

THAILAND FOCUS 2025

THAILAND'S

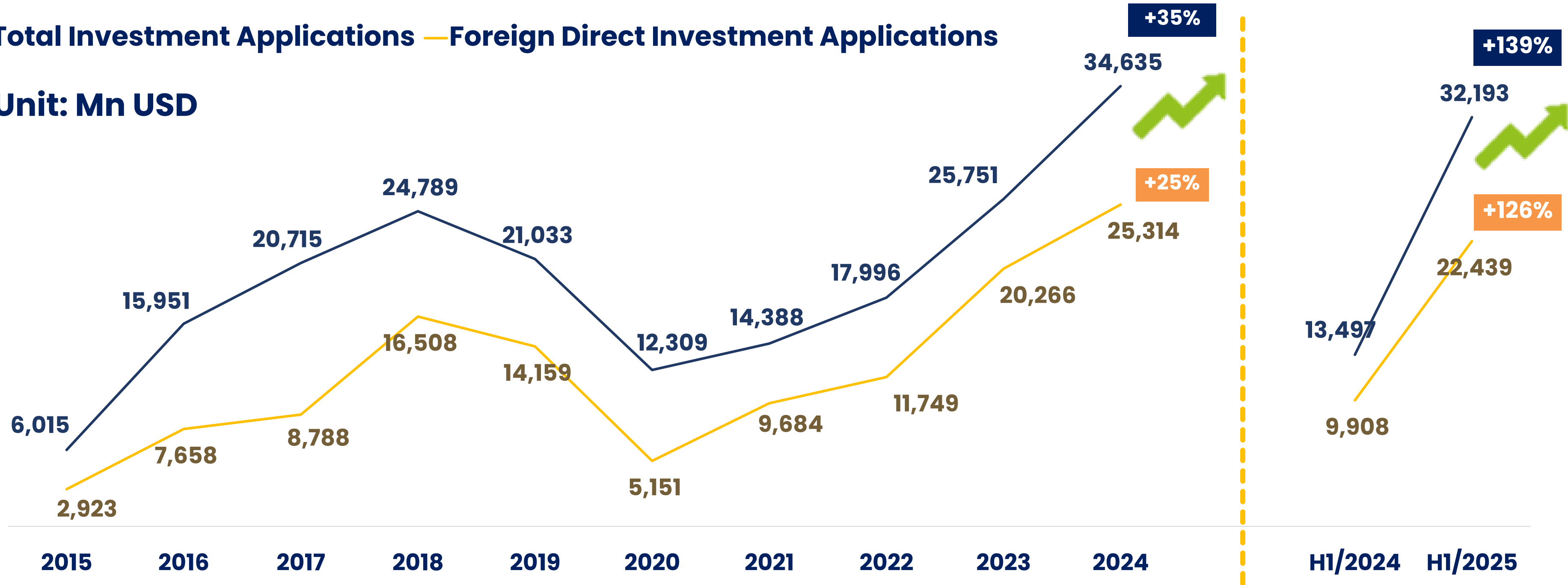
COMPETITIVENESS AND INVESTMENT OUTLOOK

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SECRETARY GENERAL
THAILAND BOARD OF INVESTMENT
27 AUGUST 2025

SURGE IN INVESTMENT APPLICATIONS SIGNALING STRONG GLOBAL CONFIDENCE IN THAILAND

—Total Investment Applications —Foreign Direct Investment Applications

Unit: Mn USD



TOP 5 FDI INVESTORS IN THAILAND IN 2024



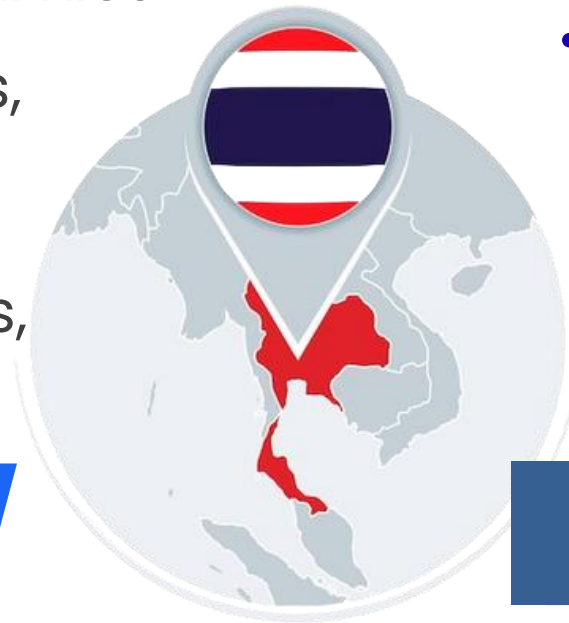
TOP 3 FDI APPLICATION BY TARGET INDUSTRY IN 2024



THAILAND'S INVESTMENT OPPORTUNITIES AT A GLANCE

1. COMPETITIVE INVESTMENT LANDSCAPE

- **Strategic Location**
 - **3 large seaports, 3 int'l airports, & extensive road networks & other sea and air transport infrastructure nationwide**
- **71 Industrial Estates** in 17 provinces, with reliable utilities
- **17 Free Trade Agreements (FTAs)** with **24** countries, extensive access to key global markets
- **Manufacturing Base & Robust Supply Chain** in automotive, E&E, food & agriculture, and chemicals, supporting strategic investments



2. READY INVESTMENT ECOSYSTEM

- **Green Energy:**
 - UGT:** Access to **specified green electricity** from new RE portfolio.
 - Direct PPA:** An initial **2,000 MW** of **renewable power** for data centers.
- **Talent Pool:**
 - **> 100,000 STEM graduates per year**
- **Talent Development:**
 - **Collaborate with MHESI, and MOE** to address evolving industry needs.

3. COMPREHENSIVE SUPPORTS

- **Incentives:**
 - **Up to 13 years of tax holiday, import duty exemption, and non-tax incentives**
- **Smart and Sustainable Upgrades:**
 - **3-year CIT exemption** (up to 50–100% of investment) for upgrades in automation, digitalization, or energy-efficient upgrades.

4. STREAMLINED INVESTMENT PROCESSES

- **Thailand Investment and Expat Services Center (TIESC):**
 - Streamlined services for expats, including **One Start One Stop Service Investment Center, and One Stop Service for Visas, and Work Permits**
- **Long-Term Resident (LTR) Visa:**
 - 10-year renewable visa** with **digital work permits & 17% Personal Income Tax rate** (for highly skilled professionals).

SECOND HOME TO MULTINATIONAL CORPORATIONS



THAILAND GLOBAL RANKING

2025 Best Countries for Starting a Business

 **1st**

2025 FDI Confidence Index Emerging Market*

KEARNEY **1st** in ASEAN

2025 SDG Index*

 **1st** in ASEAN

2024 Best Expat Destination

 InterNations **6th**

MULTINATIONAL COMPANIES IN THAILAND

Automotive



E&E



Digital



International Business Center



Note: *The rank was conducted in 2025, SDG Index ranked 1st in ASEAN and Rank 3rd in Asia
Source: IMD, The World Bank, US News & World Report, Inter Nations ,Kearney

2022 – MAY 2025

DATA CENTER AND CLOUD SERVICES
TOTALLED 38 APPLICATIONS
WITH A COMBINED INVESTMENT OF **17,717 MN USD**

PROMOTED COMPANIES NOW IN OPERATION



NEWLY PROMOTED COMPANIES



MAKE THAILAND

A REGIONAL DIGITAL ECONOMY HUB
AND SUPPORT CLOUD FIRST POLICY



MEASURES TO MITIGATE IMPACTS OF GLOBAL MINIMUM TAX

alleviating potential impacts of the global minimum tax and upholding Thailand’s attractiveness for MNEs

PILLAR TWO

MNEs must pay a 15% minimum effective tax rate (ETR).
If lower, a top-up tax applies.



EXISTING MEASURES

Eligible Project:
All Qualified New & Existing BOI Approval.

| EXISTING PROMOTED COMPANIES | |
|-----------------------------|---|
| Alternatives | Option to convert full tax exemption to 50% reduction on CIT, resulting in a 10% rate |
| Period | CIT period is extended to twice the remaining full years, up to a maximum of 10 years |

MEASURE UNDERWAY



- Mitigating the Impacts of the Top-up Tax Regime through **Qualified Refundable Tax Credits (QRTC)**
- A new mechanism aligned with the OECD guidelines provides tax credits based on qualified expenditures, including R&D, STEM training, green transition, digitalization, and automation.