



## PATTAYA EASTERN ECONOMIC CORRIDOR (EEC)

In 2020, It was another step towards success for the “Eastern Economic Corridor Project (EEC)”, which has developed economic zones in three provinces: Chonburi, Rayong and Chachoengsao, from the Spatial Development Strategic planning to further the success of the Eastern Seaboard development project, which has been running for more than 30 years with the main goal of fulfilling the overall picture in promoting investment, which will uplift the country’s industry. To increase competitiveness and promote sustainable long-term economic growth and support the systematically and efficiently driven economic through management mechanisms under the supervision of three major national organizations lead by the Prime Minister included the Office of the Board of Investment, Ministry of Industry and the Prime Minister’s office. The EEC will become a powerful magnet to attract investment stakes, technology and create opportunities for Thailand. It is perfectly connected to the Asian economy. Also gaining an advantage in Asia through all the mega projects that are going on to completely link all transportation: land, water, air. As a result, the area in the EEC has the potential to become one of Thailand’s new business hubs, or New CBD, which will bring in at least 10 million visitors a year.





### Motorway Extension

The Motorway Extension project will enhance the comfort and shorten travelling time of the Interstate Highway Route #7 or the existing AKA “Bangkok-Chonburi Motorway” which currently ended in Pattaya. The extension would go further across two more Amphors (district) and two more Provinces ending at Map-ta-put Manicipality in Rayong Province. Recently, this year the construction progressed to 98% and will ready to open all the way in July 2020

### U-Tapao International Airport

The improvement aimed to upgrade U-Tapao Airport to be the 3rd International Airport of Thailand with modern and high standard facilities to serve more than 30 million visitors in the future also support logistic business and being the regional aviation hub of ASEAN. Latest this May, there are agreement to add 6 more parts included 3 Passenger Buildings / Land trading business & logistic center / Aircraft Maintenance Center / Free Trade Zone / Air Freight business & logistic Center / Flight Training Center , All total investment around 290,000 Million Baht.

### Hi-Speed Rail

Connect 3 majors international airport included Don Muang, Suwannabhumi and U-Tapao in full comfort, reducing time and cost of travelling. There are total of 160 kilometers with 5 stations at the speed of 250km/hour will be ready for service in 2023 (according to plan)

### Double Track Train

There are a total distance of 202 km, 18 stations through 4 provinces: Bangkok, Chachoengsao, Chonburi and Rayong. It will connect transportation network within the EEC region and major tourist attractions also major industrial areas and threeseaports, which will increase the efficiency of logistic and goods distribution to all ASEAN regions. It would take only 2 hours from Bangkok to Map Ta Phut.

### Map Ta Phut Industrial Port

The Map Ta Phut Industrial port is a high-capacity industrial port that capable to handle Oil and Gas Vassals and accommodate hi-technology Petro-Chemical Industry. As It is the first project out of 5 in the master plan that MOU between Public and Private sector being signed and the completion targeted in 2025, This will build up the confident of both domestic and international investors. Also create seamless connectivity for transportation to gateway of the CLMVT business hub.

### Sattahip Commercial Sea Port

Sattahip Commercial Sea Port will become modern docking for Cruise ships with world standard state-of-art facilities. With the collaboration with Prachuap port to open new route of sea travelling from Bang Saphan to Sattahip. It will focus on Coastal Shipping and connect Southern region to EEC to service domestic needs and support the EEC project under Thailand 4.0 policy.

### Leamchabang Seaport

Leamchabang Seaport is regarded as the Thailand's largest deep-sea port with potential to increase capacities, the development will lead the way to be ranked in the top 15 world class sea port. It is the gateway to Indochina region, the center of Logistic and the most important distribution center of ASEAN . The completion is expected by year 2023 then it will be fully operate.

### Ferry

The Ferry connects major tourist spots and travelling across the Gulf of Thailand made possible for the first time when it's recently start to operate in February 2020. This will support the limitless mobility and transportation.





## COMPLETE LIFE

From the “New City” development plan of the 3 cities: Pattaya, Chachoengsao, Rayong, to become the major metropolis with a well-planned urban design and modern housing that taking into account the well-balanced quality of living with nature and local culture. This will be an important strategy to accommodate people and tourists that will pouring in, along with improving the facilities in the areas such as education, public health, Internet access and other utilities for completing lifestyle. “Pattaya” is being upgrade to be the world-class city with leading tourist attractions and a center for MICE.

When the prosperity entering the areas, it raises the value of the province. Another angle, that Pattaya is a tourist city with beautiful nature that can be visited all year round, still constantly growing, yet reserving the abundant nature and beautiful sea which is the uniqueness of Pattaya. Both the city planning system and the development of internationally standardized beachfront areas, Pattaya still remain a great place to relax. There are many famous beaches and famous islands, as well as fresh seafood and peaceful attractions. A place that fulfills the beginning of perfection and safety in life in a changing in a new normal way. There are quality educations in the area from well-established schools such as Regent International School, Rugby International School, Chonburi International School, etc., also surrounded by world standard medical facilities such as Bangkok Pattaya Hospital, Pattaya Memorial Hospital. Most importantly, this civilization city is only 150 kilometers from Bangkok.

## EEC PATTAYA IN 2020

From the situation, the covid-19 epidemic and the severe drought that has caused the country's economy to shrink. The impact on housing affordability is broadly, and there will be positive factors in the downturn. Oil prices fell. The government's stimulus measures come in. After a bad situation that's going to pass, as a result, consumer behavior has also changed. The need for stability, sustainability and safety has become the key factors in purchasing or investing for the future. “Pattaya” continues to reassure consumers of the value of real estate investment through “New Normal” trends, also gaining confidentiality that the EEC project will fully develop after the recovery and targets to completely become a great metropolis.

## 5 REASONS TO INVEST IN REAL ESTATE IN PATTAYA



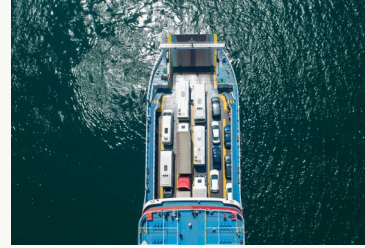
### 1. EEC Regulations to support Real Estate Market

The government's effort to promote the Eastern Economic Corridor (EEC) has gained more confidence from investors both in Thailand and abroad. This is a factor that encourages the eastern economic growth continuously. In particular, the housing market has been able to support the growth of the area.



### 2. U-tapao Airport & High-Speed train: The Key Factors for boosting investment

A seamless transportation plan, including the access of high-speed rail system from Bangkok to EEC, as well as the U-tapao Airport upgrade, contribute to continuous growth in tourism and real estate supply, especially as demand for second homes in both Thai and foreign buyers has increased due to the value of the condominium, which is the most popular form of real estate at the moment. The value has continued to increase in comparable to condos in Sukhumvit area in Bangkok.



### 3. Ferry Routes connecting the Gulf of Thailand: Pattaya-Hua Hin

Reinventing the Pattaya economy, building a ferry terminal connecting Pattaya and Hua Hin. This allows for shortening the journey from 5-6 hours to 1 hour, and future plans to push for the connectivity of Bangkok's ports, which will stimulate the economy and invest in the area.



### 4. Central Pattaya zone land price up to 400,000 Baht/sq.m.

When Pattaya became epicenter for tourist and real estate which is surrounded by shopping centers, major attractions, plus the developer showed the potential of the property alongside the development of the Eastern Development Zone (EEC), resulting in a relatively high demand for land in Pattaya area, and according to the overall statistics real estate over the last few years, the price of Pattaya's Land parcel in the Central Pattaya area has increased up to 400,000 Baht/sq.m.



### 5. Yield in real estate investment in Pattaya averages 4-5% per annum

The potential of Pattaya area accelerates the return on investment in rental properties as high as the value of property and land, which is currently considered to be high and close to the investment of the condo in Bangkok. As we begin to see many aspects of prosperity, with the upcoming EEC projects, this is another good choice for investment in properties.



## “PATTAYA” A WORTH INVESTING CITY

Real Estate Investment overview is changing rapidly, not only the technology but also the movement of foreign capital groups as well. In the past 5-6 years, the investment in major real estate projects in Thailand by foreign capital groups are ranging from The European Group to the Japanese Capital Group and moving to the Chinese capital group. These contexts are a reflection of the changes in the funding money that will affect the real estate model, despite today's economic impact of the Covid-19 virus outbreak and drought conditions, it remains volatile. However, Thai real estate is still attractive to foreign capital from the existing groups along with the presence of new capital groups, though the direction of foreign investment is likely to change in both the size of the investment, the investment model and the investment concept. Foreign investors have started to invest in large real estate projects from 2013 to the present day, there are the increasing number of long-term investing. While there are more foreign investors invested in condominiums especially the Chinese, which in the past, has been a group of short-term speculative investment and long-term investment and those who buy as the second home. Foreign investors' view to Thai real estate see that the price is not too high compared to the quality. In addition, taxes and transfer fees are low, as well as laws that allow foreign rights to buy freehold condominiums for 49% of the total sales area. Pattaya is a prime location that has become the center of a wide range of businesses and is one of the most important tourist hubs in eastern Thailand. Some foreigners have purchased or leased a property to live and operate their business. With its strategic location, Pattaya is set to be the regional center of ASEAN as it is a popular tourist destination. In addition, the selling price of condos in Thailand's cities is low and the yield is high. Compared to major cities like Hong Kong or Singapore, as a result, Thai real estate, especially condominiums, has gained popularity and is very attractive for buying and investing. In particular, a group of Chinese investors are buying the many units for rent.



According to the International Living's Survey, Thailand is one of the top 10 countries for retirees. In 2019, the number of visas for residence request was increased. Not only for economic reasons that make Thailand attractive in investment, but also because Thailand has a cultural and demographic diversity, a good climate, a lifestyle that caters to all tastes and diverse landscapes. Choose from a seaside town to a cool mountain town that livable all year round. The factors that make Pattaya one of the better to invest in are:



### 1. Strong Basics

Thailand has a strong economic base, if compared to the size of GDP, Thailand is considered to be a country with a larger GDP than Singapore and is second only to Indonesia, and the EEC development plan will turn Chonburi into the logistic hub for goods and travel in Southeast Asia.

### 2. Pattaya's Tourism Continues to Grow Strongly.

The number of Thai tourists is growing every year, with the development of various places to meet the needs of today's residents and are one of the factors in making long-term investment decisions such as:

#### Tourism:

Pattaya has developed architectural, cultural

and natural sites such as the Sanctuary of Truth, Khao Chee Chan, Nong Nuch Garden, Silver Lake Vineyards or, museums such as The Miniature City, The Underwater World Sea, and Thai Islands museum. These are developed alongside the lifestyle attractions, in addition to the Walking Street, Pattaya's main landmark for the nightlife. During the day, there are several destinations that all ages could visit, such as the 4 regions Floating Market, Mimosa Pattaya, Ramayana Water Park, Cartoon Network Water Park, etc.

#### Health & Safety:

One of the EEC development plans is the development of medical and public health that will provide peace-of-mind and ensure safety for local people. Pattaya currently has an

international hospital, Bangkok Pattaya Hospital, Bang Lamung Hospital, Pattaya Memorial Hospital that fully supported treatment.

#### Education and Quality of Life Development:

Human Resource Development, Education, Research and Technology, Pattaya is another major city with the ability to develop labor skills and has an education center with international standards. Also, There are several exceptional international schools such as Regents International School Pattaya, Rugby International School

#### Other Amenities:

Pattaya is home to a wide range of well-known restaurants such as The Glass House, Surf & Turf, The Sky Gallery, Club House, Beach Club, as

well as local cuisine and Local dishes lined up on the beach road.

### 3. Thailand's Strategic Location

As Thailand being an important strategic location in Asia, so it is well supported by its allies. Each country has significantly increased its foreign direct investment in the past two years, led by Japan, ASEAN, the European Union, China and the United States.

### 4. Foreign Investment in Thailand

World class funds such as Franklin Templeton Investments by the legendary investor, Mark Mobius have invested in several Thai stocks. Therefore, it's proven to the "goodness" of Thai stocks.





### Hi-Speed Rail

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