



Kaigai Advisory



Press release

THAILAND – JAPAN business partnership to develop the first Industrial Estate in Ubonratchathani province, Thailand

Recently, Ubonratchathani Industry Company Limited, Kaigai Company Limited, Wellness Life Project (Thailand) and Asian Dynamic Communication Company Limited signed a memorandum of understanding (MOU) on 18 February 2019 to develop the first industrial estate in Ubonratchathani province, North-Eastern region, Thailand.

The project will be developed for Ubonratchathani Industrial Estate as their first property aimed at creating new opportunities for agriculture, bio-economy and a circular economy. The project will help stimulate regional socio-economic development and empowerment while reducing inequality, labor migration, and centralization. Ubonratchathani Industrial Estate will be the first Smart and Sustainable industrial park in Ubonratchathani province.

Currently the province has a population of more than 1.8 million, with more than 10 million people in neighboring provinces in South Isan. The partnership between the four organizations will serve as a model of how industry-led sustainable development derives from foreign direct investment, enhances the local economy, provides employment, and creates valuable socio-economic transformation in the region. A total of 2,300 rai of land in Ubonratchathani Industrial Estate will be converted to industrial properties, modern logistics facilities, commercial space, and an innovation hub for SMEs. Combined, these developments will generate an economic impact of more 20 billion baht and provide approximately 20,000 jobs by 2022. The construction of the industrial estate is expected to begin by 2020 and will be completed by 2022.

Ubonratchathani Industrial Estate will operate with the objective of creating market-led sustainable development. Its development will provide foreign investors with the opportunity to use Thailand as a manufacturing base, regional business center, and logistics & supply-chain hub to deliver goods from Southeast Asia to other regions. The location of the industrial estate makes it particularly suitable for border connectivity with neighboring countries in the Emerald Triangle sub-region – namely, Cambodia, Lao PDR, and Vietnam.



Mr. Nattawatana Lerdsuravitaya, Managing Director at Ubonratchathani Industry Company Limited, stated that the company plans to invest approximately 2,700 million baht to develop and establish the industrial estate on 2,300 rai of land located at Na Krasaeng and Thung Thoeng sub-districts, Det Udom district, Ubonratchathani province. The project focuses on the agro-processing and biotechnology industries, also including cross-border tourism and hospitality, healthcare and wellness, machinery and automation for agriculture, and other industries to support the region's potential as a bio-hub.

Statement from Mr. Toshiyuki Abe, Mr. Yoshinari Yatagai, and Mr. Daisuke Sato

Firstly, we would like to express our gratitude to all the members of Ubonratchathani Industry who have offered this business alliance. We think that Ubonratchathani Industry's project has enormous geographical and strategic value for promoting logistics and human interaction in the ASEAN region. We are convinced that Ubonratchathani Industrial Estate will be a major hub of advanced agri-technology, to lead Thailand's growth as a major agricultural country. We are proud to be involved in the sale of the Ubonratchathani Industrial Estate, which is expected to develop as the center of the Greater Mekong Economic Area. And as Japanese businessman with great love and appreciation for the Kingdom of Thailand, we are delighted that we will be able to contribute to the development of the Isan area, a beloved region of the Kingdom of Thailand.



About Ubonratchathani Industry Company Limited

As a Smart and Sustainable industrial estate, Ubonratchathani Industrial Estate will be located on 2,300 rai of land in Det Udom district, Ubonratchathani province.

Ubonratchathani is the 3rd largest province in Thailand ranked by population, with a high labor supply and flood-free environment. Our business is to provide industrial facilities for sales, warehouses, factories, and distribution centers, in space available for rent. The company will facilitate the implementation of smart industrial technology and automated systems to optimize our clients' operational efficiency. However, our mission will remain focused on encouraging labor-based operation within our clients' manufacturing plants to create greater local socio-economic impacts. The Ubonratchathani Industrial Estate will receive competitive tax privileges and promotional investment packages provided by the BOI. Such privileges also cover companies investing in the industrial estate. Foreign specialists and personnel working in Thailand will be covered as well, provided they work in fields such as aviation and logistics, industrial robotics, or the agro-biotechnology industry, in accordance with BOI criteria.

About Kaigai Advisory Company Limited

Kaigai Advisory Company Limited aims to help companies and investors operating in the ASEAN region. We are a consulting company focused on market research, F/S, lectures and publishing, M&A, and other services. After graduating from WASEDA University, Mr. Toshiyuki Abe, our Company CEO, turned his focus to the ASEAN region and the Thai economic market, writing and publishing 5 books. (Japanese language book)

About Wellness Life Project (Thailand) Company Limited

Based on the company slogan, "Health is the foundation of happiness", Wellness Life Project focused on the travel industry. The company began by targeting only elderly people and those with disabilities. Later, Wellness Life began to grow by offering products and services such as:

- ① Sales & export for charcoal
- ② Rice bran enzyme spa
- ③ Medical care consultancy

We also support companies in Thailand that coincide with our mission and values.

About Asian Dynamic Communication Company Limited

Asia Dynamic Communications Co., Ltd. ("adc"), located in Tokyo, Japan, is a consulting company for Japanese businesses advance to Thailand. Its specialty is providing supporting services for BOI investment promotion applications. "adc" is also the general overseas distributor of the Uchida-Kraepelin Test. This unique Japanese psychological test is

used by all electric railroad companies in Bangkok, as well as a wide range of other companies in Thailand and across Asia.