



**amato**  
INDUSTRIAL ESTATE





**TOTAL PROJECT AREA**

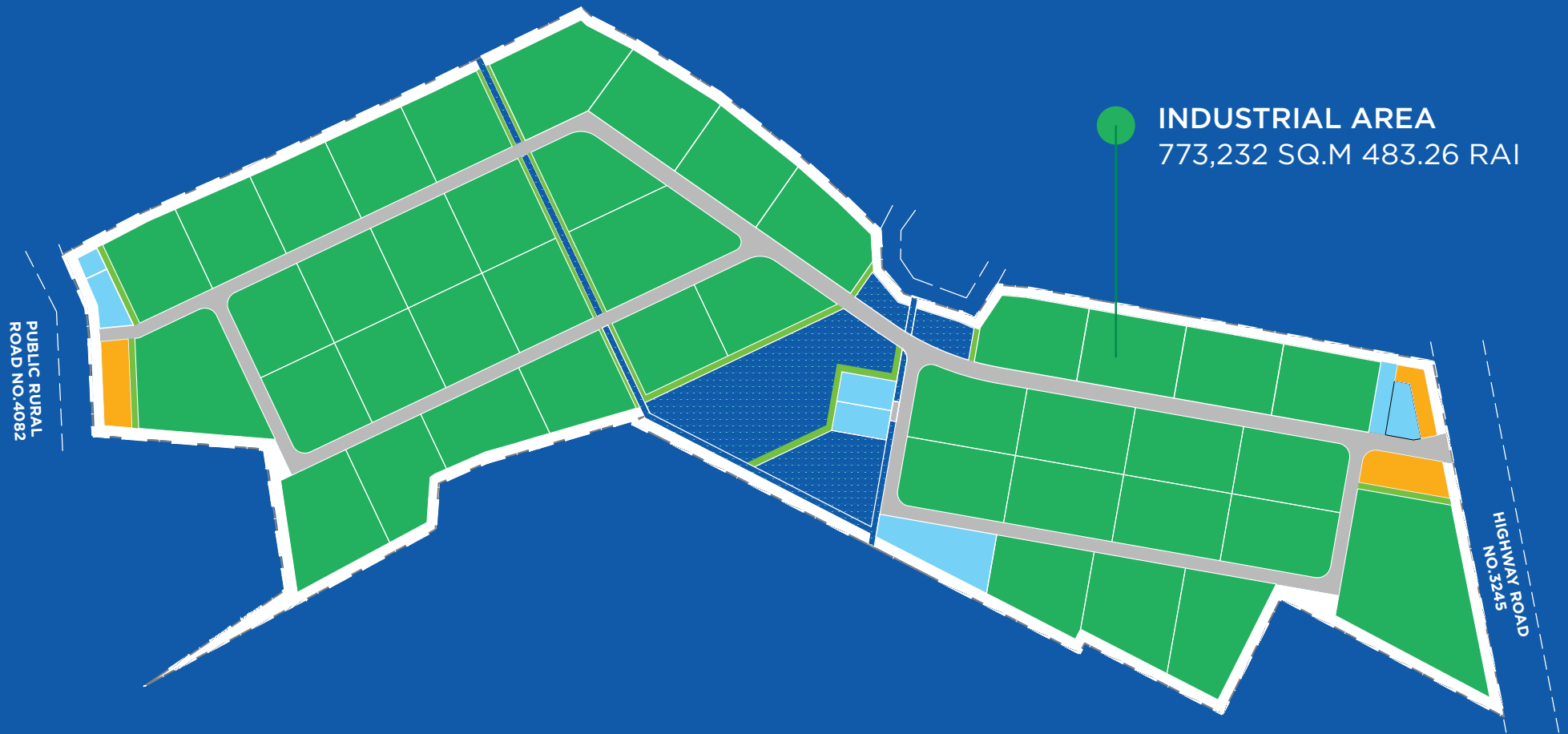
**MORE THAN  
1.1 MILLION SQ.M**

**Approximately  
700 RAI**

**(75 metres above Mean Sea Level)**



# 42 LAND PLOTS OPEN FOR SALE



**YAMATO  
INDUSTRIAL ESTATE**



**WORLD CLASS  
STANDARD**







# **GATEWAY TO CENTRE OF INVESTMENT SERVICES**

Industrial Estate Enlisted in IEAT & EEC





## WHY THAILAND IS THE DESTINATION FOR INVESTMENT?

### ACCESIBLE TO ASEAN'S LOGISTIC HUB

- The central hub of connectivity for Asian economies starting from North to South, from China to Indonesia and from East to West linking Vietnam to Myanmar.
- **2 largest seaports connect to international shipping routes.**
- **6 international airports**
- More than **10 highways connect Thailand with its neighbours** linking other countries within the 'East-West Economic Corridor', 'North-South Economic Corridor' and 'Southern Economic Corridor'.



# MASTER PLAN 42 PLOTS AVAILABLE FOR SALE





# MASTER PLAN LAND PLOT ELEVATION ABOVE SEA LEVEL







## WE ARE LOCATED IN THE EASTERN ECONOMIC CORRIDOR (EEC)

**GATEWAY TO SPECIAL PRIVILEGES  
SUPPORT BY THAI GOVERNEMENT**

- The EEC zone covers 3 provinces, located in Chachoengsao, Chonburi and Rayong.
- Inter-connected transportation and logistics infrastructure by 4 modes of transportation.
- Infrastructure nationwide expansion with U-Tapao Airport, High speed train stations, Map Ta Phut Port and multiple expressways.
- Aims to develop 10 target industries.



**Automation &  
Robotics**



**Smart  
Electronics**



**Affluent &  
Wellness Tourism**



**Medical Hub**



**Digital  
Economy**



**Agriculture &  
Biotechnology**



**Biofuel &  
Biochemical**



**Next-Generation  
Automotive**



**Food for The  
Future**



**Aviation &  
Logistics**



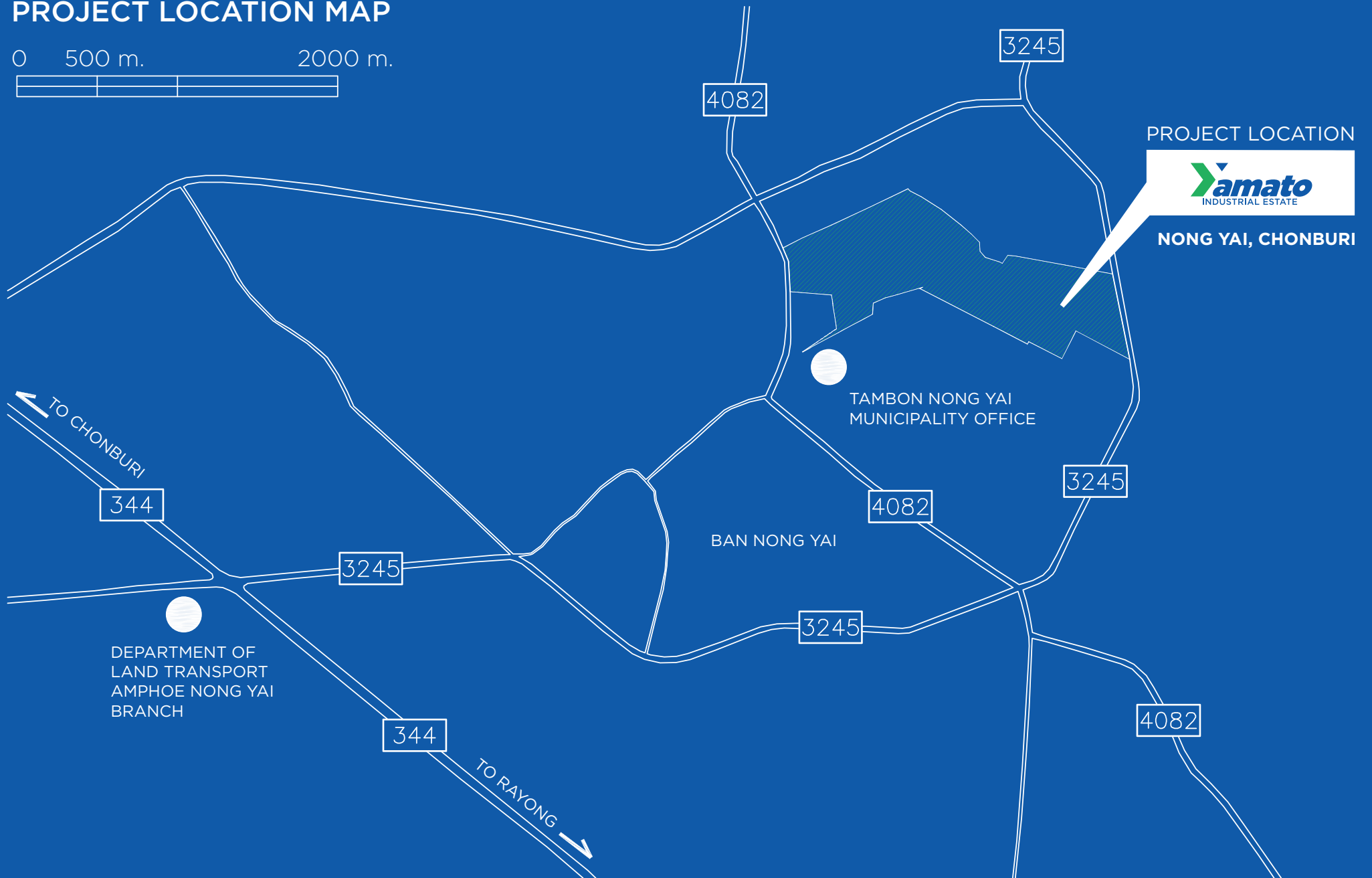
**Defense**



**Education & Human  
Resource Development**



## PROJECT LOCATION MAP







WHO WE ARE



**INDUSTRIAL ESTATE FOR THE PERFECT INVESTMENT  
OF FUTURE INNOVATION INDUSTRIES**

Yamato Industrial Estate is enlisted in the EEC zone, Industrial Estate Authority of Thailand (IEAT) and is EIA approved.

Our company is established with integrated teams of multi-national expertise of both eastern and western region.

We are an industrial estate with expertise in engineering industrial infrastructure and industrial land development of international standard. We aim to create an ideal industrial estate for high-technology and future innovative business expansion and growth.

We take pride in researching the industrial market and developing local teams to better serve our investors and understand their requirement to facilitate the business expansion.







# WHY YAMATO INDUSTRIES ESTATE

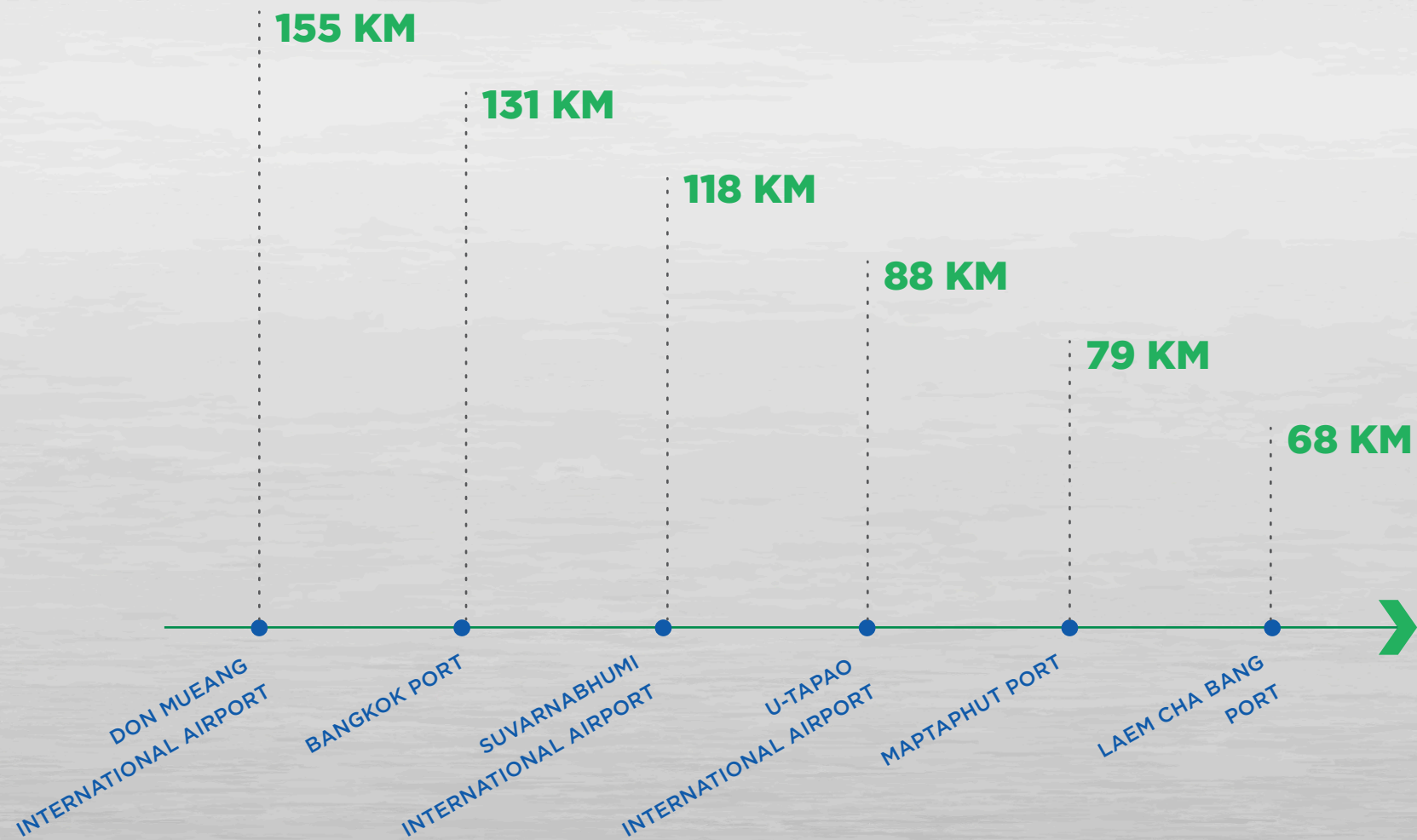
## PERFECT ACCESSIBILITY & LOCATION

- Linked to **major highways 3245, 344, 331 and motorway no.7.**
- **68km away from Lam Chabang Port.**
- **Easy access** to key logistic hubs, **Map Ta Phut Port ,Suvarnabhumi Airport, U-Tapao Airport and high speed train stations.**
- **Lower costs** of transportation and logistic expenses.





**Yamato**  
INDUSTRIAL ESTATE







# WORLD CLASS STANDARD

**We are  
EIA approved**

there's no doubt for  
you on our quality  
and standards.

**Ready to be  
connected with  
sufficient utilities**

such as water, power  
and telephone lines.

Recycling material  
and waste water  
treatment plants as  
**IEAT standard**  
**available on site**





## CENTRE OF INVESTMENT SERVICES SUPPORT

- Assistive consult on pre & post business operation set up and preparation for investors.



## HIGH POTENTIAL VENTURES

- Ready to build land plots available for convenient business set up.
- Lower construction cost.
- Equipped with retail business and residence complex on site.
- 100% foreign owned companies can buy land.



# INVESTOR'S PRIVILEGES WITH OUR PROJECT



## TAX INCENTIVES

- Exemption of corporate income tax. (up to 13 years).
- Exemption of import duties tax on machinery, raw or essential materials that import for using in production and R&D.
- Exemption or refund of duty from import of local goods into the export processing zone for the production of goods for export.
- Exemption from export duties, excise tax and VAT on exported goods.
- Machines granted for R&D / Innovation / Human Resource Development for target industries.
- 17% Personal income tax.



## NON-TAX INCENTIVES

- Grants investors permission to own land for carrying out industrial activities.
- Permit foreign technicians, experts and spouse or dependents to stay in the country.



## CENTRE OF INVESTMENT SERVICE

- Provide IEAT One-Stop services for obtaining land use and construction permits and operating licenses.
- Services for visa and work permit 5 years.



# INFRASTRUCTURES



**ROAD CONDITIONS**



**RETAIL BUSINESSES**

- **INDUSTRIAL AREA**

773,232 SQ.M 483.26 RAI

- **COMMERCIAL AREA**

15,488 SQ.M 9.68 RAI

- **UTILITIES AREA**

205,236 SQ.M 128.27 RAI

- **GREEN & BUFFER AREA**

110,944 SQ.M 69.34 RAI



**HEAD OFFICE**



**MEDICAL CLINIC**





# SUITABLE SIZE

## TARGETED INDUSTRIES

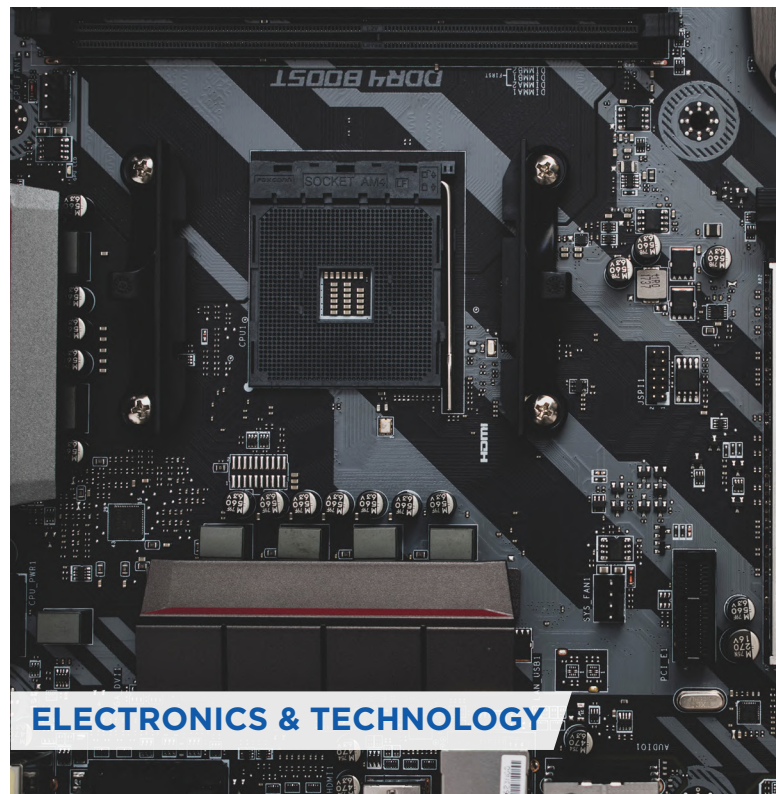
- The estate comprises of 1,104,848 SQ.M. or 690.53 RAI with a **land elevation of 65 to 75 meters above Mean Sea Level (MSL).**
- **Lower construction cost** with compact and smart space suited light weight industry types such as electronics, robotics & automation and automotive parts.



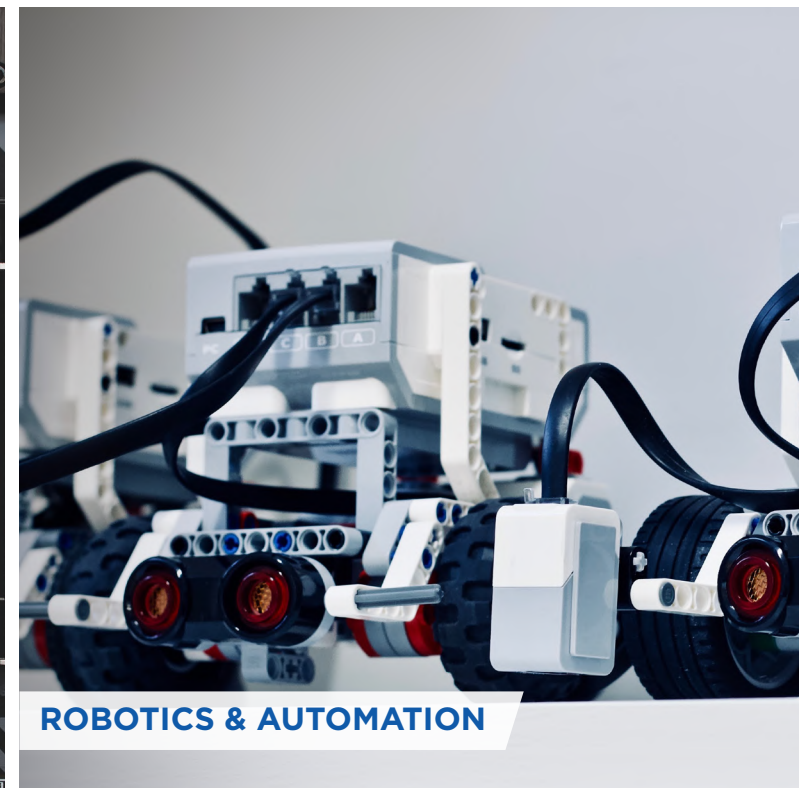
**AUTOMOTIVE PARTS**



**INNOVATIVE TECHNOLOGY**



**ELECTRONICS & TECHNOLOGY**



**ROBOTICS & AUTOMATION**



# UTILITIES & FACILITIES

## YAMATO INDUSTRIAL ESTATE

is equipped with utilities & facilities to fully facilitate the community within the estate.



### GREEN AREA

- 69.34 RAI of total area.
- 11.36 RAI for green area.
- Surrounded by green zone with 57.98 RAI for buffer line area.



### POWER SUPPLY

- Powered by Provincial Electricity Authority of Thailand (PEA)
- 22 kV and 115kV (Overhead Transmission Line)
- 50kVA/rai (min. supply)
- 34,512.5 kVA (Total capacity)



### TELECOMMUNICATION SYSTEM

- 300 Telephone Lines Overhead Telephone distribution line
- Fiber Optic Cable
- AIS 5G Telecommunication system which can support up to 200,000 - 1M devices.



### WATER SUPPLY

- Water supply system has an area of 2.36 RAI.
- The reservoir is able to store water for 367,100 m<sup>3</sup>
- 110 m<sup>3</sup>/day (Standard supply for 8 hours).
- 1,760 m<sup>3</sup>/day (Total capacity)



### WATER TREATMENT

- Wastewater treatment system area 2.36 RAI.
- Sewerage pond area can hold 101,000 m<sup>3</sup>
- Able to receive wastewater up to 1,200 m<sup>3</sup>/day.



# UTILITIES & FACILITIES

## YAMATO INDUSTRIAL ESTATE

is equipped with utilities & facilities to fully facilitate the community within the estate.

### ROAD CONDITIONS & PARKING AREA

- 25m In width of the main road.
- 4 Traffic lanes, 3.5m wide per lane.
- 2m Wide for the shoulder lane.
- 20m In width of the secondary road.
- 2Traffic lanes, 4.25m wide per lane.

### SAFETY & SECURITY

- 24 hours security guards on duty
- Portable Fire Extinguishers and Two-way fire hydrants
- 24 hours Emergency Response Team ready on site
- Fire-water pipe system every 150 m, and fire trucks are available onsite, in accordance with NFPA 1901 Standards

### COMMERCIAL ZONE

- Reserved for restaurants, cafes, medical care and recreational activities
- 9.68 RAI total.
- 22 Units of community building.

### RESIDENTIAL ZONE

- Situated within the industrial estate in the east and west zone
- Save travel cost and stay relaxed with facilities in commercial zone
- Townhouse 334 units.
- Single house 21 units.





# SMART SERVICES TO ENHANCE YOUR BUSINESS

We provide special services together with our partners to enhance our investors' experience and create convenience for clients to best achieve their goals and needs.

## CUSTOMER SERVICE CENTER

Our customer service team are ready on hand to making a smooth business transition.

## RECRUITMENT AGENT SERVICE

We offer HR services to those seeking help recruiting workers and skilled labours.

## INDUSTRIAL EQUIPMENT RENTAL SERVICE

Equipment rental on site for cost effective management.

## REGISTRATION PROCESS

Provide consultation service to facilitate business registration process.

## CONSTRUCTION SERVICE

Assistance in arranging design, bidding, building permit factory acceptance licenses and other licenses.

## FACILITIES SERVICE

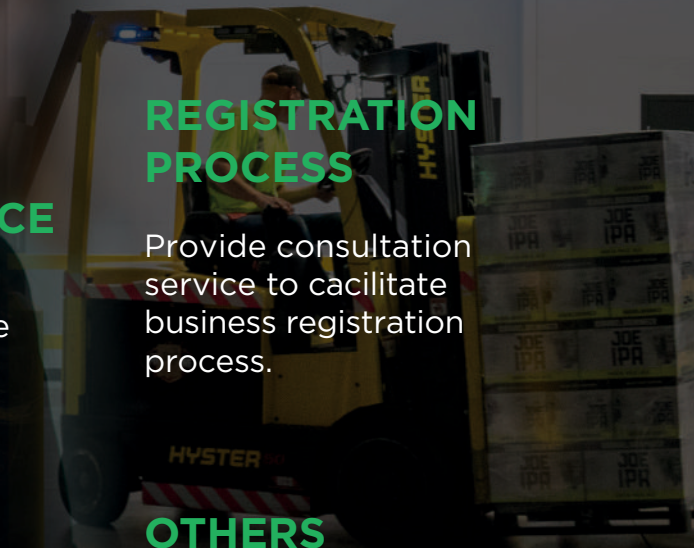
Accommodation for staff at the apartment, & food services of Chinese cuisine available for convenience.

## BUSINESS AND INVESTMENT SERVICE

Provide enterprises with business services such as temporary office space, foreign investment insurance economic and trade exhibitions, and enterprise docking.

## OTHERS

Public relations services regarding policies related to laws such as customs, declaration tax specifications.





# **Yamato**

## INDUSTRIAL ESTATE

### **YAMATO INDUSTRIAL ESTATE (Head Office)**

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Mobile: +66 91 776 9805  
Email: [info@ymt-th.com](mailto:info@ymt-th.com)

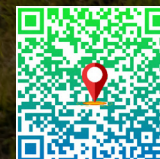
### **BANGKOK OFFICE**

56 Bangna Complex Office Tower  
Soi Bangna-Trad 25, Bangna, Bangkok,  
Bangkok 10260

[ymt-th.com](http://ymt-th.com)



Website



Google Maps



Line