



<https://www.youtube.com/watch?v=Boy57gKJtN0>

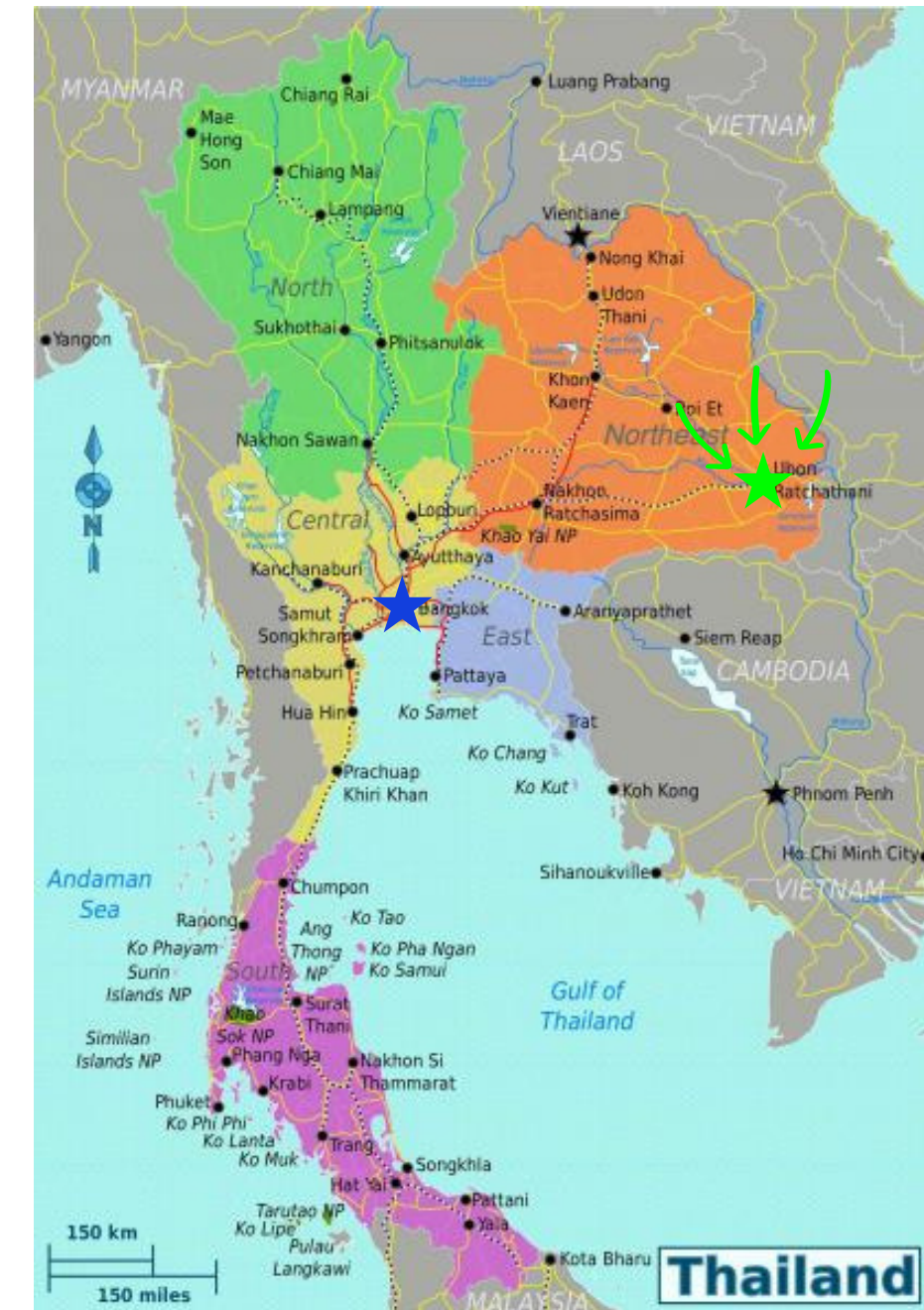


UBONRATCHATHANI INDUSTRIAL ESTATE

- Industrial Land
- Ready-Built Factory
- Tax-Free Zone
- Utilities & Power
- Commercial Area
- BOI Privileges



Where is Ubonratchathani ?



Where is Ubonratchathani ?

Ubonratchathani located in North-East of Thailand (ISAN Region)

- Connected border to Laos and Cambodia.
- 3rd largest population city of Thailand (1.8 million)
 - Workforce : 800,000 people
- GDP Year 2022: 3,784 million USD



Ubonratchathani





Ubonratchathani International Airport

- Ubon - Bangkok
- Ubon - Chiang Mai
- Ubon - Phuket
- Ubon - Vietnam (Open Soon)



Central shopping mall and conventional hall



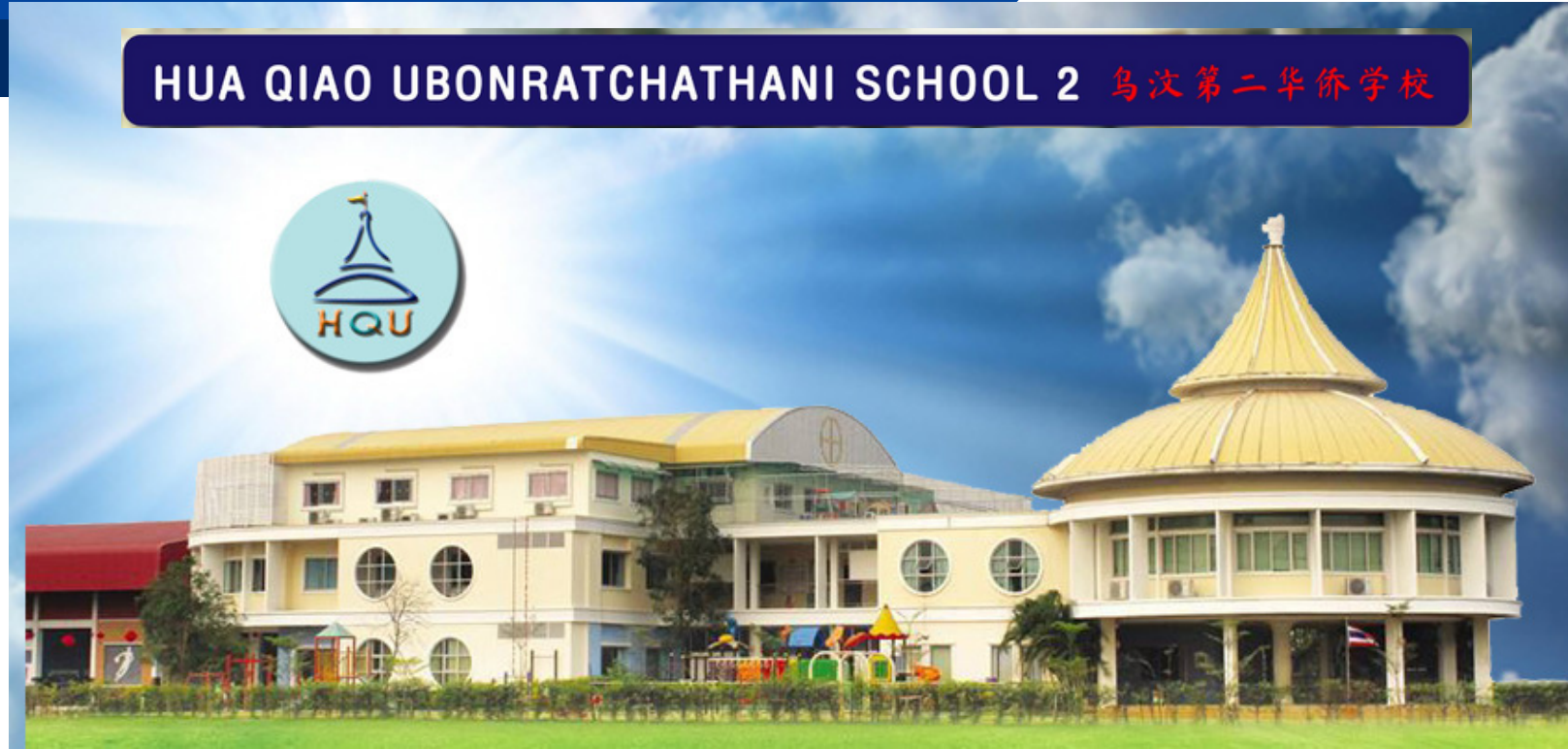
Ubon Centara Hotel

★★★★ hotel

Intro to Ubonratchathani



Ubon Adventist International Mission School



HUA QIAO Chinese School



Ubonratchathani University



Ubonratchathani University Science Park



Ubonratchathani Rajabhat University



Ubonratchathani Institution for Skill Development



Ubonratchathani vocational college



Ubonratchathani is a Medical Hub of CLMV



2023/02/11 08:47 Amphoe Mueang Ubon Ratchathani, Chang Wat Ubon Ratchathani





Wat Sirindhorn Wararam Phu Phrao | Photo by Natawatana L.



Wat Sirindhorn Wararam Phu Phrao | Photo by Natawatana L.



Wat Phra That Nong Bua



Ubonratchathani Grand Canyon



Soi Sawan Waterfall

RIVER VILLA

TOHSANG KHONGJAM RESORT





Sirindhorn Dam Golf Club



Sirindhorn Dam Golf Club



Sirindhorn Dam Golf Club

Agriculture in Ubonratchathani



Jasmine Rice



Corn



Rubber Trees



Cassava



Durian



Coconut

About Us

We are Sinrungruang Group or SRR, Ubonratchathani-based private company mainly operates in Ubonratchathani province. The first company was established in 1988 and now our group consists of 7 businesses offered by each company as shown below.

SRR group has operated in real estate, finance, retails, agriculture, export and trading.





Why invest in Ubonratchathani ?

Lower Cost of water supply

More than 50,000cu.m./day and expansion capacity up to 100,000cu.m./day

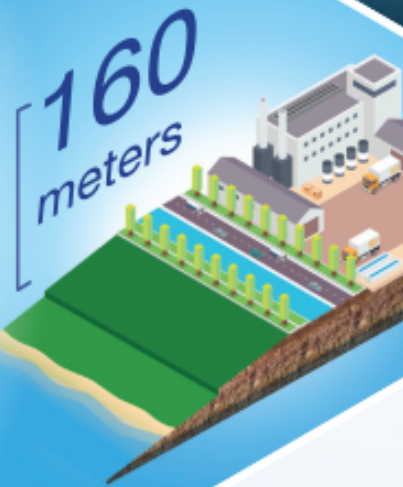


Thailand 3rd largest population city

Ubonratchathani Population: 1.8 Million
Working - age Population 800,000



Never Flooded Area
Project area are 160m. above sea level and never have flooding record



BOI Privileges

8yr 100% tax Exemption
+5yr 50% tax reduction, ect.



Cross border logistic

Ease of Thailand border Crossing: Lao PDR, Cambodia, Vietnam, China



Low labor cost area

Minimum wage of 340baht/day (Year:2023)



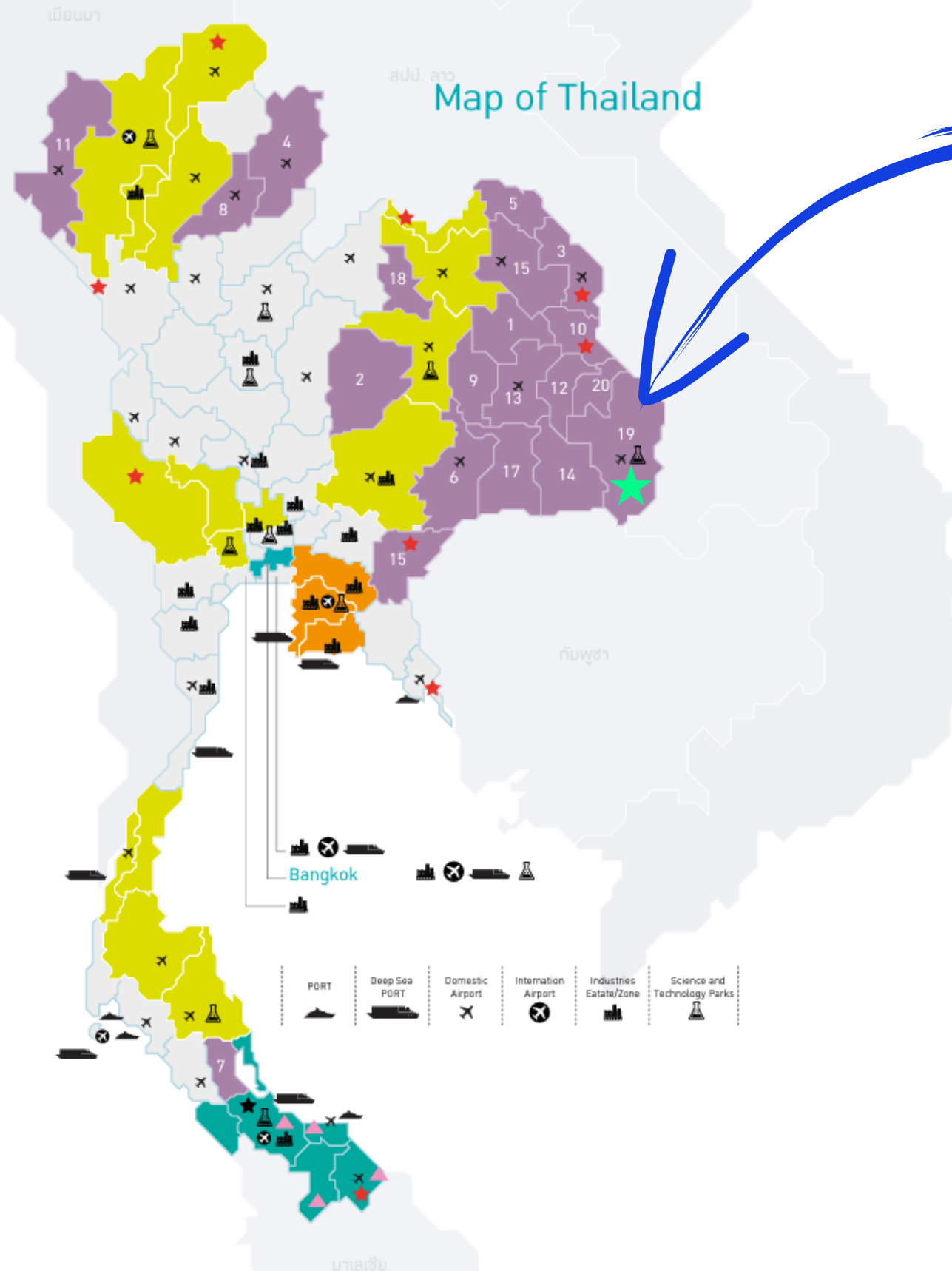
Good Reputation Universities

Quality universities and science park in the area for cooperating as R&D support and training center

2.3

Additional Incentives for Area-based Promotion

BOI Incentives



20 Provinces with lowest per capita income

1) Kalasin 2) Chaiyaphum 3) Nakhon Phanom 4) Nan 5) Bueng Kan 6) Buri Ram 7) Phatthalung 8) Phrae 9) Maha Sarakham 10) Mukdahan 11) Mae Hong Son 12) Yasothon 13) Roi Et 14) Si Sa Ket 15) Sakhon Nakhon 16) Sa Kaeo 17) Surin 18) Nong Bua Lamphu 19) Ubon Ratchatani and 20) Amnatcharoen

Promoted Industrial Estate / Zone

Projects located within industrial estates or promoted industrial zones shall be granted one additional year of corporate income tax exemption.

Special Economic Zones in 4 Regions (NEC, NeEC, CWEC, SEC)

covering 16 provinces: Chiang Rai, Chiang Mai, Lamphun, Lampang, Khon Kaen, Udon Thani, Nakhon Ratchasima, Nong Khai, Ayutthaya, Nakhon Pathom, Suphan Buri, Kanchanaburi, Chumphon, Ranong, Surat Thani and Nakhon Si Thammarat.

Special Economic Zones

90 sub-districts in 23 districts of 10 provinces which are Chiang Rai, Nakhon Panom, Tak, Kanjanaburi, Nongkhai, Mukdahan, Sa Ka ew, Trad, Songkhal and Narathiwat

Promoted Border Provinces in Southern Thailand

Southern Border Provinces include Narathiwat, Pattani, Yala, Satun and four districts in Songkhla (Jana district, Natawee district, Saba Yoi district and Taypa district)

Model City Project in the Southern Border Provinces

Nong Chik District, Pattani
 Betong District, Yala
 Jana District, Songkhla
 Su-ngai Kolok District, Narathiwat

20 Areas with low per capital incomes

Kalasin, Chaiyaphum, Nakhon Phanom, Nan, Bueng Kan, Buri Ram, Phatthalung, Phrae, Maha Sarakham, Mukdahan, Mae Hong Son, Yasothon, Roi Et, Si Sa Ket, Sakon Nakhon, Sa Kaeo, Surin, Nong Bua Lamphu, Ubon Ratchatani and Amnatcharoen

Projects located in 20 Areas with low per capital incomes shall receive Three additional years of corporate income tax exemption shall be granted. Projects with activities in Group A1 or A2 shall instead receive a 50% reduction of corporate income tax on net profit derived from promoted activity for 5 years after the corporate income tax exemption period expires.

BOI Incentives

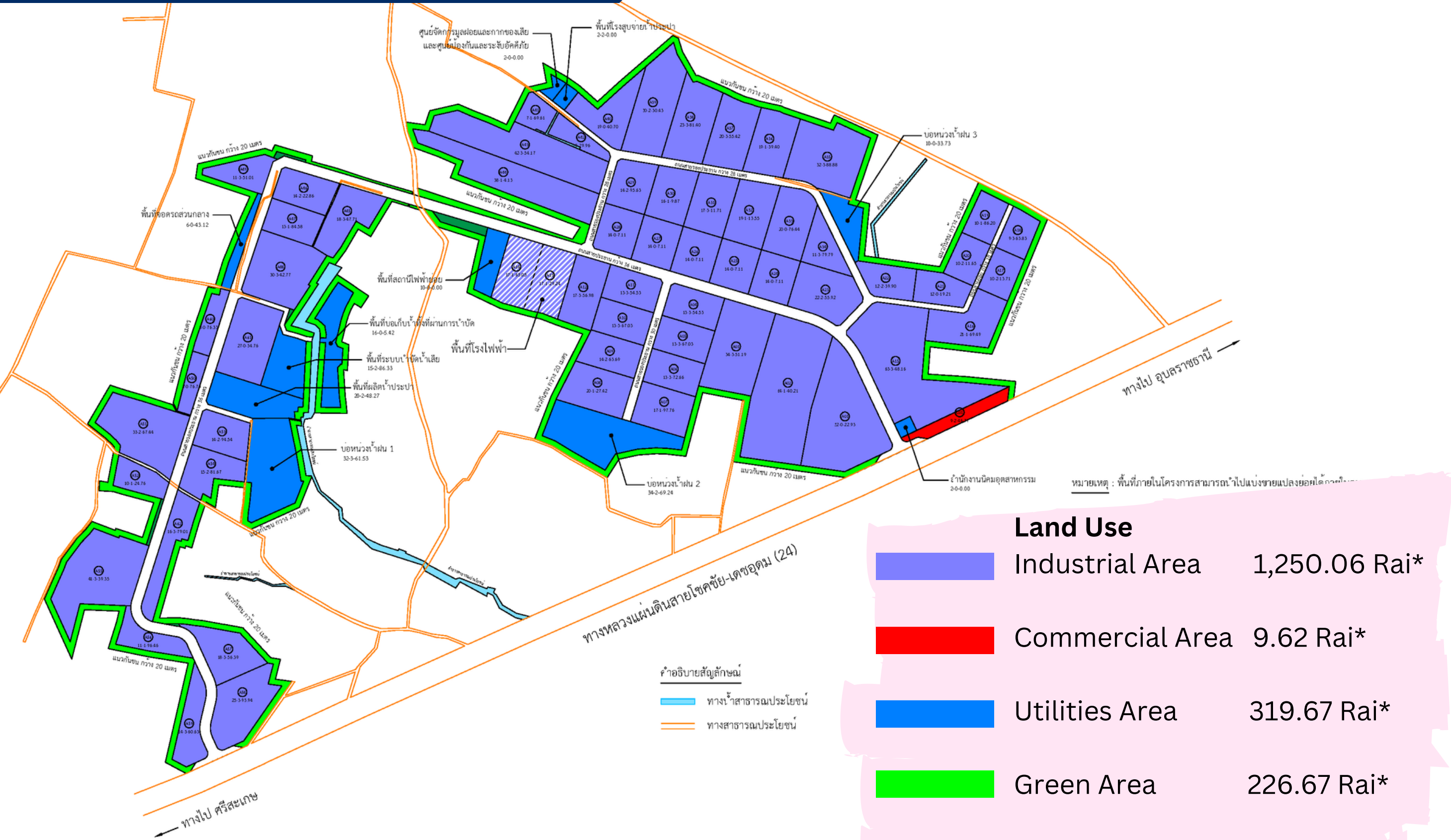


Additional Incentives for Decentralization

Activity Group	Exemption of corporate income tax	Additional corporate income tax exemption	Corporate income tax reduction for 5 years	Total	Deduction of expense*
A1+	10 - 13 years with no cap	3 years	—	13 years with no cap	✓
A1	8 years with no cap	—	✓	8 years with no cap + Corporate income tax reduction for 5 years	✓
A2	8 years	—	✓	8 years + Corporate income tax reduction for 5 years	✓
A3	5 years	3 years	—	8 years	✓
A4	3 years	3 years	—	6 years	✓
B	—	3 years	—	3 years	✓

* - Double deductions from the costs of transportation, electricity and water supply for 10 years
 - Additional 25% deduction of the cost of installation or construction of facilities

UBD I.E. Master Plan



Land Use	
	Industrial Area 1,250.06 Rai*
	Commercial Area 9.62 Rai*
	Utilities Area 319.67 Rai*
	Green Area 226.67 Rai*
Total	1,806.62 Rai*

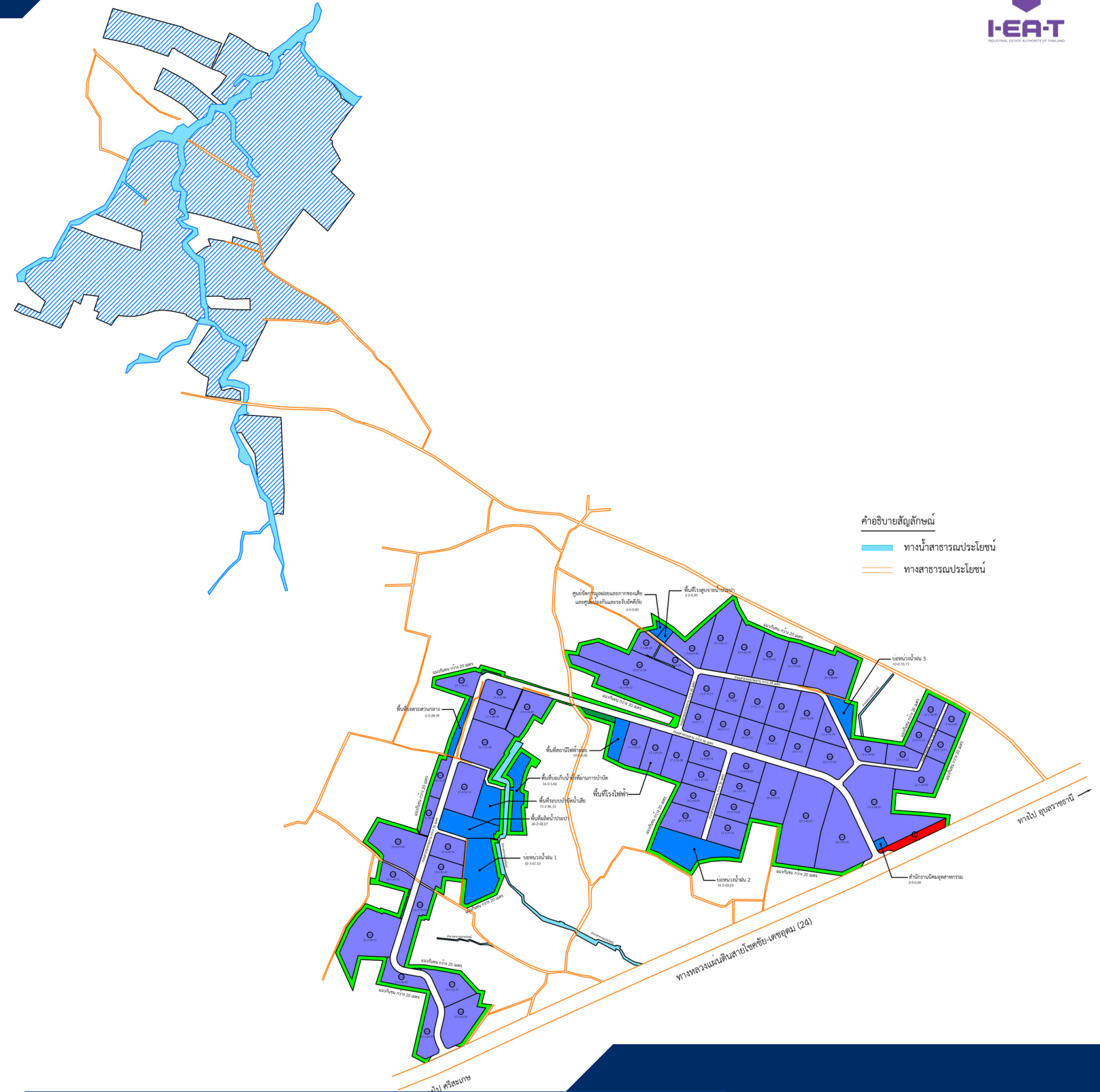
*1 Rai = 1,600 sq.m.



10 million cu.m. Reservoir

This reservoir is owned by SRR group and will work as water reservoir for Ubonratchathani industrial estate (Ubon I.E.).

The reservoir helps to supply treated water to Ubon I.E. 40,000 - 50,000 cu.m./day even in summer season.



Utilities and Power



Electricity

115/22 kv. Substation
with 115 kv. transmission line
from PEA



Water Supply

50,000 - 55,000 cu.m./day
917 rai of Reservoir (10 million cu.m.)
and Retention Ponds (500,000cu.m.)



Wastewater Treatment

Capacity: 25,000 cu.m./day



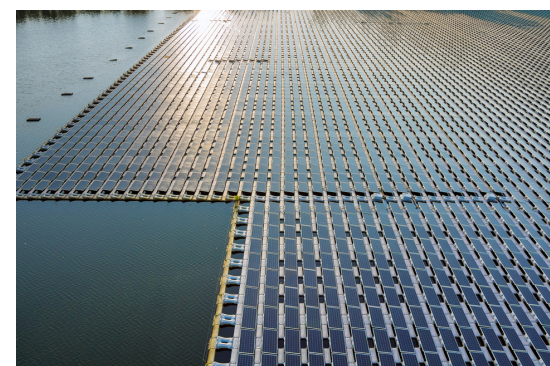
Road

Main Road: 36-38 m. width
Secondary Road: 18-26 m. width



Telecommunication

Fibre optic, telephone line
and hi-speed internet



Floating Solar Cell

Alternative choice of clean
electricity



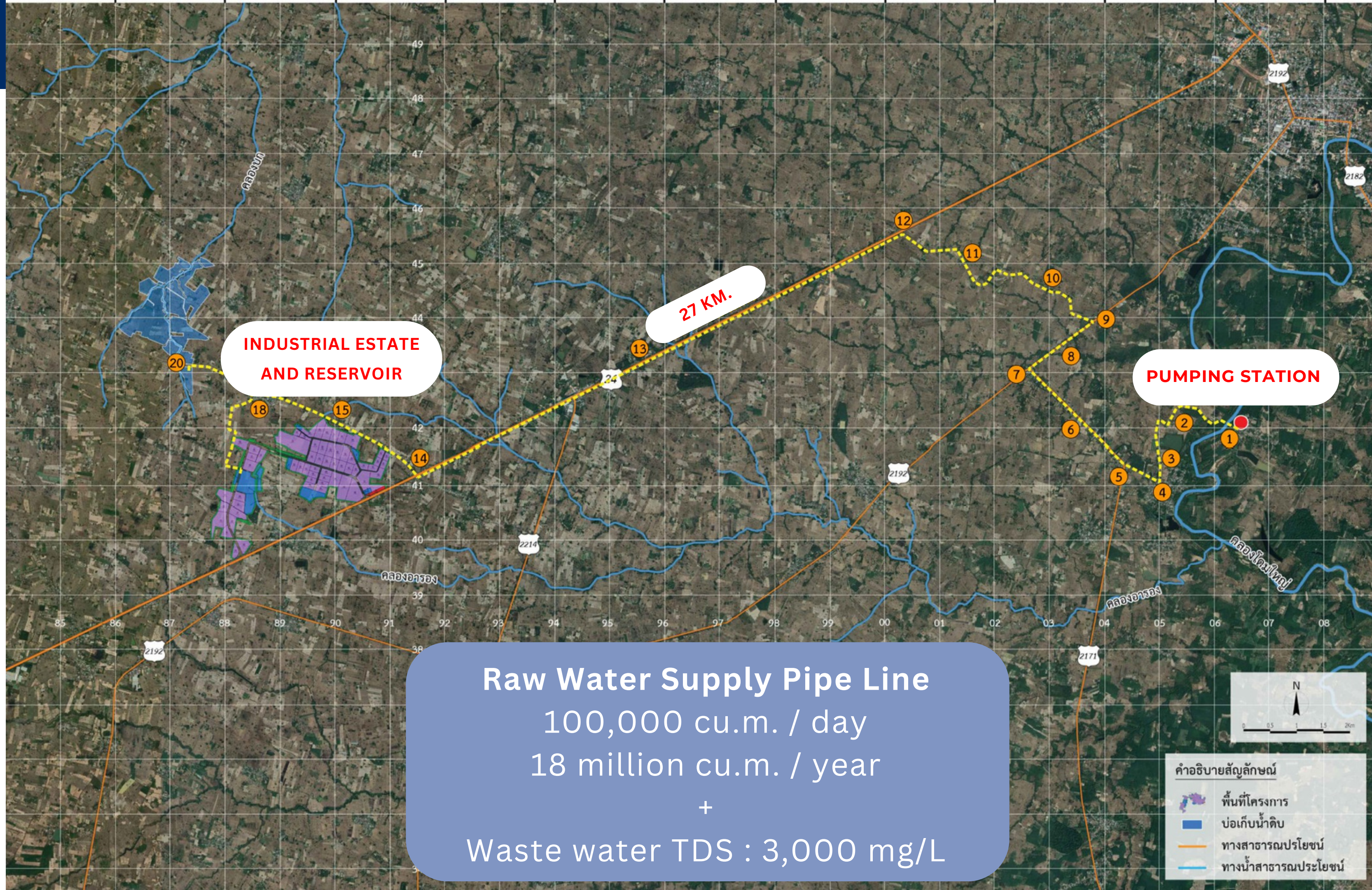
LNG Gas

LNG gas storage and supply







CCTV, Security System

Smart CCTV, traffic, security
system



Raw Water Supply Pipe Line
100,000 cu.m. / day
18 million cu.m. / year
+
Waste water TDS : 3,000 mg/L

คำอธิบายสัญลักษณ์

	พื้นที่โครงการ
	บ่อเก็บน้ำดิบ
	ทางสาธารณประโยชน์
	ทางน้ำสาธารณประโยชน์

Fault lines map & Seismic Hazard Map

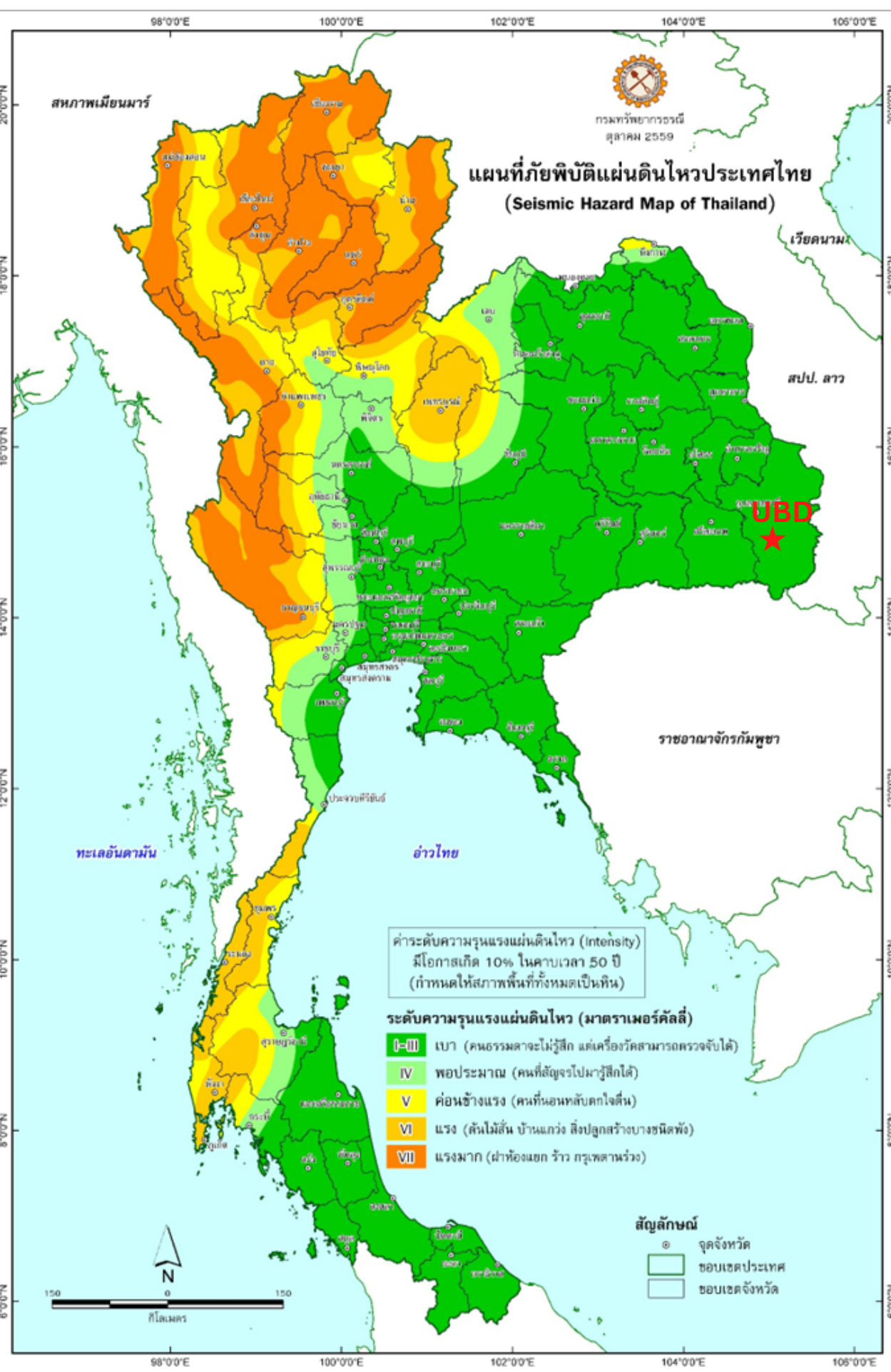
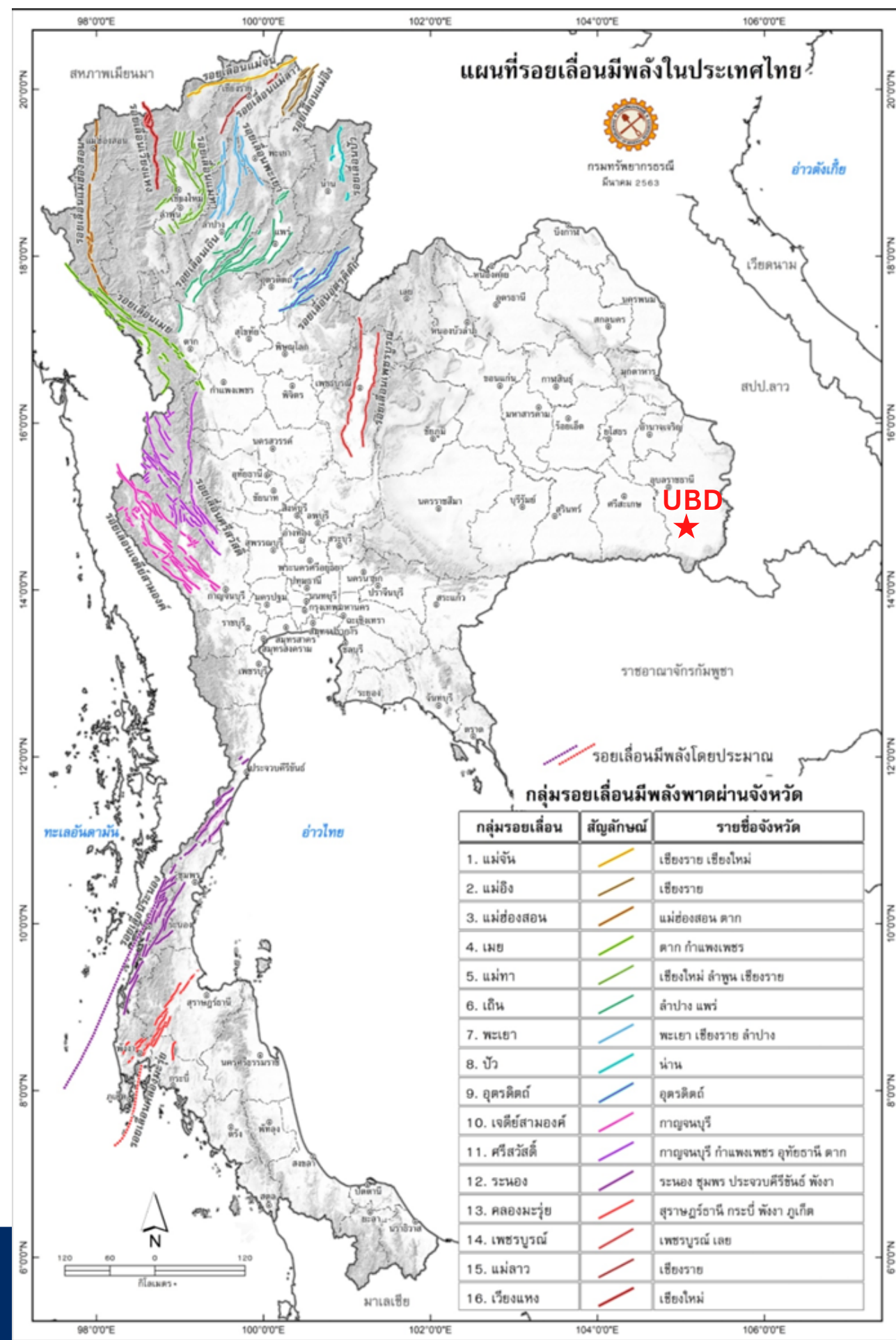
Fault line map in Thailand

- The project area is not located in the fault line group.

Seismic Hazard Map of Thailand

- The project area is in a level I-III of the seismic intensity.

I-III = Light (People will not feel the vibration but the measuring device can detect.)



How Far From Borders

- Chong Aan Mah**
(Ubon Ratchathani - Cambodia) **68km.**
- Chong Mek - Pakse**
(Ubon Ratchathani - Laos) **104km.**
- Chong Sa Ngam**
(Srisaket - Cambodia) **130km.**
- Chong Jom**
(Surin - Cambodia) **150km.**
- Mukdahan Savannakhet Bridge**
R9 Route (Mukdahan - Laos) **240km.**
- Nongkhai - Vientiane Bridge**
(Nongkhai - Laos) **500km.**
- Danang**
Vietnam **550km.**



Distance Between the City Places

- Detudom District **18km.**
- Bung Wai railway station
(Double track railway Jira - Ubon) **67km.**
- Ubon Ratchathani University **48km.**
- Ubon Ratchathani International Airport **65km.**
- City Center **65km.**

Location information

- Nakhon Ratchasima **340km.**
- Don mueang airport bangkok **550km.**
- Suvarnabhumi airport **580km.**
- Laem Chabang Port **580km.**
- Bangkok (Bangkok Port) **575km.**



Ubonratchathani Industrial Estate Timeline

Activities	2021		2022				2023				2024				2025			
	T3	T4	T1	T2	T3	T4	T1	T2	T3	T4	T1	T2	T3	T4	T1	T2	T3	T4
1. City Plan Process	[Orange bar]		[Orange bar]															
2. EIA Study							[Green bar]											
3. EIA Approval											[Blue bar]							
4. IE Detail Design											[Cyan bar]							
4. IEAT Approval - IE Area Approval - Master Plan Approval - Land Allocation															[Purple bar]			
5. IE Construction															[Yellow bar]			
6. Ready for Operating																		


Factory Construction

Average Cost / Areas	Chonburi		Rayong		Ubonratchathani		Chon/Ubun Ratio		Rayong/Ubun Ratio	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Land Cost (Million Baht/rai)	4.5	18	4.5	7	n/a	3.5	1.29	5.14	1.29	2.00
Electricity Cost (PEA)	Factory Rate		Factory Rate		Factory Rate		-		-	
Water Supply Cost (baht/cu.m.)	25	40	25	30	15	20	1.25	2.67	1.25	2.00
Logistic Cost to Laem Chabang Port (40ft HQ/Trip)*	8,500		7,000		29,000		0.29		0.24	
TDS for waste water (mg/L)**	1,300	3,000**	1,300	3,000**	-	3,000				
Minimum Wage Labour Cost*** (baht/day)	354	500	354	500	340	400	1.04	1.47	1.04	1.47

Remarks:

* Chonburi and Rayong have lower logistic cost (to Laem Chabang Port) when compare to Ubonratchathani

** The majority of TDS regulation permission in Chonburi and Rayong areas is 1,300 - 1,500 mg/L

*** 400 baht/day (Ubonratchathani) is for outdoor worker

1 rai = 1,600 sq.m.

Approximately Operation Cost (min. case)**Solar Cell Manufacturer (Land: 300rai=480,000sq.m.)**

Treated water usage	25,000	cu.m/day
	750,000	cu.m./month

Logistic (40ft' High Cube)	3	trips/day
	90	trips/month

Labours	600	labour/day
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Rayong

Water Cost (25 baht/cu.m.)	18,750,000	baht/month
Logistic Cost (40ft'HQ)	630,000	baht/month
Labours cost (354 baht/day)	6,372,000	baht/month

25,752,000 baht/month**Ubon**

Water Cost (15 baht/cu.m.)	11,250,000	baht/month
Logistic Cost (40ft'HQ)	2,610,000	baht/month
Labours cost (340 baht/day)	6,120,000	baht/month

19,980,000 baht/month**Lower cost @Ubonratchathani**

5,772,000	baht/month
69,264,000	baht/year

5,200,000	NTD/month
62,400,000	NTD/year

Approximately Operation Cost (max. case)**Solar Cell Manufacturer (Land: 300rai=480,000sq.m.)**

Treated water usage	25,000	cu.m/day
	750,000	cu.m./month

Logistic (40ft' High Cube)	3	trips/day
	90	trips/month

Labours	600	labour/day
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Rayong

Water Cost (30 baht/cu.m.)	22,500,000	baht/month
Logistic Cost (40ft'HQ)	630,000	baht/month
Labours cost (500 baht/day)	9,000,000	baht/month

32,130,000 baht/month**Ubon**

Water Cost (20 baht/cu.m.)	15,000,000	baht/month
Logistic Cost (40ft'HQ)	2,610,000	baht/month
Labours cost (400 baht/day)	7,200,000	baht/month

24,810,000 baht/month**Lower cost @Ubonratchathani**

7,320,000	baht/month
87,840,000	baht/year

6,594,595	NTD/month
79,135,135	NTD/year

Contact the IEAT

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Call Center : 02-207-2700



618 Nikom Makkasan road, Makkasan
Ratchathewi, Bangkok 10400



contact@ieat.mail.go.th
investment.1@ieat.mail.go.th

NATAWATANA LERDSURAWITAYA

DEPUTY CHIEF EXECUTIVE OFFICER



+66 (0)89 - 817 - 3666



natawatana.lerd@ubd.co.th



www.ubd.co.th



Ubonratchathani Development Co.,Ltd. (Head office)
87 Moo 3, Nakrasaeng
Detudom, Ubonratchathani
Thailand 34160

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