2023
Q 4

MARKET **REAL** REPORT

OFFICE

RSQUARE

CONTENTS

2023 Q4 MARKET **REAL** REPORT **OFFICE**

Lease Market

Office Lease Market

- 01 CBD
- 02 GBD
- 03 YBD
- 04 BBD
- 05 Others

01 Seoul Office Market

'23.4Q Seoul Office Market Snapshot

CBD

Items	'23.4Q	QoQ
New Supply (py)	-	▼ 8,712
Vacancy Rate*	1.7%	▼ 1.2%p
NOC (₩)	264,916	▲ 1.5%
Transaction Volume (₩100M)	3,759	▼ 6,045

GBD

Items	'23.4Q	QoQ
New Supply (py)	-	▼ 7,336
Vacancy Rate	2.1%	▲ 0.2%p
NOC (₩)	273,483	▲ 1.3%
Transaction Volume (₩100M)	5,850	▲ 3,664

YBD

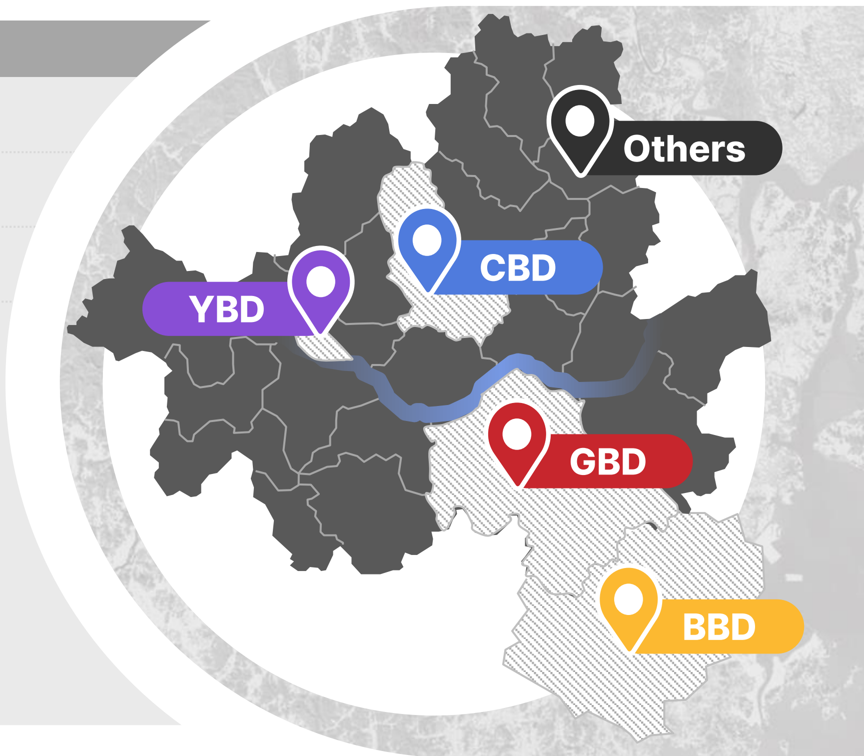
Items	'23.4Q	QoQ
New Supply (py)	-	▼ 14,580
Vacancy Rate	0.8%	▼ 0.6%p
NOC (₩)	258,078	▲ 0.2%
Transaction Volume (₩100M)	3,220	▲ 3,220

Others

Items	'23.4Q	QoQ
New Supply (py)	12,753	▼ 64,653
Vacancy Rate	2.1%	▼ 0.2%p
NOC (₩)	186,771	▲ 0.7%
Transaction Volume (₩100M)	10,847	▲ 4,164

BBD

Items	'23.4Q	QoQ
New Supply (py)	-	-
Vacancy Rate	1.7%	▼ 0.2%p
NOC (₩)	212,560	▲ 0.5%
Transaction Volume (₩100M)	1,386	▼ 5,660



*BBD includes Bundang and Pangyo
*Including new buildings

01 Seoul Office Market

Seoul Office Market Overview

Selective Office Supply Intensifies in Seoul's Outskirts Amid Core Area Scarcity

- In '23.4Q, Seoul's office building supply was concentrated in secondary areas such as Magok, Godeok, and Samjeondong, where six buildings, each under 3,000 py, adding up to approximately 12,000 py, were supplied. This limited supply, primarily comprising company-owned assets, has had a minimal impact on the persistent scarcity of vacancies in the main business districts.
- Throughout 2023, the cumulative office space supplied in Seoul and Bundang was recorded at 250,000 py, which is merely 70% of the average annual supply of 360,000 py over the past five years. Moreover, the proportion of new supply in Seoul's major business districts (CBD, GBD, YBD) has been in a declining trend, where it has dropped from 40% during 2018-2020 to just around 25% post-2021.
- For 2024, the new office supply is set to exceed the recent 5-year average with an estimated 450,000 py planned. However, over half of this projected supply, around 300,000 py, is expected to be concentrated in the Magok district. This implies that even with a significant total supply, the scarcity of newly constructed office buildings within Seoul's key business areas is likely to persist.

Seoul and Bundang Continue to Show Low Vacancy, but Hidden Vacancies Need to be Considered

- The current shortage in office supply has resulted in a continued low vacancy rate for Seoul, which fell to 1.8% in '23.4Q, a 0.4 percentage point decrease from the previous quarter's 2.2%. The Bundang/Pangyo area also maintained a vacancy rate of 1.7%, still below the natural vacancy level. The scarcity of vacancies, particularly in A-Grade buildings, suggests that tenants with expiring leases face challenges in finding suitable alternative spaces.
- However, the IT/Tech firms that had been aggressively expanding up to 2022 are now showing signs of a slowdown in lease uptake, and the sustained rise in rents has led to an increase in downsizing and mid-term lease terminations, particularly among smaller corporations and startups. Additionally, there is a lingering issue of smaller, protracted vacancies in some mid-sized offices in the GBD area, indicating that the office market is not as dominantly in favor of landlords as it was during 2021-2022.
- While the visible vacancy remains low due to the immediate non-vacating nature of tenants, the potential for underlying vacancies suggests that the actual vacancy rate may be slightly higher when considering these latent factors.

Big Increase for Renewal Rents and Marketing Rents for Major Districts; Tenants Eye Alternative Areas

- In the face of soaring renewal rents, particularly in the CBD, negotiations are concluding at substantially elevated levels. This is due, in part, to a scarcity of alternative spaces and increased costs of relocation and renovations amid a surge in raw material prices. As a result, many tenants are choosing to renew, despite steep rate hikes.
- Prime office marketing rents in Seoul's key business districts are projected to climb further in 2024. Conversely, smaller buildings enduring persistent small vacancies are taking preemptive measures of adjusting rents against vacancy risks, contributing to a widening disparity in rents across various office grades.
- The alignment of actual contract terms with advertised rents requires diligent monitoring. Our Tenant Relations (TR) team notes a trend: tenants due for renewals in 2023 are inclined to stay put, while those with expirations in 2024 are weighing broader options, including moves to peripheral districts. The outcome of these lease negotiations will likely dictate the trajectory of Seoul and Bundang's lease markets in the upcoming year.

01 Seoul Office Market

Seoul Office Market Overview

Office Transaction Volume in Seoul and Bundang Registers ₩9.6T in 2023, Marking the First Under ₩10T Transaction Volume Since 2018

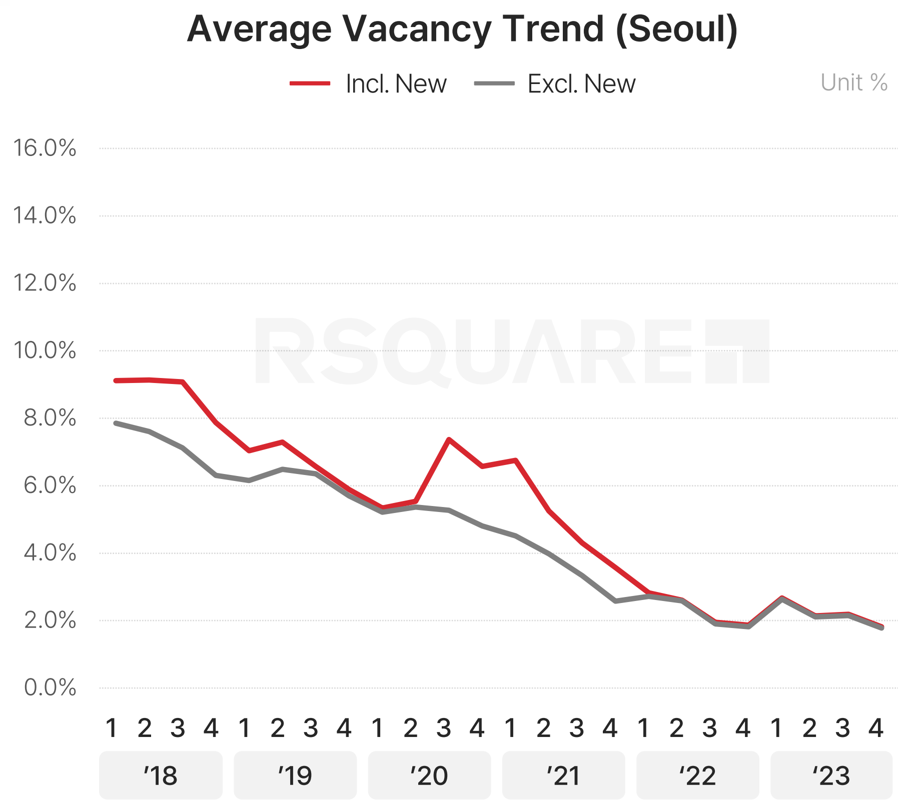
- The fourth quarter of 2023 saw office building transactions in Seoul and Bundang amount to ₩2.5T, with a cumulative annual transaction volume just shy of ₩10T at ₩9.6T. Transactions for Mega (XL) and Large (L) office buildings accounted for 25% and 42% of the total transaction amount, respectively. The GBD region, which saw the highest CAGR in transaction prices from 2017 to 2022, experienced the most significant drop in transaction volume, from 106,000 py in 2022 to 47,000 py in 2023.
- Despite a significant decrease in overall transaction volume compared to the previous year, Mega (XL) and Medium (M) offices traded at 75% (₩2.4T) and 150% (₩0.9T) of the previous year's volume, respectively. Particularly, Medium-sized office transactions maintained a similar volume to last year's at approximately 30,000 py, but the transaction volume surged by over 50% from ₩579.6B to ₩871.2B. This increase was largely due to some company-owned and development-purpose transactions conducted at relatively higher prices per py, indicating a trend of selective investment in quality Mega (XL) assets, and a notable preference for Medium-sized offices due to their easier financing.

Investment Sentiment Remains Cautious Despite Expectations for Financial Market to Stabilize; Small and Medium-Sized Assets Gain Growing Interest

- With the U.S. indicating potential base rate cuts within the year, a shift in the global tightening fiscal policy is anticipated. The Bank of Korea's base rate has been maintained at 3.5% since January 2023, continuing a 2.0% spread with the U.S., but adjustments in domestic rates may be on the horizon should U.S. rates decline. However, given the market's continued volatility, investors are likely to remain conservative, focusing more on traditional asset investment and management of existing acquisitions to minimize risk.
- The persistently high base rate compared to cap rates poses a challenge for the office investment market. Constraints on funding for core asset acquisitions suggest a shift in investor focus toward small and medium-sized assets, which are seen as undervalued and offer more favorable funding opportunities. According to the Investment Advisory Division, there has been a notable uptick in purchase inquiries and interest in small to medium-sized assets from corporations and larger operational firms since the end of the previous year.

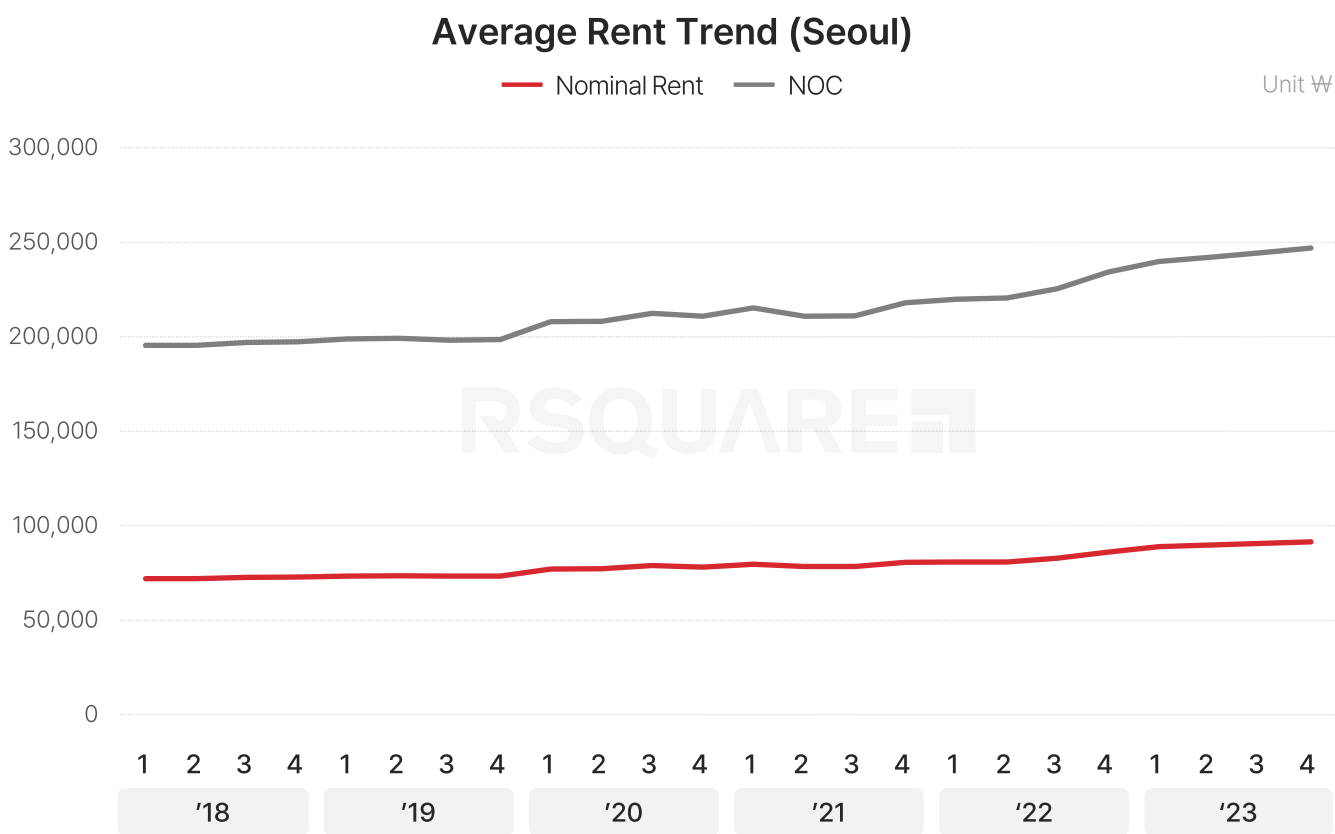
01 Seoul Office Market

Seoul Office Lease Market Overview



Category (Incl. New Buildings)

	Vacancy %	QoQ(%)
Overall	1.8	▽ ***0.4***
XL	0.7	▽ ***0.4***
L	1.8	△ ***0.2***
ML	2.3	▽ ***1.1***
M	2.4	▽ ***0.3***
S	4.0	▽ ***0.4***




CBD
KYOBO
교보생명
광화문우체국

01 Office Lease Market

CBD Lease Trend

CHECK 1 CBD Stands Out with a Notable Increase in Rent’s CAGR Compared to Other Districts

- The Central Business District (CBD) vacancy rates in '23.4Q dropped by 1.2 percentage points from the previous quarter to 1.7%. The nominal rent and Net Occupancy Cost (NOC) increased by approximately 1.5% and 1.4% respectively compared to the previous quarter, with nominal rent seeing an approximate YoY increase of 7.5%.
- Unlike the Gangnam Business District (GBD) and Yeouido Business District (YBD), which have seen consistent rent increases since 2018, the CBD experienced a sharp increase in rent in 2023. The CBD’s 5-year CAGR for nominal rent stands at 3.5%, while the YoY rent growth is at 7.5%, indicating a significant gap. This contrasts with GBD and YBD, where the 5-year CAGR and the YoY growth were around 7%.
- Since 2010, urban redevelopment projects have led to a concentration of large prime buildings in the CBD, resulting in relatively higher vacancies compared to other districts. While the rent growth has been slower due to this concentration of supply, the recent scarcity of new buildings and low vacancies has led to rent alignment with other major business districts in Seoul.

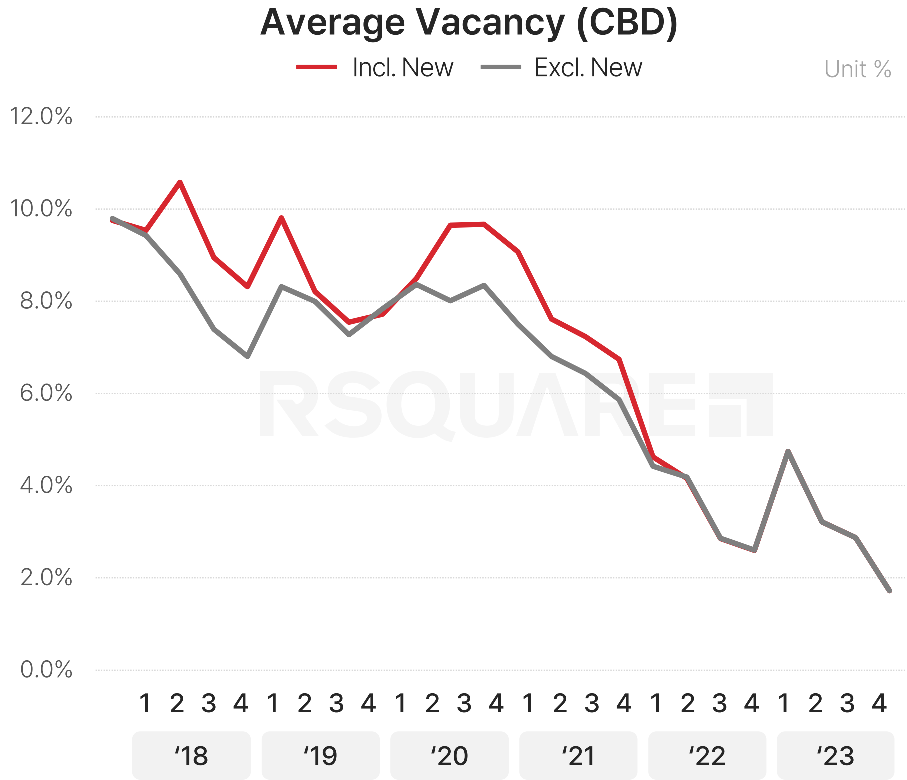
CHECK 2 Prime Office Renewal Rent Increases Influence Rising Marketing Rents

- Given the pronounced increase in CBD office rents last year, the renewal rents for new contracts with tenants nearing expiry are being negotiated at a very high level. However, due to the upward equalization of NOC levels across all major business districts and a lack of viable alternatives due to the shortage of vacancies, tenants are seen to stay despite high renewal rent increases. For instance, 'Mirae Asset Global Investments Global Investments' decided to stay at 'Gran Seoul' after negotiating the renewal rent, while 'Shinhan REITs Management' chose to move to 'Seoul Finance Center (SFC)'.
- Despite the high renewal rents, the likelihood of a continued rise in NOC for prime CBD offices seems high as tenants opt to stay. Notably, the NOC of prime CBD offices such as 'Center1', 'Gran Seoul', and 'State Tower Namsan' are being marketed at the low ₩400K/py range. Given the recent steep increase in rents, it will be crucial to monitor whether these assets secure contracts at levels close to their marketed NOC.

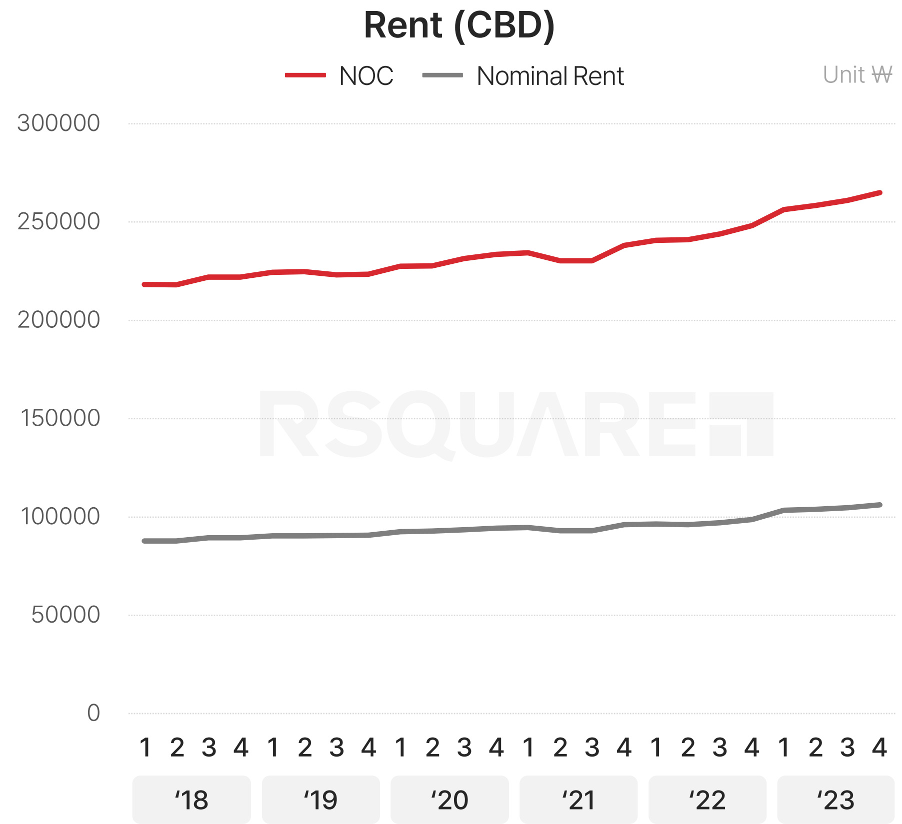
Key Activities in 23.4Q (CBD)

Tenant	Building	District	Net Area (py)	Remark
KOHI	Jongro-Place	CBD	600	Move-in
DGB Capital	GREITS CHEONGGYE	CBD	130	Move-in
Ingeus	Chungjeong Building	CBD	200	Move-in

01 Office Lease Market



Category (Incl. New Buildings)	Vacancy %	QoQ(%)
Overall	1.7	1.2
XL	1.4	0.9
L	1.1	0.5
ML	1.5	3.7
M	3.3	0.4
S	4.6	0.6



NOC	%	%
₩/py	QoQ	YoY
264,916	***1.49%***	***6.71%***

Nominal Rent	%	%
₩/py	QoQ	YoY
106,195	***1.35%***	***7.49%***


GBD

01 Office Lease Market

GBD Leasing Trends

CHECK 1 Slight Increase in Vacancy Noted in Major Business Districts

- In '23.4Q, the Gangnam Business District (GBD) noted a marginal increase in average vacancy rates, rising by 0.2 percentage points to 2.1% from the previous quarter. Large and Medium-sized spaces contributed to this uptick, showing increases of 1.0 percentage points and 0.2 percentage points, respectively.
- The primary factors for the rise in vacancy include Hyundai Motor's domestic business division relocating from 'Autoway Tower' to the newly supplied 'Scale Tower' in '23.1Q and the departure of Hyundai Marine & Fire Insurance's division from 'KAIT Tower'. However, with subsequent tenants expected to fill the vacancies in both 'Autoway Tower' and 'KAIT Tower', the vacancy increase in this quarter is interpreted as a temporary fluctuation.

CHECK 2 Continued Need for Reassessment and Mid-term Termination Among Small to Medium Spaces

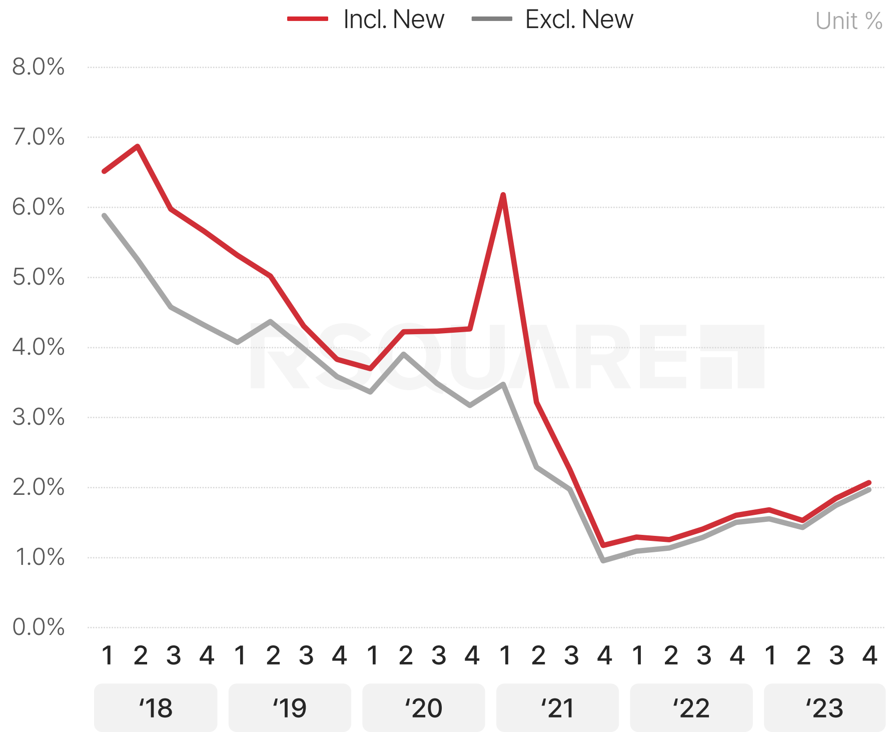
- The trend of midterm terminations and reassessments for small and medium-sized tenants, which began in '23.2Q, has continued steadily into this quarter. The GBD has been driven by rapid growth in demand from IT/Tech companies, backed by external investment. However, the recent conservative investment environment, coupled with the double burden of rising rents, has led to an increase in companies looking to reduce fixed costs. Indeed, our Tenant Relations (TR) team has noted several requests within the GBD for candidates willing to take over interiors and fixed assets. Since a contract termination is contingent upon finding a subsequent tenant, these potential vacancies are not reflected in the statistics and should be considered in interpreting GBD vacancy rates.
- Software company A, which relocated its headquarters to Centerfield in 2022, is known to be planning to move some of its organization from Centerfield to another property as part of a business restructuring, aiming to cut fixed costs. The burden of rent is not just limited to IT/Tech companies; Korea Housing and Urban Guarantee Corporation (HUG), which was leasing in 'Yeoksam I Tower', has moved out of the major districts to 'Gusan Tower' near Sadang Station due to high renewal rent increases.
- Nevertheless, investment in Big Tech remains consistent, and there is a continuous presence of subsequent tenants for midterm termination properties, which is a positive sign. For example, when an IT startup vacated 'Samwon Tower' on Teheran-ro to reduce fixed costs, a subsidiary of 'Toss' took over the space, indicating the sustained preference for the GBD area by the IT/Tech industry.

Key Activities in 23.4Q (GBD)

Tenant	Building	District	Net Area (py)	Remark
Ingeus	Anam Tower	GBD	180	Move-out
HUG	I Tower	GBD	250	Move-out
Law & Company	K Square Gangnam 2	GBD	270	Move-out
Saige Research	K Square Gangnam 2	GBD	270	Move-in

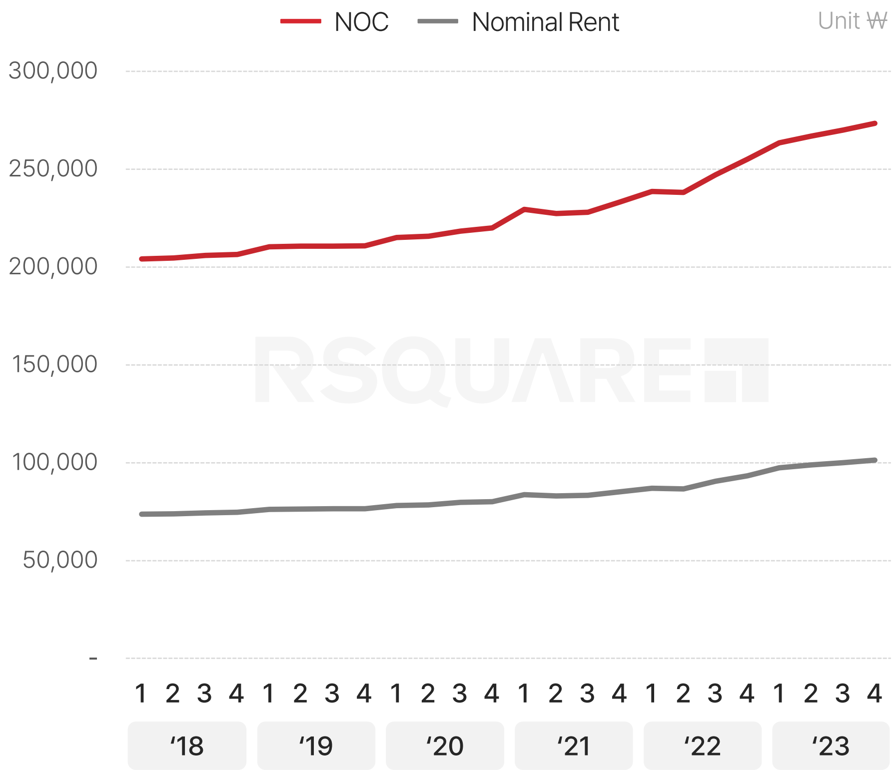
01 Office Lease Market

Average Vacancy (GBD)



Category (Incl. New Buildings)	Vacancy %	QoQ(%)
Overall	2.1	▲ 0.2
XL	0.1	-
L	2.3	▲ 1.0
ML	3.1	▼ 0.3
M	1.9	▲ 0.2
S	3.4	▼ 0.2

Rent (GBD)



NOC	%	%
₩/py	QoQ	YoY
273,483	▲ ***1.31%***	▲ ***7.19%***

Nominal Rent	%	%
₩/py	QoQ	YoY
101,407	▲ ***1.37%***	▲ ***8.70%***


YBD

01 Office Lease Market

YBD Leasing Trends

CHECK 1 Large Vacancies in Prime Buildings Quickly Absorbed Through Existing Tenants' Expansion, Limiting Impact on Vacancy Rates

- In the YBD area, a notable lease transaction involved 'LG Energy Solution' at 'Parc.1 Tower 2', absorbing approximately 1,000 py through internal expansion. Additionally, a law firm leased 250 py at 'KFI Tower', and the Korea Medical Institute (KMI) secured a lease for 160 py at 'Hi Investment & Securities Building'.
- Given the scarcity of new office supply in major districts, significant relocations are anticipated towards 'Anchor1' and 'TP Tower' ('24.1Q), which offer relatively reasonable NOC. While no new contracts for 'Anchor1' and 'TP Tower' have been confirmed for '23.4Q, many tenants are considering relocation.

CHECK 2 '24.1Q Vacancy Expected to Remain Low

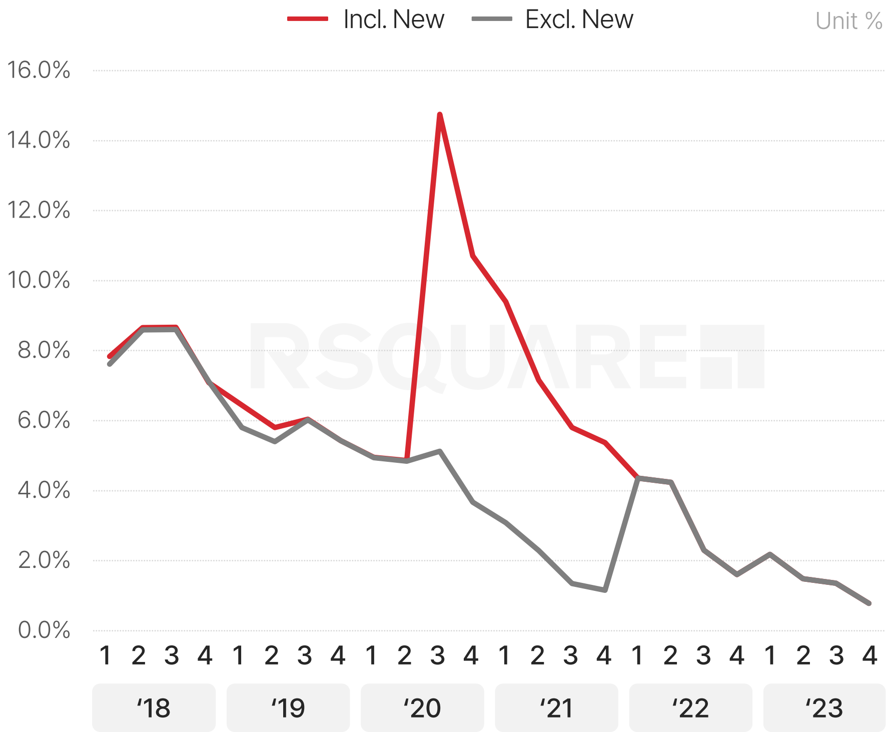
- The average office vacancy in the YBD area decreased by 0.6 percentage points from the previous quarter to 0.8% in '23.4Q, marking the lowest among major districts. With the supply of 'TP Tower' in '24.1Q and the remodeling of 'Shinhan Financial Investment Tower' in Q3 2024, the nearly completed pre-leasing of 'TP Tower' suggests that new leasing contracts for 'Anchor 1' will be a significant factor affecting YBD's vacancy rates in '24.1Q.
- The average nominal rent in the YBD area rose by 6.6% YoY to approximately ₩89K, with the NOC increasing by 6.8% to ₩258K. By asset size, the nominal rents for Large (L) and Medium-large (ML) assets each rose by 0.4% and 0.7% from the previous quarter, driving the overall rent increase in the district.

Key Activities in 23.4Q (YBD)

Tenant	Building	District	Net Area (py)	Remark
DAERYUN LAW	FKI Tower	YBD	250	Move-in
KMI	Hi Investment & Securities Building	YBD	160	Move-in
LG Energy Solution	Parc.1 Tower 2	YBD	1100	Expansion

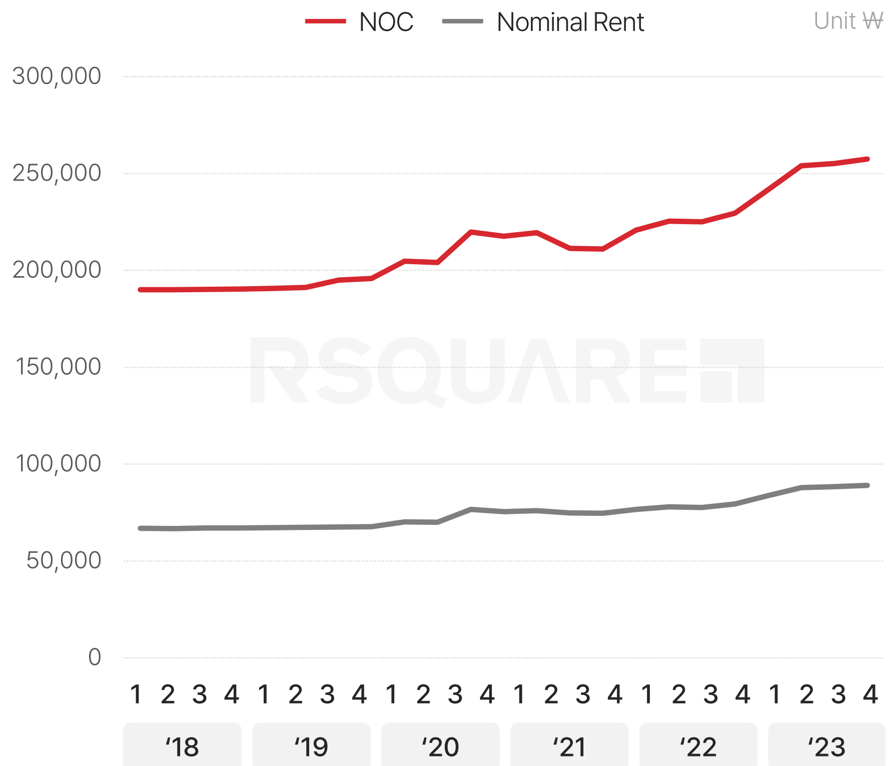
01 Office Lease Market

Average Vacancy (YBD)



Category (Incl. New Buildings)	Vacancy %	QoQ(%)
Overall	0.8	▼ ***0.6***
XL	0.5	▼ ***0.7***
L	0.6	▼ ***0.1***
ML	1.4	▼ ***0.4***
M	0.9	▼ ***0.3***
S	2.4	▼ ***3.3***

Rent (YBD)



NOC	%	%
₩/py	QoQ	YoY
258,078	▲ ***0.22%***	▲ ***6.79%***

Nominal Rent	%	%
₩/py	QoQ	YoY
89,201	▲ ***0.16%***	▲ ***6.59%***

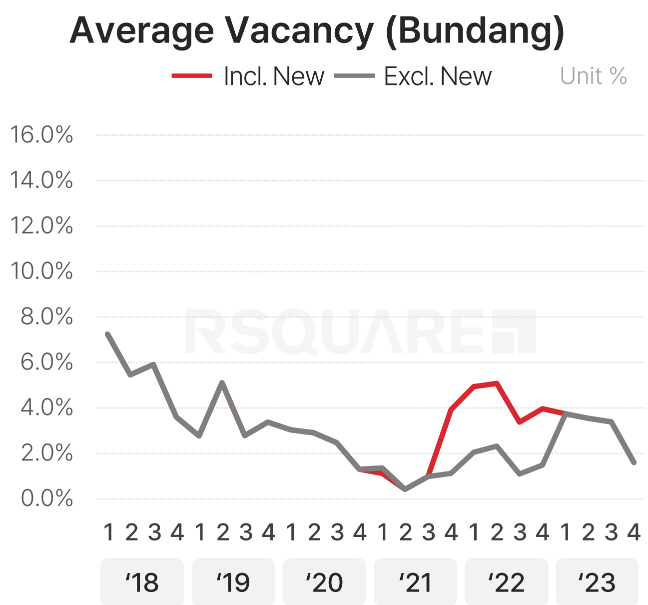
BBD

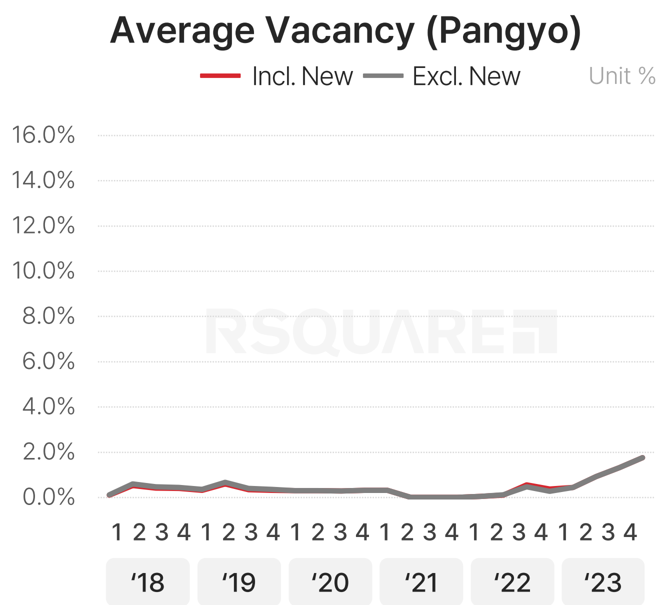
01 Office Lease Market

BBD Leasing Trends

CHECK 1 Ongoing Low Vacancy in BBD Area Due to Strong Tenant Preference

- In '23.4Q, the Bundang Business District (BBD) area recorded a very low average office vacancy rate of 1.7%, with nominal rents and NOCs increasing by 4.6 percentage points and 4.2 percentage points YoY, respectively. Notably, after a slight increase in vacancy rates since '23.1Q, this quarter marked a return to a decreasing trend.
- The vacancy at Pangyo's prime asset, Tech1 Tower, has garnered significant interest. After selling a 45.08% fund stake in Tech1 Tower in '23.3Q, 'Naver' recently offered approximately 10,000 py for sublease, with bidding currently underway for tenant selection. Nexon, headquartered in Pangyo, and Hyundai Motor Group, which relocated its subsidiary headquarters to Pangyo in 2023, are known to be highly interested in evaluating this opportunity.
- The trend of companies that had aggressively expanded their subsidiaries and leased large areas, now considering downsizing, subleasing, or early termination to reduce fixed costs, and these spaces being filled by preferred tenants in the area, mirrors the market trend in the GBD area. Similar to how the GBD area's mid-lease terminations are not considered vacancies due to subsequent tenant occupancy, prime buildings in the Pangyo area are mostly under long-term responsible lease by tenants, meaning downsizing or subleasing does not impact the vacancy rate.



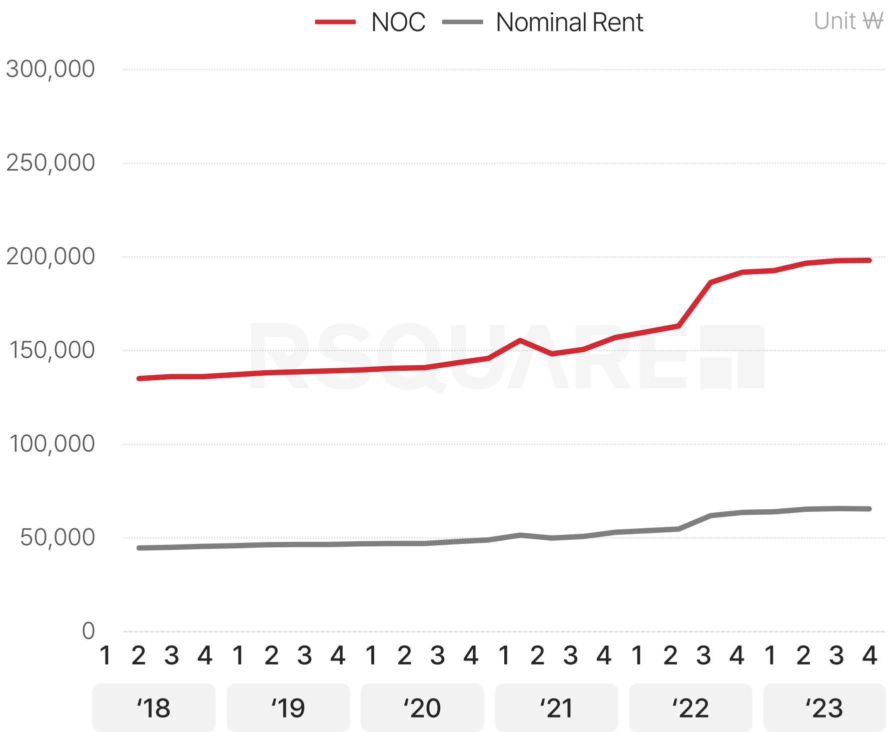


Key Activities in '23.4Q (BBD)

Tenant	Building	District	Net Area (py)	Remark
Stratasys	U Space	BBD	60	Move-in
DR Tech	Park River Square	BBD	1,000	Move-in
Smilegate	Samhwan HIPEX Building	BBD	1,200	Move-in

01 Office Lease Market

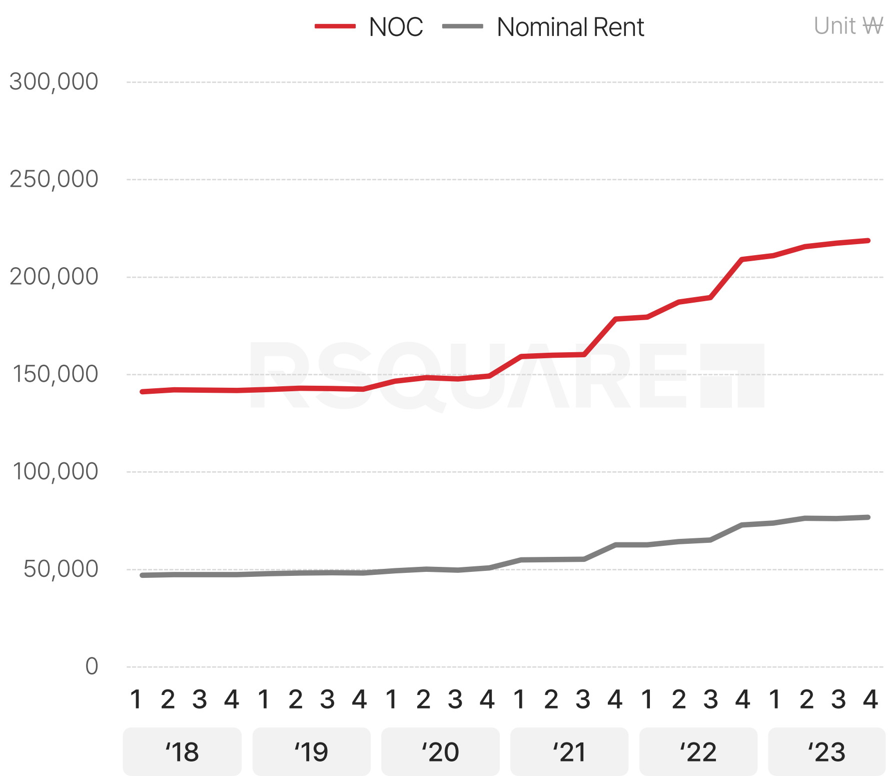
Rent (Bundang)



NOC	%	%
₩/py	QoQ	YoY
198,176	▲ 0.08%	▲ 3.30%

Nominal Rent	%	%
₩/py	QoQ	YoY
65,588	▼ 0.10%	▲ 3.08%

Rent (Pangyo)



NOC	%	%
₩/py	QoQ	YoY
218,701	▲ 0.61%	▲ 4.60%

Nominal Rent	%	%
₩/py	QoQ	YoY
76,761	▲ 0.70%	▲ 5.25%

Others

01 Office Lease Market

Others Leasing Trends

CHECK 1 Continuous Decline in Average Vacancy Across Eight Quarters

- In '23.4Q, the average vacancy rate in Seoul's other regions slightly decreased to 2.1% from the previous quarter. Notably, the vacancy rate for Mega (XL) assets stood at 0.5%, significantly lower compared to smaller assets, suggesting a rational inference that tenants are considering Mega (XL) buildings in the region as alternatives amidst rising rents.
- As for the average rent, there was a slight increase from the previous quarter, maintaining a mid-level NOC of ₩180K since 2023.

CHECK 2 Tenant Attraction Anticipated for Major Office Developments Scheduled in Magok This Year

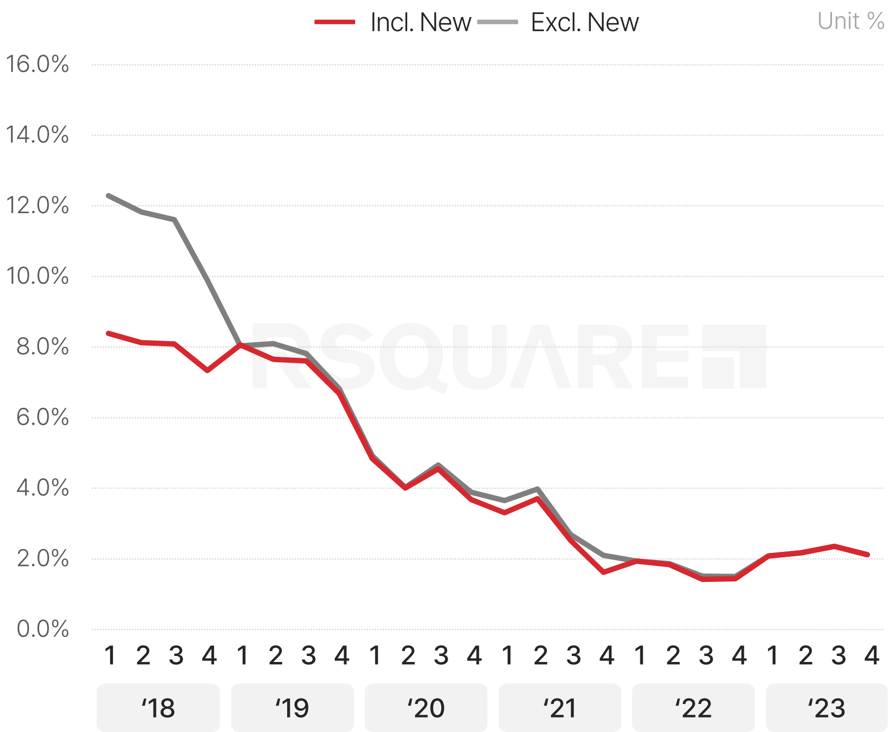
- In the YBD area, a notable lease transaction involved 'LG Energy Solution' at 'Parc.1 Tower 2', absorbing approximately 1,000 py through internal expansion. Additionally, a law firm leased 250 py at 'KFI Tower', and the Korea Medical Institute (KMI) secured a lease for 160 py at 'Hi Investment & Securities Building'.
- Given the scarcity of new office supply in major districts, significant relocations are anticipated towards 'Anchor1' and 'TP Tower' ('24.1Q), which offer relatively reasonable NOC. While no new contracts for 'Anchor1' and 'TP Tower' have been confirmed for '23.4Q, many tenants are considering relocation.

Key Activities in '23.4Q (Others)

Tenant	Building	Region	Net Area (py)	Remark
Daemyung Sono Season	Korea Luther Center	Jamsil	220	Move-in
HUG	Gusan Tower	Sadang	250	Move-in
Enlighten	Sigma Tower	Jamsil	200	Move-in
Saltlux	Hyanggun Tower	Jamsil	540	Move-in

01 Office Lease Market

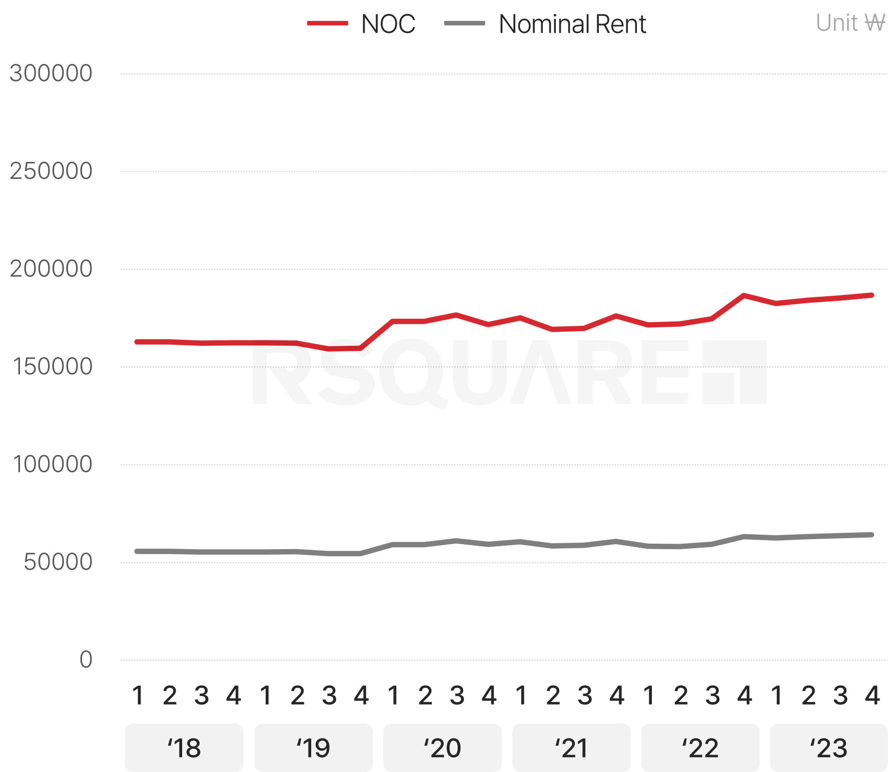
Average Vacancy (Others)



Category (Inc. New Buildings)

	Vacancy %	QoQ(%)
Overall	2.1	▼ 0.3
XL	0.5	▼ 0.1
L	2.5	▼ 0.1
ML	2.1	▼ 0.3
M	3.2	▼ 1.3
S	5.1	▲ 0.1

Rent (Others)



NOC	%	%
₩/py	QoQ	YoY
186,771	▲ ***0.75%***	▲ ***0.03%***

Nominal Rent	%	%
₩/py	QoQ	YoY
64,261	▲ ***0.86%***	▲ ***1.59%***

Investment Trend

Office Investment Trend

02 Office Investment Trend

Seoul and Bundang Office Investment Market Overview

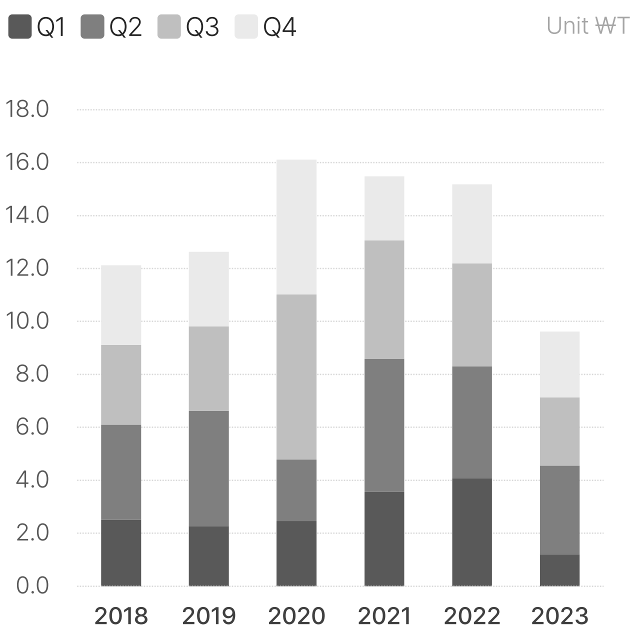
2023 Cumulative Transaction Volume Hits ₩9.6T, First Drop Below ₩10T Since 2018

- The total transaction volume for office buildings in Seoul and the Bundang area reached approximately ₩2.5T in '23.4Q, mirroring transaction levels of the previous quarter. However, the cumulative transaction volume for the year remained at 60% of 2022's levels, with an annual cumulative transaction area also at 60% of the previous year, standing at 360,000 py. This highlights the conservative investment posture following a rapid short-term interest rate hike from H1 2022, leading to financing contraction.
- Notably, while numerous medium to large deals are underway in the GBD area, only the purchase of "Majesta City Tower 1" by KORAMCO REITs & Trust has concluded. In the YBD area, pre-sales of "Anchor 1" were finalized, and successful closings were seen with "Musinsa Campus E1" in the Seongsu area and "Samsung SDS Tower" in the Jamsil area.

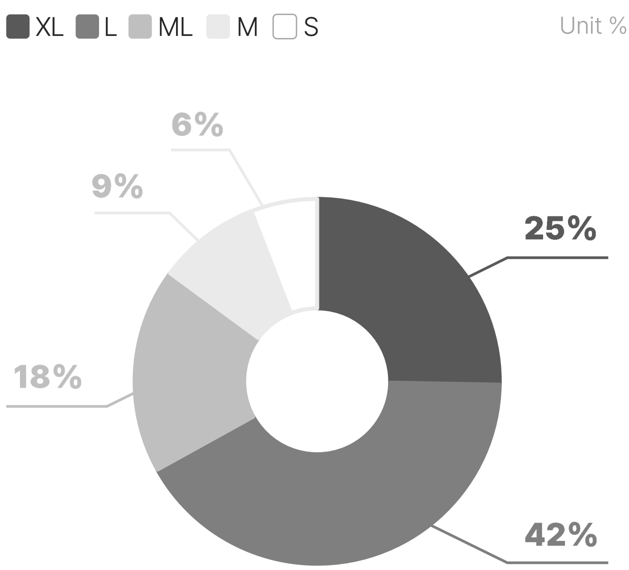
Pronounced Preference for Quality Assets (Flight to Quality)

- A key transaction of the quarter, "Majesta City Tower 1," represents a case where the seller and buyer successfully negotiated a reasonable price difference, leading to a successful deal closure. Initially, consortium led by SRA Asset Management and the strategic investor F&F proposed ₩530B but the deal fell through due to the tenant SI's move-in schedule. Later, KORAMCO REITs & Trust with NH Investment & Securities consortium acquired the preferential negotiation position, slightly lowered the purchase price through negotiations with the seller, thereby managing to increase the preferred share dividend yield.
- Additionally, "Samsung SDS Tower," purchased by KB Asset Management for ₩850B, stands as the year's largest transaction. The buyer, KB Asset Management, funded the purchase primarily through the "KB Core Blind Fund," invested by its financial affiliates. "Samsung SDS Tower" is a prime asset, fully master leased by Samsung SDS, ensuring stable operational revenue.
- Despite the conclusion of significant transactions such as Majesta City Tower 1, Anchor 1 (pre-sale), and Samsung SDS Tower this quarter, many deals have seen changes in preferred negotiators or withdrawals due to financing failures. This suggests that the 2023 investment market is centered around deals with strong financing capabilities, either through quality assets or blind funds, while the overall investment sentiment remains somewhat subdued.

Transaction Volume Trend



Transaction by Asset Size 2023 Annual

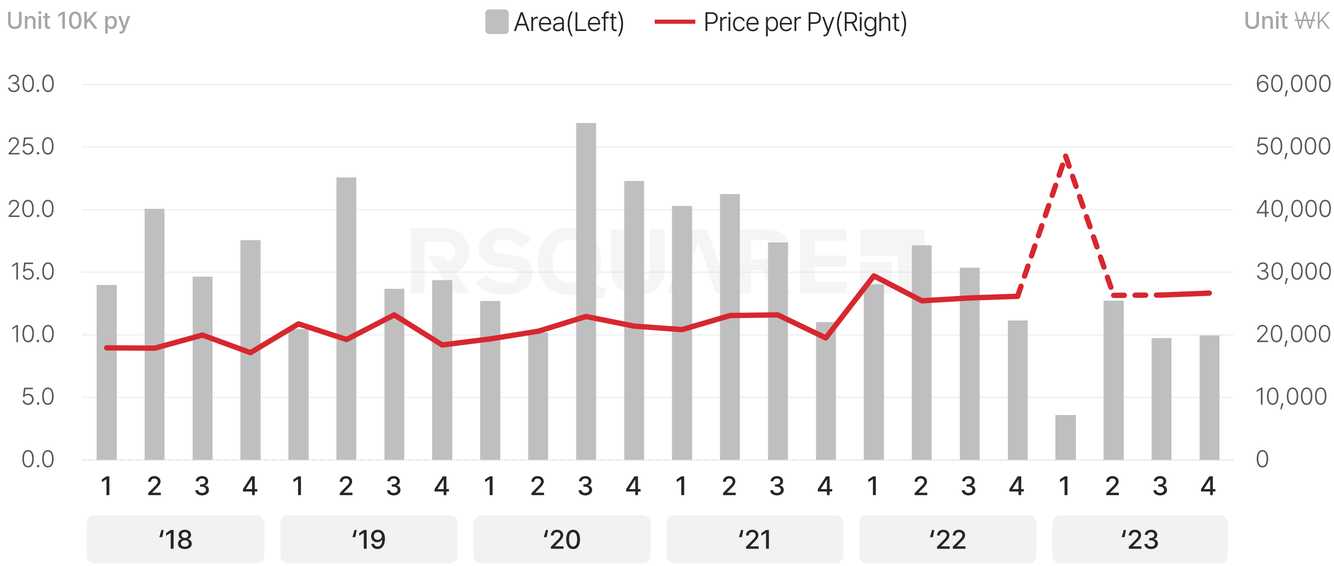


02 Office Investment Trend

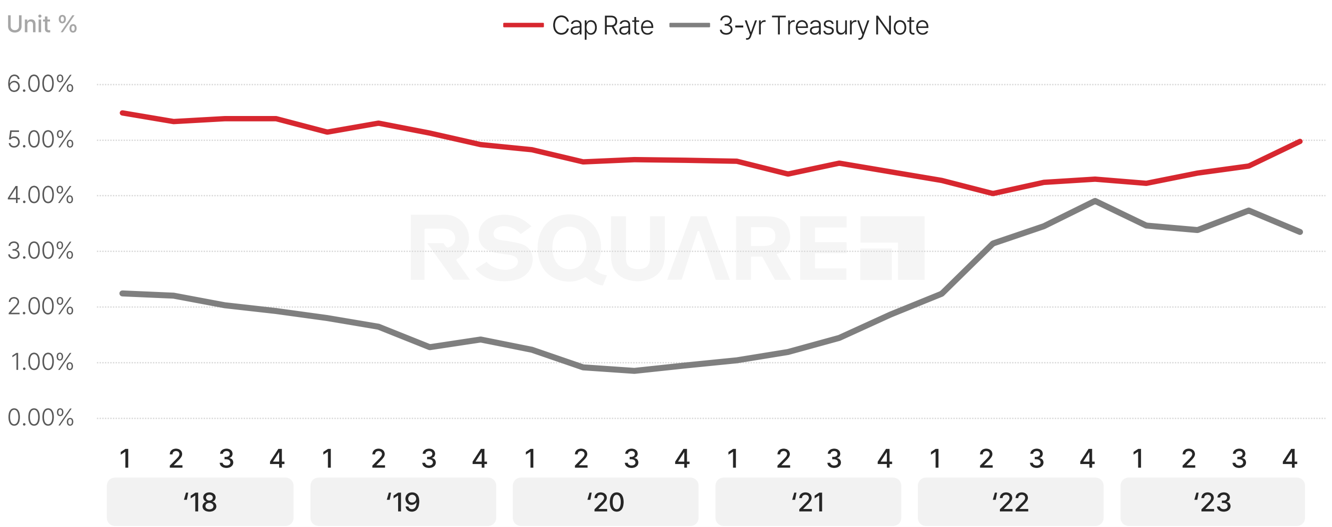
Despite a Slight Increase in Cap Rates, Higher Loan Interest Rates Continue to Hinder Investment

- In '23.4Q, the average price per py for office transactions in Seoul and Bundang was calculated at ₩26.69M/py, closely aligning with the Q3 average of ₩26.36M/py and marking a 2.0% increase YoY. Excluding the temporary price hikes in '23.1Q due to development and headquarters-focused transactions, as well as full-equity purchases, the transaction price per py for offices has generally remained stable compared to last year.
- Cap rates have seen a marginal increase across all areas except the Others region, attributed primarily to asset price adjustments following interest rate hikes and recent increases in NOI due to higher rents. While there is growing optimism for interest rate stability following the cessation of rate hikes in the U.S., the persistent gap between cap rates and the higher loan interest rates suggests that investors' conservative approach to investment evaluations is likely to continue for some time.

Transaction Area & Price per Py Trend



Average Cap Rate Trend



02 Office Investment Trend

Key Deals in Seoul & Bundang Region ('23.4Q)

Building	District	GFA (py)	Transaction Volume (₩100M)	Per Py (₩10K)	Buyer	Seller	Remark
Sambu Building	CBD	4,616	1,020	2,208	Shinhan Asset Management	Namdaemun 71 PFV	
CJ Logistics Building	CBD	3,588	470	1,309	Civic Center PFV	CJ Logistics	
HSBC Building	CBD	11,406	1,810	2,411	Shinhan REITs Management	KCLAVIS Asset Management	
Majesta City Tower 1	GBD	14,090	5,200	3,690	KORAMCO REITs & Trust	IGIS Asset Management	
Anchor 1	YBD	14,579	2,865	1,965	MBC	Yeoido MBC Land Mixed Development PFV	Pre-purchase
Musinsa Campus E1	Others	3,186	1,115	3,499	Mastern Investment Management	Musinsa	
Samsung SDS Tower	Others	30,109	8,500	2,823	KB Asset Management	RYUKYUNG PSG Asset Management	
AJ Building & AJ Vision Tower	Others	8,163	962	1,178	AJ Networks	K-top REITs	
Bundang Seohyeon Building	BBD	5,275	946	1,793	Kyobo Trust	Vestas Investment Management	


HSBC Building


Majesta City


Anchor 1


Musinsa Campus (E1)


Samsung SDS Tower


Bundang Seohyeon Building

Key Deals (Scheduled)

Building	District	GFA(py)	Seller	Remark
Gwanghwamun G Tower	CBD	10,511	IGIS Asset Management	
Ark Place	GBD	18,974	Mirae Asset Global Investments	
K Square City	CBD	12,607	KORAMCO Trust	
Gangnam Finance Plaza	GBD	7,314	Mastern Investment Management	
Sigma Tower	Jamsil	20,762	HL REITs	
T412	GBD	7,982	Hanhwa Asset Management	
Hi Investment & Securities	YBD	14,917	Mirae Asset Global Investments	
The Exchange Seoul	CBD	8,918	GIC	

Research Design

Region

Seoul and Bundang

Target

GFA 1,000py+ Office Buildings (946 Blocks)

Definition (Office Building)

Buildings where the area used for office purposes, excluding parking areas, accounts for more than 50% of the total floor area (excluding officetels from the office facility category).

Standard (Office Area)

Regarded as 'office' area for keywords 'office', 'finance', 'bank', 'research institute', or 'office' included in the floor usage in the building register provided by public data.

Size Category for Office Buildings

XL	GFA 20K py or more 66,116m²+
L	GFA 10K py~20K pk 33,058m²~66,116m²
ML	GFA 5K py~10K py 16,529m²~33,058m²
M	GFA 3K py~5K py 9,917m²~16,529m²
S	Less than GFA 3K py Less than 9,917m²

Survey Frequency

Quarter

Survey Category

Lease Market
Security deposit, rent, management fee, vacant area, tenant movement.

Investment Trend
Deals Closed

Survey Methods

Call Survey | Field Research | Lease Flyer | MOLIT | Public Data

NO.1 PROPTECH
RSQUARE

Real Estate Investment and Development Division, Big Data Consulting Team

CONTACT

Won Chang Jin	Director	wcjin@rsquare.co.kr
Soo Young Son	Senior	swimming93@rsquare.co.kr
Chan Young Moon	Researcher	mcy1213@rsquare.co.kr
Ji Won Lim	Researcher	jieonelim@rsquare.co.kr
Yun Seo Jang	Researcher	yoonseo1215@rsquare.co.kr

RSQUARE