

SEOUL OFFICE LEASING

April 2022 Monthly Market Review

Survey Overview

Target Areas	All districts in Seoul and Pangyo & Bundang districts
Target Samples	Commercial properties of 4 stories or more, and with a gross floor area of 1,000m ² (=300py) or more
Survey Method	Telephone enquiry, publications from property management and Korea's government
Main Focus	Market trend in a property industry, changes in vacancy rate and tenants' inflow/outflow etc.
Survey Period	One calendar month, March 2022
DB Mangement	Okey Research Center has carried out our research with a large number of sample data and provided the vacancy and rent information of office buildings via our office lease platform 'OKEY- Office Key'.
Exchange Rate	1 USD = 1,237.3 KRW (0.81 USD = 1,000 KRW) as of 12th April 2022

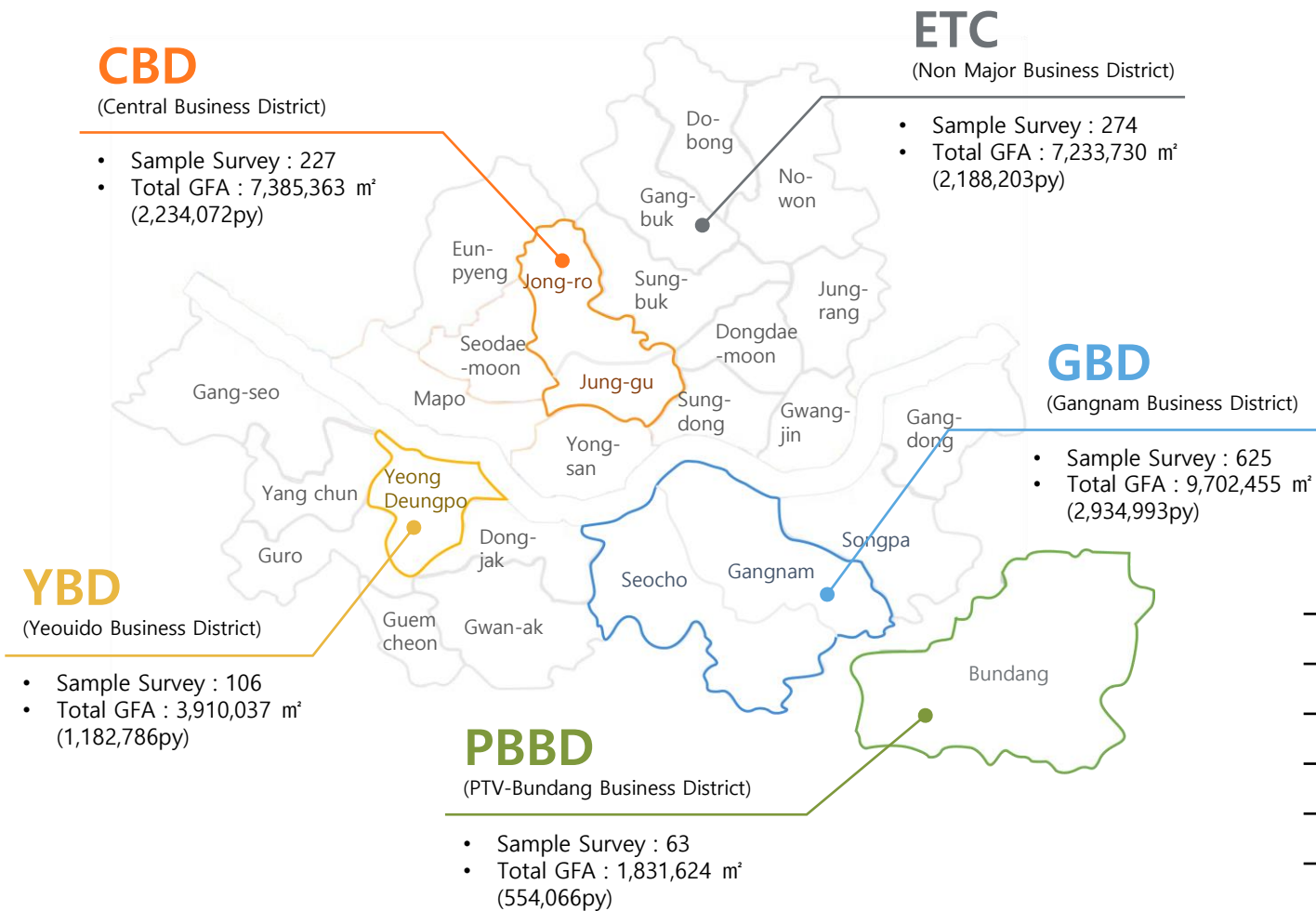
5 Regional Divisions in Seoul

CBD Central Business District	GBD Gangnam Business District	YBD Yeouido Business District	ETC Non Major Business District	PBBD PTV-Bundang Business District
Jongro-gu, Jung-gu, etc.	Gangnam-gu, Seocho-gu, etc.	Yeouido, Yeongdeungpo-gu etc.	Songpa, Mapo, Yongsan and other areas outside Central Seoul	Pangyo Techno Valley, Bundang-gu in Sunghnam-si etc.

Categories of Office Buildings by Their Sizes

OKEY	P Grade Prime Building	S Grade Large Building	A Grade Large-Medium	B Grade Medium-Small	C Grade Small Building
Gross Floor Area	49,587m ² (15,000py)	23,140m ² (7,000py)	13,223m ² (4,000py)	Above 3,306m ² (Above 1,000py)	Under 3,306m ² (Under 1,000py)
Lease Area of Sample Floor	1,653m ² (500py)	992m ² (300py)	661m ² (200py)	Above 496m ² (Above 150py)	Under 496m ² (Under 150py)

Sample Size of Each District



Building Survey : Total 1,295

	P	S	A	B
CBD	44	67	34	82
GBD	29	80	90	426
YBD	19	23	31	33
ETC	41	59	50	124
PBBD	9	15	12	27

• NOC (Net Occupancy Cost)

The cost that 1m² of GFA incurs to a tenant who rents the property.
NOC can be useful to compare between different types of office buildings.



SBD Seoul Capital Area

Vacancy rate

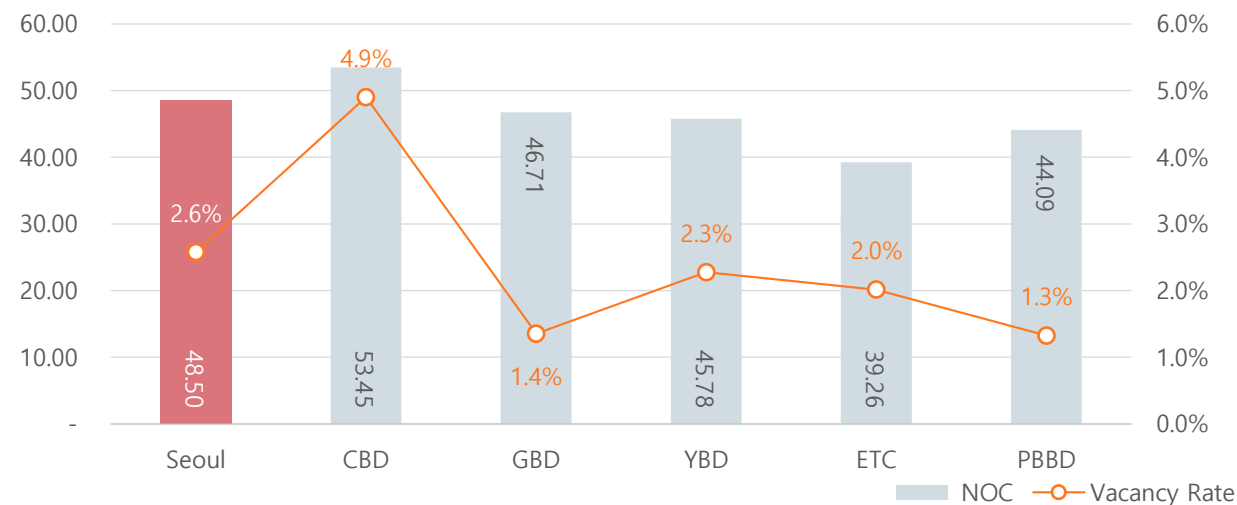
2.58 % ↓

Avg, NOC

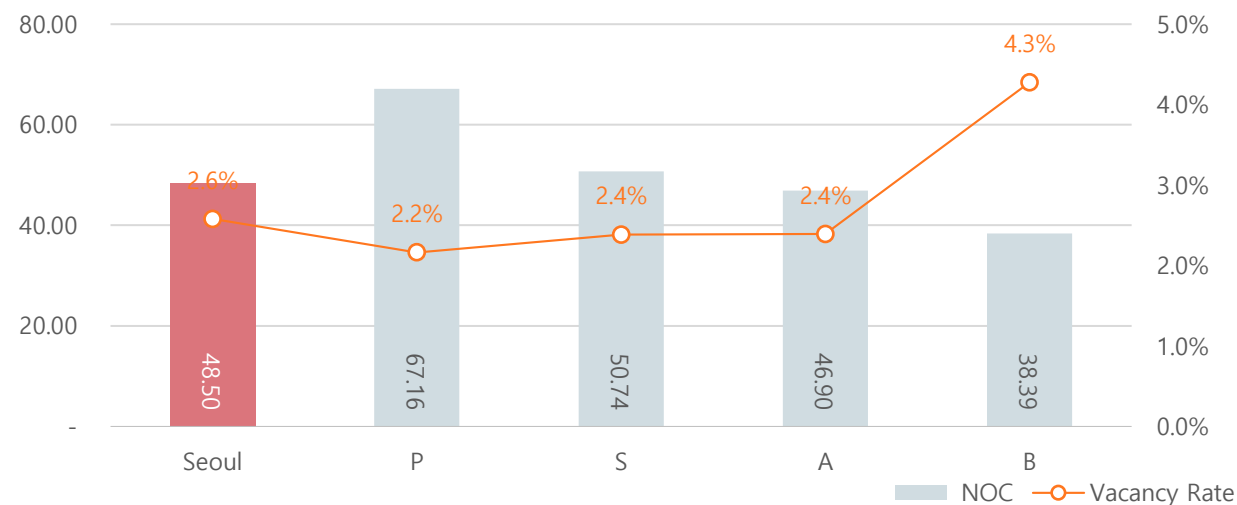
\$ 48.50 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
19.80	214.56	7.61

The average vacancy rate of the office buildings in Seoul is 2.58 % as of March 2022, and the average NOC is \$ 48.50.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

01 SBD Seoul Capital Area

The following charts indicate the vacancy level during March 2022.

HMM is planning to leave the office units in Hyundai Group Building in CBD, and Hyundai's affiliates signed the lease contract to move in to these soon-to-be vacancies of 22,120m² in total.

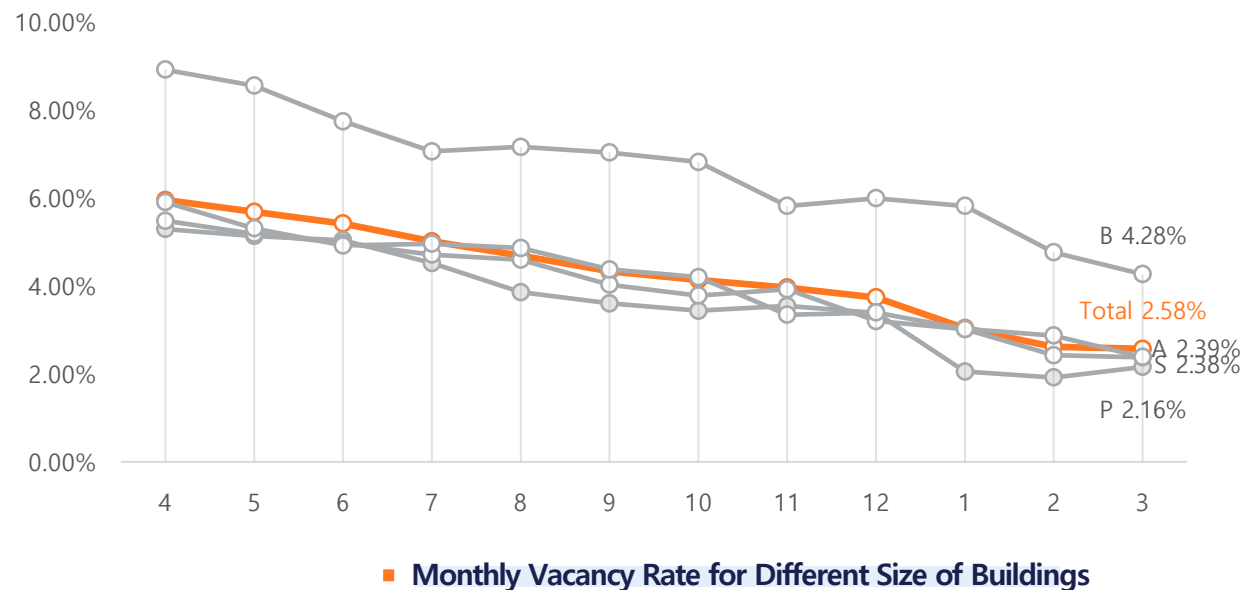
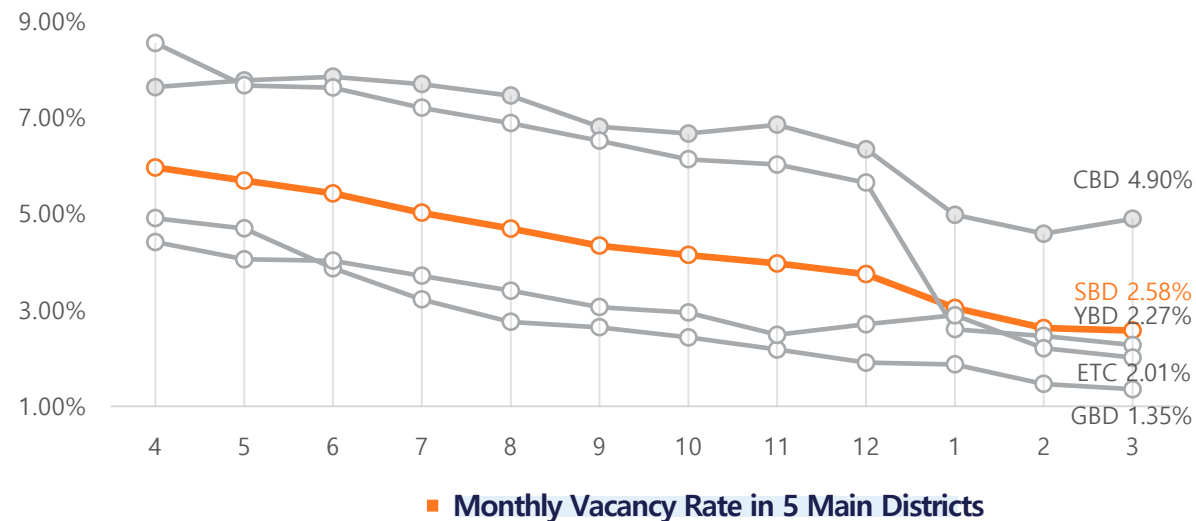
Able C&C also closed the lease contract as a tenant for Time Walk Building in Myungdong, filling out the vacant units of 3,950m².

The new vacancies of 20,090m² came out on the lease market in GBD as the lease contract of Timon Corp. with Dongil Tower expires in this coming September.

Dongkook Pharmaceuticals and HDC Labs completed their moving-in process to the brand new building (GFA: 7,980m²) in Chungdamdong and another brand new building (GFA:9,310m²) in Seochodong, respectively.

New vacant units of 4,270m² came out on the market as the lease contract of Toyota Motors with Yongwoon Building in Sungsoodong expires in December 2022.

The units of 20,080m², located in the 5 floors in Bundang First Tower in PBBD, is going to come out on the lease market early next year as Hyundai's affiliates such as Hyundai Construction Equipment, Hyundai Electric, Hyundai Energy Solutions, Korea Shipbuilding & Offshore Engineering Co., Ltd. plan to move out from the tower by then.



02 CBD Central Seoul

Vacancy rate

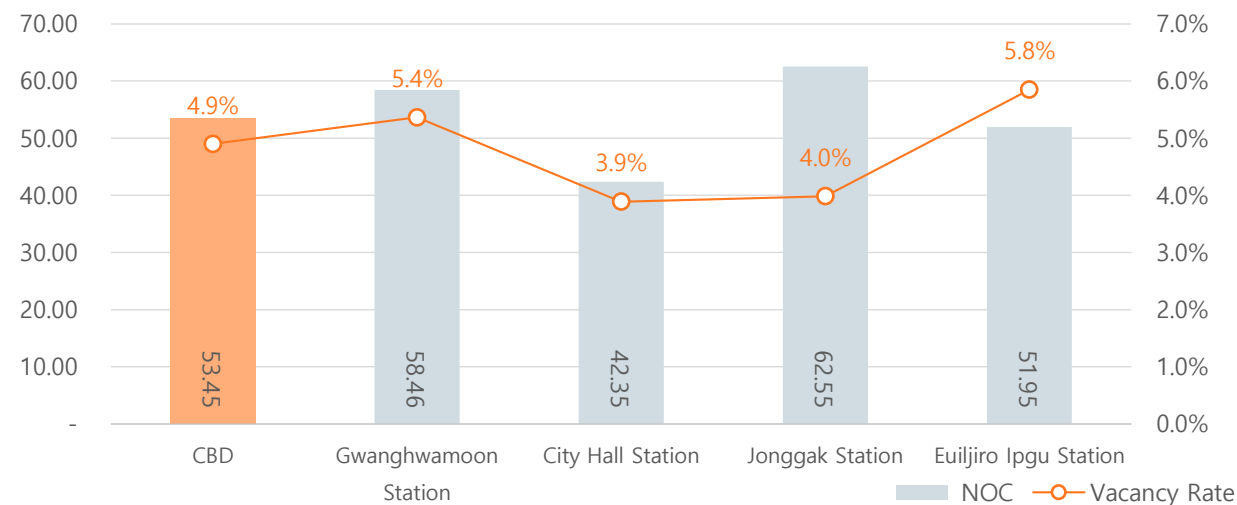
4.90 % ↑

Avg, NOC

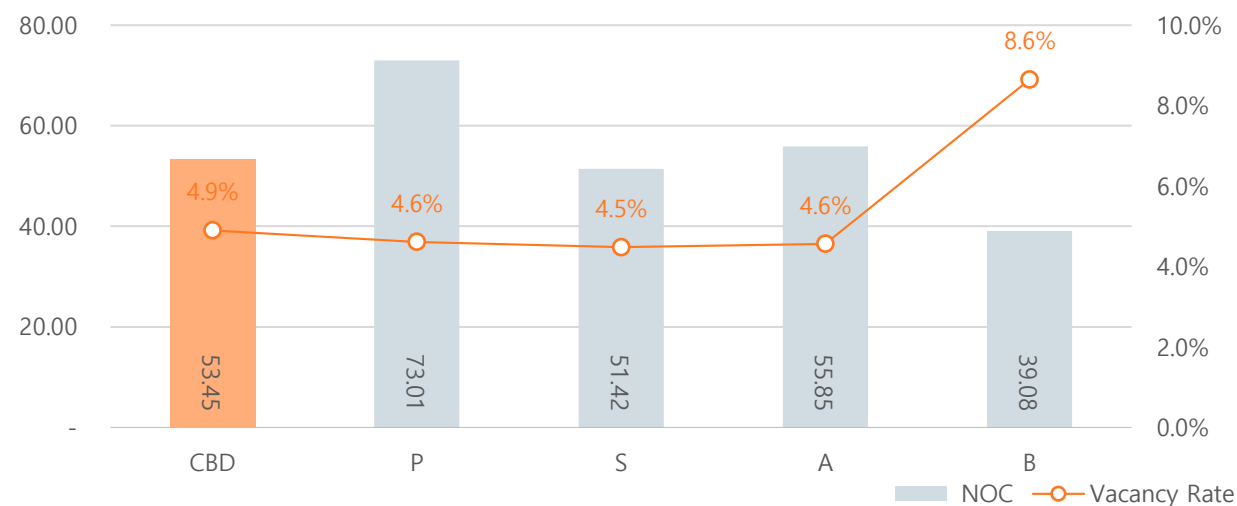
\$ 53.45 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.86	217.59	8.78

The average vacancy rate of the office buildings in CBD is 4.90 % as of March 2022, and the average NOC is \$ 53.45.



■ Vacancy Rate & NOC in Central Business District (CBD)



■ Vacancy Rate & NOC for Different Sizes of Building in CBD



GBD Gangnam

Vacancy rate

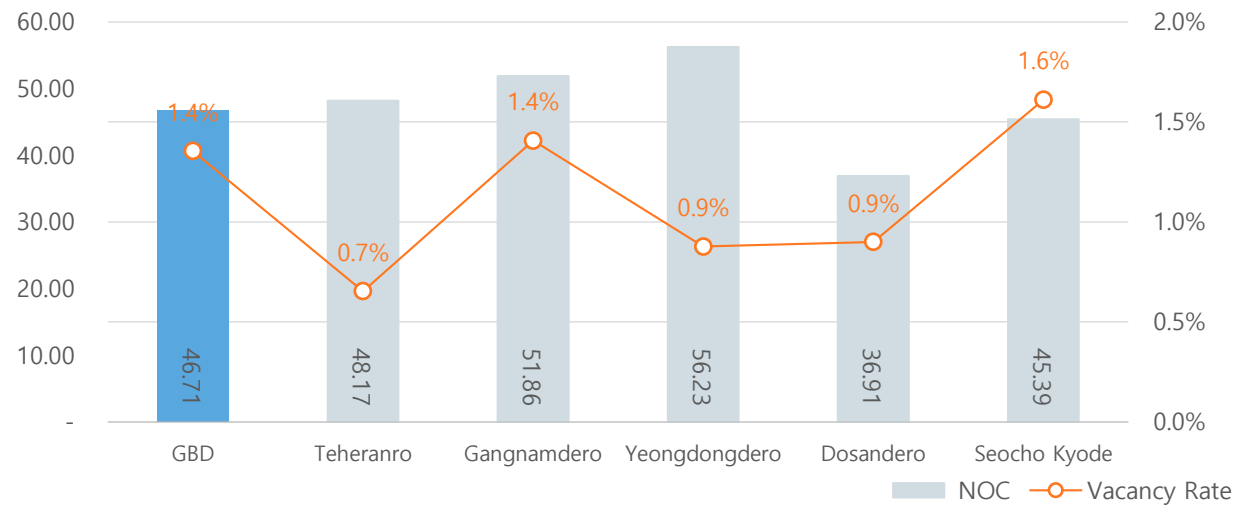
1.35 % ↓

Avg, NOC

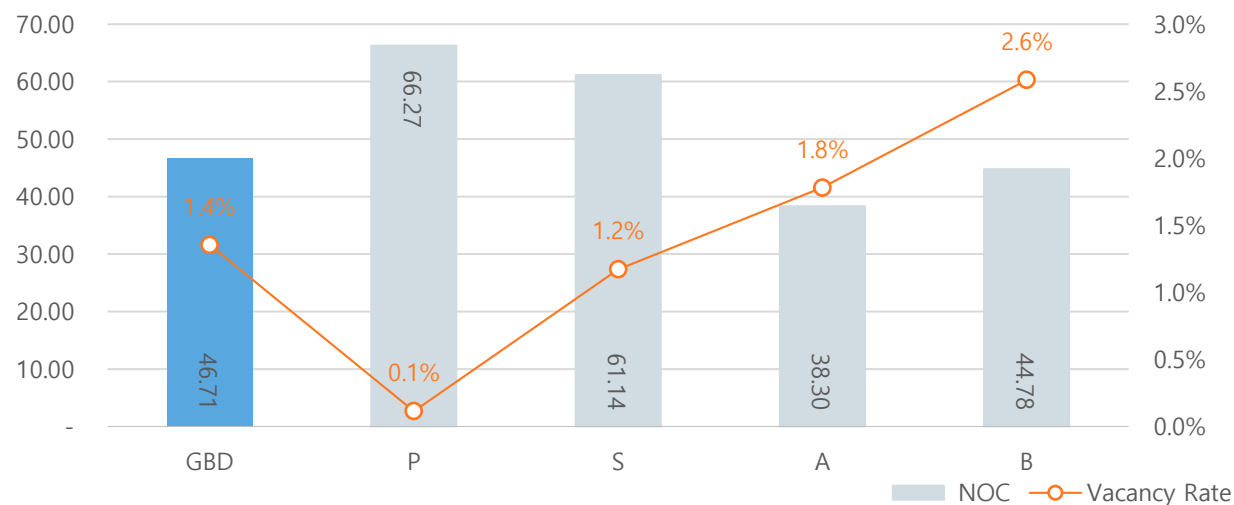
\$ 46.71 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.68	279.39	6.62

The average vacancy rate of the office buildings in GBD is 1.35 % as of March 2022, and the average NOC is \$ 46.71.



■ Vacancy Rate & NOC in Gangnam Business District (GBD)



■ Vacancy Rate & NOC for Different Sizes of Building in GBD



YBD Yeouido & Yeongdeungpo

Vacancy rate

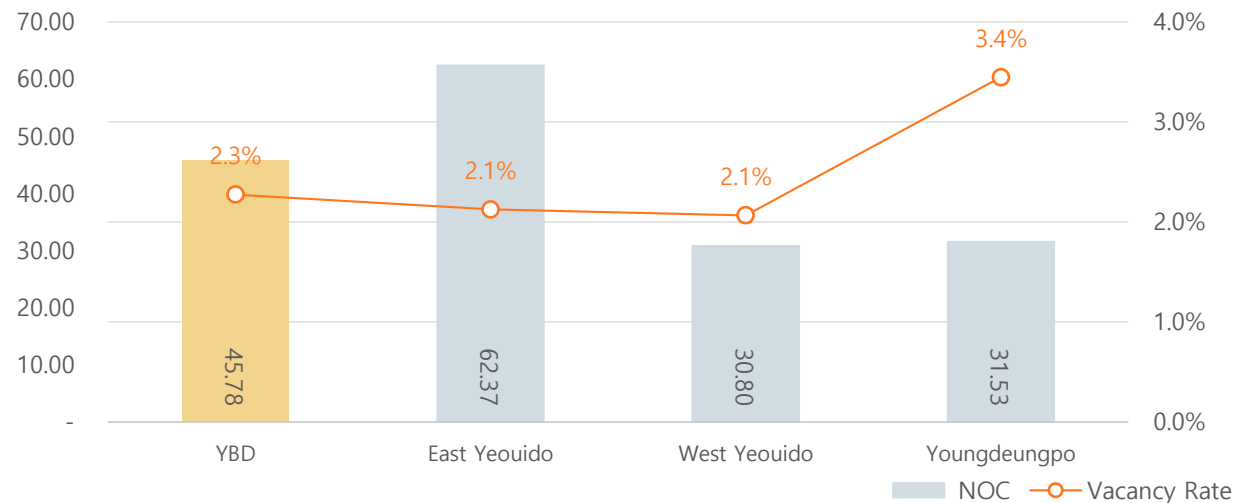
2.27 % ↓

Avg, NOC

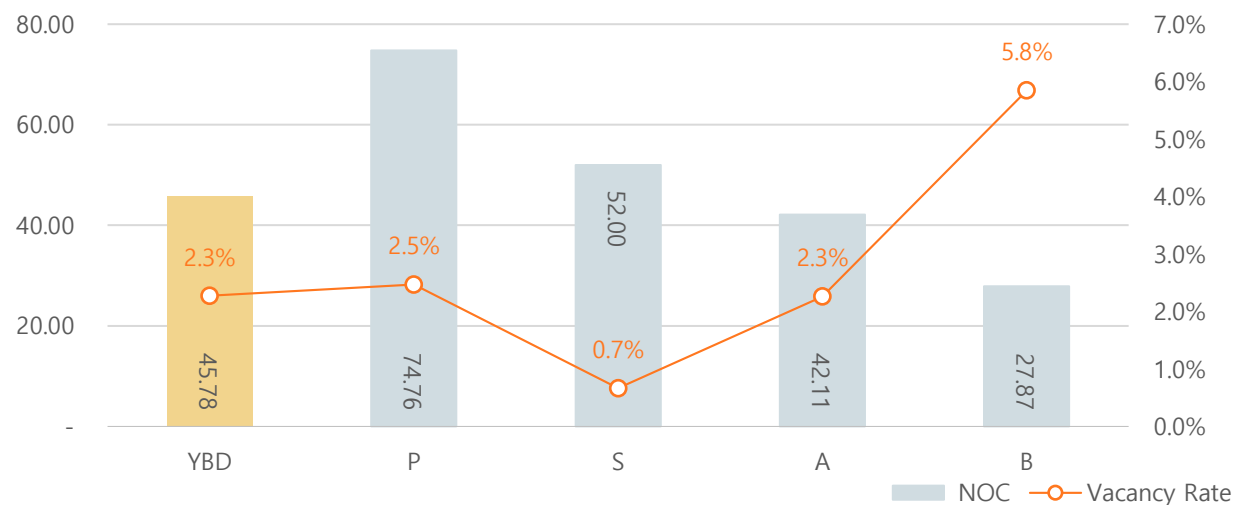
\$ 45.78 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
17.18	178.80	7.57

The average vacancy rate of the office buildings in YBD is 2.27 % as of March 2022, and the average NOC is \$ 45.78.



■ Vacancy Rate & NOC in Yeongdeungpo Business District (YBD)



■ Vacancy Rate & NOC for Different Sizes of Building in YBD

75 ETC Other District in Seoul

Vacancy rate

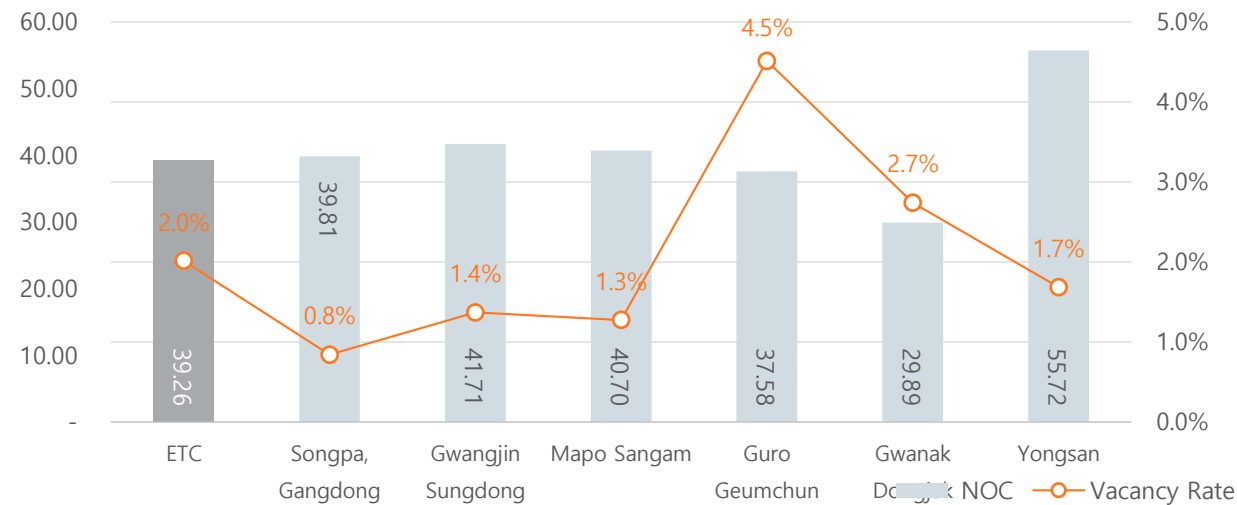
2.01 % ↓

Avg, NOC

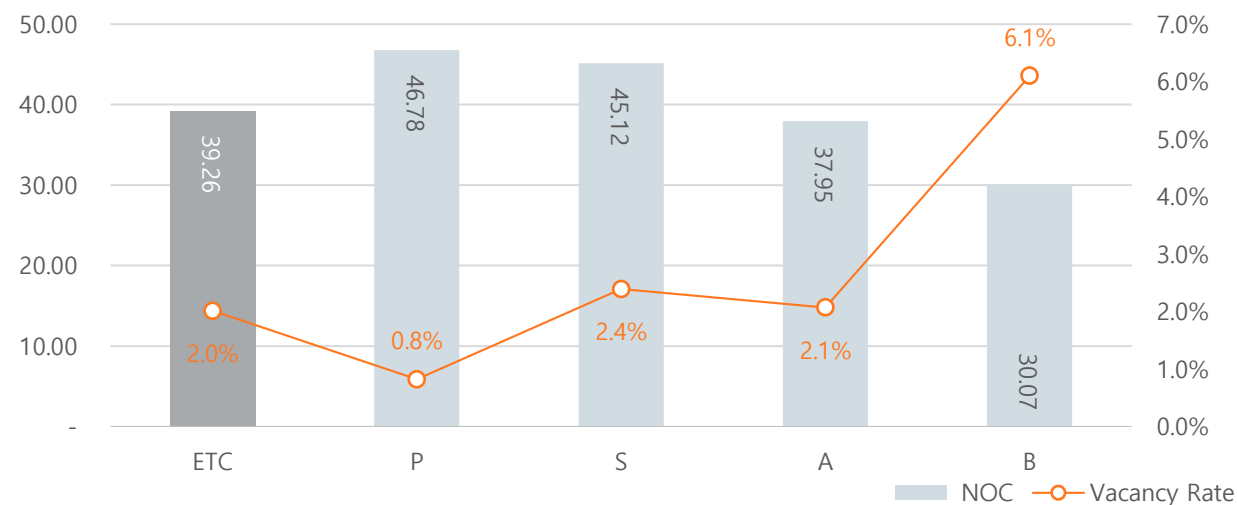
\$ 39.26 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
15.11	165.89	5.71

The average vacancy rate of the office buildings in ETC is 2.01 % as of March 2022, and the average NOC is \$ 39.26.



■ Vacancy Rate & NOC in Other District in Seoul (ETC)



■ Vacancy Rate & NOC for Different Sizes of Building in ETC

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PBBD PANGYO & BUNDANG

Vacancy rate

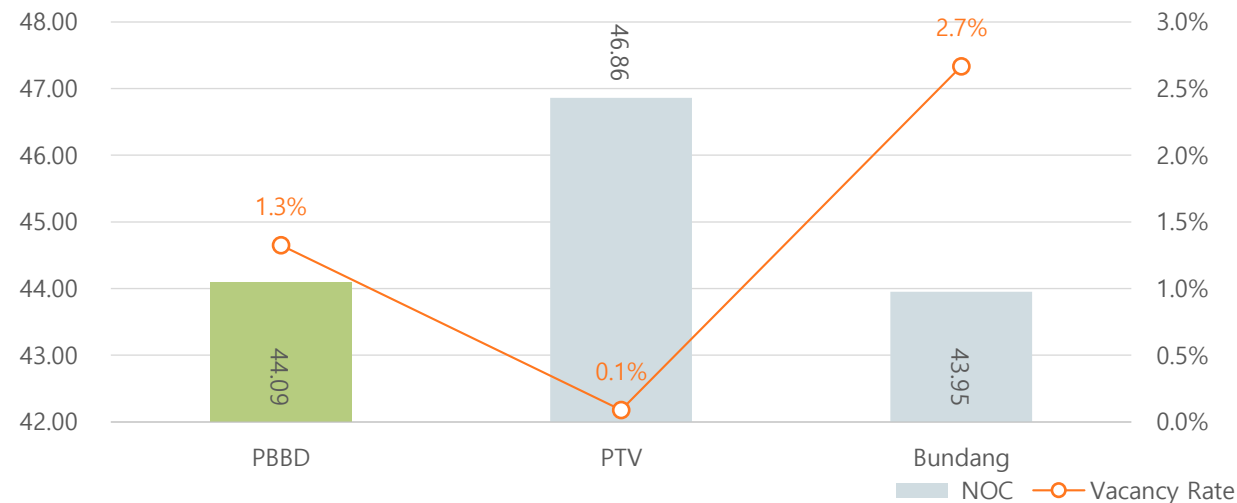
1.32 % ↓

Avg, NOC

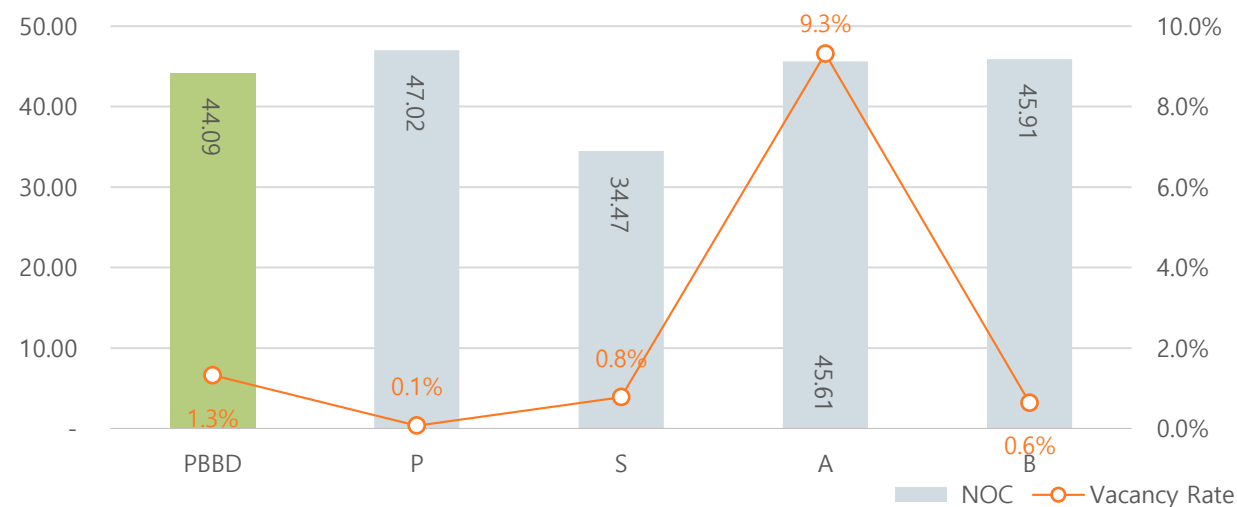
\$ 44.09 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
15.32	169.23	6.70

The average vacancy rate of the office buildings in PBBD is 1.32 % as of March 2022, and the average NOC is \$ 44.09.



■ Vacancy Rate & NOC in Pangyo & Bundang Business District (PBBD)



■ Vacancy Rate & NOC for Different Sizes of Building in PBBD



Overall Lease status

Market	Submarket	Gross Leasing Area	Avg. Deposit	Avg. Rent	Avg. Mgmt. Fee	Avg. NOC	Vacancy rate
CBD	Gwanghwamoon Station	929,151	251.21	25.15	9.03	58.46	5.36%
	City Hall Station	893,633	166.34	17.23	7.53	42.35	3.89%
	Jonggak Station	1,004,321	227.89	23.45	9.61	62.55	3.98%
	Euljiro Ipgu Station	808,422	202.62	21.37	9.11	51.95	5.85%
GBD	Teheranro	3,197,641	273.40	19.33	7.84	48.17	0.65%
	Gangnamdero	1,562,653	317.64	24.06	7.10	51.86	1.41%
	Yeongdongdero	638,725	221.44	20.52	6.84	56.23	0.88%
	Dosandero	267,839	266.08	16.56	5.41	36.91	0.90%
	Seocho Gyodae	435,014	290.92	20.62	6.96	45.39	1.61%
YBD	East Yeouido	2,913,841	218.75	22.80	9.10	62.37	2.13%
	West Yeouido	532,318	114.03	10.96	6.45	30.80	2.06%
	Youngdeungpo	463,878	201.79	14.60	4.81	31.53	3.45%
ETC	Songpa, Gangdong	1,671,159	193.48	16.52	5.75	39.81	0.84%
	Gwangjin Sungdong	466,501	238.82	20.80	5.03	41.71	1.37%
	Mapo Sangam	1,990,911	166.55	16.08	7.55	40.70	1.27%
	Guro Geumchun	665,040	152.94	14.01	4.28	37.58	4.51%
	Gwanak Dongjak	523,427	162.00	13.09	4.60	29.89	2.74%
	Yongsan	920,278	183.73	17.99	8.98	55.72	1.68%
PBBD	PTV	953,430	144.25	14.42	7.33	46.86	0.09%
	Bundang	878,194	170.45	15.37	6.67	43.95	2.67%



Land Use Information by District

District	Building Name	Address	Land Use	GFA (m')	Completion
GBD	Chinwoo Building	Samsungdong Gangnamgu	Office	3,195	08-Feb
	TBC (Brand New Building)	Shinsadong Gangnamgu	Office	2,992	09-Feb
	KNJ Building	Banpodong Seochogu	#1 Commercial	2,097	15-Feb
	Dukdae Construction Building	Negokdong Seochogu	#1 Commercial	1,743	03-Feb
ETC	Central Ogeum A	Ogeumdong Songpagu	#2 Commercial	3,947	11-Feb
	Seopyeong	Geoyeodong Songpagu	#2 Commercial	2,995	15-Feb
	Sungsoo HKS Building	Sungsoodong 2ga Sungdonggu	Office	2,849	04-Feb
	Cube State	Chungpadong 1ga Yongsangu	Office	2,278	11-Feb
	Hwa Young Building	Daehyundong Seodaemoongu	#1 Commercial	2,259	11-Feb
	TBC (Brand New)	Bangidong Songpagu	#2 Commercial	1,577	23-Feb
	JungSeok Building	Jegidong Dongdaemoongu	#2 Commercial	1,563	11-Feb
	Central Ogeum B	Ogeumdong Songpagu	#1 Commercial	1,217	10-Feb
	Doksandong Internet Center	Doksandong Geumchungu	Broadcasting Facility	1,198	11-Feb
	Shalom Building	Sungsandong Mapogu	#2 Commercial	1,085	22-Feb



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