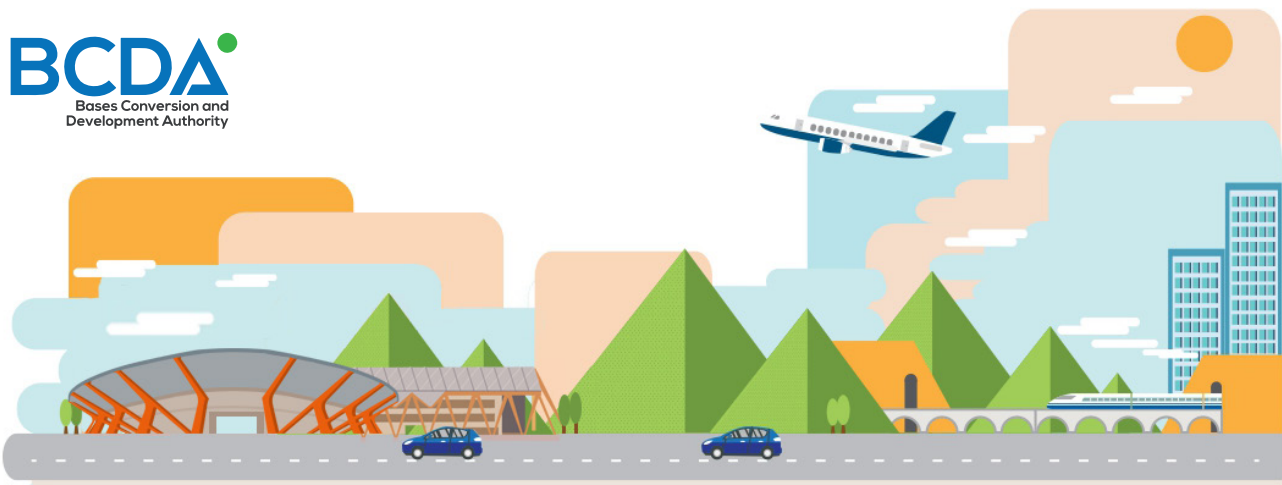




**PRIMER**







**The BCDA Group** is a prime mover of national development. It is a Philippine government agency vested with corporate powers to transform military bases and properties into premier centers of economic growth in partnership with the private sector with integrity, excellence, and efficiency in the stewardship of government resources. BCDA is committed to build sustainable urban communities to uplift the lives of Filipinos.

 **400 k**  
Employment Generated

 **(USD) \$7.19B**  
Exports Generated

 **(USD) \$10B**  
Asset Value

 **1 Tollway**

 **2 Seaports**

 **3 Airports**

Since its creation in 1992, the Bases Conversion and Development Authority (BCDA) has been steadily attracting billions in investments, creating hundreds of thousands of jobs, and upholding proper stewardship and honest government.

Alongside the world's most formidable design and development conglomerates, BCDA is building world-class business and residential centers, special economic zones, and game-changing infrastructure from North to South of Luzon in the Philippines.



32,000 hectares



**Clark: It Works. Like a Dream.** is a brand statement that stands for efficiency, things and processes that actually work, convenience for its inhabitants, and ease of doing business for all locators.

Clark is composed of four districts: Clark Freeport Zone, Clark International Airport, Clark Global City, and New Clark City—an integrated development that complements each district's contribution to the overall modern city experience.

# CATALYST FOR NATIONAL GROWTH

## BELT OF PROGRESS

BCDA's project from North to South  
feature a varied mix of infrastructure and land development



**La Union**  
PORO POINT

1



**Baguio**  
CAMP JOHN HAY

2



**Tarlac**  
NEW CLARK CITY

3



**Pampanga**

4

SUBIC-CLARK-TARLAC EXPRESSWAY  
CLARK INTERNATIONAL AIRPORT  
CLARK FREEPORT ZONE



**Bataan**  
BATAAN TECHNOLOGY PARK

5



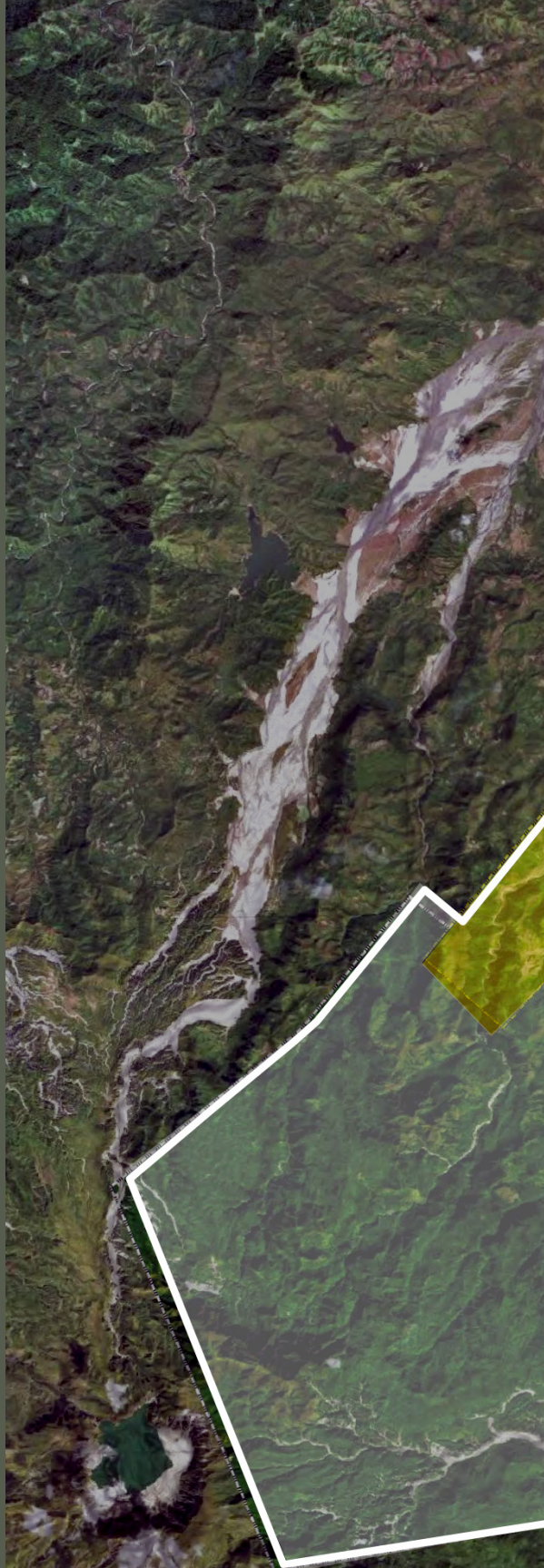
6

**Metro Manila**  
BONIFACIO GLOBAL CITY  
MCKINLEY HILL  
MCKINLEY WEST  
NEWPORT CITY

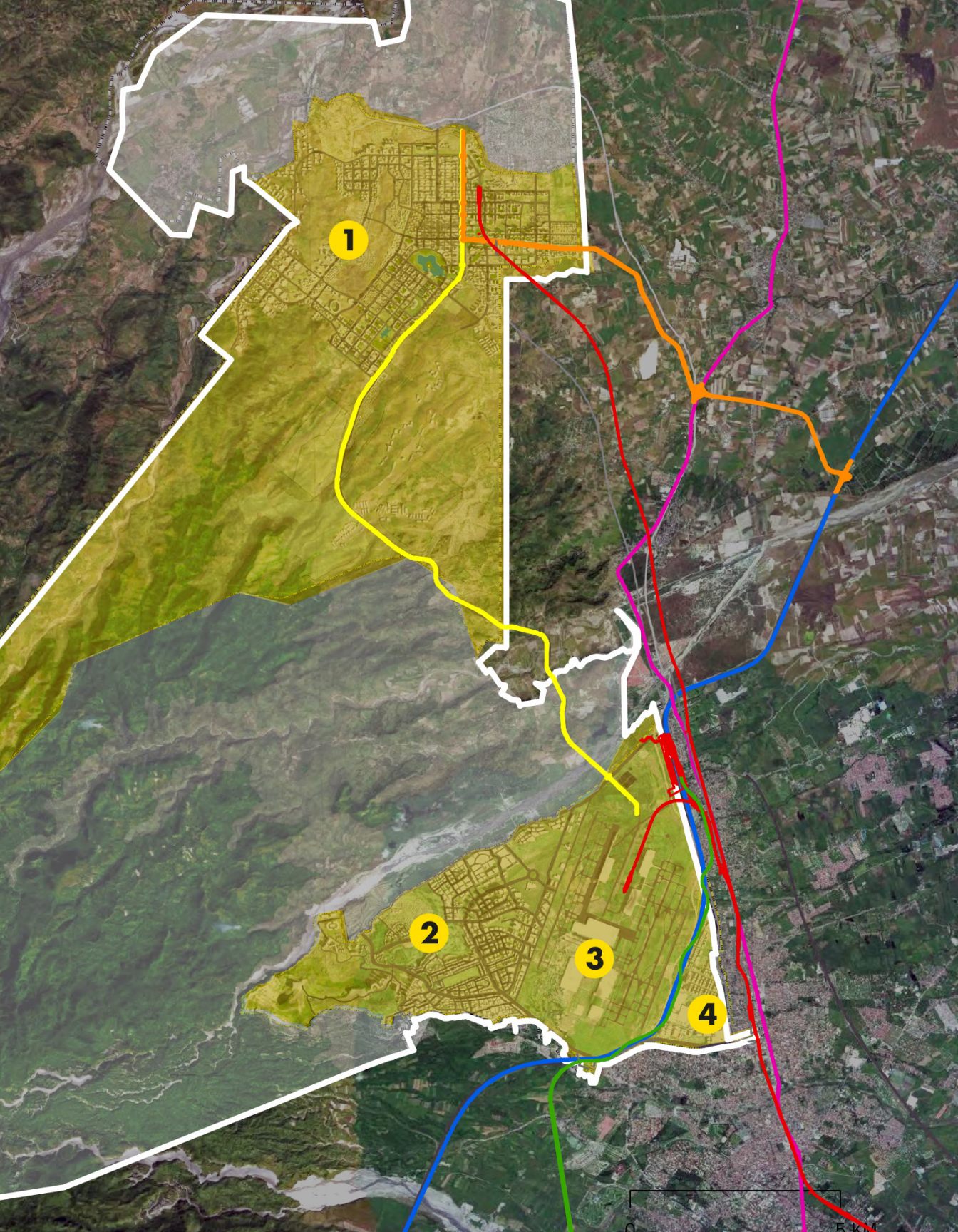


- 1 New Clark City
- 2 Clark Freeport Zone
- 3 Clark International Airport
- 4 Clark Global City

-  New Clark City-Clark International Airport Access Road
-  SCTEx and MacArthur Highway
-  New Clark City-SCTEx Access Road
-  Subic-Clark Railway Project
-  Malolos-Clark Railway Project











# Clark Freeport Zone



- Clark Freeport Zone (CFZ) is a 4,400-hectare property located in Central Luzon, approximately 80 km North of Metro Manila, in the province of Pampanga.
- CFZ is managed by BCDA's subsidiary—Clark Development Corporation (CDC) to enable locators to generate productive economic activity to include employment, export, and investment.

## CDC BY THE NUMBERS

**60%**

Green and open spaces

### LAND RIGHTS

**75 Years**

Through Lease or Joint Venture Arrangements

**10 minutes**

from Clark International Airport to the heart of Clark

**45 minutes**

from CFZ to Subic Seaport

### EXPORTS GENERATED

**USD \$7.19B**

2021

### FIRST RATE INFRASTRUCTURE

**201 km**

Connecting Clark to Metro Manila

**3,648**

Hotel rooms in CFZ

**55 minutes**

Travel time from CFZ to Metro Manila via railway (2023)

## LABOR POOL

**97%**

Highly-skilled, English-proficient, multi-culture adaptable labor force.

**11**

Educational Institutions inside Clark Freeport Zone

**>40k**

Annual graduates in Region III

**12M**

Population in the surrounding areas of Clark Freeport Zone

**259**

Leading colleges, universities, and technical schools in surrounding areas

## UTILITIES



### DUAL FIBER OPTIC BACKBONE

(200km fiber around the zone; digital exchange system connecting to 200 countries)



### OWN SANITARY LANDFILL FACILITY

with recycling, waste treatment, and materials recovery facilities



### Data centers for safekeeping



### Superior road network



### 22MV Solar power plant



### Dedicated two (2) 230KV/100MV power lines



### Water treatment facility

## COST OF DOING BUSINESS

ITEM	RATES
<b>Power rate per KWH</b> (Distribution Charge)	(USD) \$0.085
<b>Water rate per cu.m.</b>	(USD) \$0.23
<b>Sewerage rate per cu.m.</b> (Commercial and Industrial)	(USD) \$0.5
<b>Internet for 250mbps</b>	(USD) \$25-500/month
<b>Telephone (Call per minute)</b>	(USD) \$10.84 for NDD (USD) \$18.73 for IDD
<b>Daily Wage Rate (DWR)</b> Plus Social Welfare and other benefits	(USD) \$8.94
<b>Office Rent per sqm per month</b>	(USD) \$8 to \$15
<b>Land Rent per sqm per month</b> (Depending on FAR)	(USD) \$2.50 - \$10



# Clark Global City



The New Center.

- Modern, state-of-the-art, 177-hectare master planned mixed-use commercial and business center of excellence.
- Secured a long term lease until the year 2085 with Clark International Airport Corporation (CIAC) for the development of the parcel of land in the CFZ.

## BEST CONNECTIVITY IN THE COUNTRY

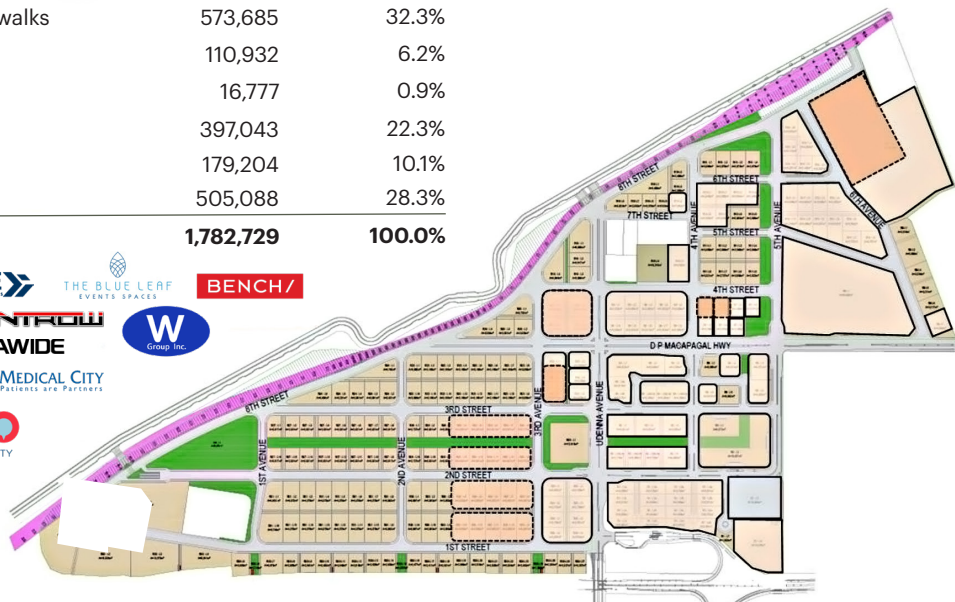
Clark Global City's proximity to Clark International Airport, Subic Bay, and major road networks strategically links the city to other major CBD's locally and internationally.

## LOT SUBLEASE

ITEM	RATES
<b>Standard Lot Rate</b>	Php 80,000/sqm (USD) \$1,428/sqm
<b>Average Lot Size</b>	2,400 sqm
<b>Standard Commercial Rate</b>	Php 1,100/sqm (USD) \$19.64/sqm
<b>Office Rent</b>	Php 850/sqm (USD) \$15.18/sqm

\*Exchange Rate: (USD) \$1 = Php 56.00

Roads / Sidewalks	573,685	32.3%
Landscape	110,932	6.2%
Buildings	16,777	0.9%
Closed	397,043	22.3%
Options	179,204	10.1%
Available	505,088	28.3%
<b>Total</b>	<b>1,782,729</b>	<b>100.0%</b>



# New Clark City



- New Clark City (NCC) is a 9,450-hectare development located north of CFZ, designed to be the country's first smart, green, and disaster resilient metropolis.
- Anchored on the principles of sustainability, New Clark City has a developable area of 40% and the remaining 60% will be preserved for green and eco-tourism ventures.

## LAND USE CLASSIFICATION

### COMMERCIAL ZONE

- Neighborhood Level Commercial
- City Level Commercial
- Central Business Zone
- Transit-Oriented Development Zone

### RESIDENTIAL ZONE

- Low Density Residential Zone
- Mixed Use Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone

### INDUSTRIAL ZONE

- R&D Zone
- Light Industrial Zone
- General Industrial Zone

### PARKS AND RECREATION ZONE

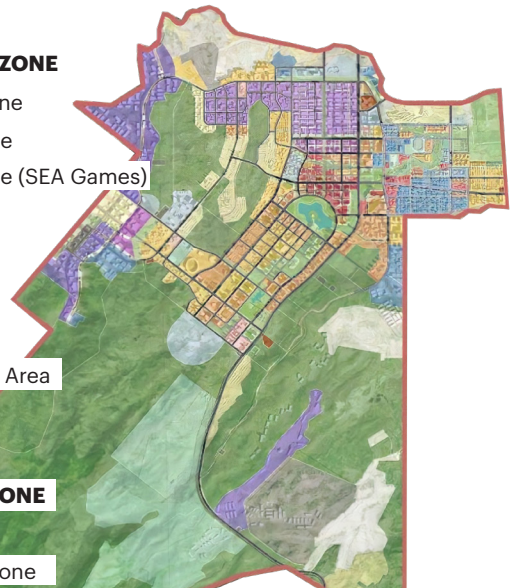
- Passive Recreational Zone
- Active Recreational Zone
- Active Recreational Zone (SEA Games)
- Protected Zone

### OTHERS

- Reserved Zone
- Infrastructure Zone
- Common Infrastructure Area
- Road Right of Way
- Utilities Right of Way

### CIVIC & INSTITUTIONAL ZONE

- Education Zone
- Civic and Institutional Zone



## UTILITIES - Lowest rate in the Philippines

Water

(USD) \$0.39/cu.m.



Power Distribution

(USD) \$0.013/kwHr



## FOR MORE INFORMATION:

[www.newclark.ph](http://www.newclark.ph)

[facebook.com/NewClarkCity](https://facebook.com/NewClarkCity)

[@NewClarkCity](https://twitter.com/NewClarkCity)

[@newclarkcityph](https://instagram.com/newclarkcityph)





NEW CLARK CITY

# Mixed-Use Industrial Park

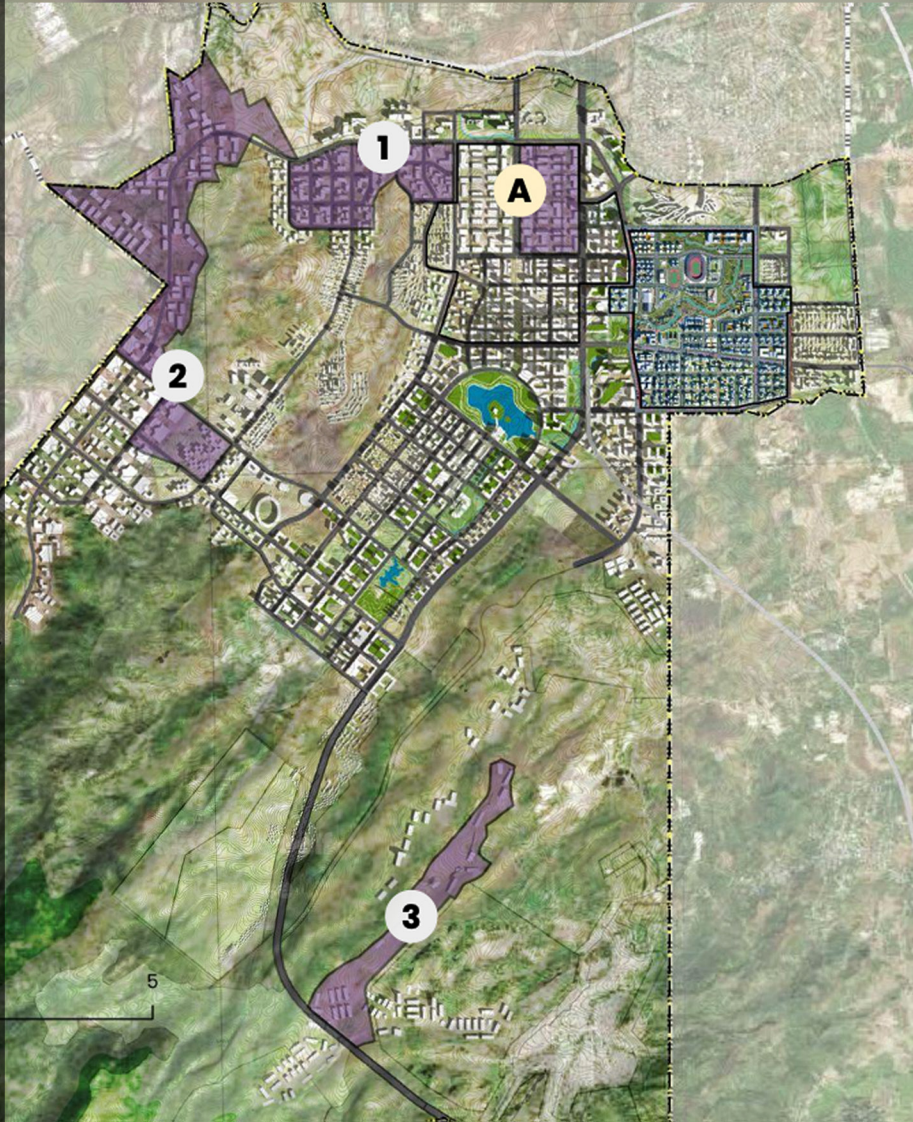


## INDUSTRIAL AREAS

- 1** Industrial Estate 1  
100 has
- 2** Industrial Estate 2  
250 has
- 3** Industrial Estate 3  
100 has
- A** Filinvest Innovation Park

The New Clark City Industrial Estates are open for companies who are specializing in light manufacturing industries and retail support services.

The Filinvest Innovation Park is a 120-hectare industrial area in New Clark City truly equipped with sustainability initiatives, tailor fit spaces and ready build factories.







# Filinvest New Clark City



- A 288-hectare mixed-use development located within New Clark City designed to cater to logistics and light manufacturing industries.
- 120-hectares of its first phase is already open for business.

**Available Land Area for Sublease**  
**120 hectares**

**Industrial Development**  
**(USD) \$109/sqm**

25-Year term  
 \*Standard factory building or build-to-suit lease arrangement

### Target Industries

- Light Manufacturing
- Warehousing
- Logistics
- Cold Storage
- Storage
- Food Processing

## DEVELOPMENT PLAN

- Mixed Use Commercial**
- Mixed Use General**
- Low Density Residential**
- High Density Residential**
- Mixed Use Education**
- Mixed Use R&D**
- Industrial Park**
- Green Area**



**LEGEND:**   **PHASE 1 (2019-2025)**  
60 hectares

  **PHASE 2 (2026-2030)**  
110 hectares

  **PHASE 3 (2031-2040)**  
118 hectares





# Clark International Airport



- The newly opened Clark International Airport (IATA Code: CRK) is a massive 110,000-sqm complex that can accommodate an additional 8 million passengers per annum (MPPA).
- The state-of-the-art international airport is equipped with the latest technologies for the contactless baggage handling, passenger check-ins and check-outs, and an ordering system that will make travel by air hassle-free and effortless.





## Regionally Competitive Incentives

President's flexibility in granting incentives for highly desirable projects with minimum investment capital of Php50 billion or at least 10,000 direct local employment generation (total period availment up to 40 years)

### Fiscal Incentives

<p><b>4-7 YEARS</b></p> <p>Income Tax Holiday</p>	<p><b>DUTY EXEMPTION</b></p> <p>On importation capital equipment, raw materials, spare parts, etc.</p>	<p><b>5%</b></p> <p>Special Corporate Income Tax (Up to 10 years)</p>	<p><b>VAT EXEMPTION</b></p> <p>On importation &amp; VAT zero-rating on local purchases</p>
---------------------------------------------------	--------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------	--------------------------------------------------------------------------------------------

### Non-Fiscal Incentives

- Free flow or movement of goods and capital equipment
- Special visa for foreign nationals
- Up to 100% foreign ownership

### Republic Act (RA) No. 11534

otherwise known as the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act was signed into in 2021. Under the CREATE Act, the Corporate Income Tax (CIT) rates for domestic corporations and resident foreign corporations were reduced from the current 30% to 25%. The CIT will be reduced further by 1% annually in the next six years. And shall eventually reach 20% by 2027 onwards.












### Enhanced Deductions

<p><b>10% &amp; 20%</b></p> <p>Additional depreciation allowance of assets for buildings</p> <p>Additional depreciation allowance for machineries &amp; equipment</p>	<p><b>50%</b></p> <p>Deduction for reinvestment allowance to manufacturing industry</p> <p><b>+</b></p> <p>Additional deduction:</p> <ul style="list-style-type: none"> <li>• On labor expense</li> <li>• On domestic input expense</li> <li>• On power expense</li> </ul>	<p><b>100%</b></p> <p>Additional deduction:</p> <ul style="list-style-type: none"> <li>• On R&amp;D</li> <li>• On training expense given to Filipino employees</li> </ul>
<p><b>NOLCO</b></p> <p>Enhanced net operating loss carry over</p>		





## Industry Tiers

TIER 1		All Qualified Manufacturing including Agro-processing	
		Agriculture, Fishery, Forestry	
		Infrastructure & Logistics including Local Government Unit-Public-Private Partnerships	
		Export Services	
TIER 2		Industrial Value-chain gaps	
		Green Ecosystems	
		Health-related activities	
		Defense-related activities	
		Food Security related activities	
TIER 3		Activities adopting advanced digital production technologies of the 4th Industrial Revolution	
		Highly technical manufacturing and production of innovative products	

### For Domestic Market Activities

Location/ Industry Tiers	Tier I	Tier II	Tier III
National Capital Region	4 ITH + 5 ED	5 ITH + 5 ED	6 ITH + 5 ED
Metropolitan Areas or Areas contiguous and adjacent to the National Capital Region	5 ITH + 5 ED	6 ITH + 5 ED	7 ITH + 5 ED
All other Areas	6 ITH + 5 ED	7 ITH + 5 ED	7 ITH + 5 ED

### For Exporters

Location/ Industry Tiers	Tier I	Tier II	Tier III
National Capital Region	4 ITH + 10 ED/SCIT	5 ITH + 10 ED/SCIT	6 ITH + 10 ED/SCIT
Metropolitan Areas or Areas contiguous and adjacent to the National Capital Region	5 ITH + 10 ED/SCIT	6 ITH + 10 ED/SCIT	7 ITH + 10 ED/SCIT
All other Areas	6 ITH + 10 ED/SCIT	7 ITH + 10 ED/SCIT	7 ITH + 10 ED/SCIT

ITH = Income Tax Holiday

ED/SCIT = Enhanced Deductions or Special Corporate Income Tax

ED = Enhanced Deductions



# FedEx Clark Gateway Facility

A 17,000-square-meter establishment, equipped with state-of-the-art technology that supports the growing e-commerce demand of bulk shipments and large items especially for peak season shipping volumes. It features a cold storage facility for varying temperature-sensitive shipments.





# LET THE PHILIPPINES WORK FOR YOU

**#1**  
ASEAN-5 PROJECTED 2022  
GDP GROWTH

**110M**  
PH POPULATION  
(2021)

**PH Workforce**  
YOUNG, ENGLISH-PROFICIENT,  
AND HIGHLY EDUCATED

**25**  
MEDIAN AGE  
of the population

**#2**  
ENGLISH  
PROFICIENCY  
in Asia

**5.7%**  
AVERAGE GDP  
GROWTH  
(2021)

**A-**  
JAPAN CREDIT  
RATING AGENCY, LTD  
Credit Rating

**BBB (Negative)**  
FITCH  
Credit Rating

**GSP+ Status**  
US AND EU

## GLOBAL BRANDS THAT WORK WITH US



Mercedes-Benz

**SAMSUNG**



TEXAS  
INSTRUMENTS



MARRIOTT



Hilton

**FedEx**



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BANYAN TREE



**YOKOHAMA**  
YOKOHAMA TIRE PHILIPPINES, INC.

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