

(Unofficial Translation)

Announcement of the Office of the Board of Investment

No. Por. 8/2567

**Criteria and Conditions for Granting Permission to Foreign Juristic Persons Receiving
Investment Promotion to Own Land for Establishment of Offices and Residences for
Operational-Level Workers for Operation of Promoted Activities.**

Subsequent to the Announcement of the Board of Investment No. 16/2567, dated November 1, 2024, regarding Criteria for Granting Permission to Foreign Juristic Persons Receiving Investment Promotion to Own Land for Establishment of Offices and Residences:

To ensure that the consideration for granting permission to own land for the establishment of offices and residences for operational-level workers is prudent and aligned with the current situation; by virtue of Section 11, Section 13, and Section 27 of the Investment Promotion Act B.E 2520 (1977), the Office of the Board of Investment (OBOI), as authorized by the Board of Investment, cancels the Announcement of the Office of Board of Investment No. Por.10/2566 dated June 23, 2023, regarding Criteria and Conditions for Granting Permission to Foreign Juristic Persons Receiving Investment Promotion to Own Land for Establishment of Offices and Residences for Operational-Level Workers for Operation of Promoted Activities, and issues the following announcement:

1. Permission to own land for establishing offices and residences for operational-level workers for the operation of promoted activities will be considered on the basis of the total land size owned by the juristic person, not on a per-promotion certificate basis.
2. The juristic persons must maintain a paid-up registered capital of at least 50 million baht throughout the entire permission period to own land for the establishment of offices and residences for operational-level workers in promoted activities.
3. The criteria and conditions for granting permission to own land for the establishment of residences for operational-level workers are as follows:
 - 3.1 A juristic person must not own land exceeding 20 rai of land per entity.
 - 3.2 The residences must be developed as buildings with living spaces and appropriately proportioned utility areas exclusively for operational-level workers of promoted projects.
 - 3.3 The OBOI may grant permission for land utilization for amenities in the common areas of the residential property as considered appropriate, such as car parks, first-aid rooms, kitchen facilities, and other amenities, in suitable proportions.

3.4 In the case that the residences for operational-level workers are not located within the same area as the promoted project location, the land requested for ownership permission for residences must be situated no more than 10 kilometers along the main public road from the promoted project location.

3.5 The number of rooms in the approved building must correspond to the number of operational-level workers in the promoted projects.

4. The land permitted for the establishment of offices and residences for operational-level workers must not be utilized for any purposes other than those authorized, or in manners that violate morality, customs, traditions, or the local community's way of life.

5. The promoted persons must facilitate officials in inspecting land use and accessing the sites of offices and residences of operational-level workers permitted for ownership throughout the investment promotion period.

6. In the case of non-compliance with the conditions specified in this announcement, the OBOI will revoke land ownership rights and benefits, and the land must be sold within one year of the OBOI's notification.

7. Applications submitted under the Announcement of the Board of Investment No. Por.10/2566, dated June 23, 2023, regarding Criteria and Conditions for Granting Permission to Foreign Juristic Persons Receiving Investment Promotion to Own Land for Establishment of Offices and Residences for Operational-Level Workers for Operation of Promoted Activities, and currently under review by the OBOI, shall be considered for granting rights and benefits based on the criteria and conditions set forth in the mentioned Announcement.

Announced on November 4, 2024.

Narit Therdsteerasukdi

(Mr. Narit Therdsteerasukdi)

Secretary General of The Board of Investment