



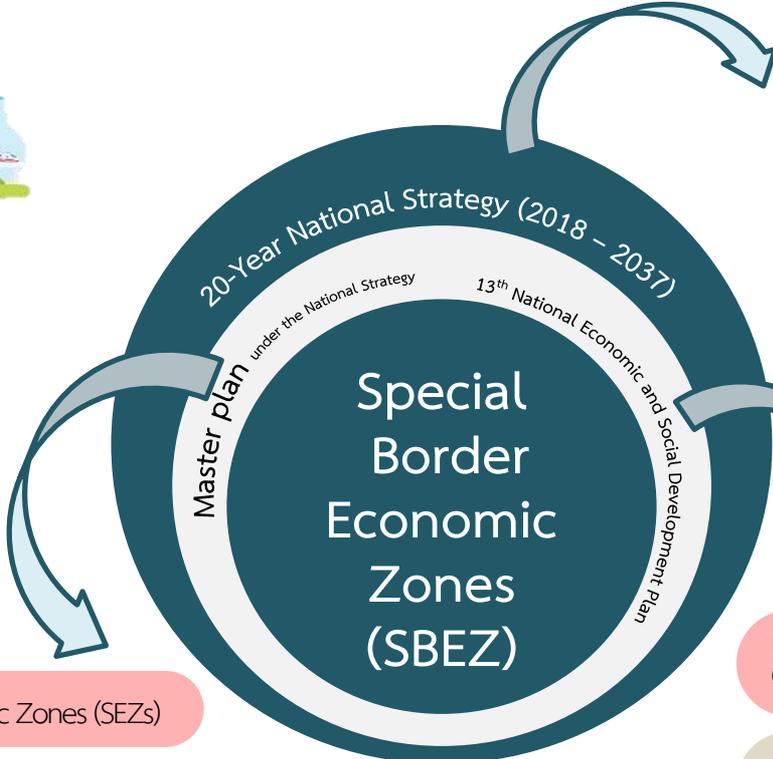
Special Border Economic Zones (SBEZs) Development Progress



MARCH 2025

Office of the National Economic and
Social Development Council (NESDC)

Linkage between SBEZ Development and the 20-Year National Strategy and The 13th National Economic and Social Development Plan



2nd Strategy : Competitiveness enhancement

4th Issue : Developing high quality infrastructure to connect Thailand with the world



Dimension : Economic and Social Opportunity and Equality

8th Milestone : Thailand has areas and smart cities that are livable, safe, and sustainable

9th Master Plan : Special Economic Zones (SEZs)

Plan : Special Border Economic Zone development

S B E Z

Development Policy



Vision

Special Border Economic Zones will become economic gateways connecting with the neighboring countries, and the people will have better quality of life.



Obj.

1. Prosperity contribution to border areas
2. Increase in and improvement of quality of life
3. Solving of security problems

Decision - Making Mechanism

Cabinet



National Committee on the Development of Special Economic Zones



RISK

Risk

- Public acceptance
- Budget allocation
- Security impact
- International relations

Principles



- Implement projects under existing laws
- Determine the role of government in granting incentives, providing necessary infrastructure, facilitating investment, and encouraging private sectors in investment and people in participation
- Have no negative impacts on environment, natural resources, society, security, and relationships with the neighboring countries
- Be flexible & adjustable according to circumstances
- Designate the land boundaries of SBEZ according to administrative boundaries

Approaches



Promote and facilitate investment



Develop economic activities in accordance with potential of each area



Provide economic & social infrastructure: transportation/cross-border facilities/electricity/water/safety/public health/labor/environment



Encourage the people & other development partners in development participation



Strengthen the efficiency of doing business of community enterprises and private sectors in SBEZ



Protect natural resources and environment in SBEZ

Implementation Plan

Work Plan

- Incentives Infrastructures and customs checkpoints
- Labor management
- Provision of health services and health insurances.
- State owned land for rent in for doing industrial or service activities
- Security
- Natural resources and environmental management
- Marketing and public relations

Financial Plan

- Central Fund : 2015
- Integrated Budget Plan for SBEZ Development : 2016 - 2021
- Strategy plan for SBEZ development : 2022 - 2025

HR Plan

Relevant government agencies responsible for the implementation of the HR plan



Management Mechanism for SBEZ Development :

Cabinet

National Committee for the Development of Special Economic Zones

Chairman: : Prime Minister
Secretary : NESDC Secretary General

Subcommittee on Privileges, Designated Area and OSS

Chairman: Permanent
Secretary of Ministry of Finance
Secretary: MOF/ BOI/ Office
Of the Permanent Secretary for
the Interior

Subcommittee on Infrastructure

Chairman: Permanent
Secretary of Ministry of Transport
Secretary: MOT/ Customs
Department/ Office of the
National Digital Economy and
Society Commission

Subcommittee on Marketing Promotion

Chairman: Permanent Secretary
of Ministry of Industry
Secretary: Ministry of Industry/
BOI/ Public Relations Department

Working Group on Recruitment and Selection of Investors, Negotiation on Designated State-owned Land Development in SBEZs, and Monitoring of Progress

Chairman: Director-General of Treasury Department
Vice-Chairman: Deputy Director-General of
Treasury Department (State-Owned Land)
Secretary: Director, Administrative Division of
Provincial State-Owned Land, Treasury Department

**Provincial-level mechanisms established by the 10 SBEZ
provinces**

Progress : Promulgation of Establishing SBEZ

In 2015, Thailand commenced the establishment of 10 Special Border Economic Zones (SBEZs) (90 sub-districts of 23 districts of 10 provinces)

namely Tak, Mukdahan, Sakaeo, Trat, Songkhla, Nong Khai, Narathiwat, Chiang Rai, Nakhon Phanom, and Kanchanaburi.



Special Border Economic Zone	Size	
	Sq.km.	Rai
Total of 10 SBEZs	6,220.05	3,886,507.21
Tak (14 Sub-districts in 3 districts)	1,419.00	886,875.00
Mukdahan (11 Sub-districts in 3 districts)	578.50	361,542.50
Sakaeo (4 Sub-districts in 2 districts)	332.00	207,500.00
Trat (3 Sub-districts in Khlong Yai district)	50.20	31,375.00
Songkhla (4 Sub-districts in Sadao district)	552.30	345,187.50
Nong Khai (13 Sub-districts in 2 districts)	473.67	296,042.00
Narathiwat (5 Sub-districts in 5 districts)	235.17	146,981.25
Chiang Rai (21 Sub-districts in 3 districts)	1,523.63	952,266.46
Nakhon Phanom (13 Sub-district in 2 districts)	794.79	495,743.75
Kanchanaburi (2 Sub-districts in Mueang district)	260.79	162,993.75

Progress : Incentives Scheme

Current Status : The private sector can submit investment project application

BOI has announced investment promotion for SBEZ, which highest incentives are granted to targeted activities, and easing investment conditions are offered to SMEs. Moreover, Non-BOI promoted projects can apply for the reduction of corporate income tax of company or juristic partnership located in the SBEZ, and conditions for ease of the bonded warehouse and free zone establishment are stipulated.

BOI's Incentives

Investment Promotion Measure in Special Border Economic Zones



- General activities under the BOI's list of eligible activities.
- 13 groups of targeted activities (88 Type of activities) :
 - 8 years corporate income tax exemption.
 - An additional 50% reduction on corporate income tax for 5 years.
 - Applicable since 3 Jan 2023 and onwards.

Investment Promotion Measure for SMEs



Examples for Easing Condition for SMEs

- Minimum project investment of 5 hundred thousand baht (previously not less than 1 million baht)
- Allowance of investment in main machinery in proportion less than 25%. (originally 50%)

Apart from BOI's Investment Promotion List

✓ Revenue Dept.

Reduction of corporate income tax from 20 % to 10 % in 10 of accounting periods.



✓ EXIM BANK

Exim Bank soft loans for investment in SBEZ.

✓ Custom Dept.

- Reduction of registered capital for the establishment of a bonded warehouse from 10 to 5 million baht.
- Reduction of minimum registered capital for the establishment of a free zone from 60 to 10 million baht.

Progress : Targeted Activities for SBEZ

13 Groups of Targeted Activities (88 Type of Activities)

- 1) Agro-industry, fishery industry, and related activities
- 2) Manufacture of ceramics, Metal products and Materials
- 3) Textile and garment industries, and manufacture of leather products
- 4) Manufacture of furniture
- 5) Manufacture of gems and jewelry or parts
- 6) Manufacture of engine and vehicle parts, and manufacture of machinery, equipment, and parts
- 7) Electronics and electrical appliances industries
- 8) Production of plastic and pulp products
- 9) Manufacturing of medical products and services

Incentives

Targeted Activities

8-year exemption of CIT with cap according to investment capital (13 targeted activities, and 5 special activities in the Special Border Economic Zones)

Additional 50% reduction of CIT for 5 years with a cap according to investment capital (only for 14 targeted activities)

General Activities

Additional 3-year CIT exemption (not exceeding 8 years in total) with a cap according to investment capital if the project is already granted 8-year CIT exemption, it is eligible for additional 50% reduction of CIT for a period of 5 years

Exemption of import duties on machinery

Exemption of import duties on raw materials used in production for export

10-year double deductions on the costs of transportation, electricity and water supply

25% deduction on the costs of installation or construction of facilities

Non-tax incentives

Remark: Incentives are provided under the investment promotion measures for border provinces in southern Thailand. Investment projects in Narathiwat will eligible activities and their criteria will be relaxed according to conditions stipulated in the Investment Promotion Measure for Investment in SBEZs.

- 10) Service business
- 11) Utilities
- 12) Industrial zones / industrial estates
- 13) Tourism promotion service and activities to support tourism

Note : Investment in 13 Groups of targeted activities in the SBEZ receive high incentives and privileges according to Measures to promote investment in SBEZ (Announcement of the Board of Investment No. 19/2022 and 10/2024), effective from January 3, 2023 and June 28, 2024 onwards

Progress : Land Acquisition and Management



State-owned land for pilot development, which has been designated for private rental or governmental-used.



State-owned lands are proportionally designated by 0.3% as development areas in each SBEZs

3 areas ✓
Private leased

- Trat 895 Rai
- Kanchanaburi 2,979 Rai
- Nakorn Phanom 1,335 Rai



Private project development visualization concept (Golden Gateway) in Trat development area

3 areas ✓
IEAT/Government agencies leased

- Sakaeo 1,186 Rai
- Songkhla 1,069 Rai
- Tak (2nd area) 671 Rai



IEAT investment in Sakaeo IEAT investment in Songkhla



3 areas ✓
Currently in the process of reviewing management options

- Tak (1st area) 1,076 Rai
- Mukdahan 1,081 Rai
- Nong khai 718 Rai



Progress : Labor Management and One Stop Service Center



1 OSS for Investment

- OSS center established in 10 SBEZs
- OSOS Center at Chamchuri Square opened on 9 July 2015 and links with OSS at each SBEZ



2 OSS for Labor, Public Health and Security

- Located in 10 SBEZs
- OSS provides registration service in Sakaeo, Trat, Tak, Chiang Rai, and Kanchanaburi for foreign workers working on a temporary basis



labor

In accordance with foreigners' working management on a temporary basis during the prescribed periods or seasons provided according to Section 64 of Foreigners' Working Management Emergency Decree, B.E. 2560 (2017) (Formerly Section 14 of Alien Working Act, B.E. 2551 (2008)), relevant agencies were assigned as follows:

The entering of foreign workers to work in the Kingdom on a temporary basis during the prescribed periods.

Ministry of labor has announced the regulation of the office of prime minister on stipulated location, nationalities, type of work and labor condition to allow the legal permission.

Ministry of Interior has announced the exception of foreign labor from Myanmar, Lao PDR and Cambodia to work in Thailand.

Ministry of Foreign Affairs has signed Agreement on Border Crossing with neighboring countries with Cambodia and Myanmar successfully. The Agreement with Lao PDR is under consideration of Lao PDR.

Foreign workers from Cambodia and Myanmar are permitted to work in Thailand for 3 months (work in a designed border area up to 30 days per visit (90 days in total)).



▶ OSS centers on Labor in 10 SBEZs have been established by Ministry of labor. From October 2017 to 25 February 2025, the number of Myanmar and Cambodian workers registering on a temporary basis was 552,755.

▶ Skill development training courses for Thai workers are organized by Ministry of Labor in accordance with the demand of the industrial sector in the SBEZs.

▶ Labor protection by Ministry of Labor includes protection, promotion, development with no illegal labor management, labor relations management, and conflicts to watch in enterprise.

▶ Ministry of Public Health specifies foreign workers to apply for health insurances scheme in order to get medical checkups at least once a year and treatments.

▶ An automatic fingerprint database linked with the central database is developed to monitor the mobility of foreign workers (into and out of the country).

Progress : Infrastructure and Customs Checkpoint Development in SBEZs

Area	Completion Date	Prominent Infrastructure and Checkpoint Projects in SBEZs	
Tak	2026	<input checked="" type="checkbox"/>	Completion : The road linking to the 2 nd Thailand – Myanmar Friendship Bridge / Highway 12 (Tak – Mae Sot: section 1,2,3 and 4 / Mae Sot Airport (New Passenger Building, taxi-way, apron, and runway) improvement and extension) / Mae Sot Plumbing System/Agricultural product checkpoint/ Mae Sot power station 2
		<input type="checkbox"/>	2026 : The 2 nd Mae Sot customs checkpoint
Sa Kaeo	2026	<input checked="" type="checkbox"/>	Completion : Sa Kaeo Industrial Estate / Railway linking Kaeng Khoi - Khlong Sip Kao - end of Khlong Luek Bridge / Highway linking Aranyaprathet-Border of Thailand-Cambodia (Ban Nong lan) / Improvement of Khlong Luek customs checkpoint/ Aranyaprathet customs checkpoint (Ban Pa Rai) / Weigh station and office for maintaining highway 3646 (Ban Nong lan-Stung Bot)
		<input type="checkbox"/>	2026 : Aranyaprathet customs checkpoint (Ban Nong lan)
Songkhla	2024	<input checked="" type="checkbox"/>	Completion : Padang Besar customs checkpoint Improvement (Phase 2) / Road 1027 Padang Besar / New Sadao customs checkpoint/ Songkhla Industrial Estate (Sadao) Phase 1 / Road from Highway 4 to New Sadao customs checkpoint (section 1) / Outer checkpoint facilities at Sadao customs checkpoint (PEA)
Trat	2026	<input checked="" type="checkbox"/>	Completion : Khlong Yai Seaport / Road to Khlong Yai Seaport / Highway 3 (Trat – Hat Lek) : section 2-3 / Highway 3 (Trat – Hat Lek) : road from T. Mairood-Ban Klong Jag / Improvement of facilities at Khlong Yai customs checkpoint / Khlong Yai Plumbing System
		<input type="checkbox"/>	2026 : Improvement of inbound – outbound product inspection yard at Ban Hat Lek customs checkpoint (Khlong Yai)
Mukdahan	2026	<input checked="" type="checkbox"/>	Completion : Highway 12 (Kalasin – Ban Na Krai): section 1 and 2 / Highway 212 (Wan Yai – That Phanom) / Mukdahan customs checkpoint facilities / Highway 12 (Ban Na Krai – Khamcha-I) / Road MH.3019 intersection Highway 212 - Muang, Mukdahan (section 1)
		<input type="checkbox"/>	2026 : Road MH.3019 intersection Highway 212 - Muang, Mukdahan (section 2)
Nong Khai	2025	<input checked="" type="checkbox"/>	Completion : Highway 212 (Nong Khai-Phon Phisai) / Highway 212 (Phon Phisai – Bueng Kan): section 1 / New Nong Khai border checkpoint / Road from Highway 2 to Highway 211 / Highway 211 : intersection of Highway 2 (Nong Song Hong) – Tha Bo - Si Chiang Mai (section 1/section 2) / Nong Khai Bypass (east side) section 2-3 / Nong Khai Aquatic Animal Checkpoint
		<input type="checkbox"/>	2025 : Nong Khai Bypass (east side) section 1)
Kanchanaburi	2025	<input checked="" type="checkbox"/>	Completion : Highway 367 and Kanchanaburi Bypass / Highway 3229 to intersection Highway 323-Kwai Noi/ Phu Nam Ron customs checkpoint / Improvement highway intersections of Highway 323 and Highway 367 (Tha Lo Junction)
		<input type="checkbox"/>	2025 : Motorway 81 Bangyai - Kanchanaburi
Chiang Rai	2026	<input checked="" type="checkbox"/>	Completion : Facilities at Mae Sai customs checkpoint / Highway 1290 (Chiang Saen– Chiang Khong): section 3 / Chiang Rai Bypass on the west / New Chiang Saen customs checkpoint / Chiang Khong Intermodal Facilities Center / Highway 1021 (Thoeng-Dok Khamtai : Chiang Kham-Thoeng section) (section 1, 2 and 3) / Highway 1421 Chiang Rai – Khun Than Ban Huay Doi – Ban Mai Mongkol section)
		<input type="checkbox"/>	2025 : Chiang Khong Bypass
		<input type="checkbox"/>	2026 : Chiang Khong Intermodal Facilities Center : section 2
Nakhon Phanom	2025	<input checked="" type="checkbox"/>	Completion : New Nakhon Phanom customs checkpoint / Highway 22 (Sakon Nakhon-Nakhon Phanom): section 1 / Highway 212 (Nakhon Phanom – Tha U Then)
		<input type="checkbox"/>	2025 : Nakhon Phanom border logistic center / Electrical System of Nakhon Phanom / Aircraft maintenance center – border trade center highway (3 rd Thai - Laos Friendship Bridge – Highway 212 Tha Uthen District)
Narathiwat	2025	<input checked="" type="checkbox"/>	Completion : Improvement of Su Ngai Kolok customs checkpoint/ Expansion of Buketa customs checkpoint (Phase 3) / Seaport of Takbai customs checkpoint and Narathiwat Aquatic Animal Checkpoint / Highway 4055 Narathiwat - Ra-ngae (section banjalaekeh - Ra-ngae) / Electrical substation Tak Bai / Narathiwat Plumbing System / Highway 4056 (Narathiwat – Su-ngai Kolok : Ban Khokta – Ban Kue Bong Ka Mae section)
		<input type="checkbox"/>	2025 : Su Ngai Kolok Plumbing System (Takbai)

Current Status of SBEZs

10 SBEZs	Announcement of Designated Areas to be SBEZ	Incentives, Targeted Activities and Investment	OSS for Investment	Infrastructure and Border Checkpoints ¹	Social, Natural Resources and Environmental Development	Land Acquisition ²	Labor, Public Health and Security Management ³	Urban planning ⁴ (process)
Tak	✓	✓	✓	2026	✓	✓	✓	4/8
Sakaeo	✓	✓	✓	2026	✓	✓	✓	3/8
Trat	✓	✓	✓	2026	✓	✓	✓	7/8
Mukdahan	✓	✓	✓	2026	✓	✓	-	4/8
Songkhla	✓	✓	✓	2024	✓	✓	✓	8/8
Nong Khai	✓	✓	✓	2025	✓	✓	-	4/8
Nakhon Phanom	✓	✓	✓	2025	✓	✓	-	3/8
Chiang Rai	✓	✓	✓	2026	✓	-	✓	3/8
Kanchanaburi	✓	✓	✓	2025	✓	✓	✓	7/8
Narathiwat	✓	✓	✓	2025	✓		✓	2/8

1. Some of them have been completed, and the others are under construction.

2. Songkhla: There are 2 stated-owned areas. One state-owned area of 629 rai has been transferred to the IEAT for rent, the other is in the process of resolving conflict over the occupation of the land. / The Narathiwat: Southern Border Provinces Administrative Centre is considering the purchase of land. / Chiang Rai: Chiang Rai SBEZ is promoted through the existing investment promotion measures, labor management and city planning without state-owned land acquisition.

3. One-stop service centers for labor, public health, and security (OSS) in the Mukdahan, Nong Khai, and Nakhon Phanom SBEZ have been established; however, the practice between Thailand and Lao PDR for foreign workers who enter Thailand to work on a temporary basis during the prescribed periods is currently under consideration by Lao PDR.

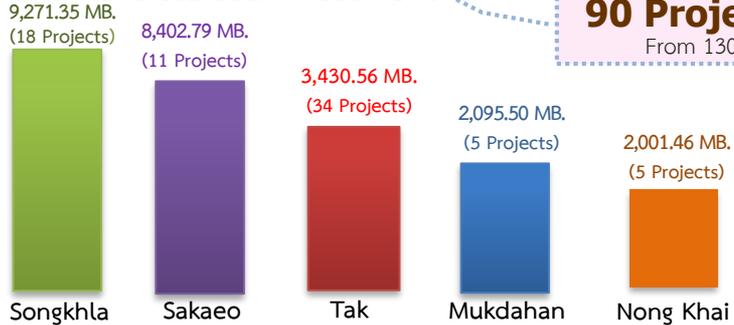
4. In the process of Urban planning and SBEZ Master Plan preparation. (8 steps)

■ Completed

■ In progress

Investment in SBEZ: 54,080.92 MB (Approximately 1.6 Billion USD)

1 Projects that have been approved for investment promotion from BOI and have started investment



90 Projects 26,412.39 MB.
From 130 approved projects, 30,994.34 MB.

***Top 5 provinces**
that have been promoted from the BOI and have started investment

Investor's Nationality: Investors from 10 countries have been interested in investing in SBEZ and requested for investment promotion for 42 projects valued at 5,643 MB. which are Japan and Joint Thai-Japan, Malaysia, India, Taiwan, China and Joint Thai-China, Australia, Netherlands, South Korea, Singapore, and Myanmar.

* Narathiwat projects are submitted under BOI's 'Southern Border Provinces' incentive scheme

Tak: Ready-to-wear clothes/ Plastic package/ Automotive & parts/ Electronics /Animal Feed/ Solar power/ Refuse Derived Fuel: RDF/ Plastic product

Songkhla: Virgin Coconut oil/ Ceramic Dipping Former/ Rubber Gloves/ Plastic Strip/ Block Rubber/ Plywood/ Ceramic product/ Plastic product

Sakaeo: Plastic package/ Animal Feed/ Metal Parts/Layer Cake/ Sugar product/ Hygiene product/ Water treatment/ Ceramic, metal and materials

Chiang Rai: Crepe rubber/Hospital/ Oil massage/ Solar power/ Coffee beans

Kanchanaburi: Animal Feed/ Cosmetic/ Dietary supplement

Nakhon Phanom: Solar power/ Distribution center

Mukdahan: Plastic product/Instant preserved food/Construction tools/ Block Rubber/ logistics

Narathiwat: Power plant/ Hospital

Trat : Animal Feed / Plastic product

Nong Khai: Block Rubber/ Solar power/ Refuse Derived Fuel: RDF/ Biogas

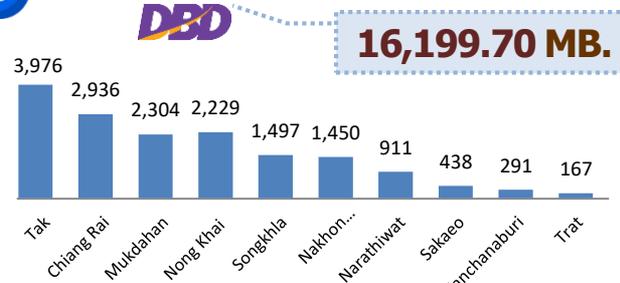
4 Land developer selected by The Treasury Department to develop state-owned land in SBEZ

Trat Develop state-owned land in Trat SBEZ to be a city of international tourism center, food safety and international trade system services

Kanchanaburi Develop state-owned land in Kanchanaburi SBEZ to be Industrial zone, commercial and logistics center

Nakhon Phanom Develop state-owned land in Nakhon Phanom SBEZ to be cultural city, convention center, industrial zone, commercial and logistics center

5 New Business Registration in SBEZ



Source : Department of Business Development

From 2015 to February 2025, 8,495 companies registered for business establishment in 10 SBEZs

2 Investment in industrial estates in SBEZ

(Consist of IEAT's budget for the development of Sakaeo IE and Songkhla IE, and the investment value of business operated in the IEs.)

IE in Sakaeo SBEZ 970.20 MB.

IE in Songkhla SBEZ 4,761.01 MB.

5,731.21 MB.

3 Application for Investment Promotion Customs Department

Business	Registered Capital	Number of Projects	SBEZ
Bonded warehouse	146 MB.	6 Projects	Tak, Mukdahan, Songkhla Nong Khai and Chiang Rai
Free Zone	364 MB.	7 Projects	Tak, Nong Khai and Songkhla

**13 Projects
510 MB.**

6 Soft loan from Exim Bank for investment in SBEZ

Chiang Rai SBEZ : 7.60 MB.

Songkhla SBEZ : 82 MB.

Tak SBEZ : 20 MB. Nong Khai SBEZ : 12 MB.

**4 SBEZs
121.60 MB.**

Operational guidelines in the next phase



The National Committee for the Development of Special Economic Zones has endorsed a SBEZ development policy proposed by the NESDC conducting according to the article 9 of regulations of the Prime Minister's Office on the development of Special Economic Zones A.D. 2021, and has assigned relevant agencies to implement the policy as a framework for further SEZ development.

(The cabinet endorsed the meeting resolution of the SBEZ development policy proposed by the National Committee for the Development of SEZs on 20 July 2021, and assigned the relevant agencies to implement the policy in accordance with the meeting resolutions.)

The Focus of SBEZ development

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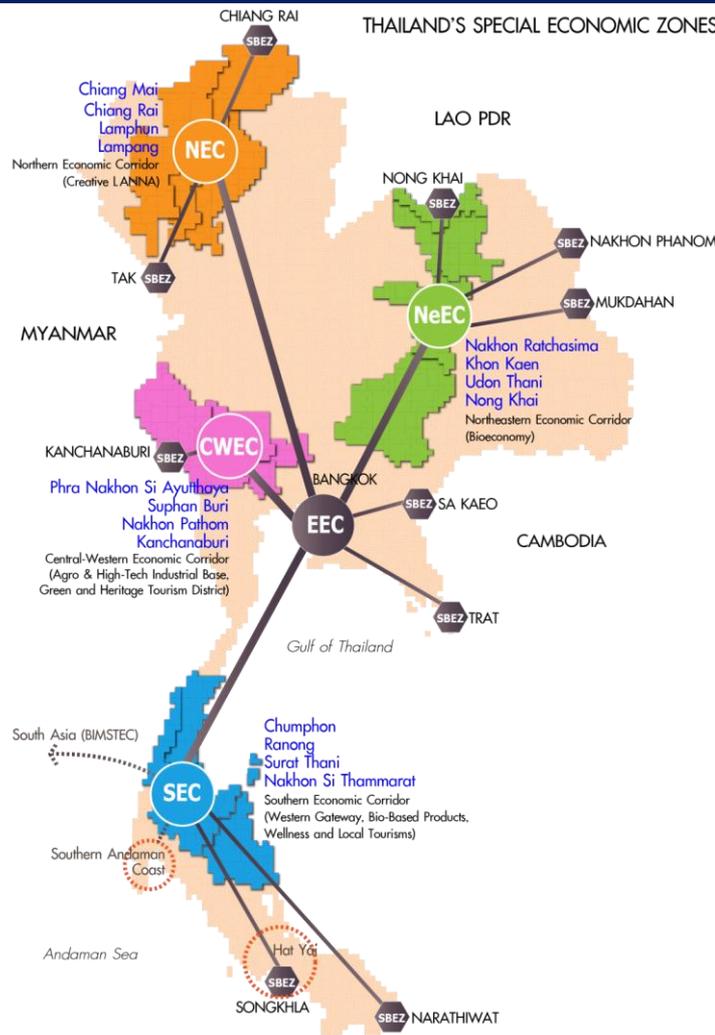
Development aligned with the area's potential and evolving circumstances
- 

Links with major economic areas in the countries and the neighboring countries
- 

Maintaining a balance between development and ways of life/culture
- 

Participation of development partners
- 

Prevention of Impacts on natural resources and environment



Compiled by : Spatial Development Strategy Division/NESDC (April 2024)
 Remarks : SEZ = 10 SBEZs + 4 Economic Corridors
 SBEZ = 10 Special Border Economic Zones

Operational guidelines in the next phase (Cont.)

1



Diversify promotion and marketing channels to proactively attract investment, in accordance with the Investment Promotion Measure in Special Border Economic Zones.

2



Bolster investment facilitation efficiency to establish a favorable investment ecosystem.

3



Accelerate infrastructural development projects to reach its goal and captivate the benefits by establishing connectivity among Economic Corridors and economic hotspots.

4



Develop an adequate labor supply in accordance with targeted activities' labor demand.

5



Enhance entrepreneur capabilities, especially the SMEs, to increase SMEs' competitiveness.

6



Encourage economic activities within the area to utilize more advanced technologies to generate high-value commodities. Further connects with Economic Corridors, and other economic areas, and integrates with regional/global supply chains.



The Benefits of development

- Increase in investment in SBEZ.
- Expansion of economic activities and its related activities, which would connect both domestic and global markets.
- Reduction of the development inequality gap.
- Opportunities for jobs and higher incomes.
- Better quality of life of the people.





Thank You