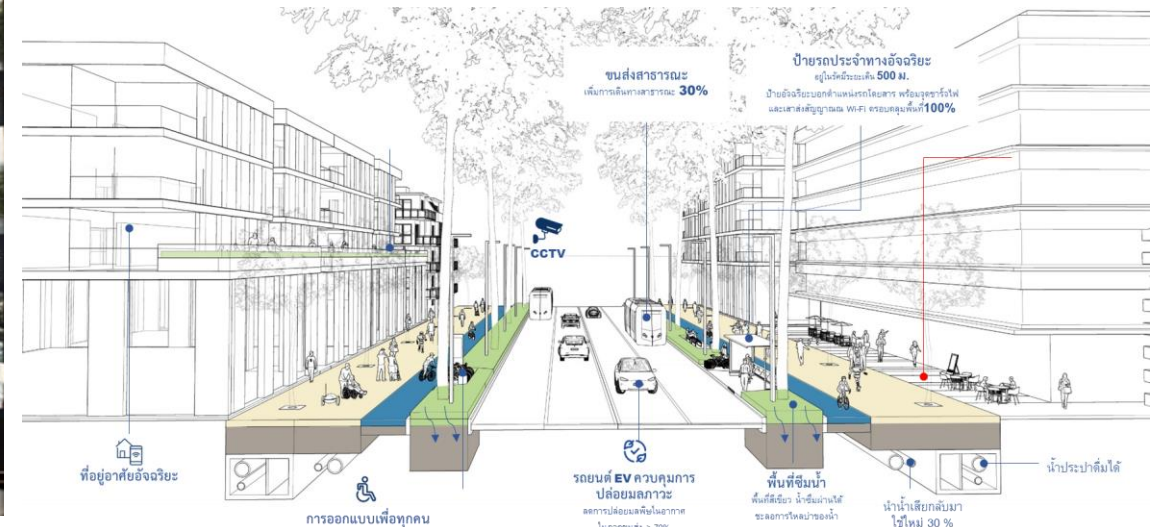
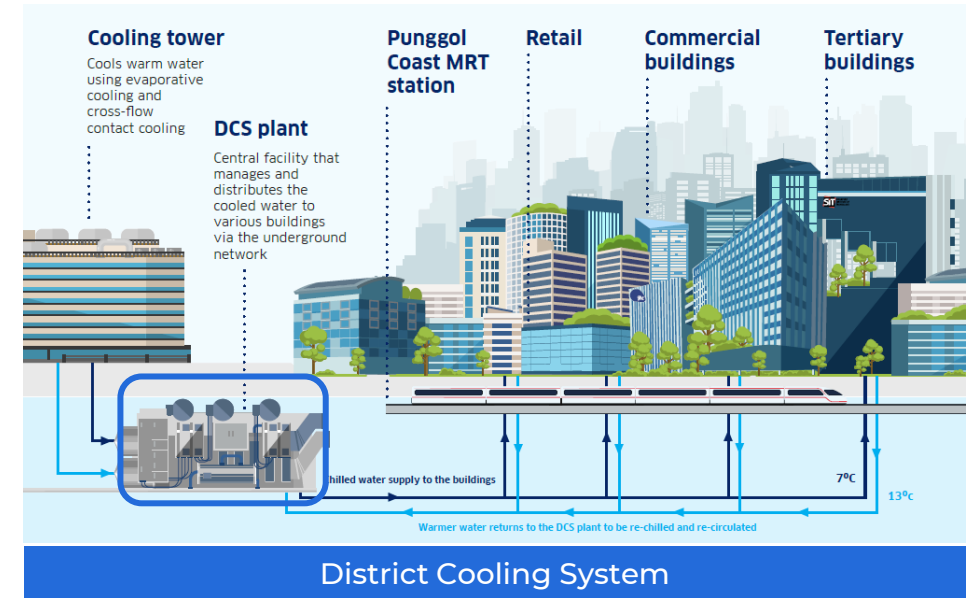


Ecological Buffer/ Biodiversity Protection



Integrating NbS into
urban design strategy
**for urban planning and
water management**

- **Reduce GHGs Emissions:** Central utilities reduce greenhouse gas emissions and pollution
- **Ensure RAMS :** Centralization increase Reliability, Availability, Maintainability and Safety
- **Maximize Space Usage :** Consolidating systems saves space for additional leasable area



RAMS (Reliability, Availability, Maintainability and Safety)

EECiti: Public, Private, PPP Investment (Single Package)



Power & Energy



Renewable Energy



Power Line



Cooling System



Central Utility Plant



EV Charging Stations



Water Management



Water Supply
& Pipeline



Wastewater Management
& Water Recycling
System



Waste Management



Solid Waste Management
& Recycling



Waste to Energy



Transportation



Public Transport
(e.g. Rail Systems,
EV Bus)



Digital



Digital Infra System
(5G Network
Smart City
Data Platform
And Others)



Innovative
Solutions for
Smart Services



Common Utility Duct



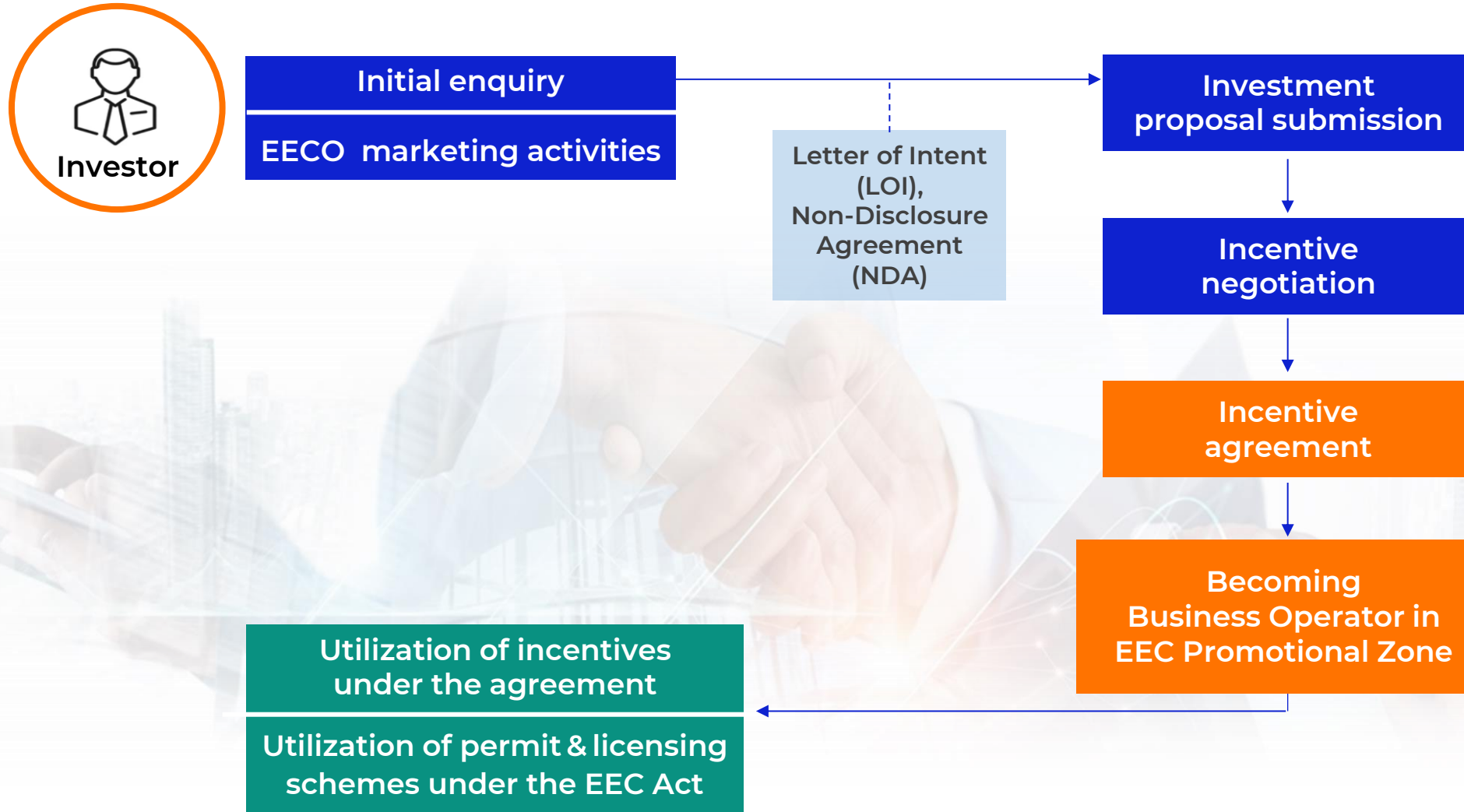
Underground
Utility Systems

The government acquires land to establish a central infrastructure and public utilities in certain areas, allowing private sector participation in investment.





EECiti: Development Plan



EEC Investor Journey



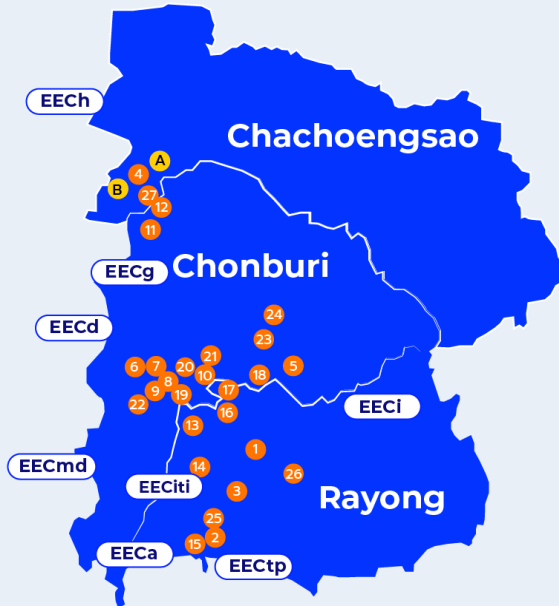
Guidelines for the Extent of EEC Investment Incentives

Impact	Consideration Factors
 Strategic	<ol style="list-style-type: none">1. Nature of the business, whether it is a special-targeted industry or a business relating to or beneficial to the development and promotion of the special-targeted industry under the EEC Act2. Importance of the business to the supply chain, value chain or the ecosystem of special-targeted industries3. Pioneer to the Thai industry
 Economic	<ol style="list-style-type: none">1. Investment plan and the timeline to start business operation2. Investment value, the actual investment to be made in the EEC area3. The use of local content or impact on domestic industries4. Level of technology to be used in business operation5. Knowledge and technology transfer plan6. Research and development (R&D) activities involved7. Employment or participation of local labour force
 Environmental	<ol style="list-style-type: none">1. Sustainability in business operation2. Contribution to greenhouse gas reduction/carbon neutrality/Net Zero
 Social	<ol style="list-style-type: none">1. Participation in local community development and support

EEC INVESTMENT INCENTIVES

Condition

Operation in one of
the EEC Promotional Zones
(37 as of 1 Jan 2024)



Promoted 5 business clusters

- Medical & Health
- Digital
- Next-generation automotive
- BCG
- Services

Tax & Duties



Exemption of CIT (Corporate Income Tax) => Up to 15 years

Reduction of CIT (Corporate Income Tax) => Up to 50% for 10 years



Exemption/Reduction of duties



Benefits similar to
free zone, bonded warehouse,
or free trade zone operators

Business Operation



EEC Visa + EEC Work permit

Waiver of professional
license
e.g. medical services,
engineer



Owning land for
business operation

Long-term lease of land
or real estate
50 years + 49 years



Owning condominium for
business operation and residing



Conducting financial
transaction in foreign currency

- Exemption from the laws governing exchange control
- Right to use foreign currency for the payment of goods or services

Licensing & Permit
under 14 Acts of Parliament
from the EECO

Moving forward for Thailand



Continuity of government policy

Issues to address under global reform:

- **The rapidly changing geopolitical landscape** that is difficult to predict.
- Competition to create **comparative advantages in attracting investment** from countries in emerging regions, such as the establishment of Japan-US Special Economic Zones (JS-SEZ) and measures to attract/upgrade investments to keep up with Vietnam, Malaysia, and Indonesia

The continuity of policy and focus on EEC areas is an important factor that both Thai and foreign investors consider when expanding/increasing investment in the EEC.

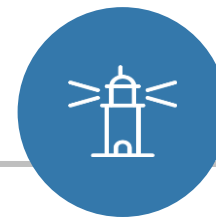


EEC Investment incentives

Both Thai and foreign investors need:

- **Tailored-made incentives** that can respond to the needs of entrepreneurs with different objectives and activities/diverse outcomes
- Convenience in business operations from the investment process to establishing operations, to help entrepreneurs run their businesses according to plan (**Total solutions for starting operations**)

The draft of EEC incentives is being proposed to the Cabinet, making the Eastern Economic Corridor Office (EECO) unable to start negotiating incentives according to the planned timeline.



Access to clean energy at reasonable prices

Both Thai and foreign investors are monitoring:

- **The Power Development Plan (PDP)**, which is key to investment decisions for entrepreneurs still in the planning or procurement process, which may not meet the needs of entrepreneurs during industry transition periods.
- **The policy on electricity sale in Thailand is limited** and under consideration, to allow private electricity producers to sell electricity directly to electricity users

The need for 100% renewable energy (RE100) for entrepreneurs to comply with standards/requirements of customer countries (such as CBAM)

CONTACT EEC

We Make EEC Easy

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

The Eastern Economic Corridor Office of Thailand (EECO) is the public agency established to promote investment, uplift innovation, and advanced technology in Thailand for the future generation. We are your facilitator to add the value across the entire project and coordinate closely and proactively with the entire supply chain to ensure the success of your investment

How to get in touch

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



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EEC WE CAN



EEC Website

