Why Thailand?
Overview of Investment Incentives

Dr. Sawitree Suwannasang
Nordic Director, Thailand Board of Investment
10 March 2026

GLOBAL MEGATRENDS SHAPING INVESTMENT DIRECTIONS

THAILAND BOARD OF INVESTMENT

Rapid global shifts are redefining the investment landscape, requiring investors to recalibrate strategies to maintain competitiveness.

GEOPOLITICAL TENSIONS

Investment expansion to diversify risk and restructure supply chains in response to global geopolitical shifts

DISRUPTIVE TECHNOLOGIES

Expansion of digital infrastructure and advanced technologies — especially AI

SUSTAINABILITY

Increasing demand for renewable energy and the rapid expansion of green investments

GLOBAL MINIMUM TAX

Limits on tax incentives are accelerating the development of new tools to attract investment.

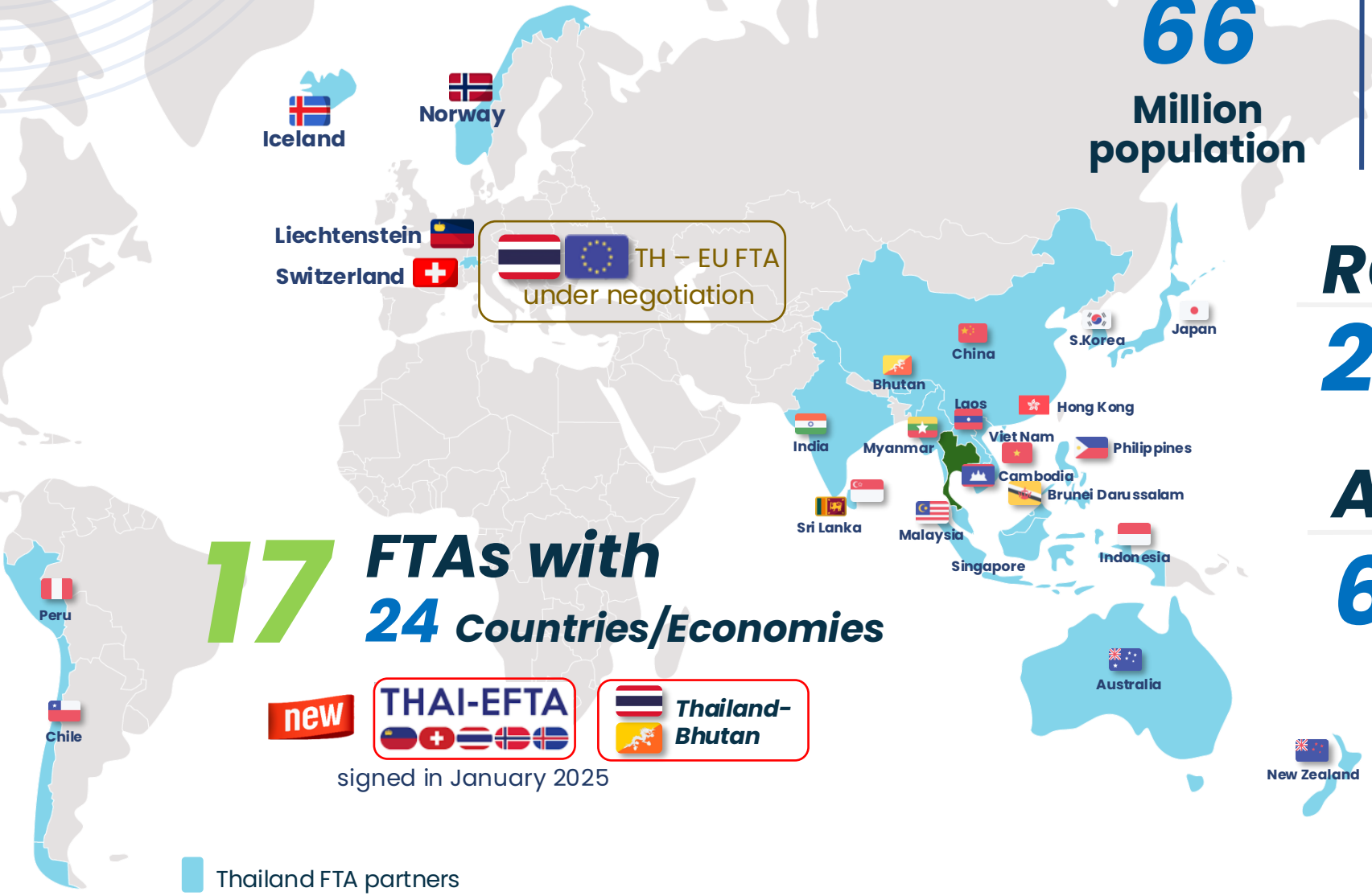
AGING SOCIETY

A decline in the working-age population is driving investors to expand to larger labor markets or adopt automation.

Source: BOI

Strategic Landscape

in both location and International Cooperation



66 Million population

ASEAN **2nd** Largest Economy

530 Bn USD GDP

RCEP

2.3 ***Billion Consumers***
(30% of the World's Population)

ASEAN

680 ***Million Consumers***

Greater Mekong Subregion

300 ***Million Consumers***

17 ***FTAs with***
24 ***Countries/Economies***

new **THAI-EFTA**

Thailand-Bhutan

signed in January 2025

Thailand FTA partners

10 KEY STRENGTHS OF THAILAND AS A GLOBAL INVESTMENT DESTINATION

THAILAND BOARD OF INVESTMENT

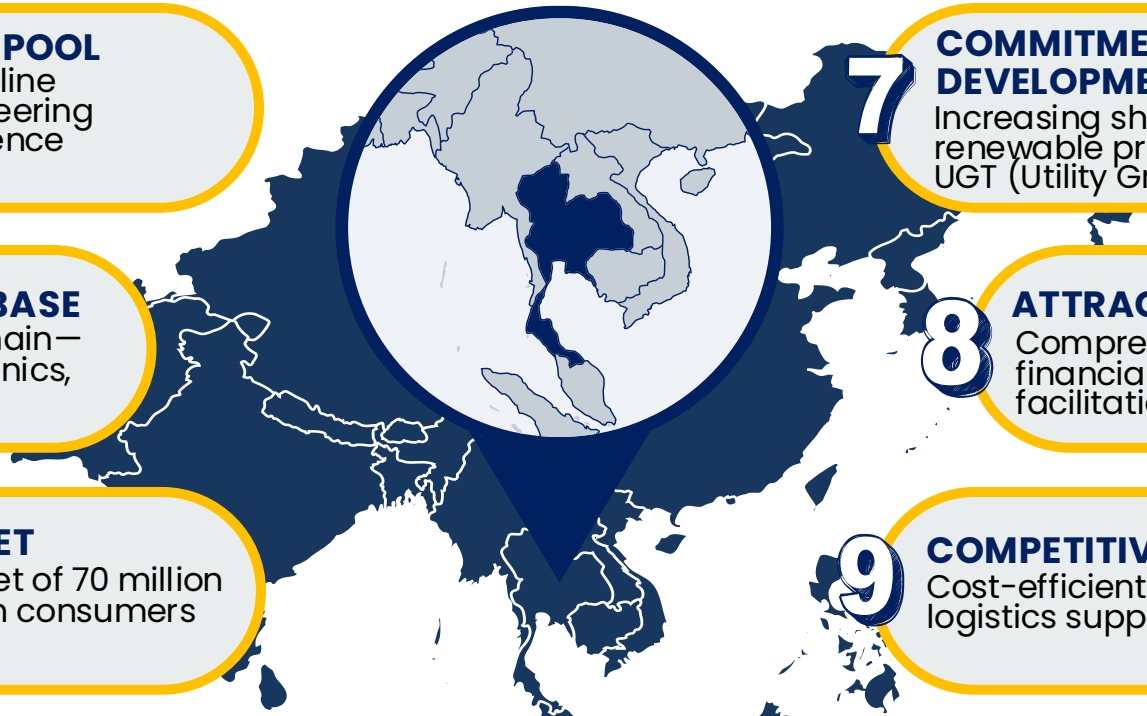
1 STRONG INFRASTRUCTURE READINESS
Sufficient and stable utility supply (power and water), comprehensive logistics networks, and well-equipped industrial estates.

2 HIGHLY SKILLED TALENT POOL
Strong STEM workforce pipeline (2022-2026: ~184,000 engineering graduates and ~110,000 science graduates)

3 ROBUST MANUFACTURING BASE
Deep and competitive supply chain—especially in automotive, electronics, and petrochemicals.

4 HIGH-POTENTIAL MARKET
Access to a domestic market of 70 million people, and over 600 million consumers across ASEAN.

5 GATEWAY TO GLOBAL MARKETS THROUGH FTAS
17 FTAs covering 24 countries/economies, enabling broad export access.



6 DIGITAL TRANSFORMATION READINESS
Strong digital infrastructure: nationwide broadband, fast-growing 5G, hyperscale & AI data center readiness, and digital/tech startup ecosystem.

7 COMMITMENT TO GREEN & SUSTAINABLE DEVELOPMENT
Increasing share of clean energy supply and renewable procurement mechanisms through UGT (Utility Green Tariff) and Direct PPA.

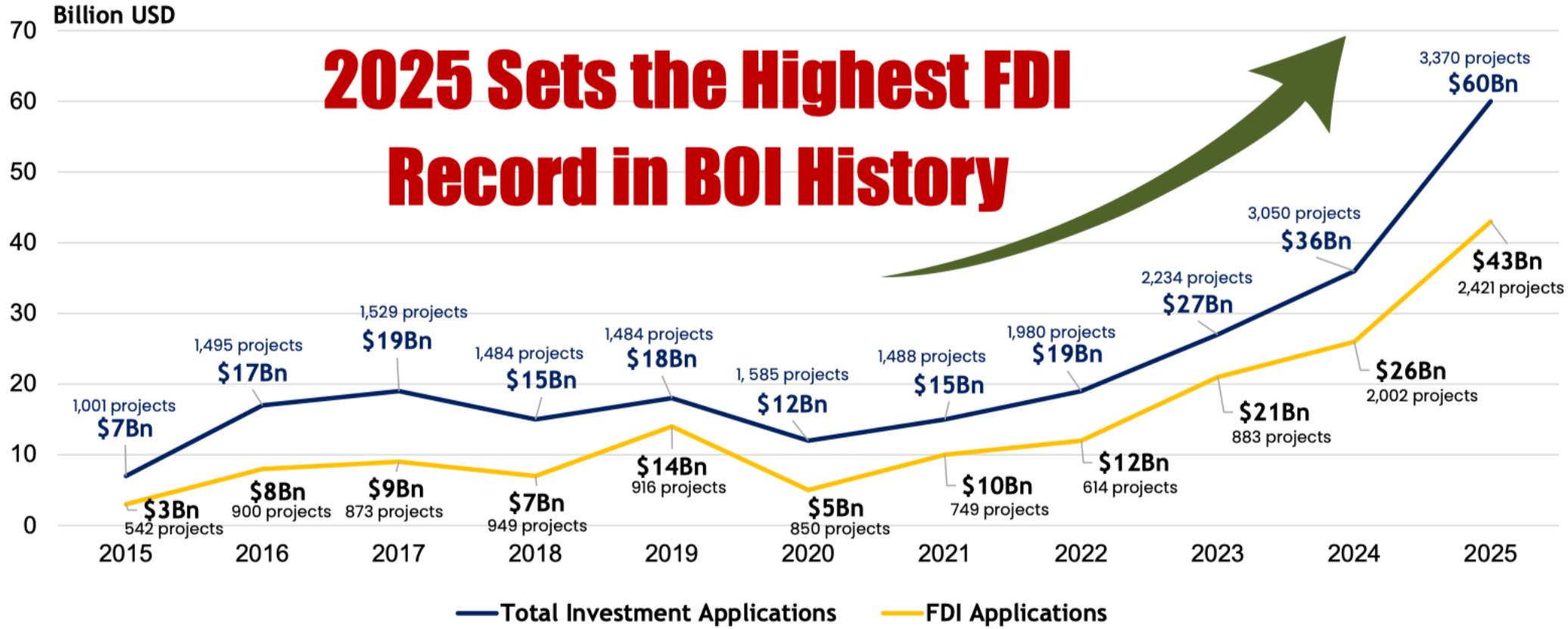
8 ATTRACTIVE INVESTMENT INCENTIVES
Comprehensive tax and non-tax incentives, financial support instruments, and targeted facilitation measures.

9 COMPETITIVE PRODUCTION COSTS
Cost-efficient labor, utilities, and industrial logistics supporting competitive production.

10 HIGH QUALITY OF LIFE & EXPAT-FRIENDLY ENVIRONMENT
World-class healthcare (incl. +60 JCI-accredited hospitals), international schools, modern living standards, and globally recognized tourism and cultural attractions.

Source: BOI

THAILAND: Rising Investment Applications



TOP 5 Countries by Investment Value in 2025

1st	2nd	3rd	4th	5th	6th
Singapore	Hong Kong	China	Japan	UK	USA
$17.8Bn	$7.9Bn	$5.5Bn	$3.8Bn	$3.2Bn	$1.1Bn
457 projects	266 projects	982 projects	311 projects	29 projects	66 projects

TOP 5 Industries by Investment Value in 2025

Digital	E&E	Auto & Parts	Agri & Food	Chemicals & Petro
$24Bn	$8.9Bn	$2.7Bn	$2.4Bn	$1.9Bn

Source: Thailand Board of Investment (Exchange Rate as of Jan 20, 2026: $1US = 31.5106 THB)

สำนักงานคณะกรรมการส่งเสริมการลงทุน
THAILAND BOARD OF INVESTMENT

Examples of Success Stories of Nordic Companies in Thailand

Automotive and Parts

Autoliv
SKF
VOLVO
SCANIA
REALTRUCK
Vibracoustic
ÖHLINS
ADVANCED SUSPENSION TECHNOLOGY
MOUNTAIN TOP
Wema Environmental Technologies

Electronics & Electrics

Electrolux
aibel
ETKEMS
LINAK
WE IMPROVE YOUR LIFE
GPV
KOHSEL
TRANSFORMER SOLUTIONS

Machinery

WhizCut
SiccaDania
AIR-QC
AutoStore
HMA
HMA
ABB
ROBOTICS

Medical

novo nordisk
novozymes
Pharmatek
Mölnlycke
Scandinavian Orthopaedic Laboratory

Digital

EVOKEHUB
NOAHS
draga
SEVEN PEAKS
BizOne Asia
Pixery
Anyday
Hire Quality Software
DIAKRIT
OIVAN
BIG LAB

Creative

PANDORA
ecco
lykke STUDIOS
M2 ANIMATION
GEORG JENSEN
ESTABLISHED 1904

Agriculture and Food Processing

DANONE
ONE PLANET. ONE HEALTH
frosty fruits
Worldview Seaweed Solutions
people. planet. pleasant
T-FIBRE INNOVATION
GLOBAL BUGS
ALTERNATIVE PROTEIN
seafresh

BOI's Role: To Drive the Investment to the New Economy

About BOI

BOI is a government agency under the Office of the Prime Minister

Promoter
drives and promotes investment in private sector in alignment with the country's development strategy & the changing world context

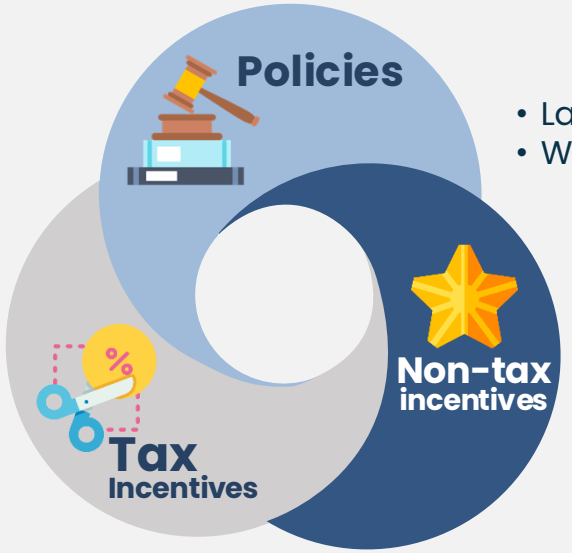
Integrator
integrates Government support tools such as tax, finance, and non-tax incentives in a whole package

Facilitator
coordinates with agencies to develop the ecosystem & facilitate ease of investment & eliminates problems/ obstacles

Connector
links large-scale with small-scale enterprises, Thais with foreigners, across industries & locations to expand business opportunities

Overseas Offices

Policy & Incentives



- Land ownership
- Work permit & visa facilitation

- 100% foreign ownership
- No local content requirements

- No export requirements
- No restrictions on foreign currencies

- Corporate income tax exemption up to 13 years
- 50% Corporate income tax reduction for 5 years
- Exemption of import duties on machinery
- Exemption of import duties on raw or essential materials imported for exports
- Exemption of import duties on goods imported for R&D
- Double deduction for the cost of transportation, electricity and water
- 25% deduction for the cost of installation or construction of facilities

THAILAND'S INVESTMENT PROMOTION INCENTIVES

INVESTMENT INCENTIVE SCHEME

BASIC INCENTIVES

ACTIVITY-BASED

1. Agriculture, Food, Biotechnology
2. Medical
3. Automotive and Machinery
4. Electrical and Electronics
5. Metal and Materials
6. Chemicals and Petrochemicals
7. Public Utilities
8. Digital Industries
9. Creative Industries
10. High-Value Services

ADDITIONAL INCENTIVES

COMPETITIVENESS ENHANCEMENT

- Research & Development (R&D)
- Advanced technology training
- Development of local suppliers
- Product and packaging design
- Support academic/research institutes, technology/HRD fund
- IP licensing fee

AREA-BASED

- EEC 3 provinces
- Special Economic Zones (SEZ) 10 provinces
- 4 Special Economic Corridors
- Southern border provinces
- 20 provinces with lowest income
- Industrial Estates/Zones
- Science and Technology Parks

AGENDA-BASED

- Investment Stimulation Measure
- Smart and Sustainable Industry Measure
- Relocation Measure
- Retention and Expansion Measure
- Social and Communal Development Measure
- Measure to support the Human Resource Development
- Measure to support localization

Investment Promotion measures for Targeted Industries

Classification of Incentives		CIT Exemption
A1+	Upstream industries utilizing advanced technology and innovation, and targeted technology development activities (biotechnology, nanotechnology, advanced material technology), with technology transfer in collaboration with academic/research institutes.	10–13 years (No cap)
A1	Knowledge-based activities focusing on R&D that is critical for developing the country's long-term competitiveness.	8 years
A2	Infrastructure activities for the country's development, activities using advanced technology to create value-added, with no or very limited prior investments in Thailand.	8 years
A3	High technology activities which are important to the development of the country, with a few investments already existing in Thailand.	5 years
A4	Activities with lower technology than A1-A3, but still adding value to domestic resources and strengthening the value chain.	3 years
B	Supporting Industry that does not use high technology, but is still important to the value chain.	– years

Other Incentive

- **Exemption Import duties on machinery**
- **Exemption Import duties on raw materials**
- **Non-tax incentives**

THAILAND BOARD OF INVESTMENT

THAILAND: 12 Targeted Industries & 5 Strategic Sectors

- ADVANCED AGRICULTURE & BIOTECH
- AVIATION & LOGISTICS
- AUTOMATION & ROBOTICS
- BIOFUELS & BIOCHEM
- DEFENSE
- DIGITAL
- EDUCATION & HUMAN RESOURCE DEVELOPMENT
- FOOD FOR THE FUTURE
- HIGH-VALUE & MEDICAL TOURISM
- MEDICAL & COMPREHENSIVE HEALTHCARE
- NEXT-GENERATION AUTOMOTIVE
- INTELLIGENT ELECTRONICS

A Guide to BOI
(English Version)

Bio-based Industry

Electric Vehicle

Smart Electronics

Digital & Creative

International Business Center

Source: Eastern Economic Corridor Office of Thailand (EECO) (https://www.eeco.or.th/en)
Thailand Board of Investment (BOI)

สำนักงานคณะกรรมการส่งเสริมการลงทุน
THAILAND BOARD OF INVESTMENT

THAILAND INVESTMENT AND EXPAT SERVICES CENTER (TIESC)

THAILAND BOARD OF INVESTMENT

MORE EFFICIENCY - MORE CONVENIENCE - LESS TIME

ONE BANGKOK

1. ONE START ONE STOP INVESTMENT CENTER (OSOS)
   Comprehensive information and advice on establishing operation in Thailand and coordination services between investors and government agencies

2. ONE STOP SERVICE FOR VISA AND WORK PERMIT (OSS)
   1-Stop for visas & work permits in 3 hours

3. LONG-TERM RESIDENT VISA (LTR VISA)
   10-year extendable visa & permission to work in Thailand will be granted for eligible ones: *Wealthy Global Citizen, Wealthy Pensioners, Work-from-Thailand Professionals, and Highly Skilled Professionals*, as well as spouse and children of LTR visa holder

4. SMART VISA FOR STARTUP ENTREPRENEURS

One Bangkok, 6th and 7th floors, PARADE Zone, Rama IV Road, Lumphini, Pathum Wan, Bangkok 10330

LTR visa

for Long-Term Residents

4 Types of LTR Visa

Wealthy Global Citizens

*Wealthy individuals holding at least **USD 1 million** in assets*

Wealthy Pensioners

*Retirees **aged over 50 years** who have an annual pension or stable income*

Work-from-Thailand Professionals

***Remote workers** working for well-established overseas companies*

Highly Skilled Professionals

Professionals in targeted industries working for

- *business entities or higher education institutes*
- *research centers or specialized training institutions*
- *Thai government agencies*

Dependents

*Spouse, children under 20 years old, **parents and legal dependents** of LTR visa holders* new

Targeted industries for the **High-Skilled professional*** category are as follows :

Existing Targeted Industries

- **Automotive Industry**
- **Electronics Industry**
- **Affluent Tourism Industry**
- **Agricultural, Food and Biotechnology Industry**
- **Transportation and Logistics Industry**
- **Automation and Robotics Industry**
- **Aviation, Aerospace and Space Industry**
- **Biofuels and Biochemicals Industry**
- **Petrochemical and Chemical Industry**
- **Digital Industry**
- **Medical Industry**
- **National Defense Industry**
- **Circular Economy**
- **International Business Center (IBC)**

- **Highly-skilled professionals with specialized skills** new
  - e.g. Digital, AI Finance, Marketing Advisor, **University professors, Researchers and Educators in vocational sectors**

For more information:

- **LTR Website:** https://ltr.boi.go.th/
- **Contact:** ltr@boi.go.th

LTR Visa Privileges

10-year visa & Permission to work in Thailand

Fast Track Service at International Airport

90-day report extended to 1-year report and exemption of re-entry permit

Permission to Work in Thailand (Digital Work Permit)

17% Personal income tax rate for Highly-Skilled professionals and tax exemption from oversea income

Facilitation Services at One Stop Service Center for Visa and Work Permit

Exemption from 4 Thais : 1 foreigner employment requirement ratio

***Remarks:** The LTR visa will be granted for 5 years at a time and can be renewed every 5 years if qualifications are still met.*

BOI Industrial Linkage Services

BUILD Supports

- **Customized Business Matching**
  - **JV Partner**
  - **Talent Sourcing- Job Matching**
- **Free Sourcing Services**
- **Local Sourcing Events**
  - Venders Meet Customers Sourcing Events
  - Sourcing Market Place Center
  - Knowledge Enhancement for Local Vendors through Competitiveness
  - Development Seminar
- **International Sourcing:** Exhibit Thai Vendors Potential at International Exhibitions
- **Online Database/Website BUILD Platform**

Sample of Companies joining BOI Linkage Services

Business Matching	Total Visitors	Expected Industrial Linkage Value
9,975 Pairs	46,259 Visitors	667 Million USD

Contact us:

Office of the Board of Investment

555 Vibhavadi-Rangsit Road,
Chatuchak, Bangkok 10900
Thailand

Tel: *+66 (2) 553 8111*
Website: *www.boi.go.th*
Email: *head@boi.go.th*

BOI Stockholm Office

Stockholm Office
Ostermalmstorg 1, 4th floor
114 42 Stockholm Sweden
Tel: 46(0) 72 2020 2244
Email: Stockholm@boi.go.th

THAILAND BOARD OF INVESTMENT

www.boi.go.th