

Technical Data Sheet

BC Royal Prime

High Performance Acrylic Exterior Primer

1). Product Description

BC Royal Prime is a premium quality, water-based acrylic copolymer primer specially formulated for exterior applications. It provides excellent penetration into porous substrates, superior adhesion to subsequent coatings, excellent resistance to alkali and weathering, and long-term durability. The product features ultra-low VOC content and forms an ideal base coat for exterior decorative paint systems.

2). Recommended Uses

BC Royal Prime is recommended as a primer for exterior applications on:

- Concrete
- Cement render
- Gypsum surfaces
- Brick masonry
- Cement board
- Exterior plaster

Suitable for residential, commercial, institutional and industrial buildings.

3). Features & Benefits

- Excellent substrate penetration
- Excellent adhesion to substrate and topcoats
- High alkali resistance
- Excellent water resistance
- Excellent weather resistance
- High durability
- Fast drying
- Ultra-low VOC
- Free from formaldehyde, ammonia and APEO
- Suitable for exterior paint systems



4). Technical Properties

Property	Value
Base	Acrylic Copolymer Emulsion
Appearance	Smooth Matt Liquid
Color	White (Tintable)
Specific Gravity	1.46
Viscosity	100 KU
Volume Solids	36 ± 2 %
Theoretical Coverage	10.3–14.4 m ² /L
Water Resistance	Pass
Alkali Resistance	Pass
Salt Resistance	Pass
Adhesion	Pass
Freeze-Thaw Stability	Pass (3 Cycles)
Heat Stability	Pass (49 Days @ 50°C)
VOC Content	<1 g/L
VOC Emission	Pass (LEED v4)

5). Surface Preparation

- Allow new concrete and cementitious surfaces to cure for a minimum of 28 days.
- Remove all loose particles, dust, grease, oil, curing compounds and previous unsound coatings.
- Repair cracks and surface defects using suitable BC repair materials.
- Ensure the substrate is clean, sound and dry before application.



6). Application Instructions

Application Temperature

Minimum **5°C**

Surface Moisture

Maximum **8%**

Relative Humidity

Maximum **70%**

Surface pH

Maximum **9**

Stir thoroughly before use.

Do not apply onto wet or damp surfaces.

Application Tools

- Air Spray
- Roller
- Brush

Thinning

Using clean potable water.

Method	Thinning
Roller	10–15%
Brush	10–15%

Recommended System

1. Apply one coat of BC Royal Prime.
2. Apply suitable BC exterior acrylic finish coats after the primer has dried.

Drying Time (@25°C)

Property	Time
Surface Dry	30 minutes
Hard Dry	2 hours
Recoat	Minimum 4 hours
Full Cure	7 days

Cleaning

Clean all tools and equipment immediately after use with clean water.

7). Packaging

Available in 25 kg pails.



8). Storage & Shelf Life

- Store in original unopened containers in a cool, dry place away from direct sunlight.
- 24 months from date of manufacture when stored under recommended conditions.

9). Health & Safety

- Wear suitable gloves and eye protection during application.
- Ensure adequate ventilation.
- Avoid contact with skin and eyes.
- Keep out of reach of children.
- Refer to the Material Safety Data Sheet before use.

DISCLAIMER

The data presented in this sheet are based on laboratory testing and practical experience. Variations in substrate, application method, and environmental conditions may impact performance. Users are advised to carry out tests under their own conditions. Building Chemistry Industry's responsibility is limited to the product replacement in cases of proven manufacturing defect.

