

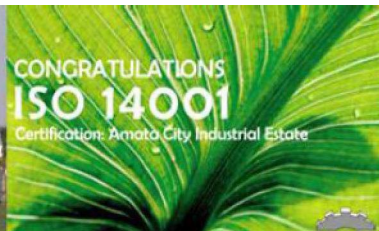
# AMATA

POSSIBILITIES HAPPEN

Welcome To

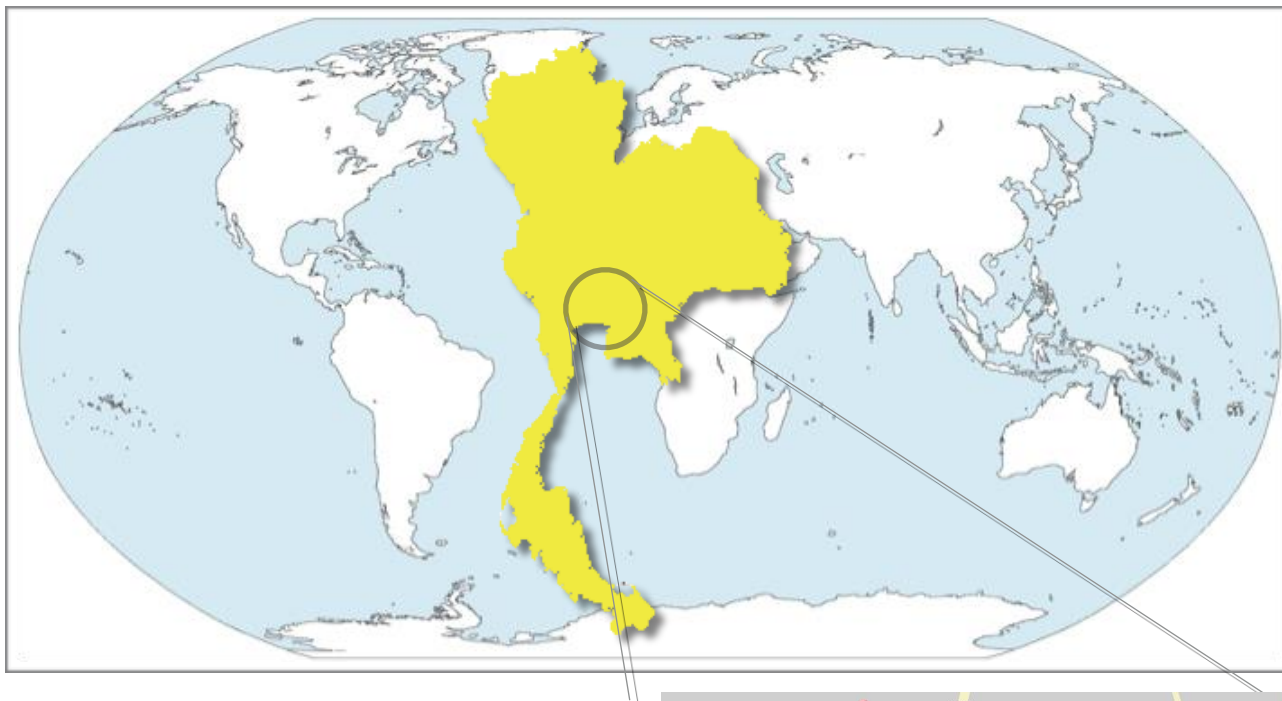
# AMATA

(English Version)





# AMATA INDUSTRIAL ESTATE



## Location

### By Land

- ① Bangna-Trad Elevated Expressway
- ② Motorway
- ③ Outer-Ring Road

(Connected to the Northern part of Thailand)

### By Sea

- ① Laem Chabang Deep Sea Port
- ② Map Ta Phut Port

### By Air

- ① Suvarnabhumi International Airport
- ② Don Mueang Airport



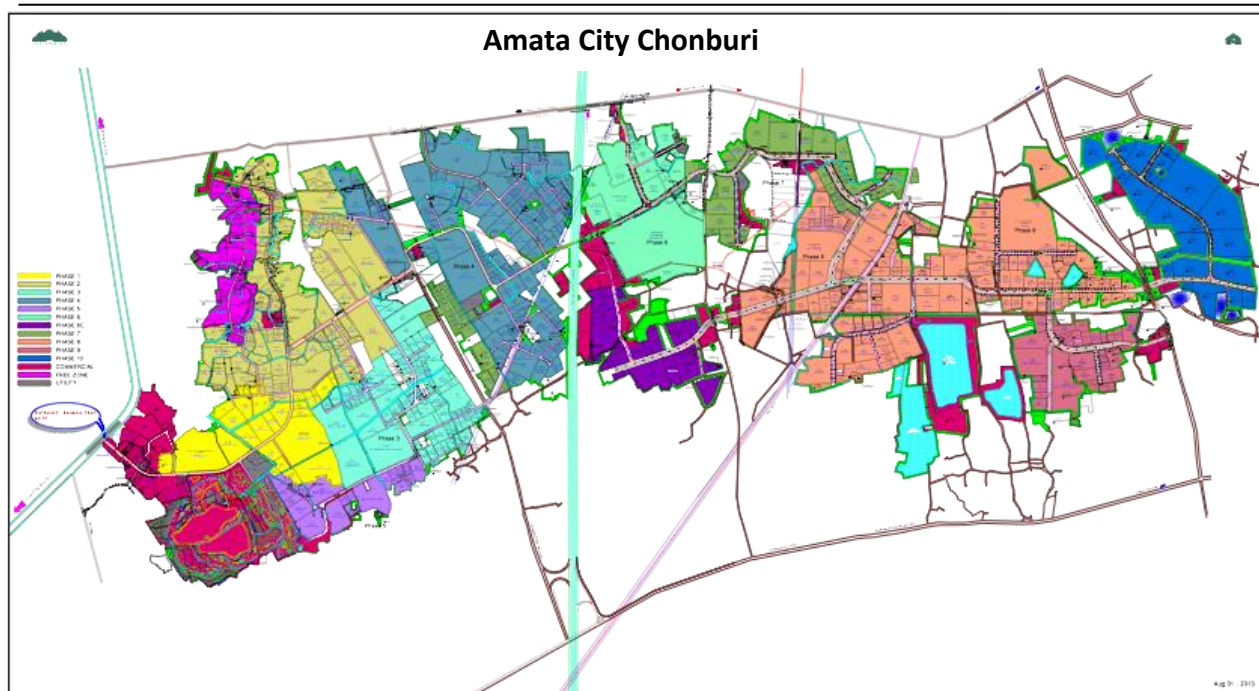
### Amata City Chonburi I.E.

Bangkok	57 km
Suvarnabhumi Airport	42 km
Laem Chabang Deep Sea Port	46 km
Chonburi City	5 km

### Amata City Rayong I.E.

Bangkok	114 km
Suvarnabhumi Airport	99 km
Laem Chabang Deep Sea Port	27 km
Sriracha City	29 km
Pattaya City	36 km

# AMATA CITY CHONBURI INDUSTRIAL ESTATE



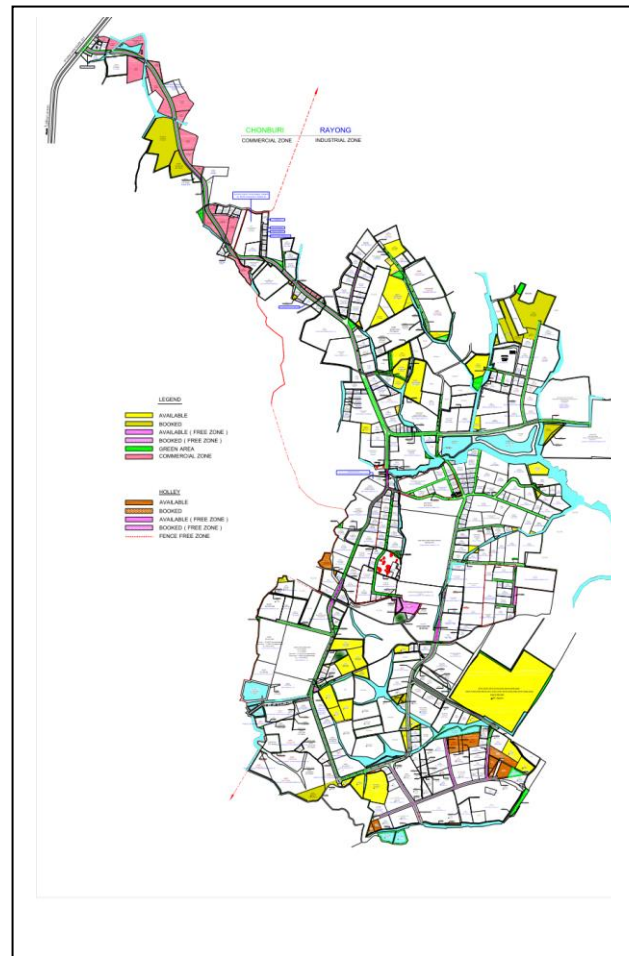
General Information	
Establish	1989
Location	Chonburi Province
Area	27,067 Rai / 43,307,200 m <sup>2</sup> / 4,330 Hectare
Number of Factories	More than 700 factories
Number of Working People	Approx. 180,000 people
	Within commuting distance from Bangkok

Nationality	
1	Japan (67.4%)
2	Thailand (16.8%)
3	Europe (5.9%)
4	USA & Canada (3.6%)
5	South East Asia (1.6%)
6	Taiwan (1.7%)
7	South Korea (0.9%)
8	China (1.1%)
9	Others (0.7%)
10	Australia & Pacific (0.3%)

Industry	
1	Automotive (32.2 %)
2	Steel / Metal / Plastic (32.7%)
3	Service / Infrastructure (9.0%)
4	Electronics (8.7%)
5	Consumer products, healthcare, packaging & printing (6.7%)
6	Chemicals & Related (7.7%)
7	Food & Related (2.8%)
8	Others (Construction materials) (0.1%)

# AMATA CITY RAYONG INDUSTRIAL ESTATE

General Information	
Establish	1995
Location	Rayong Province
Area	16,895 Rai / 27,032,000 m <sup>2</sup> / 2,703 Hectare
Number of Factories	More than 300 factories
Number of Working People	Approx. 50,000 people
	Within commuting distance from Sriracha and Pattaya



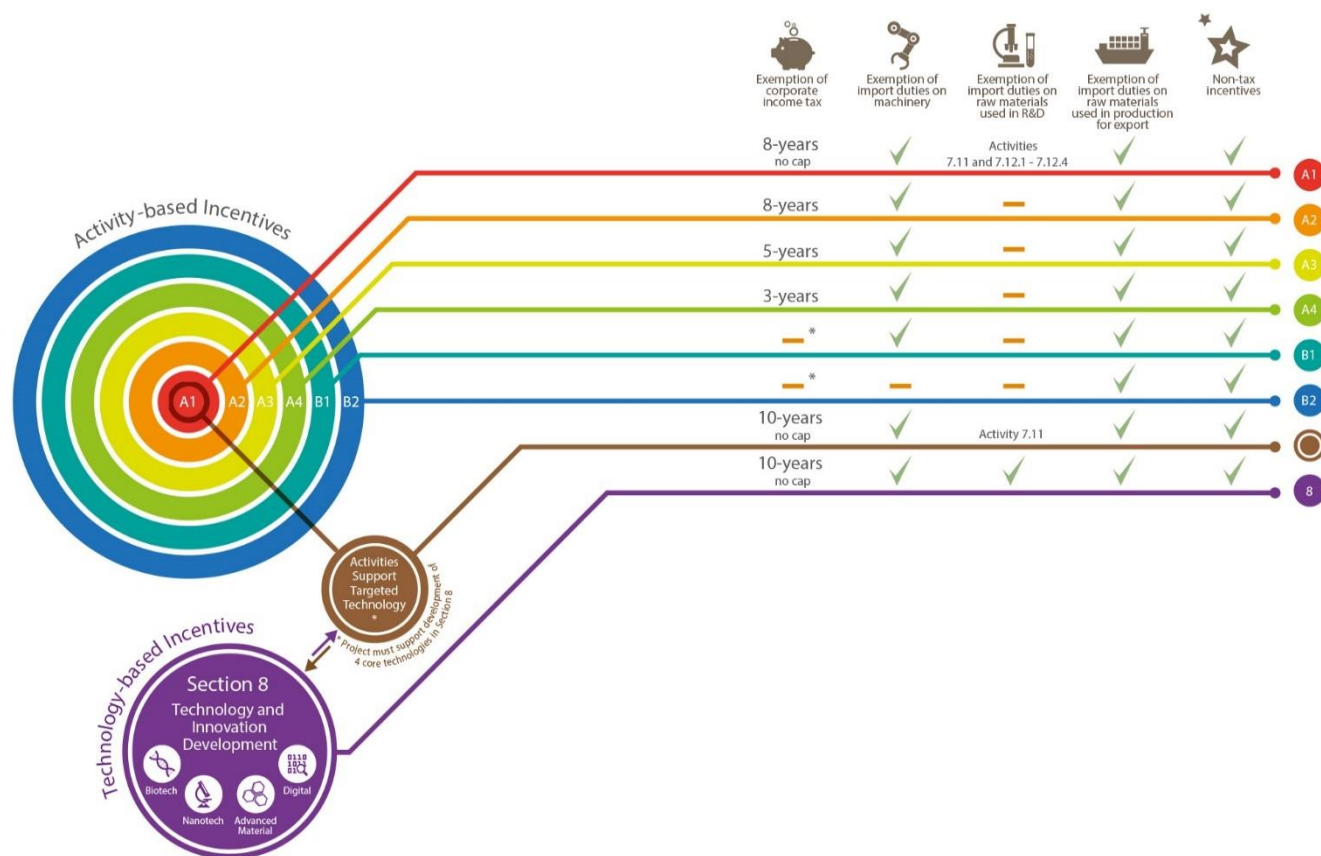
Nationality	
1	Japan (35.0%)
2	China (23.0%)
3	Thailand (16.6%)
4	Europe (6.7%)
5	South Korea (4.9%)
6	South East Asia (4.3%)
7	USA & Canada (4.0%)
8	Australia & Pacific (3.4%)
9	Taiwan (1.5%)
10	Others (0.6%)

Industry	
1	Steel / Metal / Plastic (41%)
2	Automotive (26.1%)
3	Electronics (8.8%)
4	Cons. Goods / Healthcare (9.2%)
5	Service / Infrastructure (6.1%)
6	Chemicals & Related (4.1%)
7	Food & Related (4.7%)



# BOI TAX INCENTIVE

## Criteria for Granting Investment Incentives



## General List of Activities Eligible for Investment Promotion

- A1** Knowledge-based activities focusing on R&D and design to enhance the country's competitiveness.
- A2** Infrastructure activities for the country's development, activities using advanced technology to create value-added, with no or very few existing investments in Thailand.
- A3** High technology activities which are important to the development of the country, with a few investments already existing in Thailand.
- A4** Activities with lower technology than A1-A3 but which add value to domestic resources and strengthen the supply chain.
- B1** Supporting industry that does not use high technology, but is still important to the value chain.
- B2** Activities which support the development of targeted technology and have cooperation according to the conditions presented by the Board including activities 5.6, 7.11, 7.13, 7.14, 7.15 and 7.1.
- 8** Section 8: Technology and Innovation Development includes targeted core technology development such as development of biotechnology, nanotechnology, advanced materials technology and digital technology.

\* Activities in Group B1 and Group B2 shall receive additional three-years corporate income tax exemption on the revenue in case of:

- investments in automation systems, the corporate income tax exemption cap will be raised to 100% of the investment excluding land cost and working capital if the value of linkages to the Thai automation industry reaches at least 30% of the total value of the automation system.
- Application is submitted by December 30, 2020

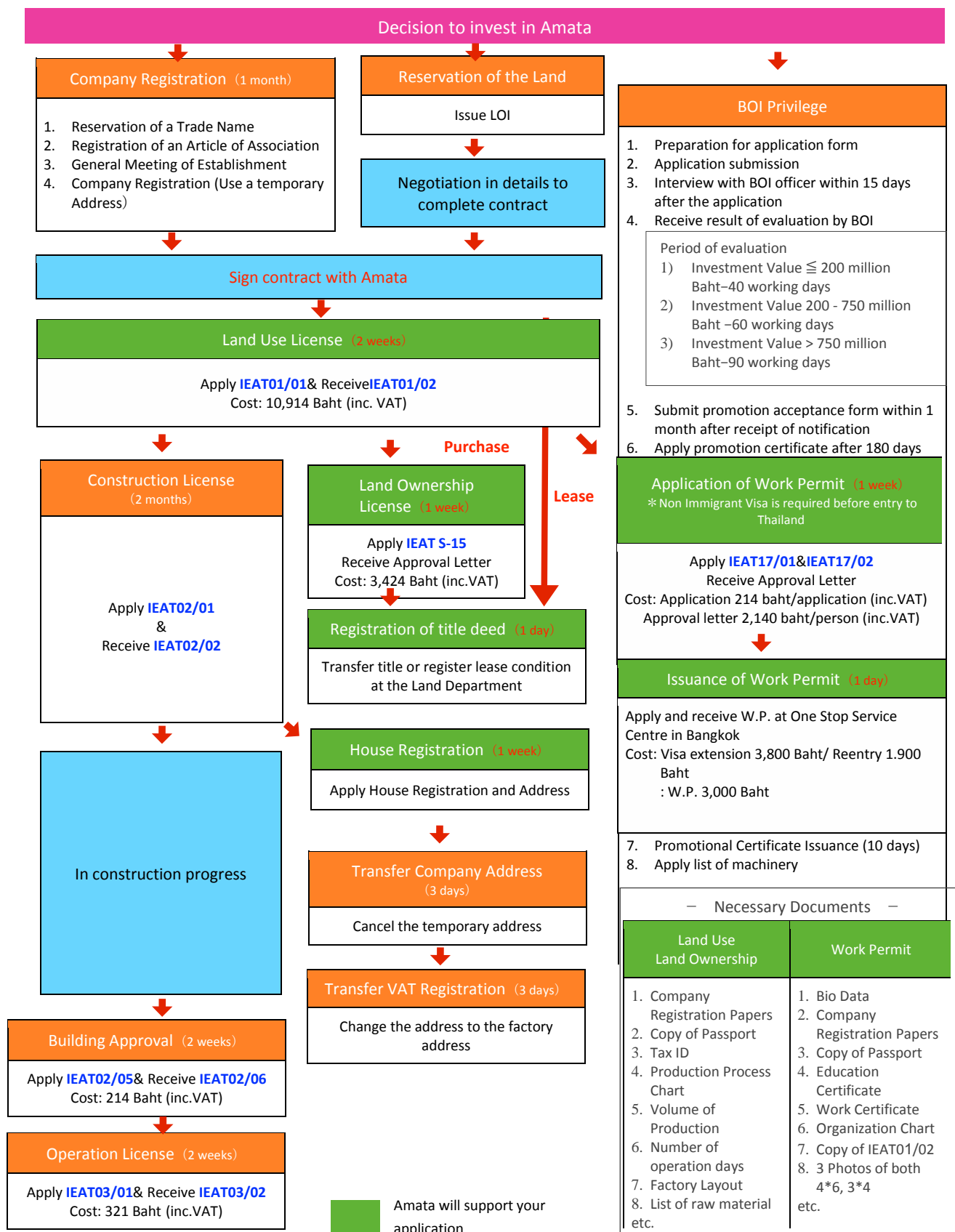
## UTILITY

Standard Utility		Remarks: All Fees are subject to VAT
Water	Standard Allocation: $X \leq 3 \text{ m}^3/\text{Rai}/\text{Day} \rightarrow 24\text{Baht}/\text{m}^3$ Excess Allocation : $3 \text{ m}^3 < X \leq 7 \text{ m}^3 / \text{Rai}/\text{Day} \rightarrow 34\text{Baht}/\text{m}^3$	
Waste Water Treatment	<ul style="list-style-type: none"><li>- Volume of waste water is assumed to be 80% of water consumed.</li><li>- Rate of charges varies subject to formula approved by the Industrial Estate Authority of Thailand (IEAT) below:</li></ul>	
Electricity	Electricity is provided by PEA (Provincial Electricity Authority) with 22KV electrical line. PEA charges the cost of electricity. Basic Quantity: 30KVA/ Rai (Amata city Chonburi) 50KVA/ Rai (Amata City Rayong) * Capacity of installed transformer <ul style="list-style-type: none"><li>- Additional Quantity: 1,500 Baht / KVA</li></ul>	
Telephone	Telephone line is provided by TOT (Telephone Organization of Thailand)	
Maintenance Fee	1,100 Baht / Rai / Month	
Tariff of Wastewater Treatment		
Amata City Chonburi		Amata City Rayong
$TC = ( 1000 + 7.00 Vi + 9.41 Vi Si / 1000 ) + Cp$		$TC = ( 1000 + 6.5 Vi + 7.55 Vi Si / 1000 ) + Cp$
TC = Wastewater monthly Charge (Baht / month) Vi = Wastewater volume calculated by 80% of water consumption on each month ( $\text{m}^3 / \text{month}$ ) Si = BOD Level (mg. / l) Cp = Penalty in case a parameter over IEAT wastewater quality standard		
Ex.) When a parameter is exceeded from 1 time to 1.5 times, 3 times of wastewater charge is required as penalty. When a parameter is exceeded 1.5 times, 5 times of wastewater charge is required as penalty.		
* In case many parameters are exceeded the wastewater quality standard, the highest parameter is used to calculate Cp on the month.		
* All factories must comply wastewater quality standard anytime.		
Others		
Natural Gas	Natural Gas is provided by Amata Natural Gas Distribution Co., Ltd. Supply will be subject to demand and availability	
Internet	Fiber Optic network is developed in both Amata City Chonburi and Amata City Rayong.	

## DATA CENTER UTILITY

Premium Infrastructure Available only for Data Center	
Land fill	With 80% compaction + 2.5 MSL
Flood Protection	Retaining wall ( +3.2 - +3.5 MSL ) Independent drainage and flood projection system with a pumping station within area
Security	CCTV with security guard and access control
Electricity Equipment	Ring Main Unit (RMU) prevent interrupt power supply [ Switchgear + Meter for underground electricity distribution system of 22 KV]
Communication	Underground communication distribution system

# INVESTMENT SCHEDULE





## PRICE LIST

Estate	Type of Contract	Type of Land	Price
Amata City Chonburi	Freehold	General Industrial Zone	8.5 million Baht / Rai
	60 years Lease Contract	General Industrial Zone	6.5 million Baht / Rai
Amata City Rayong	Freehold	General Industrial Zone	3.8 million Baht / Rai
Unit of Land: 1 Rai = 1,600 m <sup>2</sup> = 0.16 Hectare			

Terms of Payment	
90%	Signing Contract
10%	Transfer land title deed or registration of lease status at Land Department
<p>* In case the land title deed has not been completed as the contracted shape and area, the total land price may be adjusted in accordance with the actual area of the land to be determined by an official survey of the Land Office at the event that there is any area change in the total area of the land, the land price adjustment will be reflected in the last payment.</p>	

## PROHIBITED INDUSTRY

Amata City Chonburi	Amata City Rayong
<ul style="list-style-type: none"> <li>• Manufacture of products from animal bones</li> <li>• Manufacture of paper pulp from wood, clothes and textile</li> <li>• Manufacture of Chlor Alkaline Industry requiring Sodium Chloride (NaCl) as its raw materials for production of Sodium Carbonate (Na<sub>2</sub>CO<sub>3</sub>), Sodium Hydroxide (NaOH), Hydro Chloric Acid (HCl), Chlorine (Cl<sub>2</sub>), Sodium Hypo-Chloride (NaOCl) and Bleaching Powder</li> <li>• Manufacture of pesticides or herbicides by chemical process</li> <li>• Production of explosive substances</li> <li>• Petroleum refinery or gas separation</li> <li>• Power plant using coal energy</li> <li>• Manufacture of cement</li> <li>• Manufacture of non-ferrous metals</li> <li>• Manufacture of batteries or cells</li> <li>• Manufacture of fluorescent tubes</li> <li>• Factories recycling of used batteries</li> <li>• Manufacture of soda ash</li> <li>• Tanneries, leather finishing</li> </ul>	<ul style="list-style-type: none"> <li>• Manufacture of products from animal bones</li> <li>• Manufacture of paper pulp from wood, clothes and textile</li> <li>• Manufacture of Chlor Alkaline Industry requiring Sodium Chloride (NaCl) as its raw materials for production of Sodium Carbonate (Na<sub>2</sub>CO<sub>3</sub>), Sodium Hydroxide (NaOH), Hydro Chloric Acid (HCl), Chlorine (Cl<sub>2</sub>), Sodium Hypo-Chloride (NaOCl) and Bleaching Powder</li> <li>• Manufacture of pesticides or herbicides by chemical process</li> <li>• Production of explosive substances</li> <li>• Petroleum refinery or gas separation</li> <li>• Power plant using coal energy</li> <li>• Manufacture of cement</li> <li>• Manufacture of non-ferrous metals</li> <li>• Manufacture of batteries or cells</li> <li>• Manufacture of fluorescent tubes</li> <li>• Factories recycling of used batteries</li> <li>• Manufacture of soda ash</li> <li>• Tanneries, leather finishing</li> <li>• Bleaching, dyeing and finishing</li> </ul>

# WATER SUPPLY STANDARD

Properties	Parameters	Units	PWA Standards
Physical	1. Color	Platinum-Cobalt(Pt-Co)	15
		(Pt-Co)	
	2. Taste	-	Non objectionable
	3. Odour	-	Non objectionable
	4. Turbidity	NTU	4
	5. pH	-	6.5-8.5
Chemical	6. Total Dissolved Solids (TDS)	mg/l	600
	7. Iron (Fe)	mg/l	0.3
	8. Manganese (Mn)	mg/l	0.3
	9. Copper (Cu)	mg/l	2.0
	10. Zinc (Zn)	mg/l	3.0
	11. Total Hardness (as CaCO <sub>3</sub> )	mg/l	300
	12. Sulfate (SO <sub>4</sub> )	mg/l	250
	13. Chloride (Cl)	mg/l	250
	14. Fluoride (F)	mg/l	0.7
	15. Nitrate (NO <sub>3</sub> )	mg/l	50
	16. Nitrate (NO <sub>2</sub> )	mg/l	3
Toxic	17. Inorganic Mercury (Hg)	mg/l	0.001
	18. Lead (Pb)	mg/l	0.01
	19. Arsenic (As)	mg/l	0.01
	20. Selenium (Se)	mg/l	0.01
	21. Chromium (Cd)	mg/l	0.003
	22. Cyanide (CN)	mg/l	0.07
	23. Cadmium (Cd)	mg/l	0.003
	24. Barium (Ba)	mg/l	0.7
Bacterial	25. Total coliform bacteria	/100 ml	None
	26. E.coli	/100 ml	None
	27. Staphylococcus aureus	/100 ml	None
	28. Salmonella	/100 ml	None
	29. Clostridium perfringens	/100 ml	None
Pesticides	30. Aldrin and dieldring	µg/l	0.03
	31. Chlordane	µg/l	0.2

	32. DDT	µg/l	1
	33. Heptachlor and heptachlor epoxide	µg/l	0.03
	34. Hexachlorobenzene	µg/l	1
	35. Lindane	µg/l	1
	36. Methoxychlor	µg/l	20
Trihalomet hanes	37. Chloroform	µg/l	300
	38. Bromodichloromethane	µg/l	60
	39. Dibromochloromethane	µg/l	100
	40. Bromoform	µg/l	100
Radioactivi ty	41. Gross alpha activity	Bq/l	0.5
	42. Gross Beta activity	Bq/l	1

**Remark:** Residual chlorine in water supply system not less than 0.2 mg/l

**Source:** Provincial waterworks authority as recommended by the World Health Organization (2011)

.....  
(Mr.Chuchat Saitin)

Managing Director

Nanundil .

## WASTEWATER QUALITY STANDARD

Items		Unit	Standard values
1	pH	-	5.5-9.0
2	Temperature	°C	≤ 45
3	Color	ADMI	≤ 600
4	Odor	-	Non Objectionable
5	Total Dissolved Solids (TDS)	mg/l	≤ 3,000
6	Total Suspended Solids (SS)	mg/l	≤ 200
7	Biochemical Oxygen Demand (BOD <sub>5</sub> )	mg/l	≤ 500
8	Chemical Oxygen Demand (COD)	mg/l	≤ 750
9	Sulfide	mg/l	≤ 1.0
10	Cyanides HCN	mg/l	≤ 0.2
11	Fat Oil & Grease	mg/l	≤ 10.0
12	Formaldehyde	mg/l	≤ 1.0
13	Phenols Compound	mg/l	≤ 1.0
14	Free Chlorine	mg/l	≤ 1.0
15	Pesticide	-	not allowed
16	Total Kjeldahl Nitrogen (TKN)	mg/l	≤ 100
17	Fluoride (F)	mg/l	≤ 5.0
18	Surfactants	mg/l	≤ 30.0

Items		Unit	Standard values
19	Heavy Metal		
19.1	Zinc (Zn)	mg/l	≤ 5.0
19.2	Hexavalent Chromium (Cr <sup>6+</sup> )	mg/l	≤ 0.25
19.3	Trivalent Chromium (Cr <sup>3+</sup> )	mg/l	≤ 0.75
19.4	Arsenic (As)	mg/l	≤ 0.25
19.5	Copper (Cu)	mg/l	≤ 2.0
19.6	Mercury (Hg)	mg/l	≤ 0.005
19.7	Cadmium (Cd)	mg/l	≤ 0.03
19.8	Barium (Ba)	mg/l	≤ 1.0
19.9	Selenium (Se)	mg/l	≤ 0.02
19.10	Lead (Pb)	mg/l	≤ 0.2
19.11	Nickel (Ni)	mg/l	≤ 1.0
19.12	Manganese (Mn)	mg/l	≤ 5.0
19.13	Silver (Ag)	mg/l	≤ 1.0
19.14	Total Iron (Fe)	mg/l	≤ 10.0

Source :Announcement of the Industrial Estate Authority of Thailand No .76/2560 )2017 (dated July 13, 2017; Standard for discharging Wastewater into a Central Wastewater Treatment System in an Industrial Estate.

***\*Remark :The current specifications for wastewater discharging to central wastewater treatment plant is shown as above and any new specifications to be enforced in the future.***

  
 (Mr. Chuchat Saitin)  
 Managing Director  
 Effective Date..... 14/7/2017 .....


## AIR EMISSION STANDARD

AMATA CITY CHONBURI						
HEIGHT OF STACK (METERS)	AIR EMISSION RATE					
	KG/RAI/DAY			G/RAI/SEC		
	TSP	SO <sub>2</sub>	NO <sub>x</sub>	TSP	SO <sub>2</sub>	NO <sub>x</sub>
10	0.096	0.316	0.102	0.0011	0.0037	0.0012
20	0.178	0.563	0.155	0.0021	0.0065	0.0018
30	0.247	0.830	0.171	0.0029	0.0096	0.0020

AMATA CITY RAYONG						
HEIGHT OF STACK (METERS)	AIR EMISSION RATE					
	KG/RAI/DAY			G/RAI/SEC		
	TSP	SO <sub>2</sub>	NO <sub>2</sub>	TSP	SO <sub>2</sub>	NO <sub>2</sub>
10	0.37	0.78	0.22	0.0043	0.0090	0.0025
20	0.64	1.34	0.37	0.0074	0.0155	0.0043
30	1.05	1.58	0.39	0.0122	0.0183	0.0045
40	1.63	1.95	0.42	0.0189	0.0225	0.0049
50	1.95	2.36	0.46	0.0225	0.0273	0.0053
60	2.99	2.97	0.52	0.0346	0.0344	0.0060



## RENTAL FACTORIES



**FACTORY  
& WAREHOUSE  
For Rent**

- New Generation of Factories
- Quick Start-up
- Low Initial Capital Investment
- World-Class Facilities
- Friendly Customer Service

**AMATA** | **SUMMIT**  
AMATA SUMMIT READY BUILT

Our ready built factories are designed to accelerate the start-up period for manufacturers and provide more financial flexibility on the investment. The factories complete with finished office space, utilities, and landscaping. Extra efforts were given to create a unique design but highly functional. Each unit has a sheltered loading/unloading area, a fenced compound, a drive way, security guard box and car park space. The floor areas for these factories range from 320 to 5,000 square meters.

AMATA SUMMIT READY BUILT COMPANY LIMITED	
Floor Area	320 m <sup>2</sup> ~ 5,000 m <sup>2</sup>
Rental Fee	250 Baht/m <sup>2</sup> /month
	Both General Industrial Zone and Free Zone are available
Contract	3 years
Deposit	4 months
Contact	<b>Sale &amp; Marketing</b> Mobile: +66 (0) 3893 9007 ext 421-424 Email: mkt_asrb@amata.com www.amatasummit.com

