

# Pyeongtaek Poseung(BIX) District Smart Manufacturing Cluster Project <sup>1/2</sup>

Real Estate

Project

## Investment highlights

### Project Description

This key project is intended to revitalize the regional economy by attracting high-tech companies through the utilization of IT-based industrial infrastructure and the Port of Pyeongtaek, the main hub of logistics between South Korea and China.

### Key Rationale

**Top city in terms of gross regional domestic product:** Gyeonggi-do has the largest population (25.5%) nationwide and the highest gross regional domestic product.

**Mecca of knowledge industries:** Gyeonggi-do accounts for 43% of nationwide knowledge-based manufacturing jobs and 21% of knowledge-based service jobs.

**Excellent transportation and accessibility:** The Port of Pyeongtaek is an optimum port for entry into China, serving as a hub of transportation with excellent access to Incheon International Airport and Cheongju International Airport.

## Project Overview

### Geographic Location



### Project Summary

<b>Type</b>	Establishment of the Smart Industrial Complex within the Pyeongtaek Poseung (BIX) District
<b>Investment</b>	USD 800 million
<b>Location</b>	Huigok-ri, Sinyeong-ri, and Manho-ri, Poseung-eup, Pyeongtaek-si, Gyeonggi-do
<b>Total Area</b>	2,040,000 m <sup>2</sup>
<b>Developer</b>	Gyeonggi Urban Innovation Corp. (80%), Pyeongtaek Urban Corp. (20%)



## Investment Requirement

<b>Amount</b>	- USD 400 million
<b>Type</b>	- Strategic Investor (SI) and Financial Investor (FI)
<b>Region</b>	- Americas, Asia, and Europe

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## Key Project Facilities

Division	Facilities	Location
Industrial facilities	<b>Chemicals</b>	Industries 1, 2, 3
	<b>Auto parts</b>	Industries 4, 5
	<b>Other machines</b>	Industries 6, 7
	<b>Electronic parts</b>	Industries 8, 9, 10
Logistics facilities	<b>Smart logistics facilities</b>	Logistics 1, 2, 3, 4
	<b>Housing development</b>	Development site (southeast)
Other main facilities	<b>Park</b>	Between Logistics 1 and 3
	<b>Commercial/neighborhood living facilities</b>	Development site (southeast)



## Location Benefits

### Accessibility

#### Excellent accessibility and transportation systems

- Airplane: Incheon International Airport is Korea's largest international airport and has been selected as the world's top airport for more than 10 years in terms of airport quality services for airlines evaluated by the Airports Council International since 2005.
- Central port of trade between Korea and China, the Port of Pyeongtaek is located at the shortest distance from the coastal industrial belt in China.
- Road: Access within one hour to major industrial bases in the Seoul Capital Area, the Central Region, and the South Region such as Seoul, Incheon, Suwon, Daejeon, Gunsan, Jeonju, and more (optimal connection between maritime logistics and inland transportation)
- Train: Access in 23 min to the Yeouido – Anjung section when the Songsan (Hwaseong) – Hongseong (Chungnam) section of the Seohae Line is open; access to the Pyeongtaek – Gangneung section in 90 min when the Pyeongtaek – Anseong – Wonju Railway is completed in 2025.

### Site Attraction

#### Strengths

- Located near the Port of Pyeongtaek, it is best for business with China.
- Excellent access to expressways connecting the capital and noncapital areas
- Remarkable industrial foundations in the Free Economic Zone and its surrounding areas
- Serving as the best place to attract companies related to car imports and exports
- Higher price competitiveness than neighboring industrial complexes

#### Opportunities

- As a central port of automobile exports, it can attract and cluster automobile and machinery-related industries
- In the era of the Fourth Industrial Revolution, it can develop into a hub of domestic and overseas IT platforms.
- Expansion of the Port of Pyeongtaek along with the rapid rise of its surrounding industrial areas
- Favorable factors for large developments near Pyeongtaek

### Tourism Resources

#### Major Tourist Attractions in the Area

- Pyeongtaek Lake
- Sopung Garden
- Jinwicheon Amusement Park
- Wootdali Culture Village
- Nature-themed Botanical Garden of the Agricultural Museum

#### Major Regional Festivals

- Sopung Garden Pink Muhly Festival (October)
- Pyeongtaek Dameul Farm Sunflower Festival (September)
- Korean American Friendship Cultural Festival (September)
- Pyeongtaekho Ritual for a Big Catch of Fish and Water Light Festival (September)
- MATO Festival (May)

### Government Support

#### Tax exemption

- When investing no less than USD 5 million, support is provided based on the foreign investment rate
- 100% exemption of corporate tax for 5 years, 50% exemption of corporate tax for the following 2 years
  - 100% exemption of acquisition tax for 15 years
  - 100% exemption of property tax for 13 years, 50% exemption of property tax for the following 3 years