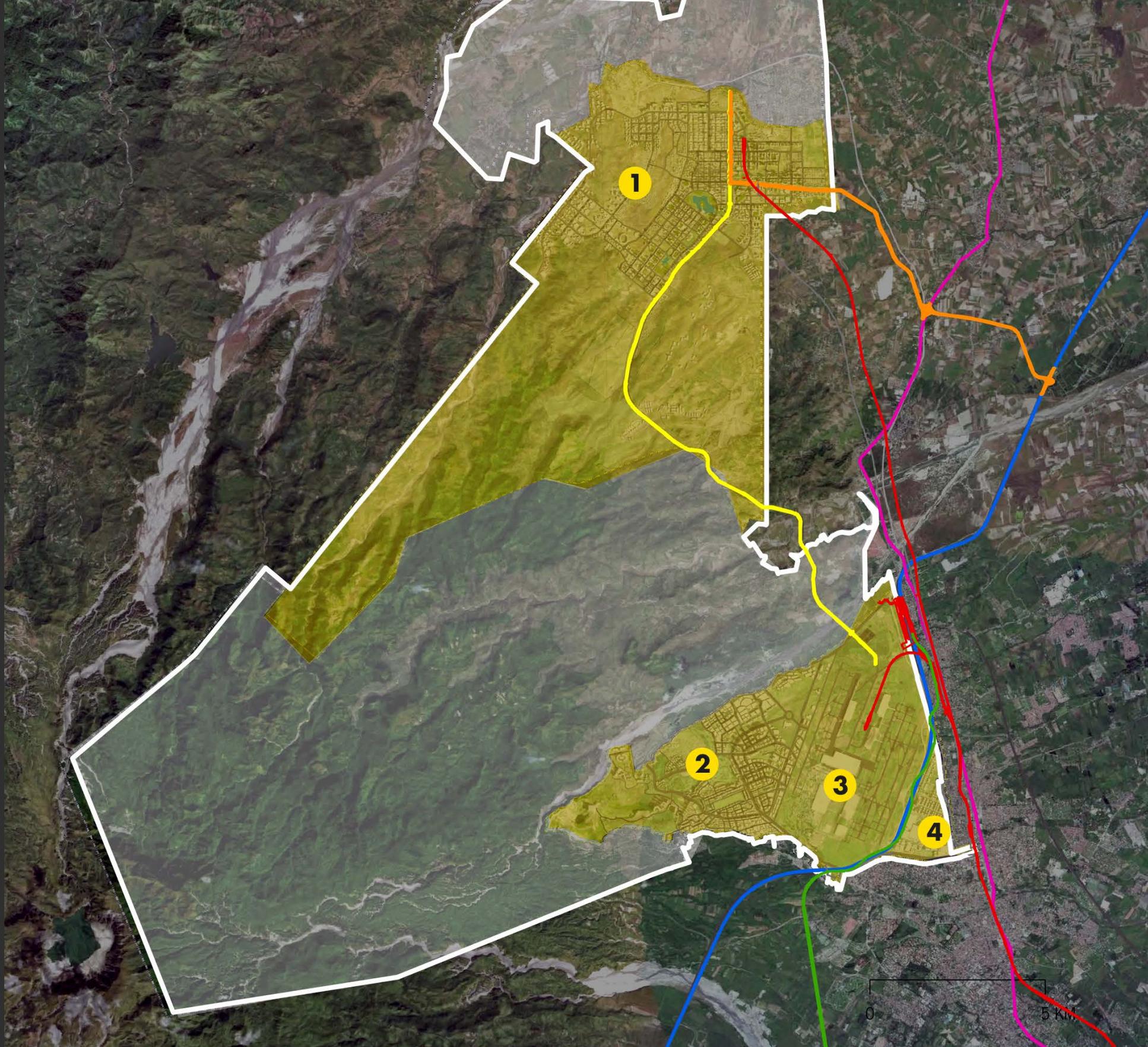


**clark**  
It works. Like a dream.

**PRIMER**





- 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



The **BCDA Group** is a prime mover of national development. We transform former 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. We create sustainable urban communities to uplift the lives of Filipinos.

**400 k**  
Employment Generated

**(USD) \$6.8B**  
Exports Generated

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

**1 Tollway**

**2 Airports**

**3 Seaports**

## Catalyst for National Growth



Geopolitical strategist Parag Khanna argued that a “systems change” has begun throwing into question the previous destiny: “Centuries-old arguments about how climate and culture condemn some societies to fail, or how small countries are forever trapped and subject to the whims of larger ones, are being overturned. Thanks to global transportation, communications, and energy infrastructure—highways, railways, airports, pipelines, electricity grids, internet cables, and more—the future has a new maxim: **“Connectivity is destiny.”**”



## Clark Freeport Zone



The thrust of BCDA in expanding economic opportunities for Filipinos is echoed within special economic zones under the stewardship of the BCDA Group—composed of the BCDA and its subsidiaries, one of which is the Clark Development Corporation (CDC). CDC manages the Clark Freeport Zone (CFZ) to enable locators to generate productive economic activity to include employment, export and investment.

### CDC BY THE NUMBERS

**60%**  
Green and Open Space

**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 \$6.8B**  
2019

**FIRST RATE INFRASTRUCTURE**  
**201 km**  
Connecting Clark to Metro Manila

**2,882**  
Hotel rooms in CFZ

**55 minutes**  
Travel time from CFZ to Metro Manila via railway (2022)

### LABOR POOL

**97%**  
Highly-skilled, English-proficient, multi-culture adaptable labor force.

**8**  
Educational Institutions inside Clark Freeport Zone

**>40k**  
Annual graduates in Region III

**12M**  
Population in the surrounding areas of Clark Freeport Zone

**200**  
Leading colleges, universities, and technical schools in surrounding areas

### COST OF DOING BUSINESS

ITEM	RATES
<b>Power rate per KWH</b> (Distribution Charge)	(USD) \$0.012
<b>Water rate per cu.m.</b>	(USD) \$0.5
<b>Sewerage rate per cu.m.</b> (Commercial and Industrial)	(USD) \$0.5
<b>Internet for 250mbps</b>	(USD) \$126/month
<b>Telephone (Call per minute)</b>	(USD) \$0.074 for NDD (USD) \$0.36 for IDD
<b>Daily Wage Rate (DWR)</b> Plus Social Welfare and other benefits	(USD) \$8
<b>Office Rent per sqm per month</b>	(USD) \$8 to \$15
<b>Land Rent per sqm per month</b> (Depending on FAR)	(USD) \$3



32,000 hectares



As “Clark” refers to the four districts it covers—**Clark Freeport Zone, Clark International Airport, Clark Global City, and New Clark City**—the whole branding process was actually inspired to highlight each district’s contribution to the modern city experience, while at the same time uniting them under one umbrella to present a new Clark identity.

The new personality stands for efficiency, things and processes that actually work, convenience for its inhabitants, and ease of doing business for all locators.

### 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

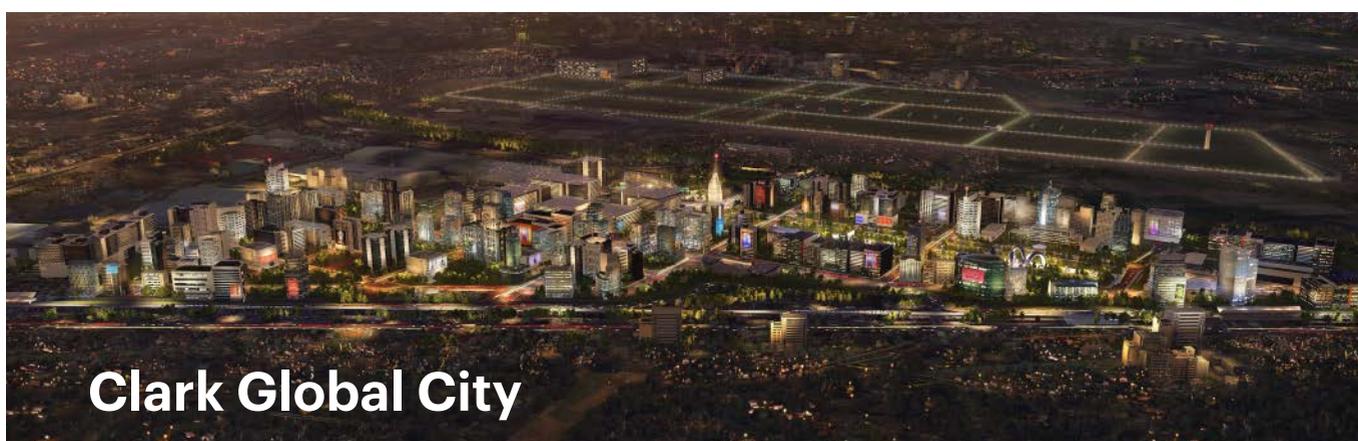
**Data centers for safekeeping**

**Superior road network**

**22MV Solar power plant**

**Dedicated two (2) 230KV/100MW power lines**

**Water treatment facility**



# Clark Global City



# New Clark City



- Located approximately 80 km North of Metro Manila, at the former Clark US Airbase in the province of Pampanga.
- 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 Clark Freeport Zone.

## 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 120,000/sqm (USD) \$2,400/sqm
<b>Average Lot Size</b>	2,400 sqm
<b>Standard Commercial Rate</b>	Php 1,300/sqm (USD) \$26/sqm
<b>Office Rent</b>	Php 850/sqm (USD) \$17/sqm

## DEVELOPMENT PLAN

- |   |  |                                    |
|---|--|------------------------------------|
| <b>SM Prime Holdings</b><br>50,000 sqm    | <b>Dito Telecom</b><br>80,000 sqm      | <b>Baltimore Land</b><br>5,757 sqm |
| <b>Suyen Corporation</b><br>2,886 sqm     | <b>Mendrez Realty</b><br>4,815 sqm     | <b>Available Areas</b>             |
| <b>Century Properties</b><br>26,075 sqm   | <b>Lux Pacific Realty</b><br>2,680 sqm |                                    |
| <b>Upline Real Estate</b><br>5,771 sqm    | <b>Megawide</b><br>73,793 sqm          |                                    |
| <b>W Group</b><br>21,918 sqm              | <b>HMB Holdings</b><br>2,989 sqm       |                                    |
| <b>DataLand Inc.</b><br>23,033 sqm        |  |                                    |
| <b>Prime Philippines</b><br>23,766 sq ft  |  |                                    |
| <b>Proactive Philippines</b><br>2,208 sqm |  |                                    |



A destination where nature, lifestyle and business, education, and industry converge into a global city based on principles of sustainability.

## LAND USE CLASSIFICATION

### COMMERCIAL ZONE

- Neighborhood Level Commercial
- City Level Commercial
- Central Business Zone

### RESIDENTIAL ZONE

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

### INDUSTRIAL ZONE

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

### PARKS AND RECREATION ZONE

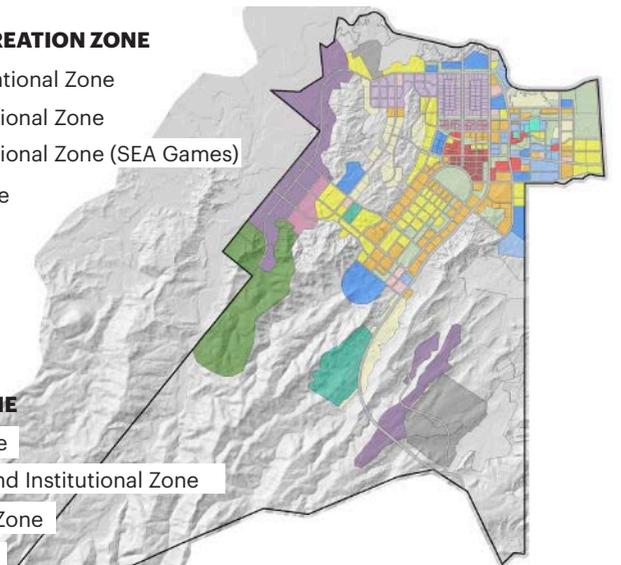
- Passive Recreational Zone
- Active Recreational Zone
- Active Recreational Zone (SEA Games)
- Protected Zone

### OTHERS

- Roads
- Excluded Area
- Buffer Zone

### INSTITUTION ZONE

- Education Zone
- Government and Institutional Zone
- Infrastructure Zone
- Transport Hub



## UTILITIES - Lowest rate in the Philippines

**Undergoing bidding process**

ICT



**(USD) \$.18/cu.m.**

Water



**(USD) \$.012/kwHr**

Power Distribution



## INVESTMENT OPPORTUNITIES

### INNOVATION AND INDUSTRIAL CORRIDOR

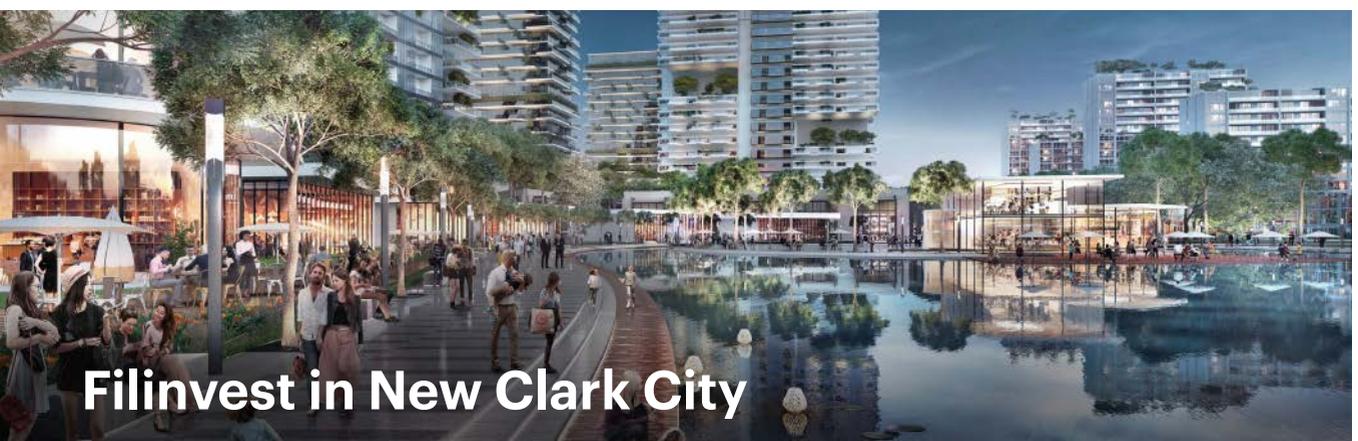
An R&D-driven Industrial Park focusing on Innovative Industries integrated along a corridor that stretches into the Clark International Airport and the proposed Subic-Clark Railway System.

### INTEGRATED MASS TRANSPORT SYSTEM

Development of a high capacity mass transit system providing enhanced and efficient transport service within, to, and from Clark Freeport and Special Economic Zone.



**NEW CLARK CITY**  
**Mixed-Use Industrial Park**



**Filinvest in New Clark City**



**China Gezhouba Group Company Limited (CGGC)**  
 Planned development of a mixed-use industrial park in New Clark City.

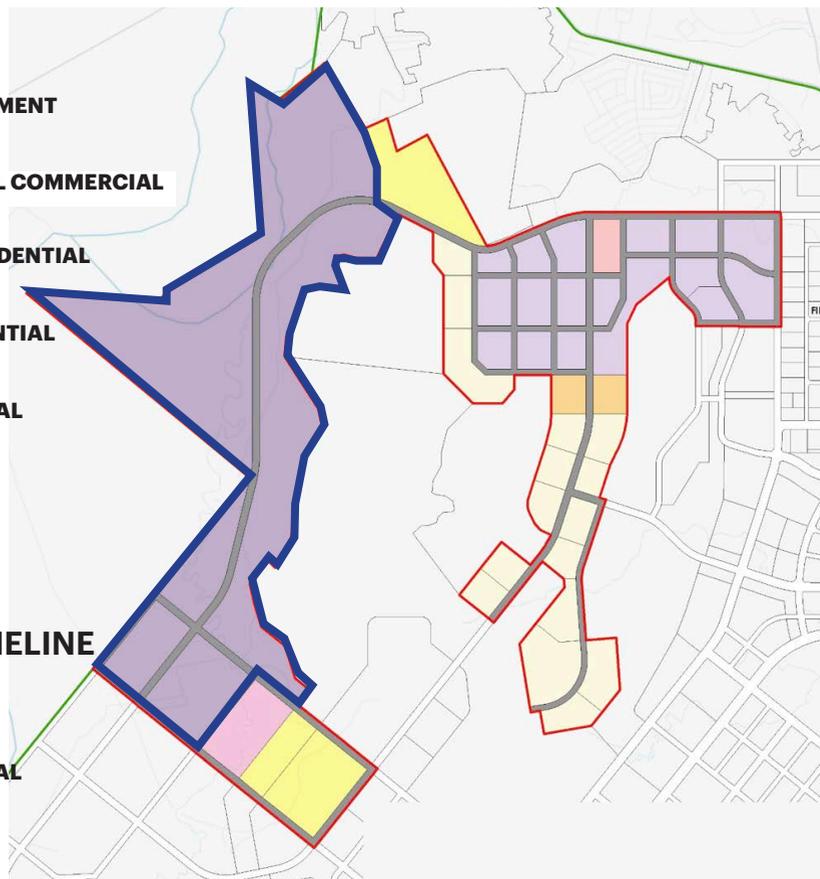


- Filinvest is more than 60 years in business
- Diverse portfolio in real estate, hospitality business, financial services, sugar industry, and utilities
- Ensuring future growth with a 2,400-hectare prime land bank

**ZONING MAP**

- GENERAL INDUSTRIAL**  
217.04 hectares
- LIGHT INDUSTRIAL**  
72.76 hectares
- RESEARCH & DEVELOPMENT**  
12.04 hectares
- NEIGHBORHOOD LEVEL COMMERCIAL**  
4.12 hectares
- MEDIUM DENSITY RESIDENTIAL**  
72.22 hectares
- HIGH DENSITY RESIDENTIAL**  
41.88 hectares
- MIXED-USE RESIDENTIAL**  
7.54 hectares
- ROADS**  
72.85 hectares

Available land area for sublease  
**500 hectares**



**DEVELOPMENT TIMELINE**

- PURELY INDUSTRIAL**  
2020-2022
- MIXED-USE INDUSTRIAL & RESIDENTIAL**  
2023-2026

Available land area for sublease  
**100 hectares**

**Industrial Development**  
**(USD) \$115/sqm**  
 25 Years term  
\*Standard factory building or build-to-suit lease arrangement

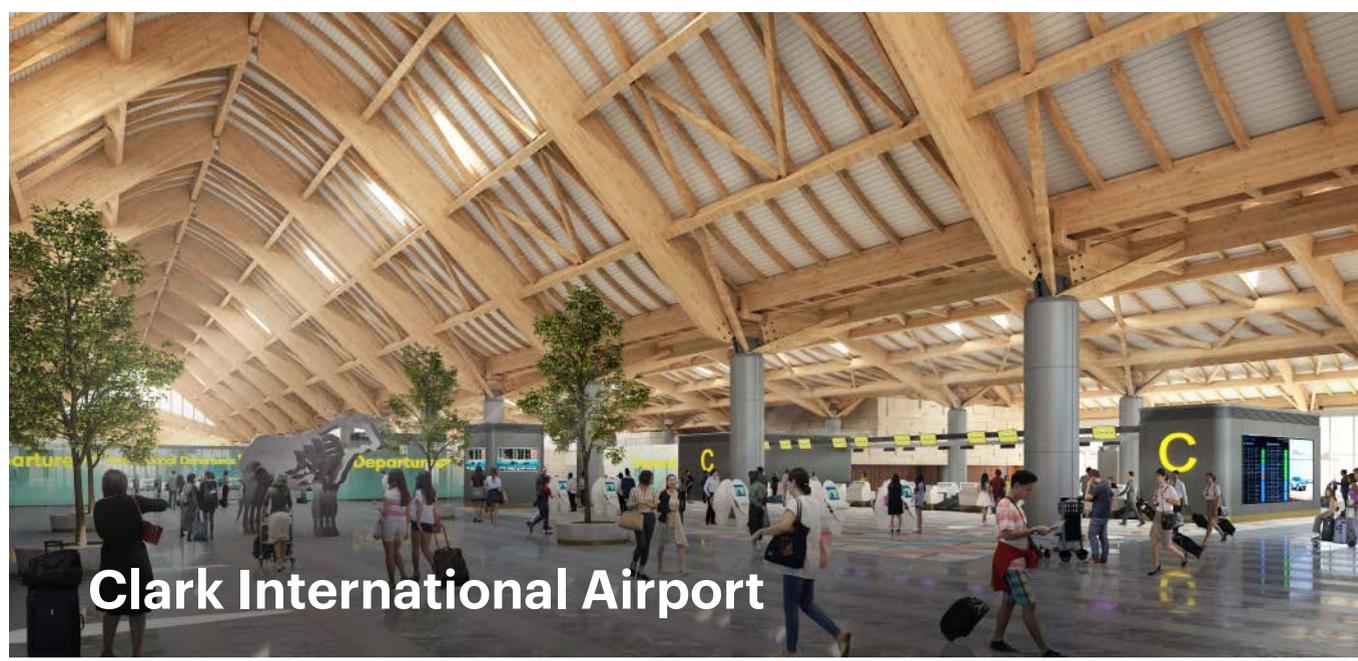
**Target Industries**  
 Light manufacturing, logistics, storage, warehousing, cold storage, food processing.

**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**



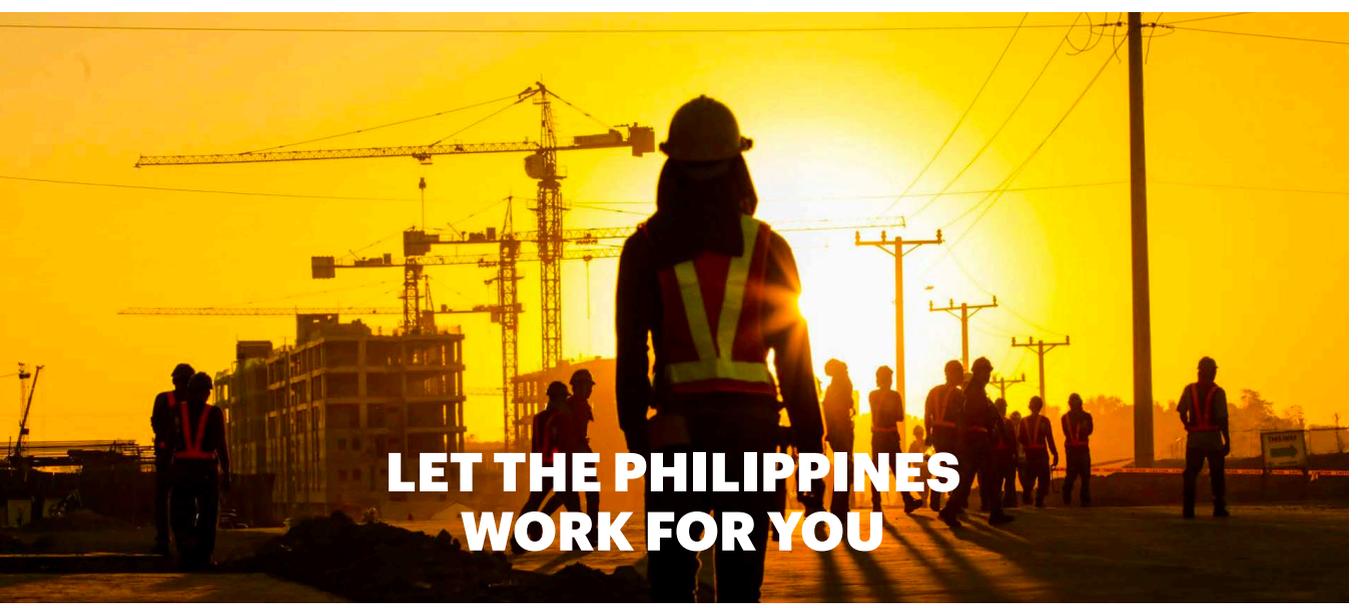
- LEGEND:**
- PHASE 1 (2017-2022)**  
42 hectares
  - PHASE 2 (2023-2030)**  
45 hectares
  - PHASE 3 (2031-2040)**  
90 hectares



# Clark International Airport



The new 110,000sqm Clark International Airport Terminal, currently under construction and slated for completion in 2020, is meant to be a new global gateway to the Philippines. Besides helping boost tourism, it is also expected to encourage more investors and businesses to put their money and set up shop in the country. The new Clark International Airport will have an additional 8 million passengers per annum (MPPA) capacity, compared to the current capacity of 4 million passengers per year.



# LET THE PHILIPPINES WORK FOR YOU

- #1 BEST COUNTRY to invest in** 2017 and 2018, US News and World Report
- #1 in Talent, Skills, and Quality** Top 100 SuperCity Rankings (Tholons)
- 105M PH Population** (2018)
- 24 Median Age** of the population
- 6.4% Average GDP Growth** (2016-2019)
- \$4,000 Increasing Purchasing Power** Current GDP per capita
- BBB (Positive) Investment Grade Rating** (FITCH)
- GSP+ Status US and EU**
- PH Workforce is young, english-proficient, and highly educated**

## GLOBAL BRANDS THAT WORK WITH US



## CONTACT US

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 jmcapones@bcda.gov.ph | +632 8575 1721





## **MANILA**

BCDA Corporate Center  
2nd Floor, Bonifacio Technology Center  
31st Street corner 2nd Avenue  
Bonifacio Global City, Taguig  
Metro Manila, 1634  
Philippines

## **CLARK**

9th Floor, One West Aeropark Building  
Industrial Estate - 5, Clark Global City,  
Clark Freeport Zone,  
Mabalacat, Pampanga 2023  
Philippines

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