I-EA-T: The Preferred Choice for your Investment

Industrial Estates Authority of Thailand

State Enterprise Founded in 1972
Attached to the Ministry of Industry

Develop and Manage Industrial Estates and I-EA-T Free Zones Throughout the Country

Develop Industrial Port
Promote and Regulate all Industrial Estates in Thailand
Utilities and Infrastructure
(Overview of Infrastructure and Utility Systems in 38 I.E.)

- **Water System**
  - Well Water = 500,000 m³/day
  - Water = 600,000 m³/day

- **Central Waste Water Treatment System**
  - Capacity = 400,000 m³/day

- **Road**
  - = 900 km.

- **Electricity**
  - = 5,000 – 6,000 MV

Map Ta Phut Industrial Port

**Public Ports**
- Thai Prosperity Terminal Co., Ltd.
- Thai Tank Terminal Co., Ltd.

**Dedicated Ports**
- The National Fertilizer PCL.
- Rayong Bulk Terminal Co., Ltd.
- Star Petroleum Refining Co., Ltd.
- Glow SPP3 Co., Ltd.
- Maptaphut Tank Terminal Co., Ltd.
Existing Industrial Estates
(38 I.E. in 15 Provinces)

- I-E-A-T Owned: 12 I.E.
- Joint Venture: 26 I.E.

Investment Capital = 54,778 Million US$.  
Employment = 445,237 Persons  
Factory = 3,142 Factories

Industrial Estate Area
- Total area = 44,878 Acres  
- Available area = 6,552 Acres

Cluster Type of Industry
1. Electric and Electronics

- Phichit, Khonkaen, Southern, Khangkhoi, Laem Chabang, Lumphun, Hi-tech, Bangpa-in, Hemaraj Eastern, Eastern Seaboard, Amata, Pinthong
2. Automobiles

Hemaraj Eastern, Eastern Seaboard, Laem Chabang, Bangplee, Amata Nakhon/City, Pinthong, Wellgrow, TFD, Panthong Kasem

3. Petrochemical, iron and Steel Industries

Southern, Hemaraj Eastern, Map Ta Phut, Padaeng, Asia, RIL, Bang Saphan
4. Gem & Jewelry

Gemopolis Industrial Estate

5. Printing and Packaging

Sinsakhon Printing City
Industrial Estate
6. Textile and Garment

Smutsakhon, Ratchaburi, Maharaj Nakhorn
Industrial Estate

Percentage of Foreign investors in Industrial Estate

- Japan 41.44%
- U.S.A. 10.66%
- Europe 15.05%
- Asia 27.27%
- Other 5.54%
Industrial Estates in Thailand

- I-EA-T owns and manages estates 12 I.E.
- Joint Venture between I-EA-T and private developer 26 I.E.

Industrial Parks, Industrial Zones
Developments wholly managed and owned by private developers

Northern Region
Industrial Estate (Phichit)

Readiness Advantages
- Science Park
  Centre of science-based technology industry
- East West Economic Corridor
- Ready Infrastructure
- Rental per building (300 m²) 31,800-32,000 Baht/Mth
- Service Fee 700-900 Baht (B/Rai/Mth) + Water Fee

Location: Phichit
North Eastern Region
Industrial Estate (Khon Kaen)

Location: Khonkaen

Readiness Advantages
- Hub Location - gateway to Indo-China
- Fully Equipped Infrastructure
- Entrepreneur and SME investors
  Superb support - Standard factories available
- Rental Fee 25 Baht/m²/Mth
- Service Fee 700-900 Baht (B/Rai/Mth) + Water Fee

Kaeng Khoi Industrial Estate

Location: Kaeng Khoi

Readiness Advantages
- Location - Perfect solution for production base
- Extensive Infrastructure Supply
- Near to sources of Agricultural raw materials
**Southern Region Industrial Estate**

**Readiness Advantages**
- Preferred Location
- **IMTGT** (Indonesia, Malaysia and Thailand Growth Triangle)
- Furnished Infrastructure
- Rental Fee 63,000-76,000 Baht/Rai/Yr
- Sale Price 1.4-1.6 Mil-Baht/Rai
- Service Fee 800-1,000 Baht (B/Rai/Mth) + Water Fee

**Location:** Songkhla

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**Lad Krabang Business Centre**

**Readiness Advantages**
- Superior Location
- Perfect solution for logistics, lifestyle, facilities
- Target Customer Extension
- Total Infrastructure Providing

**Location:** Lad Krabang Industrial Estate, Bangkok
New I-EA-T Act

- To allow service businesses in the General Industrial Zone (GIZ)
- To accommodate industrial developers to establish industrial estates and land allocation
- To ease the business transactions in industrial estates
- To provide flexibility and to increase potential

Zones

- **GIZ** General Industrial Zone
- **IFZ** I-EA-T Free Zone
- Commercial and Residential Area
General Privileges for the GIZ and I-EA-T Free Zone

- Permission for Foreign Investors to own land
- Permission to bring in foreign technicians and experts to work
- Permission for foreign technicians, experts and their spouse or dependents to stay in the Country

++ Permission to operate service business in the GIZ

Privileges for I-EA-T Free Zone

- General Privileges
- Incentives

  - Exemption of Import Duty, Value Added Tax (VAT) and Excise Tax on Machinery, Components, etc. and Material imported for factory construction.
  - Exemption of Import Duty, Value Added Tax (VAT) and Excise Tax on Raw Materials.
  - Exemption of Export Duty, Value Added Tax (VAT) and Excise Tax on Exported Goods.

++ Operational Preferences
- One stop service center

- One place for permit and licenses for land use, factory building and operation
  - Online or e-PP
  - Face-to-face
- Approval and permission related to privileges and convenience
  - Import / Export
  - Visa and work permit and foreign currency remittance
- Consultation on the investment
- Finance sourcing
Invest with confidence
Invest in Thailand
Invest in Industrial Estate

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