



TIPO HIGHTECH ECO PARK

Xanheng Development and Management Corporation

Handbook



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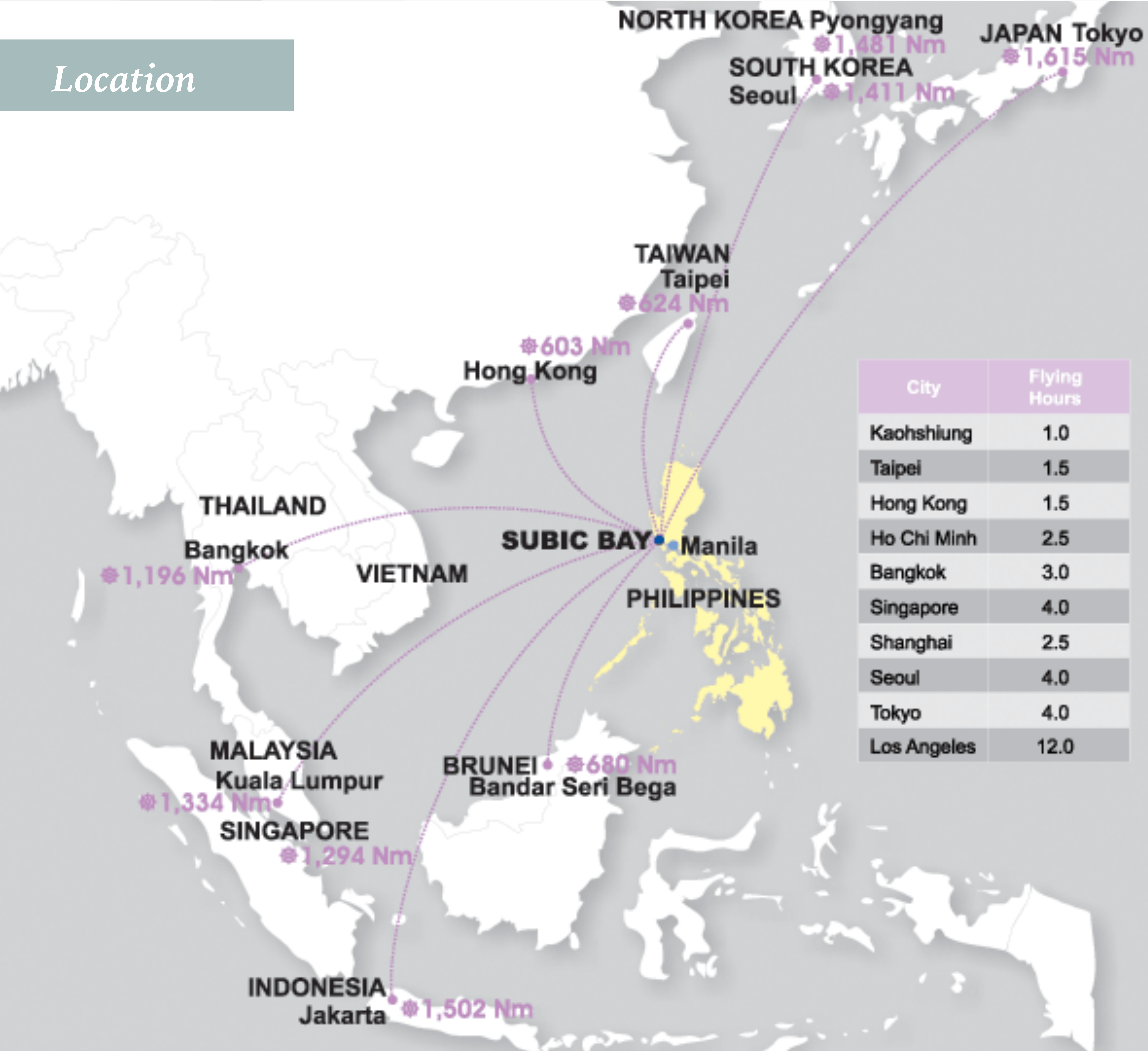
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THEP

Location

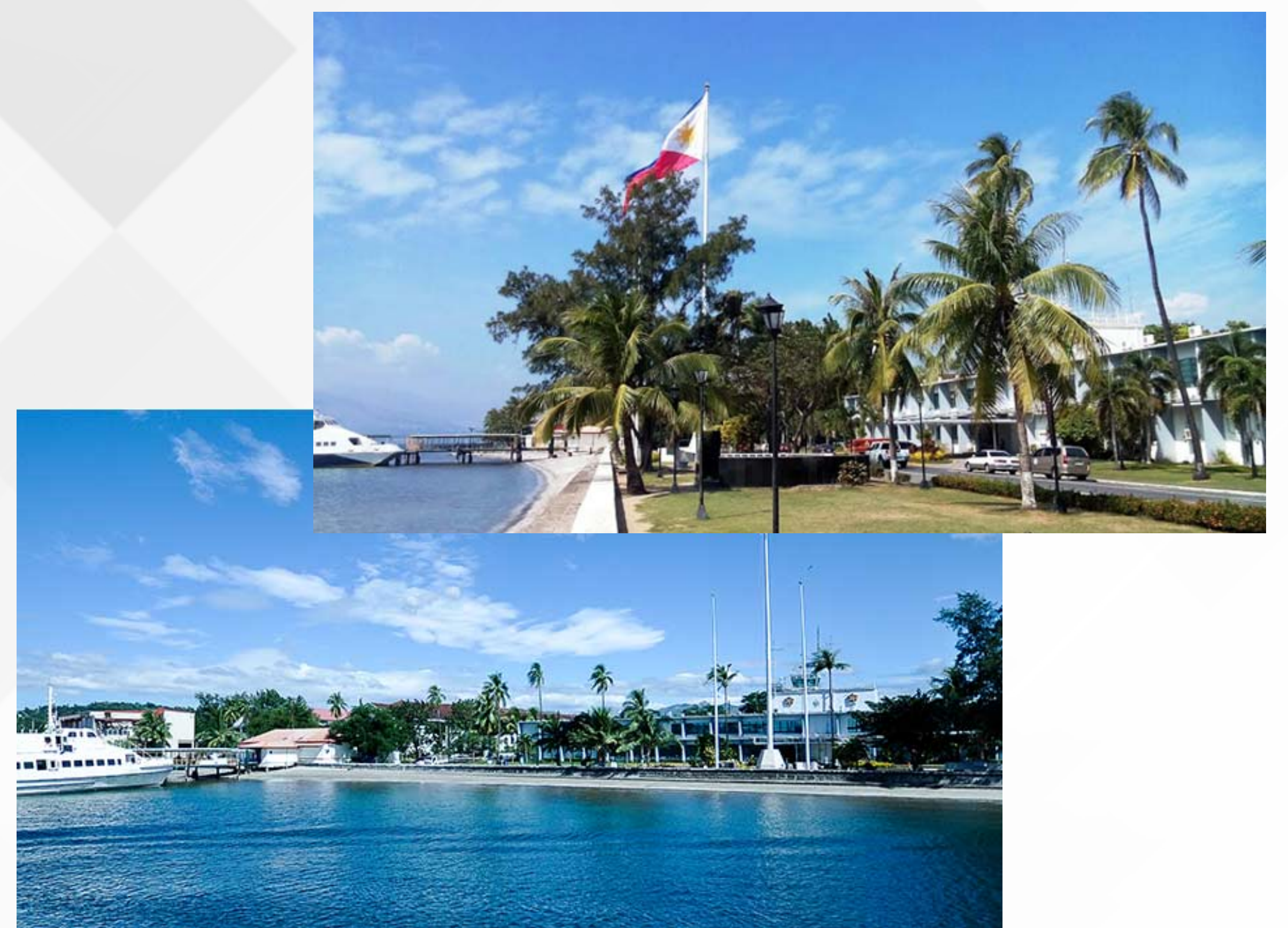


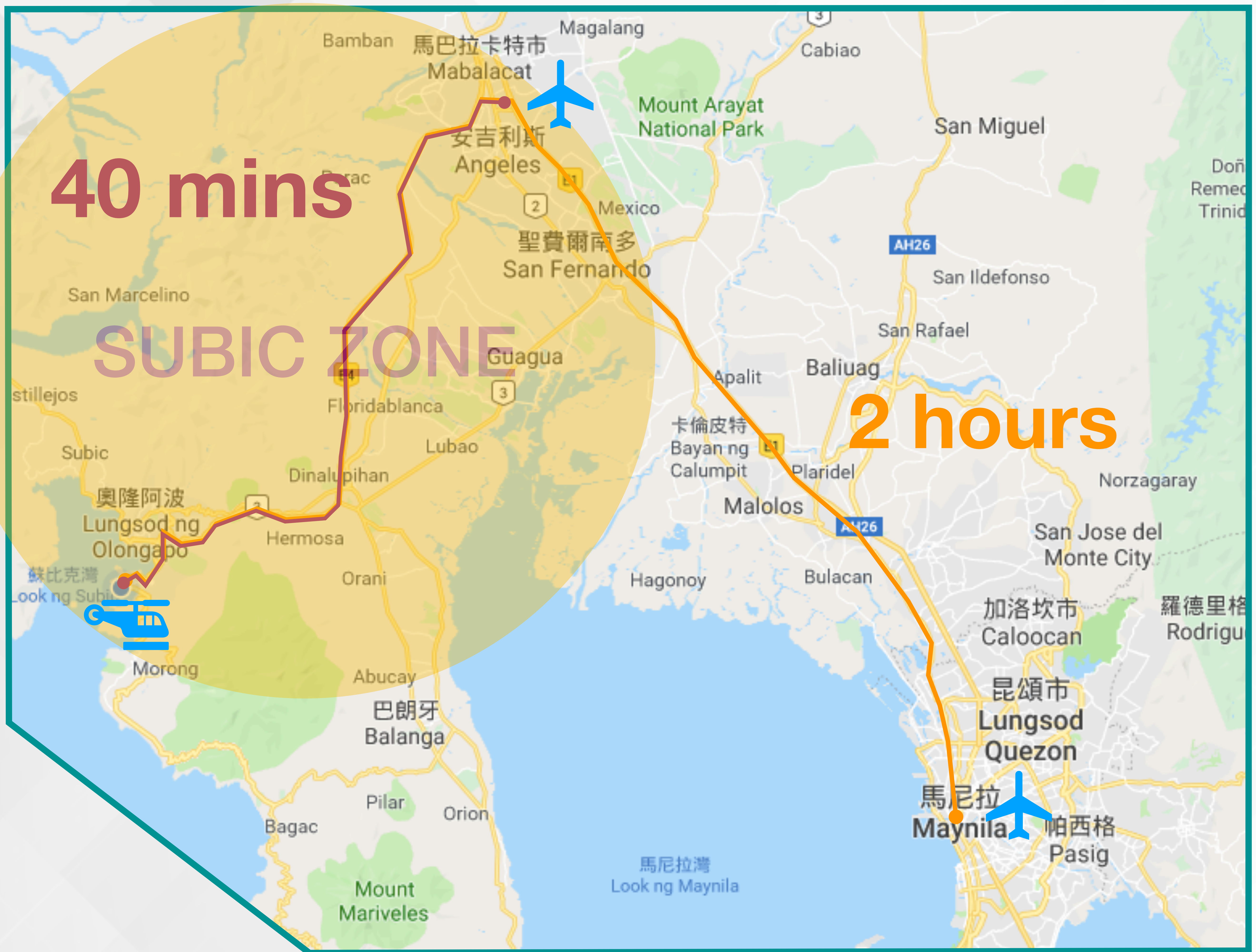
Subic Bay Freeport Zone has been known as one of the economic flagships of the Philippines and has been partially instrument to the development of the country. It played a significant part of the development of Subic Bay Freeport Zone and Subic Economic Zone.

All Asia's International Metropolises in the nearby Clark International Airport can be reached on a four-hour flight. It takes only 2 hours to fly to Taoyuan Airport and 3 hours and 40 minutes to Shanghai Pudong Airport. By ground transportation the industrial area is about 130 kilometers from Manila.



Subic Bay Metropolitan Authority (SBMA) was established under Republic Act of 7227 as the Philippines government's implementing agency to develop financial and tourism center while protecting its natural resources. It is the Philippines' first successful case of a military base converted through volunteerism into a tax and duty-free zone, operated and managed by the Subic Bay Metropolitan Authority or SBMA





Convenient transportation

Subic Bay offers easy access to major cities via a complete motorway network.

It takes only 2.5 hours to reach the core of Manila, and it is easy to get in line with the world by air with the nearby Clark International Airport.



XANTHENG DEVELOPMENT AND MANAGEMENT CORP.



Xanheng Development and Management Corporation was established in 2019 and was under the parent company of MSK Group Work Incorporated. MSK Group Work Incorporated is known to its dedication and strict quality of standard Taiwanese construction where it has grown beyond construction. The Company enlarged and included warehouse subleasing and with its steadfast progression in a new industry - the land development of the Tipo Hightech Eco Park.

Xanheng Development and Management Corporation offered and dedicated to mix-used development into industrial and technology park zones, mix used commercial zones, both high-end residential zone and parks and recreational zones.

Xanheng Development and Management Corporation with the development and management unit develops, manages the park and its goal is to evolved into a company offering value-added and professional services to its locators.



Triboa Majestic Bay



Da Tian Subic Shoes INC.



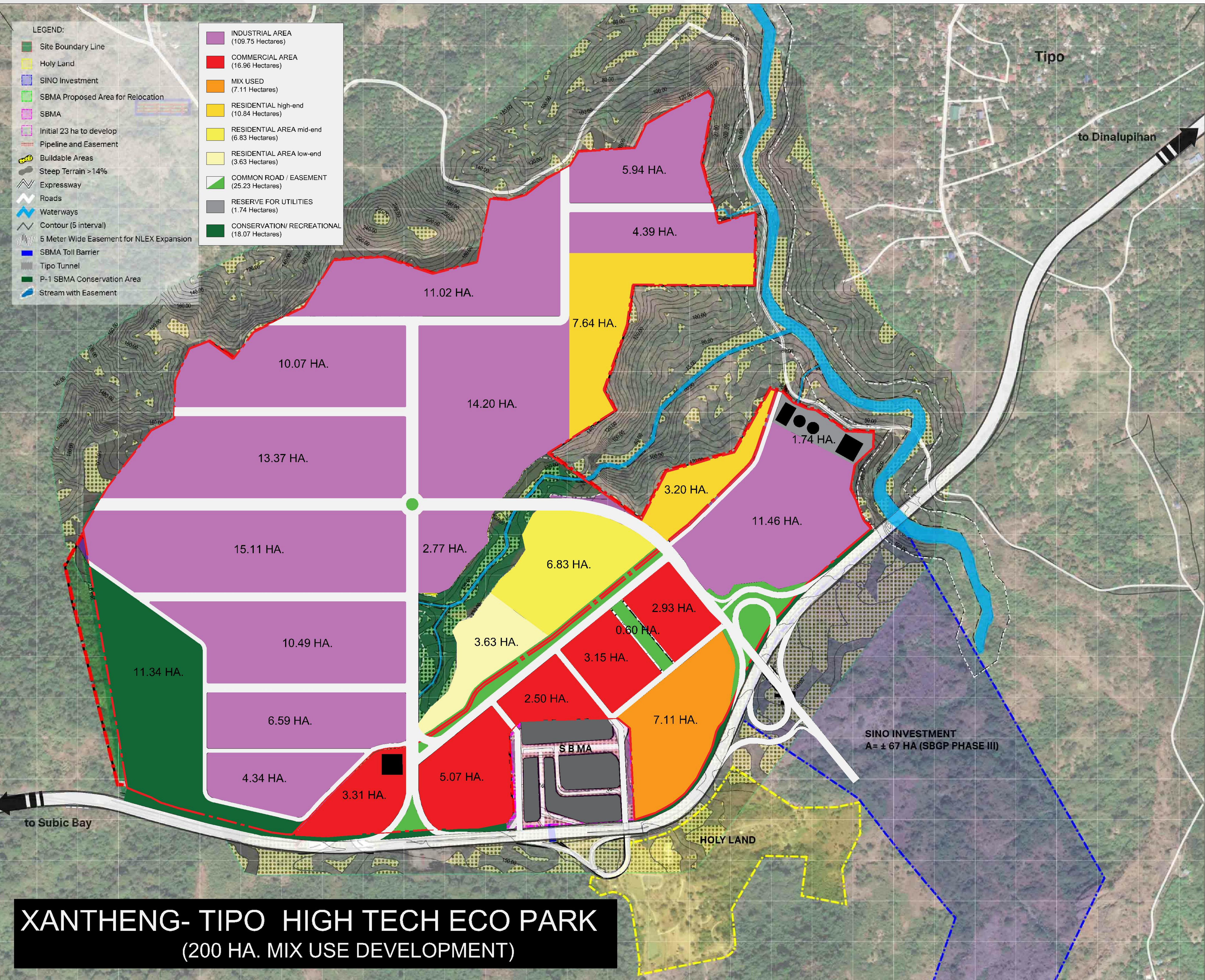
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Tipo Hightech Eco Park (THEP) is a 200 hectares property within Subic Bay Freeport Zone. The site is located along Tipo Expressway, near the entrance gate to SBMA, Total Gas Station, and Holy Land. It is envisioned to be predominantly industrial use, complemented with commercial land uses facing Tipo Expressway and some residential use towards the rear of the property. The objective of this project is to create industry-driven new investment and large-scale industrial park that would strengthen the Economy by the massive employment opportunities and industrial output and exports.



THEP ZONING MAP



BUSINESS INCENTIVES

1. Tax Exemptions Tax and duty-free exemptions on imported raw materials, supplies, capital, equipment and other items for consumption within the Freeport.
2. No national and local taxes/fees: such as value-added taxes, excise and ad valorem taxes, property tax, franchise tax and local government fees on permits.
3. Exemption from all local and national taxes **only a 5% final tax on gross income earned** from activities within the Freeport computed based on Gross Sales less the following “allowable deductions” depending on the activities such as manufacturing, infrastructure, development and service, in reference to Section 57 of the Rules and Regulations implementing R. A 7227, as amended by R.A. 9400.

Deductible item:	Non-deductible item:
Direct labor	Administrative Staff salary
Indirect artificial materials	Management salary line
Factory supplies and fuel	Sales staff salary
Depreciation of factory buildings and equipment	Interest on working capital
Loan interest loan facility	Exchange of lost assets
Rental and water and electricity costs	Loss of advertising costs
Semi-finished product	Insurance fee
	Miscellaneous expenses
	Communication cost

100 % Foreign Ownership and Exchange Regulations

- 100% foreign ownership (except for activities where foreign ownerships are restricted by the Philippine Constitution)
- Liberal foreign exchange regulations.
- Access to domestic market of up to 30% of its production. SBF enterprises may generate income from sources within the Customs Territory of up to thirty percent (30%) of its total income from all source.



The New Subic Container Port is now ready to pursue its goals of decongesting the ports in Manila and boosting economic activities in Subic and Clark Freeports and Bataan and Tarlac Special Economic zones.

It is technologically advanced container terminals in the Philippines, as well as an operational piers and wharves plus modern terminal's for cruise ships, fertilizers, grains and general containerized cargo.



Subic-Clark-Tarlac Expressway is 93.77 kilometers, 4 – lane world class highway, built with the objective of connecting the seaport of Subic Freeport at to Tarlac Special Economic Zone. The Expressway will boost the development of Central Luzon Region which includes the provinces of Zambales, Bataan, Bulacan, Pampanga, Nueva Ecija and Tarlac.



Subic International Airport serves as a secondary airport and a main diversion airport of the Ninoy Aquino International Airport. This airport was previously Naval Air Station Cubi Point of the United States Navy. It is a modern international airport with 10,000 sqm passenger terminal, capable of handling 700 passenger at any given time and featuring the very latest technology.

WORKFORCE



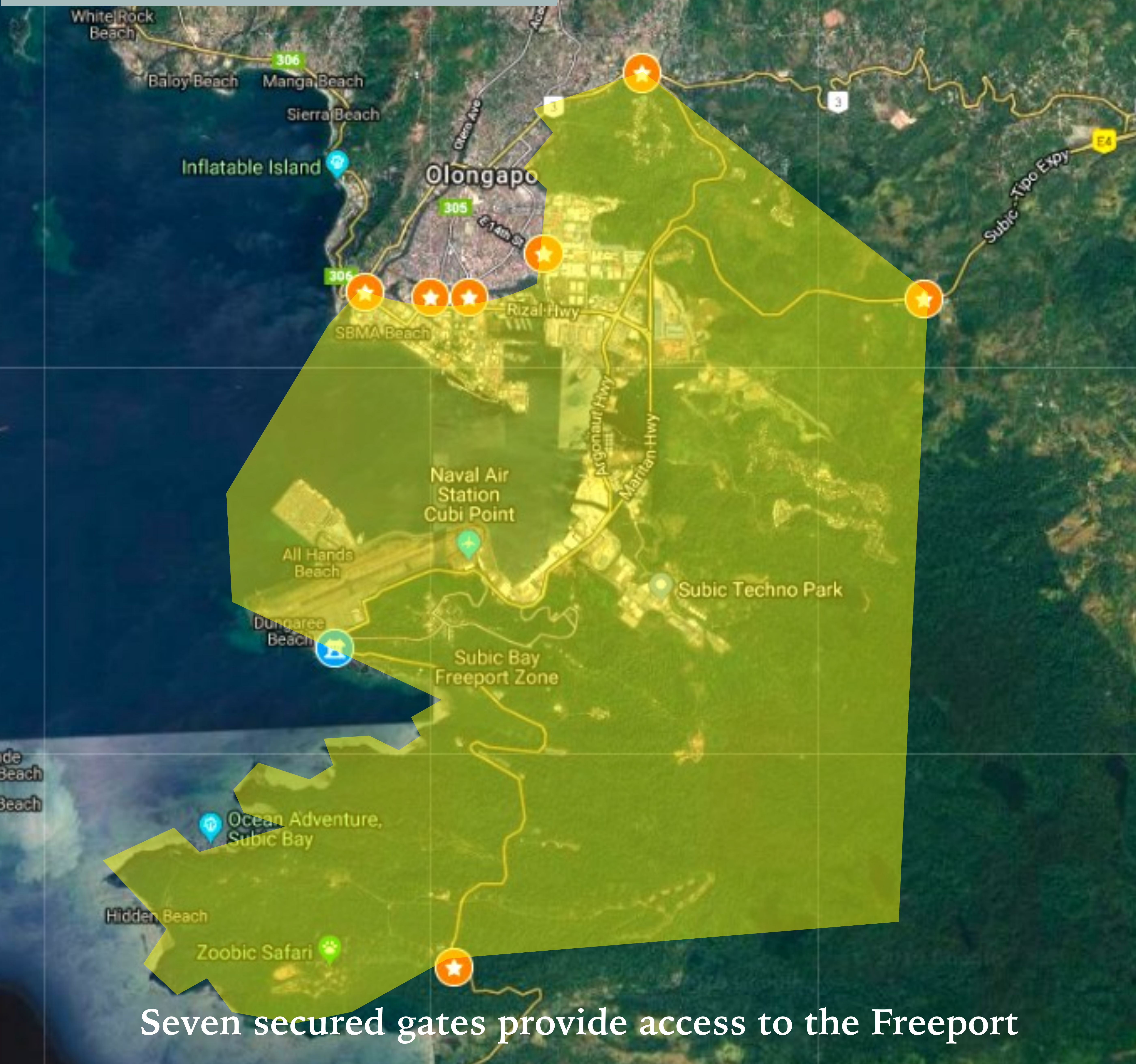
Employers of Filipinos have repeatedly praised their dedication, performance and adaptiveness to different cultures and managerial styles. Filipinos are also known for their warmth and hospitality. They make people feel welcomed with their friendliness and accommodating manner.



The SBMA's Labor Department maintains a large pool of English-speaking and well-educated workers and professionals guaranteeing an abundant supply of quality manpower for Freeport locators. Subic's labor force predominantly comes from the neighboring city of Olongapo.

Trained and educated with the required technical and management skills, Subic workers are proficient in English, highly motivated and observe professional ethics in the workplace. Subic's wage rate is highly competitive compared to that of other Asian countries while the human resource is highly flexible and has proven to be capable of being trained for the supervisory and managerial positions a short period of time.

ROAD NETWORK AND GATE



First class infrastructure worth US\$ 8 Billion has been left behind by the US Navy and are being maintained and modernized by the SBMA including well maintained roads. The internal road network allows total accessibility to all land parts of Subic Bay.

Seven secured gates provide access to the Freeport – Tipo Gate, Kalayaan Gate, Morong Gate, Kalaklan Gate, Main Gate, Rizal Gate and 14th Gate. Tipo Gate and Kalayaan Gate lead to Manila, Morong Gate to Bataan, Kalaklan Gate to Zambales and Main Gate, Rizal Gate and 14th Gate to Olongapo City. The Kalaklan Bridge and Security Plaza was opened in 2011 to motorists and pedestrians. It can accommodate cargo and trailer and heavy equipment.

LIVE IN SUBIC

● Shopping

- Ayala Harbor Point
- SM Mall
- Royal Duty Free
- Puregold
- Nike & Adidas Outlet
- Boardwalk

● Leisure

- Zoobic Safari
- Ocean Adventure
- Inflatable Island
- Subic International Golf Club
- Anvaya Cove Golf Club
- Yacht Club
- All Hands Beach

● Education

- Brent International School
- Casa Kalayaan International School
- Keystone Language School
- First Aviation School

● Transportation

- Subic International Airport
- SCTEX
- Victory Liner



UTILITIES

SUBIC WATER & SEWERAGE COMPANY INC.

It is a Southeast Asia's pioneer company which introduced the first public-private partnership (PPP), build-operate and transfer (BOT) model in the water and wastewater services industry.

The company was granted the exclusive right and privilege to operate, maintain, and improve the water and sewage systems of Olongapo City and Subic Bay Freeport under a 30-year franchise term.

SUBIC ENERZONE CORPORATION

It is a private owned electric distribution utility and a subsidiary of Aboitiz Power Corp. SEZ manages the power distribution in Subic Bay Freeport. Subic Enerzone has two power stations that provide a total of 140 megawatts.

PLDT SUBIC TELCOM INC.

A wholly owned company of PLDT, Inc., to offer telecommunications services and products to corporate and residential customers in the Subic Bay Freeport Zone, Philippines. It started as a joint venture of AT & T, PLDT and Subic Bay Metropolitan Authority (SBMA).



Subic is fast becoming a venue for learning institutions and also known for its world-class tertiary schools that offer superior student services and academic programs. Inside these colleges, students can find different kinds of interesting courses that they can use for their professional careers in the future.



Lyceum of Subic Bay offers a wide variety of undergraduate programs, ranging from electronics engineering up to criminology and others.



The Regional Science High School for Region III is specialized science and mathematics-oriented curriculum, and mainly for an academically strong adolescent. Most of the student are from Olongapo City, Bataan and Zambales.

Brent Subic is committed to develop a students as responsible global citizens and leaders in their respective communities and with a multicultural perspective, and equipped not just for entry to universities throughout the world, but for life as well.



Aura offers competitive array of courses suited for the needs of the time. Aura also emphasizes the importance of relationship skills.

FACILITIES AND SECURITY

Subic Bay offers the best variety of tourism and recreational attractions – luxurious hotels, marina yacht, beaches, golf course, eco-tourism, water sports, car and go kart racing, cycling, motor cross, duty free shopping, casinos, restaurants, videoke bars and other amusement facilities. There is also a facility for the Sports-minded offers complete and upscale indoor and outdoor facilities. Freeport has also housing areas located in Binictican, Kalayaan and Cubi Point.



It is also home of the biggest convention area in Central Luzon – The Subic Exhibition and Convention Center (SBECC). With a total floor area of 12,000sqm. SBECC is great for product launching, marketing events, concerts, extravaganzas, bazaars, indoor sport events and other events.



Ayala land Inc., the real estate arm of the Ayala Corporation, one of the Philippines biggest and well-established business conglomerates, has developed Shopping mall, the Ayala Harbor Point Mall. An invigorating retail experience where fresh trends, lively tastes, and active fun converge.



A Security detachment is very efficient in the Freeport. The SBMA Law Enforcement Department effectively and consistently enforces traffic rules and regulations, and maintains a perimeter defense through regular mobile and K-9 patrols on around the area and control of all gates for the Subic Bay Freeport. Also, there is a Special ranger patrol to safeguard the zone's forests from exploitation.

HEALTH AND WELFARE

The SBMA Health and Safety Group offers quality outpatient and 24-hour emergency health care services. It has three (3) medical outlets inside the zone. The SBMA Dispensary at Dewey Ave. and in Cubi, and the New Terminal Clinic at the Subic Bay International Airport. There are private medical institutions on the Freeport to provide services includes Emergency Medical Care, In-Patient/Out-patient Surgical and General Medical Services.



Baypointe Hospital & Medical Center



The George Dewey Medical and Wellness Center



LIFESTYLE ACTIVITIES AND NATURE

There is something for everybody in Subic Bay Freeport. Subic Bay Freeport is a place remind you of undiscovered reserved area, beaches, water sports, and peaceful environments. For nature and adventure there are much awaiting to explore. While Subic Bay forest and watershed reserve help understand the significance of nature and the wildlife.

Triboa Bay Mangrove Park is one of the nature parks in Subic. It is considered to be a sanctuary for various creatures of the sea and the land. There are mangrove trees planted in the park. Exploring it will treat you to a tranquil place.



Zoobic Safari is the only Tiger Safari in the Philippines located in the heart of the forest of SBMA. It gives you a chance to meet these wonderful animals up close and personal, promote awareness and concern for their species education and information.



There is Ocean Adventure, the first open water theme park in the Southeast Asia. Enjoy dolphins and sea lions perform to the delight of audience and experience an exciting marine and wildlife interaction with the park's various aquariums and animal shows.

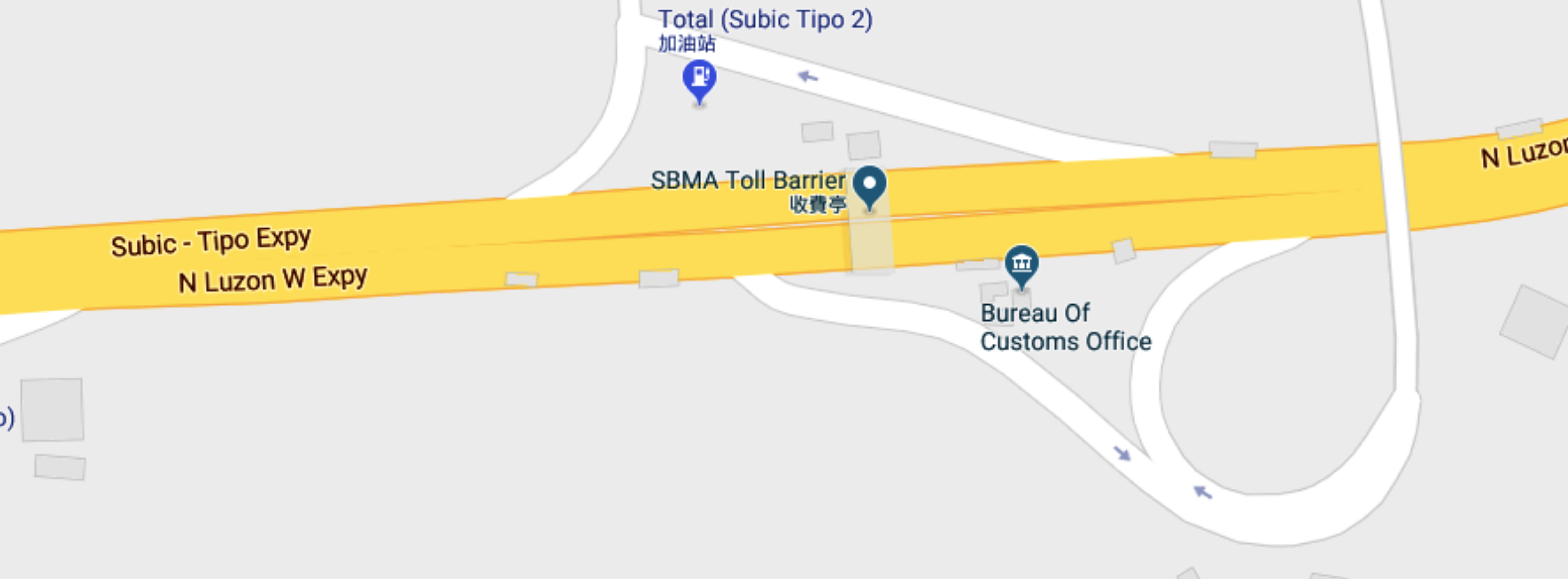


Experience nature tripping from a breathtaking view – from 100 feet above the ground. With jungle trails comprised of platforms nested on branches suspension bridges, and the world's first motorized canopy tour.

CONTACT US



THEP
OFFICE



Our Service

- Visa Processing
- House rental
- Architectural and Engineering Services
- Health Insurance
- Hotel/Housing Reservation
- Real State
- Sec/Bir/CRTE processing
- Manpower Services
- Ticketing
- Security Services
- Car rental



Professional Business Solutions & Consulting



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THEP

TIPO HIGHTECH ECO PARK