Questions	Answers
Thailand's External Economic Statistics	
Q: How do the 'Export and Import Price	A: The Bank of Thailand (BOT) calculates Export
Indices' differ from data published by the	and Import Price Indices based on the Balance
Ministry of Commerce (MOC)?	of Payments (BOP) basis, while the Ministry of
	Commerce (MOC) derives the indices using the
	Customs basis.
	Under the BOP basis, value/price of exports
	and imports includes only value/price of goods
	(FOB – Free on Board). For the <b>export price</b>
	index in US dollars published by both the BOT
	and the MOC is similar, as it is calculated from
	the price of goods (FOB). However, the <b>import</b>
	price index in US dollars from the MOC is
	calculated based on the price of goods including
	freight and insurance (CIF – Cost, Insurance, and
	Freight), which differs from the BOT's import
	price index in US dollars which includes only the
	value of goods (FOB).
	The subcategories of the BOT's export and
	import price indices differ from those of the
	MOC due to differences in product groupings.
	Besides, BOT also publishes value and volume
	indices for exports and imports, which can be
	found in Tables EC_EI_019 to EC_EI_026_S2.
Q: How do import-export statistics under	A: Differences between the two bases of
Balance of Payments (BOP) differ from	compilation arise from different 'coverage' and
Customs statistics?	'methodology'. Trade in BOP basis incorporates
	the following adjustments

	<ul> <li>Coverage adjustment:</li> <li>+ Goods not passing through customs</li> <li>- Goods without change of ownership</li> </ul>
	, c
	- Goods without change of ownership
I I	Time adjustment
	<ul> <li>Exchange rate adjustment</li> </ul>
	Classification adjustment:
	- Freight & insurance on imports
Q: How does the BOT classify imports and	A: This is a product grouping system based on
exports of goods in its statistical tables?	the Bank of Thailand's Product Group (PG),
	which is aligned with the Standard International
	Trade Classification (SITC) and further categorized
	to accommodate the BOT's usage. Therefore,
	the value of each product category may differ
	from the values published by other agencies.
Q: Does Thailand have data for Thailand's	A: Aggregate values are available in Tables
exports and imports value classified by	EC_XT_002_S2 and EC_XT_003_S2. However, for
trading partners, and is it available in	country classification, only selected trading
individual country?	countries with significant values are provided.
Q: What do travel services in the current	A: Travel consists of two elements:
account include?	1. Business travel - includes expenses
	incurred by business travelers and short-
	term workers.
	2. Personal travel - comprises three sub-
	items:
	1. expenses from leisure activities and
	day-trippers,
	2. education-related travel, and
	health-related travel.
Q: In the BOP statistics, what does the	A: CE refers to the remuneration of short-term
Compensation of Employees (CE) in primary	workers abroad. Receipts represent
income mean?	compensation received by Thai workers for
	working abroad, while payments represent

	compensation paid by Thai employers to foreign
	workers in Thailand. For workers residing for
	more than one year, only remittances (inward
	and outward) are recorded under secondary
	income: receipts refer to remittances from Thai
	workers abroad, and payments refer to
	remittances from foreign workers in Thailand.
Q: Is 'Financial Account' (FA) published on	A: Monthly Data – Financial Account (FA) is
monthly basis?	published with a one-month lag in Tables
	EC_XT_046_S2 and EC_XT_047_S2. The data is
	classified by selected institutional sectors,
	including the Central Bank, Government, and
	Deposit-taking Financial Institutions.
	Quarterly Data – Under the quarterly BOP, FA
	is published with a one-quarter lag in Tables
	EC_XT_048 and EC_XT_049. Data is classified
	across all institutional sectors. Further details of
	the FA are provided in Tables EC_XT_050 to
	EC_XT_081, presenting functional categories
	classified by country and institutional sector.
Q: Referring to BOP statistics, can	A: Calculation of movements of capital flows for
movements of capital flows of other	other sectors in the FA is not possible due to the
sectors in financial account (FA) be derived	inclusion of statistical discrepancies in the BOP
from items in tables?	compilation.
Q: What do the +/- signs in the financial	A: Movements of capital flows (FA) can be
account (FA) indicate?	categorized into inflows, outflows, and net flows
	(Net Flow = Inflow - Outflow).
	Tables that present net capital flow data, such
	as EC_XT_070, EC_XT_050, EC_XT_052, etc., will
	show a minus sign (–) in cases of net outflows,

	net inflows, where inflows exceed outflows, data
	will be shown as numbers without sign.
	For tables presenting data on either inflows or
	outflows only—such as EC_XT_046_S2,
	EC_XT_071, EC_XT_076, etc.—no sign will be
	shown.
Q: What do 'Assets' and 'Liabilities' in the	A: 'Assets' represent financial claims that Thai
financial account (FA) indicate?	residents have on non-residents. Conversely,
	'Liabilities' represent financial claims that non-
	residents have on Thai residents.
Q: What does "business type" in foreign	A: In case of FDI, "business type" refers to type
direct investment (FDI) and Thailand's	of business located in Thailand that receives
direct investment abroad (TDI) statistics	foreign direct investment.
refer to? Does it mean the investor's	For TDI, "business type" refers to the Thai
country of residence?	investor's business, <u>except</u> for the data in Table
	EC_XT_082, which shows the outstanding
	amount of Thailand's direct investment abroad,
	categorized by "business type" of foreign entity.
Q: For Thailand's direct investment abroad	A: TDI data is available in Tables EC_XT_071 and
data (TDI), where one can find data on Thai	EC_XT_074. The data displayed in these tables
investment outflows?	comprises two components: new investments
	abroad and reinvested earnings from prior
	investments.
Q: How can one obtain flow data on	A: Flow data can also be accessed from Tables
Thailand's direct investment abroad (TDI)	EC_XT_052 to EC_XT_055 and EC_XT_070 to
transactions?	EC_XT_075.
Q: Referring to the Thailand's direct	A: Movements of Thailand's Direct Investment
investment abroad statistics (TDI), what do	abroad (TDI) can be categorized into inflows,
the +/- signs indicate?	outflows, and net flows (Net Flow = Inflow -
	Outflow).
	Inflows are shown in Tables EC_XT_070 and
	EC_XT_073. These cover transactions where

	capital flows into Thailand, such as divestments
	or receiving repayments of loans from abroad.
	Outflows are shown in Tables EC_XT_071 and
	EC_XT_074. These include transactions where
	capital flows out of Thailand, such as equity
	injections, reinvestment of earnings (RE) abroad,
	or lending to foreign entities.
	<b>Net flows</b> are shown in Tables EC_XT_072 and
	EC_XT_075. A minus sign (–) is used to indicate
	net capital outflows, meaning outflows exceed
	inflows. In cases of net inflows, where inflows
	exceed outflows, numbers will be presented
	without sign.
Q: How can one access Thailand's direct	A: Click on the Excel or CSV icon located next to
investment abroad data (inflow and	the PDF file of the data description. One can
outflow) in time series?	select from the tables of interest, ranging from
	EC_XT_052 to EC_XT_055 and EC_XT_070 to
	EC_XT_075.
Q: Referring to Thailand's direct investment	A: Large values in "Other Business" can be
abroad (TDI statistics) (inflow and outflow),	explained by the following:
why does the "other business" category	1. It represents an aggregation of less
show high values compared to specific	significant business types; or
business types detailed in tables?	2. It includes TDI that cannot be assigned to
	a specific business type due to
	limitations in the source data.
Q: How can one obtain outstanding balance	A: Stock data for TDI can be accessed from
on Thailand's direct investment abroad	Tables EC_XT_064 and EC_XT_068.
(TDI)?	
Q: Referring to foreign direct investment	A: Data can be accessed from Tables EC_XT_076
statistics (FDI), how can one find data on	and EC_XT_079. FDI values presented in these
FDI inflows into Thailand?	tables comprise two components: new flows of
	<u> </u>

	FDI and reinvested earnings (RE), which are
	-
	derived from net operating profits after
	deducting dividend payouts or profit repatriation.
Q: Referring to the foreign direct investment	A: Movements of Foreign Direct Investment (FDI)
statistics (FDI), what do the +/- signs	can be categorized into inflows, outflows, and
indicate?	net flows (Net Flow = Inflow - Outflow).
	Inflows are shown in Tables EC_XT_076 and
	EC_XT_079. These include transactions where
	capital flows into Thailand, such as foreign
	equity injections, reinvestment of earnings (RE),
	or borrowing from abroad.
	Outflows are shown in Tables EC_XT_077 and
	EC_XT_080. These include transactions where
	capital flows out of Thailand, such as foreign
	investors repatriating capital or repaying foreign
	loans.
	Net flows are shown in Tables EC_XT_078 and
	EC_XT_081. A minus sign (–) is used to indicate
	net capital outflows, meaning outflows exceed
	inflows. In cases of net inflows, where inflows
	exceed outflows, numbers will be presented
	without sign.
Q: How can one obtain flow data on foreign	A: Flow data can be accessed from Tables
direct investment (FDI) transactions?	EC_XT_056 to EC_XT_059 and EC_XT_076 to
	EC_XT_081.
Q: Why do values in the foreign direct	A: Negative FDI inflows may occur in the event
investment (FDI-inflow) shown in tables	that direct investment enterprises in Thailand
possibly appear negative?	incur losses or pay dividend in excess of the
	profit of the current period, thereby resulting in
	negative "reinvestment of earnings" which
	surpasses the normal FDI inflows.
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data for investment in Thai securities from abroad (equity and debt instruments)?  G: How can one find transaction value (Flow) of Thai portfolio investment abroad?  G: Which sectors are included in Thailand's Classi Comp.  International Investment Position (IIP)?  Positic comp.  Deport taking corpor institute.  Q: What is the distinction between "Stock"  A: 'Stand "Flow" values?  investment Position (IIP) investment.	ca can be accessed from Tables EC_XT_050 C_XT_051, presenting in net terms (Net of portfolio investment on the liabilities classified by business sector. ca can be accessed from Tables EC_XT_050 C_XT_051, which present net terms (Net of portfolio investment on the assets side, fied by business sector. ce coverage of the International Investment on (IIP) includes all institutional sectors, rising: Government, Bank of Thailand, sit-taking financial institutions, Non-deposit- financial institutions, Non-financial rrations, households, and non-profit
abroad (equity and debt instruments)?  Flow, side,  Q: How can one find transaction value (Flow) of Thai portfolio investment abroad?  G: Which sectors are included in Thailand's International Investment Position (IIP)?  Positic computations  Q: What is the distinction between "Stock"  A: 'Stand "Flow" values?  inves 'Flow	of portfolio investment on the liabilities classified by business sector.  Ta can be accessed from Tables EC_XT_050  C_XT_051, which present net terms (Net of portfolio investment on the assets side, fied by business sector.  The coverage of the International Investment on (IIP) includes all institutional sectors, rising: Government, Bank of Thailand, sit-taking financial institutions, Non-depositinancial institutions, Non-financial
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(Flow) of Thai portfolio investment abroad? and E Flow) classic Q: Which sectors are included in Thailand's A: The International Investment Position (IIP)? Positic computation of taking corportions and "Flow" values? A: 'Stand "Flow" values? investigation investigatio	C_XT_051, which present net terms (Net of portfolio investment on the assets side, fied by business sector.  e coverage of the International Investment on (IIP) includes all institutional sectors, rising: Government, Bank of Thailand, sit-taking financial institutions, Non-deposit-financial institutions, Non-financial
Q: Which sectors are included in Thailand's A: The International Investment Position (IIP)? Position computation and "Flow" values?  Plow classical classical distribution (IIP)? Position (IIP)?  Position computation between "Stock" A: 'Stock" A: 'Stock" and "Flow" values? investigation investigation investigation investigation investigation (IIP)?	of portfolio investment on the assets side, fied by business sector.  e coverage of the International Investment on (IIP) includes all institutional sectors, rising: Government, Bank of Thailand, sit-taking financial institutions, Non-deposit-financial institutions, Non-financial
Q: Which sectors are included in Thailand's A: The International Investment Position (IIP)? Position computation and "Flow" values?  Classided Classider Classider Computation (IIP)? Position (IIP)?  Position Computation Co	fied by business sector.  e coverage of the International Investment on (IIP) includes all institutional sectors, rising: Government, Bank of Thailand, sit-taking financial institutions, Non-deposit-financial institutions, Non-financial
Q: Which sectors are included in Thailand's A: The International Investment Position (IIP)? Position complete taking corporation and "Flow" values?  A: The Position Position (IIP)? Position complete taking corporation institution between "Stock" A: "Stock" and "Flow" values? Investigation invest	e coverage of the International Investment on (IIP) includes all institutional sectors, rising: Government, Bank of Thailand, sit-taking financial institutions, Non-deposit-financial institutions, Non-financial
International Investment Position (IIP)?  Position (IIP)?  Depote taking corporationstite  Q: What is the distinction between "Stock"  A: 'Stand "Flow" values?  investment Position (IIP)?  Position (IIP)?  As 'Stand 'Flow' values?	on (IIP) includes all institutional sectors, rising: Government, Bank of Thailand, sit-taking financial institutions, Non-deposit-financial institutions, Non-financial
Composite Deposits taking corpositions and "Flow" values?  Composition between "Stock"  A: 'Stand "Flow" values?	rising: Government, Bank of Thailand, sit-taking financial institutions, Non-deposit-financial institutions, Non-financial
Deportation between "Stock"  and "Flow" values?  A: 'Stock'  investigation of the comparison of the co	sit-taking financial institutions, Non-deposit- financial institutions, Non-financial
taking corporation between "Stock"  A: 'St and "Flow" values?  institution between "Stock"  invessible invessi	financial institutions, Non-financial
Corpo institution between "Stock" A: 'St and "Flow" values? inves	
Q: What is the distinction between "Stock" A: 'St and "Flow" values? inves	rations households and non profit
Q: What is the distinction between "Stock" A: 'St and "Flow" values? inves	rations, nousenotus, and non-pront
and "Flow" values? inves	itions.
'Flow	ock' refers to the outstanding value of
	ment at a specific point in time, while
	' refers to transactions such as exchange,
tradir	g, and transfers over a given period—for
exam	ple, increases in direct investment, buying
and s	elling of foreign debt securities, etc.
Howe	ver, transaction values do not include
chang	es due to price, exchange rates, or other
facto	S.
Q: Is the sum of beginning balance (stock $_t$ ) A: Th	e ending balance is calculated as the sum
and transactions (flow $_{t}$ ) equal to ending $$ of the	e beginning balance plus transaction
balance (stock <sub>t+1</sub> )? change	es (+/-) and non-transaction changes (+/-),
such	as valuation adjustments due to price,
excha	
Q: Does the External Debt Statistics (EDS) A: Th	nge rate, and other factors.
include only debt securities issued dome	nge rate, and other factors. e EDS includes both debt securities issued
domestically, or also those issued abroad?	<u> </u>

	<u> </u>
Q: How is the ratio of International Reserves	A: The ratio is calculated by dividing Gross
to Short-Term External Debt calculated?	International Reserves by Short-Term Debt
	(remaining term).
Q: How is the ratio of External Debt to GDP	A: The ratio is calculated by dividing External
calculated?	Debt by the moving sum of four-quarter GDP up
	to the quarter under consideration.
Monetary Statistics	
DQ: Does the private sector loan and debt	A: The data include debt securities issued both
securities data (EC_MB_041) include only	domestically and abroad, but do not include
debt securities issued domestically, or also	loans or debt securities of state enterprises.
those issued abroad? Does it include loans	
and debt securities of state enterprises?	
Q: Which institutions are included in the	A: Financial institutions comprise deposit-taking
financial account data of financial	institutions, such as commercial banks,
institutions?	specialized banks, finance companies, credit
	foncier companies, and savings cooperatives, as
	well as other financial institutions, including
	asset management companies, credit card and
	personal loan companies under supervision,
	leasing companies, and pawnshops. This
	definition is broader than the definition of
	financial institutions under the Financial
	Institution Business Act, B.E. 2551 (2008).
Q: On what principle is the outstanding	A: The data are recorded based on the principle
debt securities summary data recorded?	of change of ownership.
Q: Which types of debt instruments are	A: They include negotiable certificates of deposit
included in the debt securities data by	(NCDs) and Bank of Thailand bills (BE) for
amount?	fundraising purposes.
Q: How does table EC_MB_010_S2 differ	A: EC_MB_010 is compiled according to the new
from EC_MB_010?	Manual (MFSM2000). It excludes rehabilitation
	fund data, incorporates accrued interest into the

	principal of each financial instrument, and
	classifies contract groups differently from the
	previous manual.
Q: Which institutions are included in the	A: They include commercial banks, specialized
assets and liabilities data of other deposit-	deposit-taking banks, finance companies, credit
taking institutions?	foncier companies, savings cooperatives, and
	money market funds.
Q: How does the assets and liabilities data	A: EC_MB_012_S3 shows aggregate data for all
of commercial banks in table	domestic branches of commercial banks and
EC_MB_012_S3 differ from the financial	presents assets on a gross basis. FI_CB_001_S6
position data in FI_CB_001_S6?	shows the financial position of commercial
	banks, also for all branches, but assets are
	presented on a net basis.
Q: In the household lending table, aside	A: They mainly include other personal loans not
from credit cards and supervised personal	under the supervised personal loan license of
loans, what other types of consumer loans	commercial banks, both secured and unsecured,
are included?	as well as personal loans from specialized banks
	and savings cooperatives, which do not hold a
	supervised personal loan license.
Q: How does consumer lending data in the	A: The household lending table covers
household lending table differ from	institutions beyond commercial banks, such as
personal loans (by business type) in the	specialized banks, savings cooperatives, and
commercial banking system?	non-bank lenders.
Q: How does "other personal loans" in the	A: Other personal loans include both supervised
household lending table differ from	and non-supervised loans. Supervised personal
supervised personal loans?	loans are limited to commercial banks and non-
	bank institutions licensed to provide such loans.
Q: In the household lending table, does	A: Loans using existing vehicles as collateral are
data on loans using existing vehicles as	not included under loans for purchasing or
collateral fall under loans for purchasing or	leasing cars and motorcycles. They are included
leasing cars and motorcycles?	under the "other personal loans" category.

Q: How does household lending data of commercial banks in the household lending table differ from personal loans data in FI\_CB\_015\_S3?

A: Household lending data of commercial banks in the household lending table covers loans to individuals aggregated for all domestic branches. In contrast, personal loans in FI\_CB\_015\_S3 include all branches, including Thai bank branches located abroad.

Q: How does household lending data of commercial banks in the household lending table differ from consumer lending data in EC\_MB\_033\_S3?

A: Household lending data of commercial banks in the household lending table cover loans to individuals for both personal consumption and business purposes, whereas EC\_MB\_033\_S3 focuses only on personal consumption loans.

## **Real Sector Statistics**

Q: In the labor statistics table, what is the source of vacant job data, and how is remittance income by country calculated?

(Discontinued Series since 2025) Related External Links

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of Employment, Ministry of Labor. Remittance income by country is calculated using the number of Thai workers abroad multiplied by the average monthly wage (from various data sources) and then multiplied by the proportion of income remitted back to Thailand.

A: Vacant job data come from the Department

Q: How is the Retail Index calculated?

A: It is compiled from the value of turnover collected from VAT returns obtained from the Revenue Department, for items classified under the ISIC division of retail trade; Sale of motor vehicles, maintenance and repair of motor vehicles and motorcycles and retail sale of automotive fuel. Data are categorized into subgroups comprising of non-durable goods, durable goods, sales of department stores and general stores, sales of motor vehicles and automotive fuel and others.

The index is calculated by using the Laspeyres
index and compiled on a monthly basis (base
year 2019), using CPI as the deflator.
A: It is compiled from the value of turnover
collected from VAT returns obtained from the
Revenue Department, for items classified under
the ISIC division of wholesales. Data is
categorized into sub-groups comprising of non-
durable and durable goods, intermediate goods
and others.
The index is calculated by using the Laspeyres
index and compiled on a monthly basis (base
year 2019), using PPI as the deflator.
A: The data come from the monthly average oil
prices published by PTT Public Company
Limited.
A: It is calculated as the number of unemployed
persons divided by the total labor force.
A: The data are collected via field surveys of
employed persons by the National Statistical
Office, using sampling methods. The number of
sampled workers in each business sector may
differ. Quarterly data are weighted averages of
wages by business sector.
A: Yes, both the building and the land are
included in RPPI (Single-detached houses and
townhouses) calculation.
townhouses) calculation.  A: It is based on mortgage loan collateral data

O: Why does the Condominium Price Index cover only Bangkok and its vicinity?  A: Over 80% of condominium loans are concentrated in Bangkok and nearby provinces, while other provinces have too few loans for a representative sample. Therefore, only Bangkok and its vicinity are included in the index and represented as a proxy of nationwide condominium price index.  Q: What does the Residential Property Price Index (excluding Bangkok and vicinities) in EC_EI_008_S3 represent?  (Reported by region since the publication of EC_EI_008_S4)  Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be continuous series?  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%. Furthermore, the ISIC classifications applied in		
while other provinces have too few loans for a representative sample. Therefore, only Bangkok and its vicinity are included in the index and represented as a proxy of nationwide condominium price index.  Q: What does the Residential Property Price Index (excluding Bangkok and vicinities) in EC_EI_008_S3 represent?  (Reported by region since the publication of EC_EI_008_54)  Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  Q: What methods are used to compile the Residential Property Price Index in EC_EI_008_S3?  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  What methods are used to compile the publication of EC_EI_039_S2 to create a continuous series?  What methods are used to compile the Price Index in EC_EI_008_S3?  (Land Price Index in EC_EI_008_S3)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  What methods are used to compile the Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	Q: Why does the Condominium Price Index	A: Over 80% of condominium loans are
representative sample. Therefore, only Bangkok and its vicinity are included in the index and represented as a proxy of nationwide condominium price index.  Q: What does the Residential Property Price index (excluding Bangkok and vicinities) in EC_EL_008_S3 represent?  (Reported by region since the publication of EC_EL_008_54)  Q: Is there a Residential Property Price index for twin houses, and is it included under Single-detached House prices?  Q: What methods are used to compile the Residential Property Price index and Land Price index in EC_EL_008_S3?  (Land Price index series discontinued since the publication of EC_EL_008_S4)  Q: How can data from table EC_EL_039 be linked with table EC_EL_039_S2 to create a continuous series?  Reported by region since the publication of EC_EL_008_S4)  Q: What methods are used to compile the Residential Property Price index and Land Price index in EC_EL_008_S3?  (Land Price index series discontinued since the publication of EC_EL_008_S4)  Q: How can data from table EC_EL_039 be linked with table EC_EL_039_S2 to create a continuous series?  A: It represents housing prices in other provinces outside Bangkok and Suburban areas. Only selected provinces with significant weights are included.  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single-detached houses are quite different, so they are not included in the Residential Property price index calculations.  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EL_039 represents approximately 77% of GDP, while Table EC_EL_039_S2 account for about 82.6%.	cover only Bangkok and its vicinity?	concentrated in Bangkok and nearby provinces,
and its vicinity are included in the index and represented as a proxy of nationwide condominium price index.  Q: What does the Residential Property Price Index (excluding Bangkok and vicinities) in EC_EI_008_S3 represent?  (Reported by region since the publication of EC_EI_008_S4)  Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  and its vicinity are included in dexe index.  A: It represents housing prices in other provinces outside Bangkok and Suburban areas. Only selected provinces with significant weights are included.  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single-detached houses are quite different, so they are not included in the Residential Property price index calculations.  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		while other provinces have too few loans for a
represented as a proxy of nationwide condominium price index.  Q: What does the Residential Property Price Index (excluding Bangkok and vicinities) in EC_EI_008_S3 represent?  (Reported by region since the publication of EC_EI_008_S4)  Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  R: Represents housing prices in other provinces outside Bangkok and Suburban areas. Only selected provinces with significant weights are included.  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single-detached houses are quite different, so they are not included in the Residential Property price index calculations.  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		representative sample. Therefore, only Bangkok
Q: What does the Residential Property Price Index (excluding Bangkok and vicinities) in EC_EI_008_S3 represent? (Reported by region since the publication of EC_EI_008_S4)  Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  Q: What methods are used to compile the Residential Property Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  A: It represents housing prices in other provinces outside Bangkok and Suburban areas. Only selected provinces with significant weights are included.  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single-detached houses are quite different, so they are not included in the Residential Property price index calculations.  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		and its vicinity are included in the index and
A: It represents housing prices in other provinces outside Bangkok and Suburban areas. Only selected provinces with significant weights are included.  C: EI_008_S3 represent?  (Reported by region since the publication of EC_EI_008_S4)  O: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses are quite different, so they are not included in the Residential Property price index calculations.  O: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  O: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  A: It represents housing prices in other provinces outside Bangkok and Suburban areas. Only selected provinces with significant weights are included.  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single-detached houses are quite different, so they are not included in the Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		represented as a proxy of nationwide
Index (excluding Bangkok and vicinities) in  EC_EI_008_S3 represent?  (Reported by region since the publication of EC_EI_008_S4)  Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  Outside Bangkok and Suburban areas. Only selected provinces with significant weights are included.  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single-detached houses are quite different, so they are not included in the Residential Property price index calculations.  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_52 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		condominium price index.
Reported by region since the publication of EC_EI_008_S4)  Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  Selected provinces with significant weights are included.  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single-detached houses are quite different, so they are not included in the Residential Property price index calculations.  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	Q: What does the Residential Property Price	A: It represents housing prices in other provinces
(Reported by region since the publication of EC_EI_008_S4)  Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single-detached houses are quite different, so they are not included in the Residential Property price index calculations.  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3? (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	Index (excluding Bangkok and vicinities) in	outside Bangkok and Suburban areas. Only
Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3? (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single-detached houses are quite different, so they are not included in the Residential Property price index calculations.  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	EC_EI_008_S3 represent?	selected provinces with significant weights are
Q: Is there a Residential Property Price Index for twin houses, and is it included under Single-detached House prices?  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single- detached houses are quite different, so they are not included in the Residential Property price index calculations.  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3? (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  A: No. The number of twin houses in the mortgage loan data is relatively low, and the characteristics of twin houses and single- detached houses are quite different, so they are not included in the Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	(Reported by region since the publication of	included.
Index for twin houses, and is it included under Single-detached House prices?  What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  Index calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	EC_EI_008_S4)	
characteristics of twin houses and single- detached houses are quite different, so they are not included in the Residential Property price index calculations.  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3? (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	Q: Is there a Residential Property Price	A: No. The number of twin houses in the
detached houses are quite different, so they are not included in the Residential Property price index calculations.  Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	Index for twin houses, and is it included	mortgage loan data is relatively low, and the
not included in the Residential Property price index calculations.  Q: What methods are used to compile the Residential Property Price Index is Calculated using Hedonic Regression with a Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	under Single-detached House prices?	characteristics of twin houses and single-
Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3? (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		detached houses are quite different, so they are
Q: What methods are used to compile the Residential Property Price Index and Land Price Index in EC_EI_008_S3? (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  A: The Residential Property Price Index is calculated using Hedonic Regression with a rolling window and time dummy variables. The Land Price Index is calculated using the Stratification method.  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		not included in the Residential Property price
Residential Property Price Index and Land Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		index calculations.
Price Index in EC_EI_008_S3?  (Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	Q: What methods are used to compile the	A: The Residential Property Price Index is
(Land Price Index series discontinued since the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	Residential Property Price Index and Land	calculated using Hedonic Regression with a
the publication of EC_EI_008_S4)  Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	Price Index in EC_EI_008_S3?	rolling window and time dummy variables. The
Q: How can data from table EC_EI_039 be linked with table EC_EI_039_S2 to create a continuous series?  A: The two tables differ in their business classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	(Land Price Index series discontinued since	Land Price Index is calculated using the
linked with table EC_EI_039_S2 to create a classification based on economic activities (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	the publication of EC_EI_008_S4)	Stratification method.
continuous series?  (ISICs) and in the components used to calculate the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	Q: How can data from table EC_EI_039 be	A: The two tables differ in their business
the SPI for each sub-category. To create a long series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	linked with table EC_EI_039_S2 to create a	classification based on economic activities
series, they cannot be directly combined into a single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.	continuous series?	(ISICs) and in the components used to calculate
single series because Table EC_EI_039 represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		the SPI for each sub-category. To create a long
represents approximately 77% of GDP, while Table EC_EI_039_S2 account for about 82.6%.		series, they cannot be directly combined into a
Table EC_EI_039_S2 account for about 82.6%.		single series because Table EC_EI_039
		represents approximately 77% of GDP, while
Furthermore, the ISIC classifications applied in		Table EC_EI_039_S2 account for about 82.6%.
		Furthermore, the ISIC classifications applied in

each table are not fully aligned, making direct reconciliation impossible. However, in cases where a long-term SPI series is required for analytical purposes, it is possible to construct an extended SPI series by using EC\_EI\_039\_S2 as the base and applying the year-on-year growth rates (%YoY) calculated from EC\_EI\_039 to estimate historical SPI values.