

MARKET REAL REPORT

2024 Q3

RSQUARE 

OFFICE

1

**Leasing
Market**

2

**Investment
Market**

Office Leasing Market

CBD

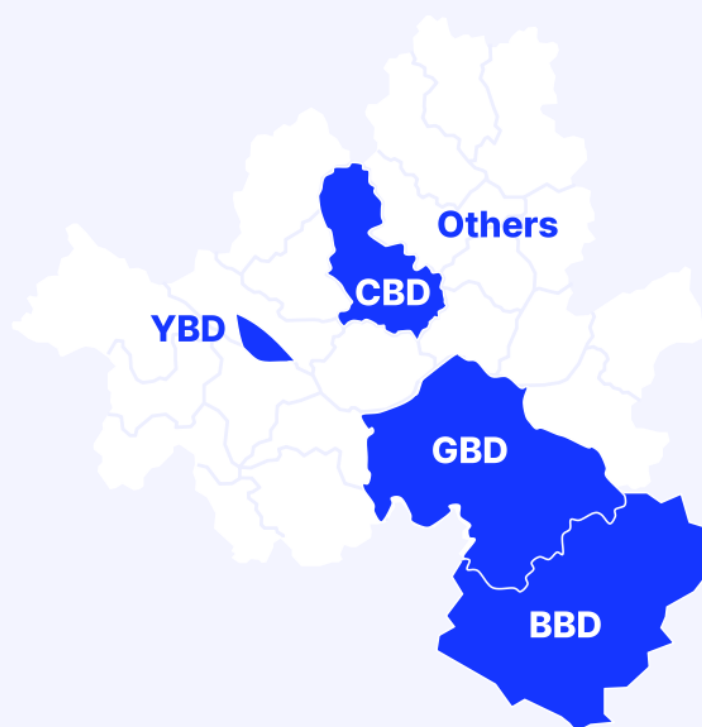
GBD

YBD

BBD

Others

Q3 2024 Seoul Office Market Snapshot



		New Supplies py	Vacancy Rate Incl. new	NOC ₩	Transaction Volume ₩100M
CBD	'24. 3Q	-	3.1%	274,490	13,969
	QoQ	-12,184	+0.5%p	+0.3%	+12,654
GBD	'24. 3Q	4,198	3.0%	289,480	22,905
	QoQ	+946	+0.2%p	+1.3%	+11,380
YBD	'24. 3Q	-	1.9%	262,380	-
	QoQ	-	0.2%p	-2.3%	-
BBD	'24. 3Q	-	2.8%	229,773	1,559
	QoQ	-	+0.9%p	+4.3%	+1,559
Seoul Others	'24. 3Q	166,256	3.0%	196,247	8,725
	QoQ	+147,059	+0.1%p	+0.2%	+7,760

Seoul Office Market Overview

`24.3Q Seoul Office Vacancy Rate at 2.9%, Up by 0.3%p from the Previous Quarter

The average vacancy rate of `24.3Q office buildings in Seoul rose by 0.3%p from the previous quarter, reaching 2.9% Vacancy rates increased across all building sizes.

It appears that the overall rise in Seoul's office vacancy rate is due to major tenants relocating their headquarters across different districts. For instance, 11st moved from 'Seoul Square' to Gwangmyeong, while SSG.COM moved from 'Centerfield' to the newly supplied 'KB Yeongdeungpo Tower.' Additionally, Coupang, which currently has offices in Gangnam and Songpa, is set to move to 'East Pole,' a new property in Guui.

It has been reported that many tenants are planning to relocate their headquarters for management efficiency. This shift in leasing strategies is expected to significantly impact the Korean office leasing market, necessitating close monitoring.

Seoul Office New Supply in 3Q: 170,000 py, with 85% of New Supply Concentrated in the Magok Area

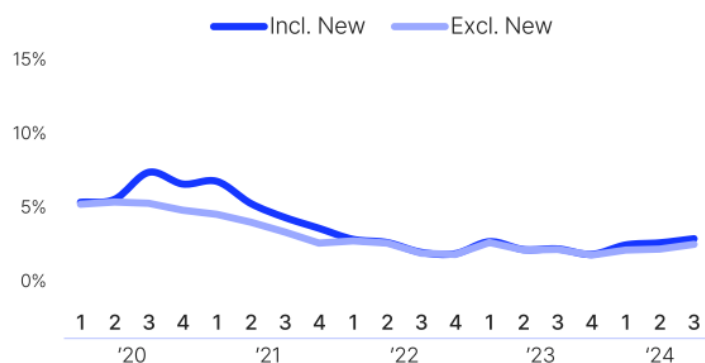
The total new office supply in Seoul for `24 3Q was recorded at 170,000 py, marking the largest supply since `20.3Q, when the YBD "Parc One Tower" was completed. Approximately 85% of the new office supply was concentrated in the Magok area, with "One Grove" in Magok as a notable example, covering 140,119 py.

.The supply was primarily concentrated in the Magok area, as well as in other regions categorized as OTHERS, including Godeok, Yeongdeungpo, and Yongsan. In the main business districts, only two small office spaces were added within the GBD district.

Examples of New Supply in `24.3Q

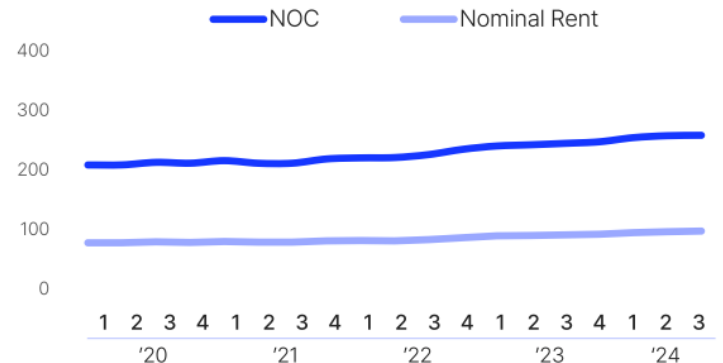
District	Building	Location	GFA(py)
GBD	413 Tower	Yeoksam-dong, Gangnam-gu	1,976
GBD	Seoho Building	Seocho-dong, Seocho-gu	2,222
OTHERS	Boryung Biopharma HQ	Godeok-dong, Gangdong-gu	2,978
OTHERS	ECOUNT	Godeok-dong, Gangdong-gu	4,362
OTHERS	Woojin Electric Godeok HQ	Godeok-dong, Gangdong-gu	4,750
OTHERS	Ecorbit	Magok-dong, Gangseo-gu	3,969
OTHERS	One Grove	Magok-dong, Gangseo-gu	140,119
OTHERS	KB Yeongdeungpo Tower	Yeongdeungpo 4-ga, Yeongdeungpo-gu	4,170
OTHERS	TYM	Dongbinggo-dong, Yongsan-gu	1,909

Average Vacancy (Seoul)



	Overall	XL	L	ML	M	S
Vacancy %	2.9	1.2	2.8	3.7	4.0	5.6
QoQ %p	▲ 0.3	▲ 0.3	▲ 0.4	▲ 0.004	▲ 0.3	▲ 0.1

Average Rent (Seoul)



	Overall	XL	L	ML	M	S
NOC ₩1000/py	258	323	267	218	192	158
QoQ %p	▲ 0.3	▼ 0.2	▲ 0.8	▲ 0.5	▲ 0.6	▲ 0.7
Nominal Rent ₩1000/py	97	123	98	80	74	66
QoQ %p	▲ 0.9	▲ 0.8	▲ 1.3	▲ 0.7	▲ 1.2	▲ 1.0

Leasing Trend

3.1% average vacancy rate in `24.3Q, continuing a slight upward trend for three consecutive quarters

The average vacancy rate in the CBD area for `24.3Q was 3.1%, an increase of 0.5 percentage points from the previous quarter. Although still below the natural vacancy rate, it has shown a slight upward trend for three consecutive quarters since recording 1.7% at the end of last year.

While the Booyoung Taepyeong Building, Mirae Asset Center One, and Hanwha Financial Center each saw over 1,000 py of vacancy, the reinsurance company Korean Re contributed to reducing vacancy by temporarily leasing space in Signature Tower as its Jongno headquarters undergoes reconstruction.

In the current quarter, the average NOC in the CBD area was 274,000 KRW per py, an increase of 0.3% from the previous quarter. The average nominal rent rose by 0.6% from the previous quarter, reaching 111,000 KRW per py.

Large Corporations (including affiliates) relocating outside their current district continue

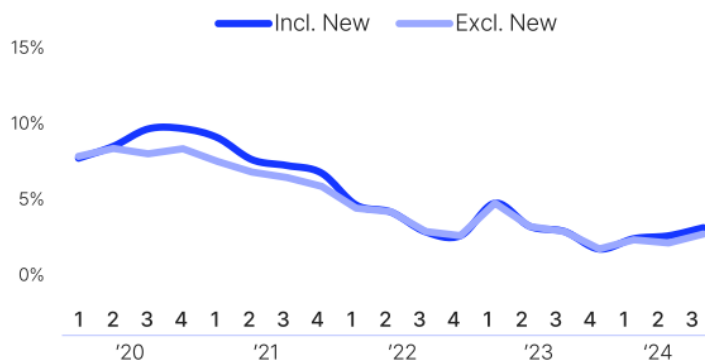
Cases of large corporate affiliates relocating outside the CBD continue to emerge. Korea Seven, previously a tenant in Signature Tower, has completed its move to East Central Tower in Gangdong. Additionally, SK Group affiliate 11st, which was located in Seoul Square, has confirmed its relocation to the Desiang U Planet Building in Gwangmyeong.

Other tenants are also considering moves outside the CBD, including KB Kookmin Card in Crystal Square and DL Group in Donuimun D Tower. These potential relocations could impact CBD vacancy rates.

Key Activities in '24.3Q (CBD)

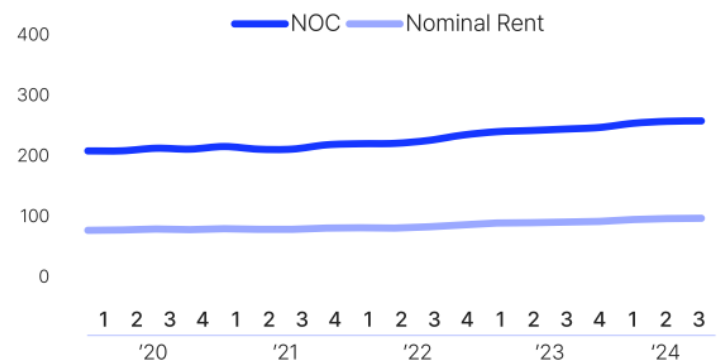
Tenant	Building	Location	Net area (py)
Nomura Research Institute	SFC	136 Sejong-daero	80
Sharp Aviation K	Gwanghwamun G Square	12 Sejong-daero 22-gil	480
Samsung Card	Booyoung Taepyeong Building	55 Sejong-daero	390
Korean Re	Signature Tower	100 Cheonggyecheon-ro	1,670

Average Vacancy (CBD)



	Overall	XL	L	ML	M	S
Vacancy %	3.1	2.5	2.5	4.0	4.5	5.7
QoQ %p	▲ 0.5	▲ 0.7	▲ 0.3	▲ 0.5	▲ 1.4	▼ 0.2

Average Rent (CBD)



	Overall	XL	L	ML	M	S
NOC ₩1000/py	274	340	289	206	178	136
QoQ %p	▲ 0.3	▼ 0.01	▲ 0.7	▲ 0.2	▲ 0.9	▲ 0.4
Nominal Rent ₩1000/py	111	140	116	83	71	58
QoQ %p	▲ 0.6	▲ 0.1	▲ 1.2	▲ 0.5	▲ 1.0	▲ 0.7

Leasing Trend

Slight upward trend in vacancy rates continues, with rental prices also on the rise

The average office vacancy rate in the GBD area for `24.3Q was recorded at 3.0%, continuing the slight increase observed over the past two years. This trend has been notably impacted by a rise in vacancy rates for small to medium-sized offices (under 5,000 py) this year. However, despite the vacancy rate trend, both the NOC and nominal rent increased by 1.3% and 1.8% respectively from the previous quarter, maintaining a higher rate of increase than the overall Seoul average.

Distinct polarization in rental competitiveness for GBD offices due to physical and locational factors

Polarization in rental competitiveness among buildings in the GBD office leasing market is becoming more pronounced. The average vacancy rate for extra-large offices (GFA over 20,000py) decreased by 0.1 percentage points from the previous quarter, while nominal rent increased by 2.8%, reflecting a relatively high rate of increase. This demonstrates that prime-grade offices with superior locational and physical specifications within the GBD continue to maintain strong rental competitiveness.

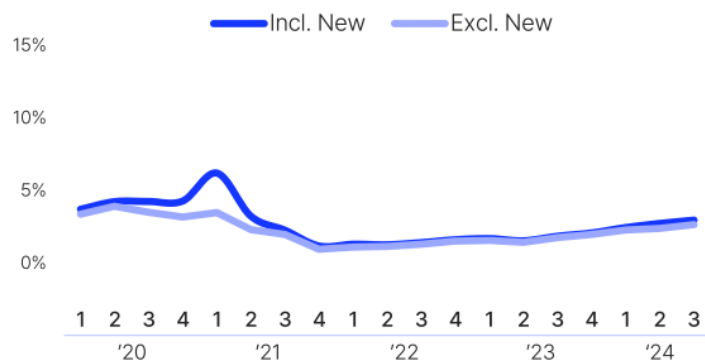
Additionally, the rental competitiveness of "value for money" office buildings is increasing. This trend reflects a sustained loyalty to prime locations within the GBD, combined with growing demand among companies to reduce fixed costs. There is a noticeable preference for offices along Teheran-ro with NOC below 300,000 KRW. For example, the Aju Building on Teheran-ro, with a GFA of 6,914 py, signed contracts with three tenants this quarter, filling about 1,800 py of vacant space.

Prime-grade offices and medium/large value-for-money offices face relatively low vacancy risks, while other properties are increasingly struggling to fill vacancies and are at higher risk of experiencing new vacancies. As a result, the polarization of rental competitiveness, based on the physical and locational characteristics of offices (particularly around the GBD) is expected to intensify in the near future.

Key Activities in `24.3Q (GBD)

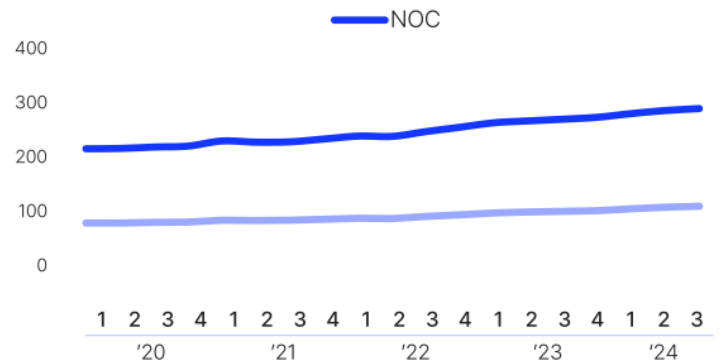
Tenant	Building	Location	Net Area (py)
Craver Corporation	Gangnam N Tower	129 Teheran-ro	580
Soomgo	HK Square	133 Teheran-ro	490
Hyundai Mobis	Aju Building	201 Teheran-ro	530
Masimo Korea LLC	BNK Digital Tower	398 Seocho-daero	130

Average Vacancy (GBD)



	Overall	XL	L	ML	M	S
Vacancy %	3.0	0.0	2.6	4.3	4.1	5.4
QoQ %p	▲ 0.2	▼ 0.1	▲ 0.6	▼ 0.1	▲ 0.05	▲ 0.5

Average Rent (GBD)



	Overall	XL	L	ML	M	S
NOC ₩1000/py	289	376	314	277	220	185
QoQ %p	▲ 1.3	▲ 2.0	▲ 1.3	▲ 1.2	▲ 0.003	▲ 0.8
Nominal Rent ₩1000/py	109	141	116	103	86	79
QoQ %p	▲ 1.8	▲ 2.8	▲ 1.8	▲ 1.7	▲ 1.0	▲ 0.8

Leasing Trend

Maintaining the lowest average vacancy rate among major districts

The average vacancy rate in the YBD area for `24.3Q was 1.9%, maintaining a similar level to the previous quarter. Notable leasing cases include Hyundai Motor Securities signing a contract for 758 py in the soon-to-be-completed 'One Sentinel'. Additionally, Shinhan Partners signed a lease agreement in the 'Hi Investment Securities Building', while Tensegrity Asset Management contracted approximately 100 py in '1 IFC'.

As new office spaces smoothly reduce vacancies, there is an increase in lease renewals and satellite office leases, particularly among existing financial tenants.

The "TP Tower," completed earlier this year, has stabilized with no remaining vacancies, while 'Anchor 1', which was completed in the latter half of last year, is also on track to reach 100% occupancy. 'One Sentinel', scheduled for construction completion early next year, is currently in lease negotiations with multiple companies, and is expected to stabilize relatively quickly.

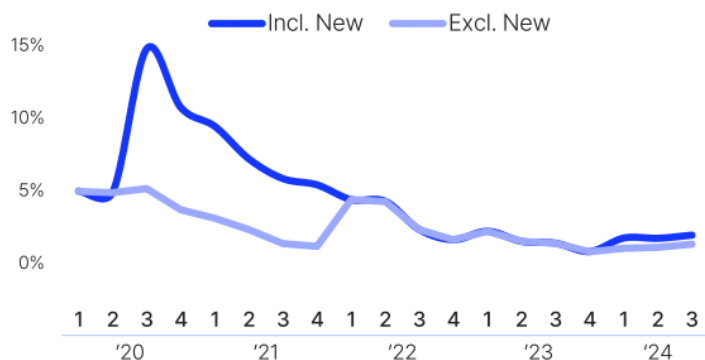
In the YBD area, financial companies with upcoming lease expirations are increasingly opting for lease renewals over relocation. For instance, Meritz Fire & Marine Insurance, a tenant at 'IFC', considered relocating but ultimately decided to stay. Additionally, "A Capital" and "B Asset Management" are currently negotiating lease renewals for their headquarters offices. This trend appears to be influenced by the current leasing market, management environment, and relocation costs.

As financial companies increasingly renew leases, they are also actively using satellite offices when additional space is needed. For example, NH Nonghyup Capital and Hanyang Securities signed satellite office lease agreements in the Simpac Building near their headquarters. Additionally, Hyundai Motor Securities' lease in "One Sentinel" is for a satellite office to accommodate a new TFT organization.

Key Activities in `24.3Q (YBD)

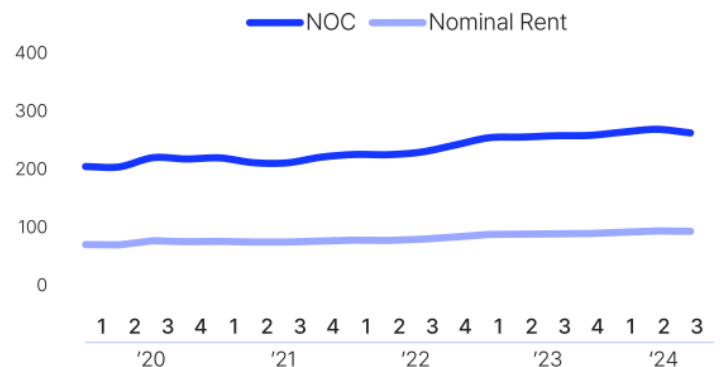
Tenant	Building	Location	Net Area (py)
NH Nonghyup Capital	Simpac Building	52 Gukjegeumyung-ro	210
Shinhan Partners	Hi Investment Securities Building	66 Yeouidae-ro	50
Hanyang Securities	Simpac Building	52 Gukjegeumyung-ro	110
Hyundai Motor Securities	One Sentinel	Yeouidae-ro	750

Average Vacancy (YBD)



	Overall	XL	L	ML	M	S
Vacancy %	1.9	0.7	4.5	1.6	0.7	3.5
QoQ %p	▲ 0.2	▲ 0.1	▲ 0.6	▲ 0.3	▼ 0.8	▲ 0.2

Average Rent (YBD)



	Overall	XL	L	ML	M	S
NOC w/1000/py	262	314	264	176	153	117
QoQ %p	▼ 2.3	▼ 3.1	▲ 0.7	▼ 1.3	▲ 0.4	▲ 0.1
Nominal Rent w/1000/py	93	117	84	62	53	41
QoQ %p	▼ 0.5	▼ 0.3	▲ 1.2	▼ 0.9	▲ 0.5	▲ 3.0

Leasing Trend

The average vacancy rate for BBD offices increased slightly compared to the previous quarter, while prime offices recorded a high rate of rental increase

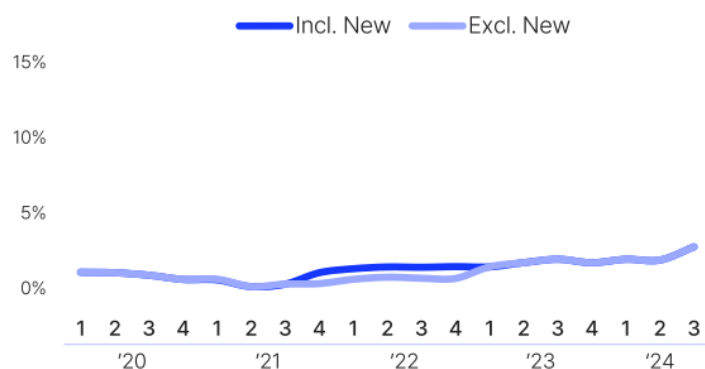
In `24.3Q, the average vacancy rate for BBD office buildings increased by 0.9 percentage points from the previous quarter to 2.8%. This change was influenced by vacancies in properties such as Alpha Dome Tower, where Citibank Korea (800 py) vacated, as well as new vacancies in Korea Bio Park, U-Space 1, and Pangyo Yemiji Building

In the current quarter, the NOC for BBD office buildings rose by 4.3% from the previous quarter, reaching 230,000 KRW per py. Large offices with a GFA of over 20,000 py saw an increase of 7.8% from the previous quarter, marking a higher growth rate than other major areas in Seoul. Prime office buildings in the Pangyo central district led this increase, with their NOC surpassing 300,000 KRW per py.

Key Activities in `24.3Q (BBD)

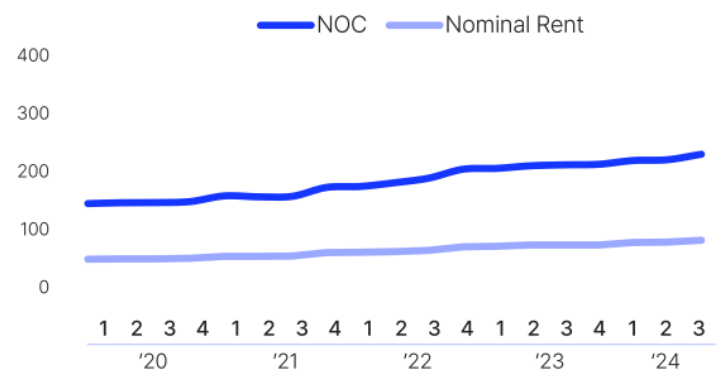
Tenant	Building	Location	Net Area (py)
Law Firm Sejong	Greats Pangyo	117, Bundangnaegok-ro	180
Tsubaki Automotive Korea	N Tower Garden Building	26, Hwangsaoul-ro 200beon-gil	60
Macarong Factory Co. Ltd	Wemix Tower	49, Daewangpangyo-ro 644beon-gil	310
Optorain Co. Ltd	Mirae Asset Venture Tower	20, Pangyoyeok-ro 241beon-gil	590

Average Vacancy (BBD)



	Overall	XL	L	ML	M	S
Vacancy %	2.8	0.5	1.6	8.7	7.3	2.1
QoQ %p	▲ 0.9	▲ 0.1	▲ 0.8	▲ 2.7	▲ 2.3	▲ 0.5

Average Rent (BBD)



	Overall	XL	L	ML	M	S
NOC ₩1000/py	230	260	206	223	206	156
QoQ %p	▲ 4.3	▲ 7.8	▼ 0.2	▲ 1.8	▲ 1.7	▲ 1.1
Nominal Rent ₩1000/py	82	93	76	77	69	55
QoQ %p	▲ 4.4	▲ 7.9	▼ 0.001	▲ 1.7	▲ 2.5	▲ 2.0

OTHERS

Leasing Trend

Major companies in the retail industry continue to relocate to the 'Others' area, leveraging rental competitiveness

In the Seoul 'Others' area, the average office vacancy rate for the current quarter was 3.0%, similar to the previous quarter, with the average NOC recorded at 196,000 KRW per py. The NOC in the 'Others' area is approximately 30% lower than the average NOC of major districts, which has encouraged relocations by tenants seeking to reduce fixed costs such as rent. SSG.com, previously located in the landmark GBD building 'Centerfield,' confirmed its relocation to the new 'KB Yeongdeungpo Tower' office in Yeongdeungpo this quarter. Following Seven Eleven's relocation to Gangdong, major domestic retail companies like Coupang and 11st are also relocating their headquarters from major districts to the 'Others' area, coincidentally moving to the outer business districts of Seoul around the same period.

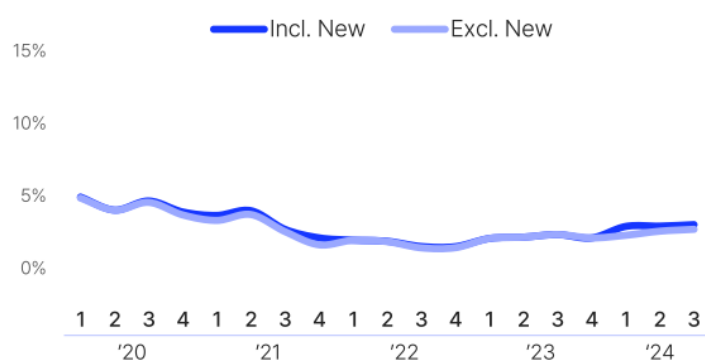
Supply of large-scale office spaces in Magok becomes more visible, competition for attracting tenants intensifies

The supply of large-scale office buildings planned for the Magok district is becoming more concrete. This quarter saw the completion of 'One Grove,' with a GFA of 140,000 py, while next quarter, 'K-Square Magok' (GFA of 48,000 py) is expected to be completed. Early next year, 'Le West' is also scheduled for completion, leading to a concentration of large office spaces entering the Magok office market. As the supply becomes concentrated, competition to attract tenants is intensifying. Due to the existing R&D cluster and the characteristics of the local industry in the Magok district, companies in related fields, such as biotech, LG Group affiliates, and the aviation sector, are showing interest in leasing newly constructed offices. For instance, the low-cost airline 'Parata Air,' which is based at Yangyang Airport, has signed a lease for 730 py in 'One Grove.' Additionally, discussions with companies connected to the investors of the new office assets

Key Activities in `24.3Q (Others)

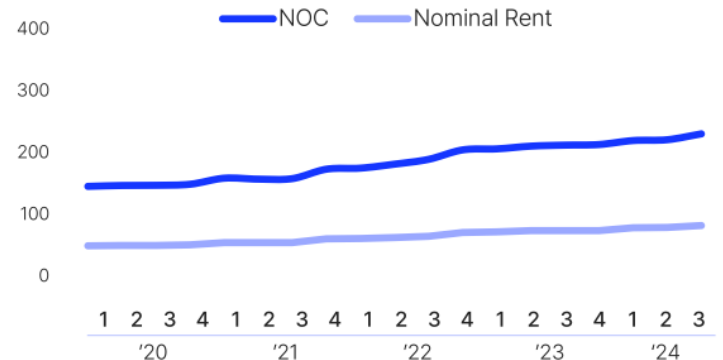
Tenant	Building	Location	Net Area (py)
Parata Airlines	One Grove	165 Gonghang-daero (Magok)	730
At Home	Noudit Seoul Forest	6 Ahasan-ro (Seongsu)	450
NICE Payments Co. Ltd	Semicolon Mullae N Tower	25 Mullae-ro 28-gil (Dangsan)	670
GS Retail	Gangdong Green Tower	1139 Cheonho-daero (Gangdong)	510

Average Vacancy (Others)



	Overall	XL	L	ML	M	S
Vacancy %	3.0	1.2	2.8	3.6	4.5	6.7
QoQ, %p	▲ 0.1	▲ 0.4	▲ 0.3	▼ 0.3	▲ 0.1	▼ 0.4

Average Rent (Others)



	Overall	XL	L	ML	M	S
NOC ₩1000/py	196	253	185	180	150	127
QoQ %p	▲ 0.2	▼ 0.2	▲ 0.2	▲ 0.1	▲ 2.6	▲ 0.5
Nominal Rent ₩1000/py	68	89	62	61	55	51
QoQ %p	▲ 0.4	▲ 0.3	▲ 0.4	▼ 0.1	▲ 2.9	▲ 1.3

Office Investment Market

Seoul and Bundang Office Investment Market Overview

Seoul and Bundang Office Investment Market Overview

A series of large deals have been completed, marking the highest quarterly transaction volume in three years

Annual transaction volume is expected to recover to 10 trillion won

In `24.3Q, approximately 157,000 py of office space was transacted in the Seoul and Bundang areas, totaling 4.7 trillion won. This is a 240% increase compared to the previous quarter and marks the largest quarterly transaction volume in the past three years. Unlike the previous quarter, which saw mainly transactions of small- to mid-sized assets under 5,000 py, this quarter featured multiple large transactions, notably including the GBD landmark building 'The Asset' (24,538 py).

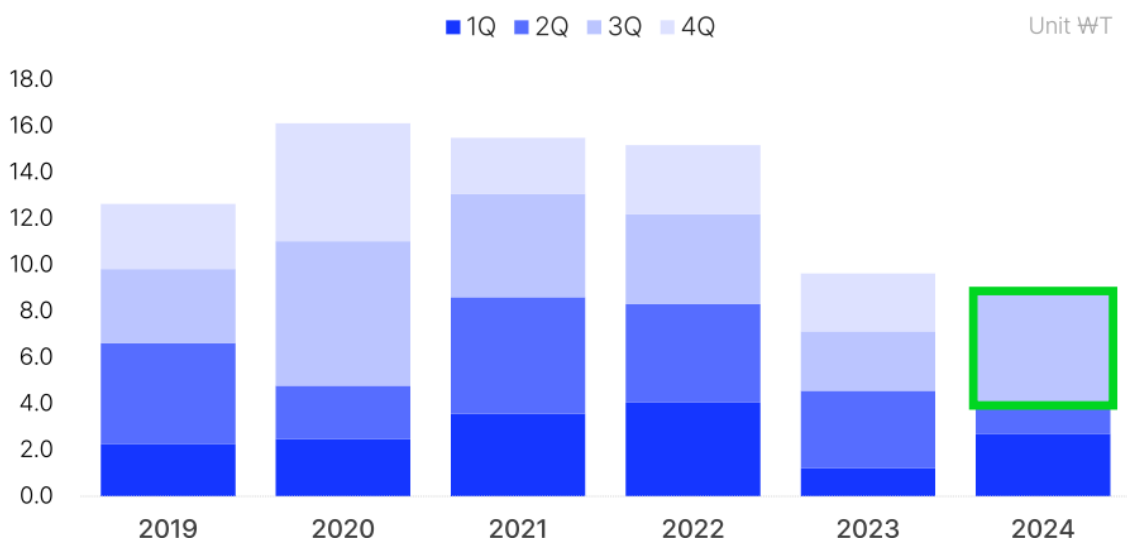
As of the third quarter of this year, the cumulative transaction amount has reached 8.8 trillion won, surpassing 90% of last year's total cumulative transaction amount. With numerous large deals still ongoing in the market, it is expected that this year's transaction volume will comfortably exceed 10 trillion won.

Key transactions include three notable deals within the GBD. 'Samsung SRA Asset Management' acquired 'The Asset' from 'Koramco REITs & Trust' for 1.1042 trillion KRW (45 million KRW/py). 'CapitaLand Investment Management' also purchased 'Golden Tower' (12,245 py) from 'Koramco REITs & Trust' for 440.8 billion KRW (36 million KRW/py). The transaction for 'Golden Tower' was finally concluded through a private contract after multiple failed negotiations with potential buyers since it first appeared on the market last year. Additionally, 'Hana Asset Trust' acquired 'Hana Financial Group Gangnam Office' (7,420 py) for 281.9 billion KRW (38 million KRW/py). 'Hana Asset Trust' plans to incorporate this asset as a foundational asset of 'Hana Office REITs' and aims for listing next year.

In the CBD, the 'Janggyo-dong Hanwha Building' (22,484 py) was transacted for 808 billion KRW (36 million KRW/py) in an intra-group deal. The buyer, 'Hanwha Asset Management,' acquired the asset from 'Hanwha Life Insurance' and plans to incorporate it into 'Hanwha REITs.' Additionally, 'Shinhan REITs Management' purchased 'City Square' (11,571 py) from 'Hangang Asset Management' for 428.1 billion KRW (37 million KRW/py), and this asset is set to be included as a new property in 'Shinhan Alpha REITs,' which is expanding investments near Seoul Station. Furthermore, 'Gravity Asset Management' acquired the 'Hanssem Sangam Building' (20,161 py) in Sangam-dong for 320 billion KRW. (15.87 million KRW/py)

In this quarter, with multiple large transactions being successfully completed, there is growing anticipation for a recovery in the investment market, especially as the timing aligns with base rate cuts.

Transaction Volume Trend



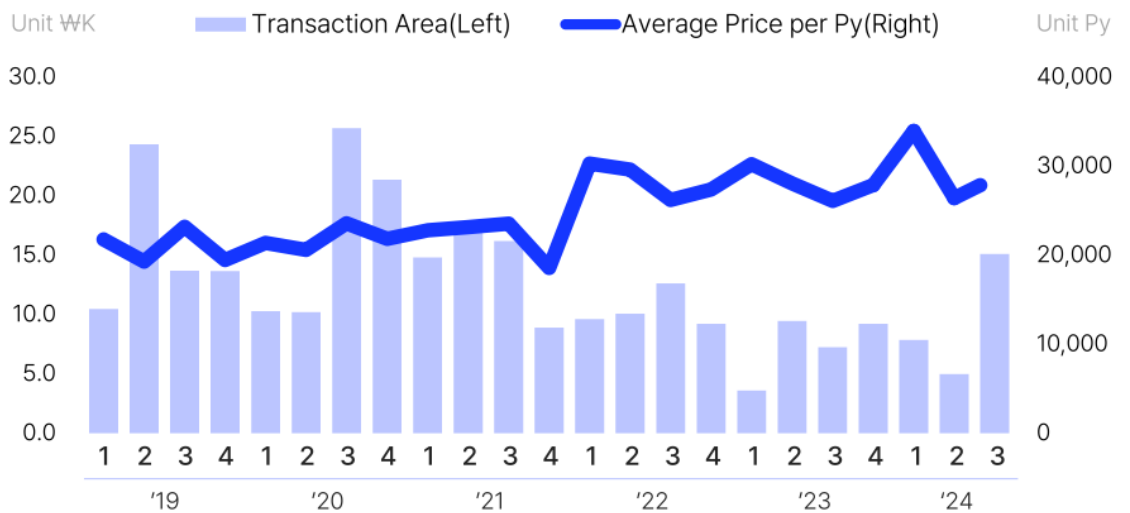
Seoul and Bundang Office Investment Market Overview

The investment market indicators show promising signs of a recovery in the transaction market

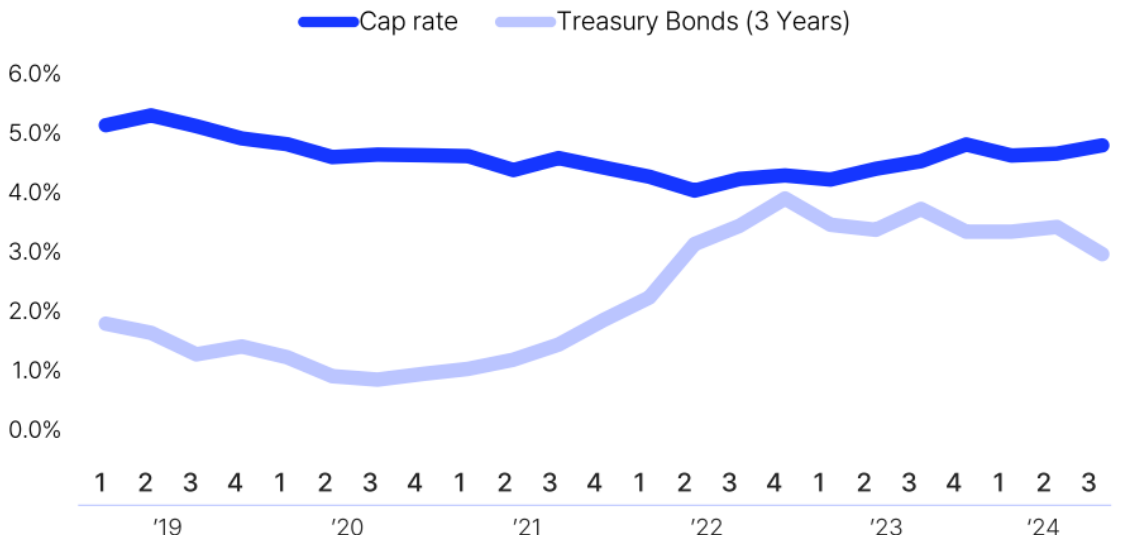
In 24.3Q, the average transaction for Seoul offices was 28.63 million KRW/py, an 8.4% increase from the previous quarter's 26.4 million KRW/py. However, considering that the average price has generally stayed around 25 to 26 million KRW/py since 2022, despite a few exceptional quarters, it remains to be seen if this recent increase marks a turning point for recovery in the transaction market.

Additionally, the average cap rate for Seoul offices this quarter was 4.8%. The yield on three-year government bonds fell below 3% for the first time since '22.3Q, widening the spread between the cap rate and interest rate to 180 basis points. With interest rates having risen sharply and placed the office building transaction market in a negative spread situation, there is now some room for market recovery expectations.

Trends in transaction volume and average transaction price per py



Average cap rate of Seoul office buildings



Seoul and Bundang Office Investment Market Overview

Interest Grows in Acquiring Low-Cost Assets, Especially in the "Others" area

In Seoul's "Others" area, interest is rising in acquiring relatively low-cost physical office assets. In recent years, land and construction costs, along with financing expenses due to interest rate hikes, have pushed office building development costs close to 40 million KRW/py. Physical assets also face challenges, such as high prices, increased financing costs, and difficulties in sourcing prime assets. In this context, asset management companies are increasingly interested in assets with relatively low acquisition costs but significant upside potential. In the "Others" area of Seoul, NOC levels are only 60-70% of the main districts, while purchase prices remain at 30-40% of those areas, which is a key attraction.

In this quarter, "Gravity Asset Management," backed by investment from the U.S.-based real estate firm "Hines," acquired the "Hanssem Sangam Office Building" at a transaction price of 15.87 million KRW/py, which is only half of the average transaction price for offices across Seoul. Meanwhile, in the same area, intense bidding competition has emerged for the "Sangam Dream Tower," with a preferred bidder securing negotiation rights by offering a price higher than the seller's initial asking price.

Although it is not an office building, a similar case is the acquisition of the commercial facility 'Wangsimni Seoul Forest The Sharp' by "GRE Partners" with the intent of converting it into an office building. The purchase price was approximately 10 million KRW/py, even with additional construction costs for conversion, the competitive acquisition cost has played a crucial role in attracting investors.

Key Deals in Seoul and Bundang(`24.3Q)

Building	District	GFA py	Transaction volume ₩100M	Price Per Py ₩10K	Buyer	Seller
The Asset	GBD	24,538	11,042	4,500	Samsung SRA Asset Management	Koramco Asset Trust
Janggyo-dong Hanwha Building	CBD	46,320	8,080	3,592	Hanwha Asset Management	Hanwha Life Insurance
Golden Tower	GBD	12,245	4,408	3,600	Capitaland Investment Management	Koramco Asset Trust
City Square	CBD	11,571	4,281	3,700	Shinhan REITs Management	Hangang Asset Management
Hanssem Sangam Office	Others	20,161	3,200	1,587	Gravity Asset Management	Hanssem
KT Mokdong Tower	Others	27,356	3,119	1,140	Iconic	Global One Asset Management
Hana Financial Group Gangnam Office	GBD	7,420	2,820	3,800	Hana Asset Trust	Hana Alternative Investment Management
Samsung Fire & Marine Pangyo Office	BBD	5,240	1,259	2,402	Samsung SRA Asset Management	Samsung Fire & Marine Insurance
Fastfive Tower	CBD	4,567	1,193	2,611	Shinhan REITs Management	K-Reits Investment Management
Ssangnip Building	Others	6,495	1,045	1,609	Hyunjin Group	Sadang Complex Development PFV

Seoul and Bundang Office Investment Market Overview

Active transaction market expected in 4Q

As major transactions like 'The Asset,' 'City Square,' and 'Golden Tower' closed in Q3, expectations for deal closings on upcoming office properties have risen. Recently, several large properties, such as 'SFC,' 'Crescendo Building,' 'Pacific Tower,' 'Gangnam N Tower,' and 'KOREIT Tower,' have been introduced in key areas. Additionally, deal closings for 'Jeongdong Building,' 'TES,' and 'Center Place' are becoming visible, indicating an active investment market expected in Q4.

Key Deals (Scheduled)

Building	District	GFA py	Seller	Remarks
Crystal Square	CBD	5,573	CapitalLand Investment Management (Aberdeen)	Marketing In Progress
KDB Life Tower	CBD	24,936	KB Asset Management	Marketing In Progress
Crescendo Building	CBD	16,538	DWS Asset Management	Marketing In Progress
SFC	CBD	36,117	GIC	Marketing In Progress
Pacific Tower	CBD	17,998	Pebblestone Asset Management	Marketing In Progress
Donuimun D Tower	CBD	26,083	Mastern Investment Management	Preferred Bidder: NH Reit Management
TES	CBD	8,918	GIC	Preferred Bidder: Koramco-City Core
Jeongdong Building	CBD	11,901	Igis Asset Management	Preferred Bidder: Nuveen Asset Management
Center Place	CBD	12,869	KB Asset Management	Preferred Bidder: HL Reit Management
Seoul N Square	CBD	4,800	GRE Partners Asset Management	Preferred Bidder: Korea Financial Settlement Service
Namsan Square	CBD	22,764	Igis Asset Management	Preferred Bidder: HDC Asset Management
Susong Square	CBD	15,219	Igis Asset Management (Morgan Stanley)	Private Contract: D&D Investment
KOREIT Tower	GBD	10,583	Korea Land Trust	Exercise of Right of First Refusal
Gangnam N Tower	GBD	15,465	KB Real Estate Trust	Selecting a Sales Manager in Progress
Dosan 150	GBD	3,819	Mastern Investment Management	Marketing In Progress
NC Tower	GBD	9,351	NC Soft	Marketing In Progress
NH Capital Building	YBD	6,262	K-RITS Investment Management	Preferred Bidder: Koramco Asset Management
KT&G Bundang Tower	BBD	7,206	KT&G	Preferred Bidder: Pebblestone Asset Management
Guro G Valley	OTHERS	30,050	Igis Asset Management	Preferred Negotiator Selection Planned
Sangam Dream Tower	OTHERS	11,518	Ewha Asset Management	Preferred Bidder: D&O

Survey Area	Seoul and Bundang										
Survey Frequency	Quarter										
Survey Method	<p>Call Survey</p> <p>Field Research</p> <p>Lease Flyer</p> <p>Ministry of Land, Infrastructure, and Transport</p> <p>Public Data</p>										
Survey Items	<p>Leasing Market Security deposit, rent, management fee, vacant area, tenant movement</p> <p>Investment Market Deals Closed</p>										
Survey Target	<p>945 Office Buildings with a GFA of 1000+ py</p> <p>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)</p> <p>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</p> <p>Size Categories for Office Building</p> <table border="0"> <tr> <td>XL</td> <td>GFA 20K py+ 66,116m²+</td> </tr> <tr> <td>L</td> <td>GFA 10K py~20K py 33,058m²~66,116m²</td> </tr> <tr> <td>ML</td> <td>GFA 5K py~10K py 16,529m²~33,058m²</td> </tr> <tr> <td>M</td> <td>GFA 3K py~5K py 9,917m²~16,529m²</td> </tr> <tr> <td>S</td> <td>Less than GFA 3k py less than 9,917m²</td> </tr> </table>	XL	GFA 20K py+ 66,116m ² +	L	GFA 10K py~20K py 33,058m ² ~66,116m ²	ML	GFA 5K py~10K py 16,529m ² ~33,058m ²	M	GFA 3K py~5K py 9,917m ² ~16,529m ²	S	Less than GFA 3k py less than 9,917m ²
XL	GFA 20K py+ 66,116m ² +										
L	GFA 10K py~20K py 33,058m ² ~66,116m ²										
ML	GFA 5K py~10K py 16,529m ² ~33,058m ²										
M	GFA 3K py~5K py 9,917m ² ~16,529m ²										
S	Less than GFA 3k py less than 9,917m ²										

Real Estate Investment and Development Division, Big Data Consulting Team

Won Chang Jin

Director

wcjin@rsquare.co.kr

Su Young Son

Manager

swimming93@rsquare.co.kr

Chan Young Moon

Manager

mcy1213@rsquare.co.kr

Ji Won Lim

Researcher

jjeonelim@rsquare.co.kr

Yoon Seo Jang

Researcher

yoonso1215@rsquare.co.kr

*The intellectual property rights of the information provided in this report
(including graphs, tables, etc.) are owned by RSQUARE. Unauthorized copying and
distribution for commercial purposes without permission may result in legal sanctions.

RSQUARE