

SEOUL OFFICE LEASING

December 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, November 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 = 1,322.00 KRW (0.76 USD = 1,000 KRW) as of 7th December 2022

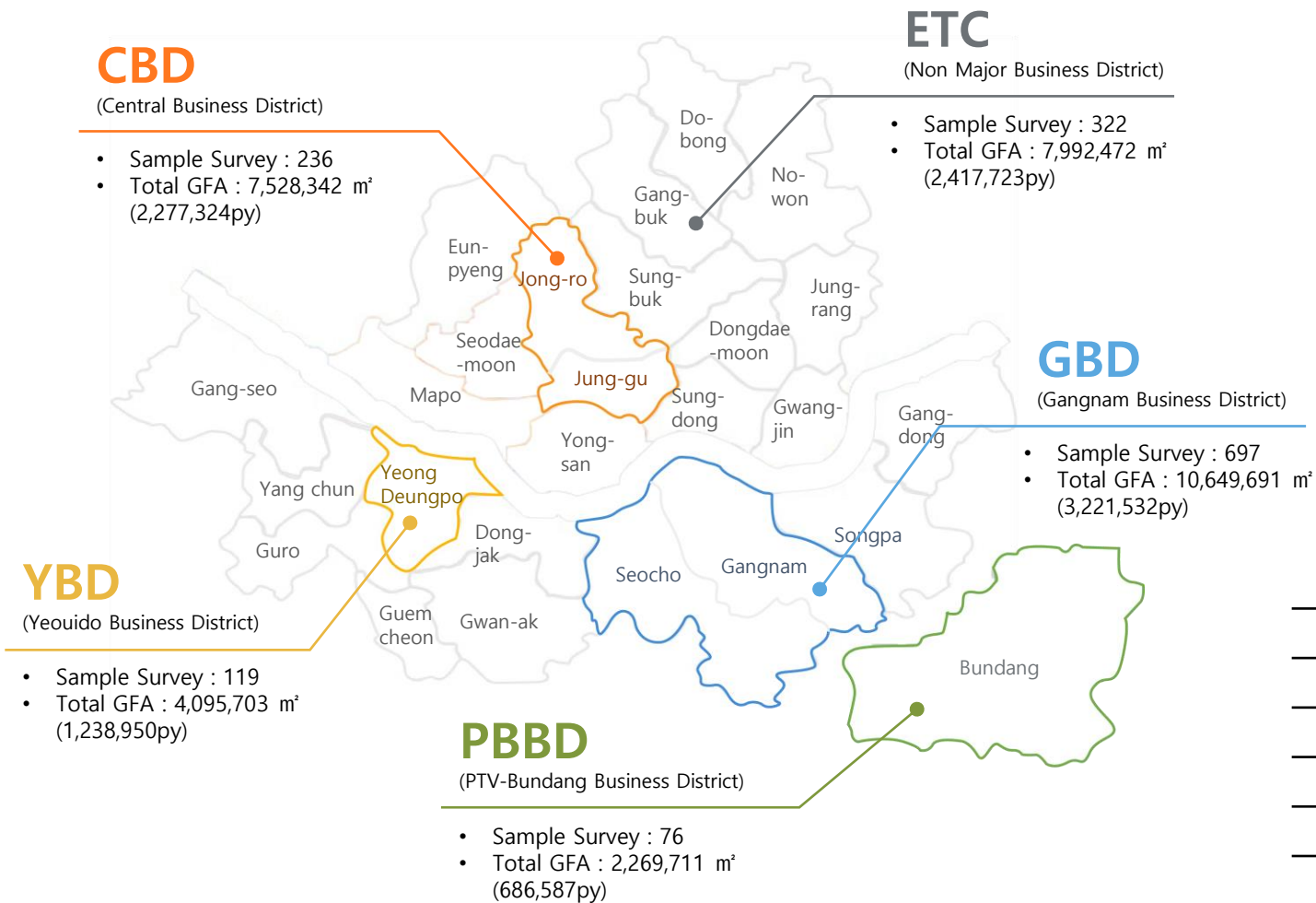
5 Regional Divisions in Seoul

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 1,450

	P	S	A	B
CBD	45	68	34	89
GBD	30	83	98	486
YBD	20	24	32	43
ETC	45	64	55	158
PBB	12	15	19	30

• NOC (Net Occupancy Cost)

The monthly cost that 1m² of net area 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

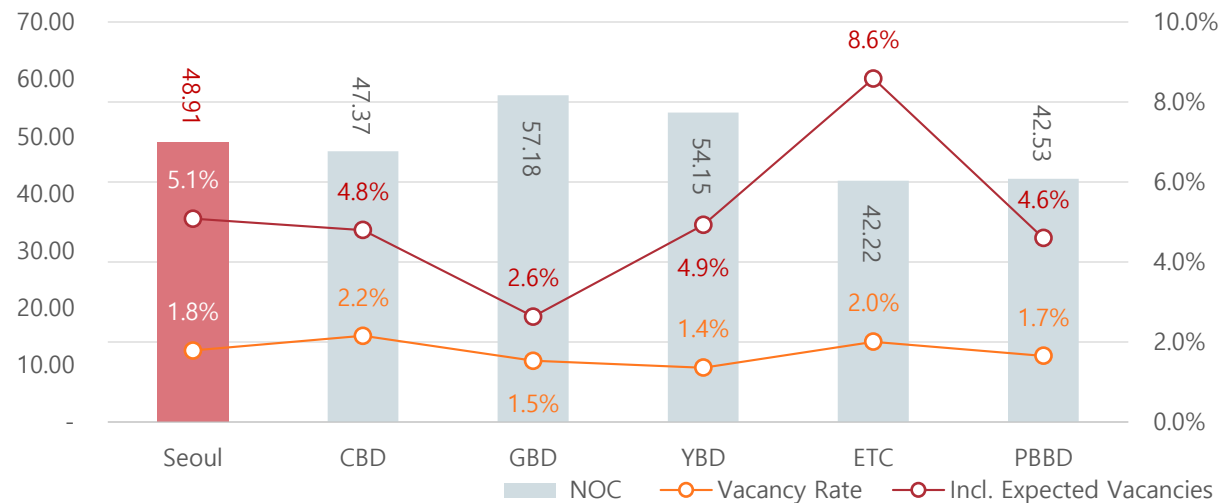
1.79 % ↓

Avg, NOC

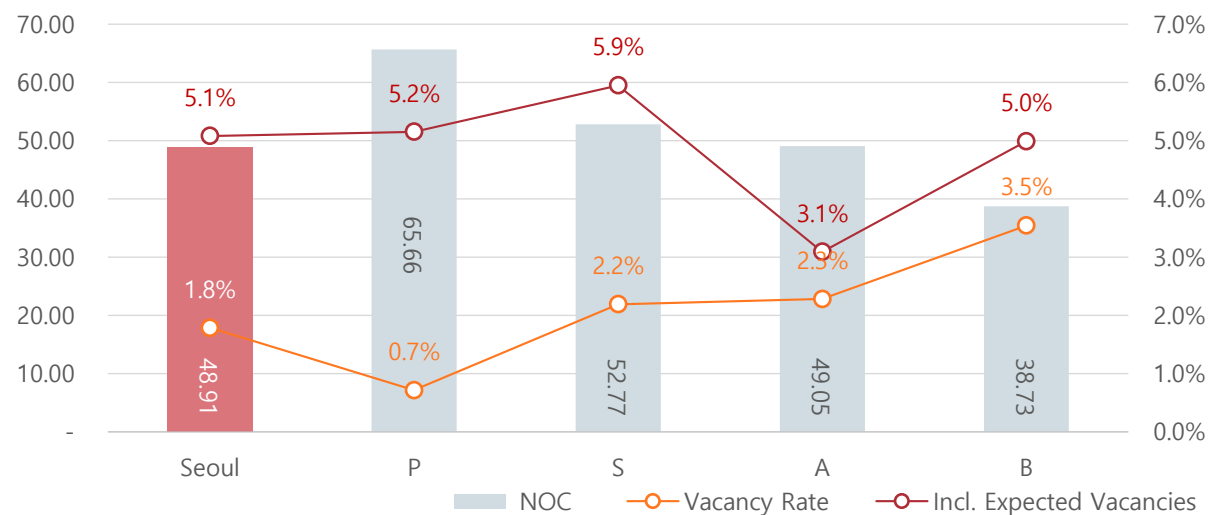
\$ 48.91 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.66	226.36	7.51

The average vacancy rate of the office buildings in Seoul is 1.79 % as of November 2022, and the average NOC is \$ 48.91.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

01 SBD Seoul Capital Area

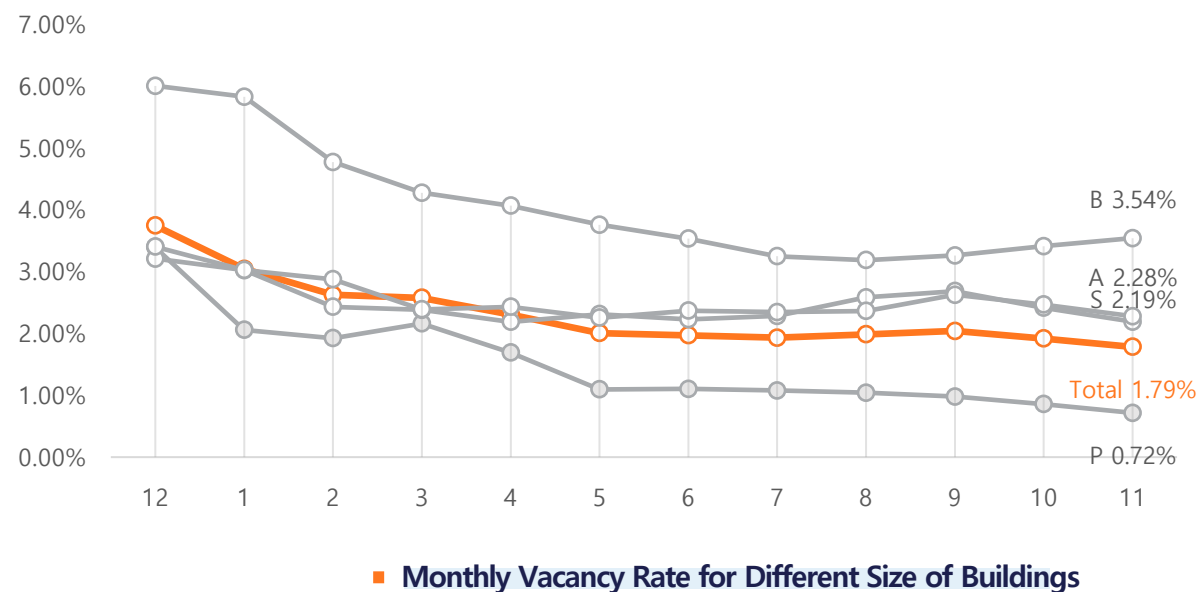
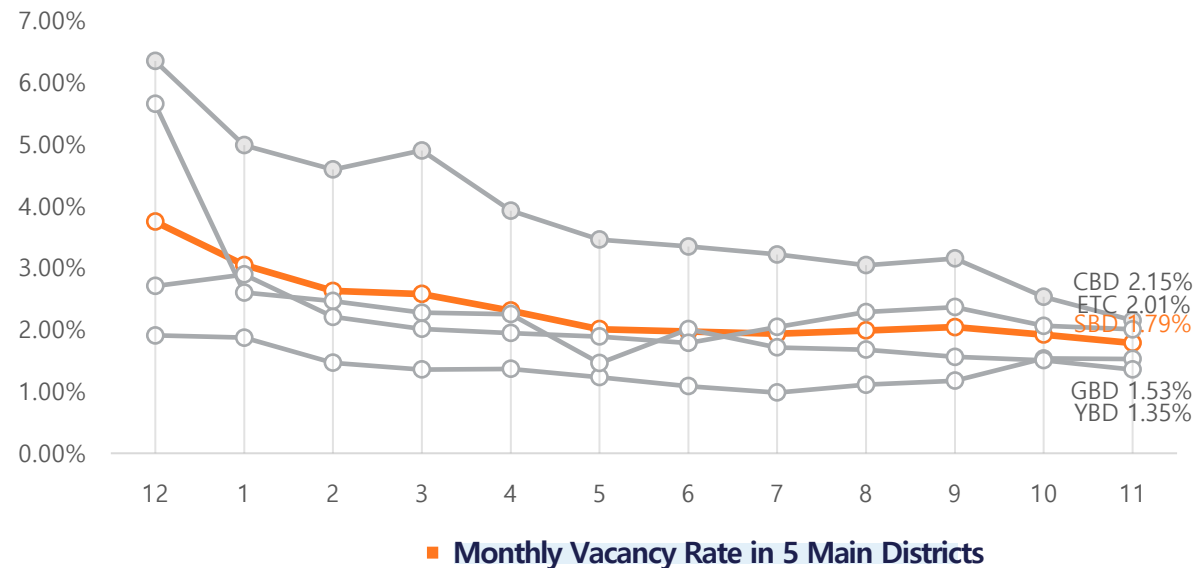
The following charts indicate the vacancy level of Seoul during November 2022.

Youngpoong Building in CBD closed the lease contract with Volkswagen for the office units of 6,210m² on the 2 consecutive floors, which was previously rented by SK-on. In Soonhwa Tower previously-vacant units of 4,860m² on the 3 floors was rented by CJ MD1.

AMC Office Building, a new-built in GBD, successfully leased the vacant units of 3,600m² located on the 5 floors in the building. The 2 out of the 5 floors were rented by Haeon Construction.

From Hyundai Motor Securities Building in YBD, the office units of 9,360m² on the 5 floors will come on the local lease market on January 2023, which is currently occupied KB Life Insurance. On contrary, Kokem Building leased the office units of 4,430m² on the 5 floors, thanks to the new tenant, KB Securities.

In Deungchon-dong, most of the vacant units in NH Seoul Tower, the new-built, were successfully leased by the several tenants including LG affiliates. In Park Square Building in Shindaebang-dong, the existing tenant decided to continue renting the current units which were consequently removed from the local lease market.



02 CBD Central Seoul

Vacancy rate

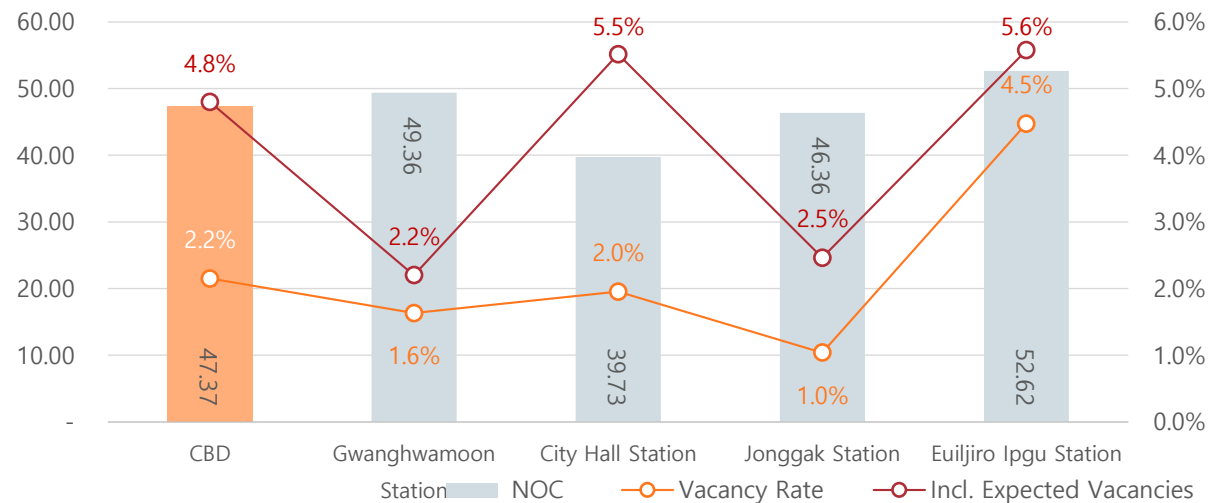
2.15 % ↓

Avg, NOC

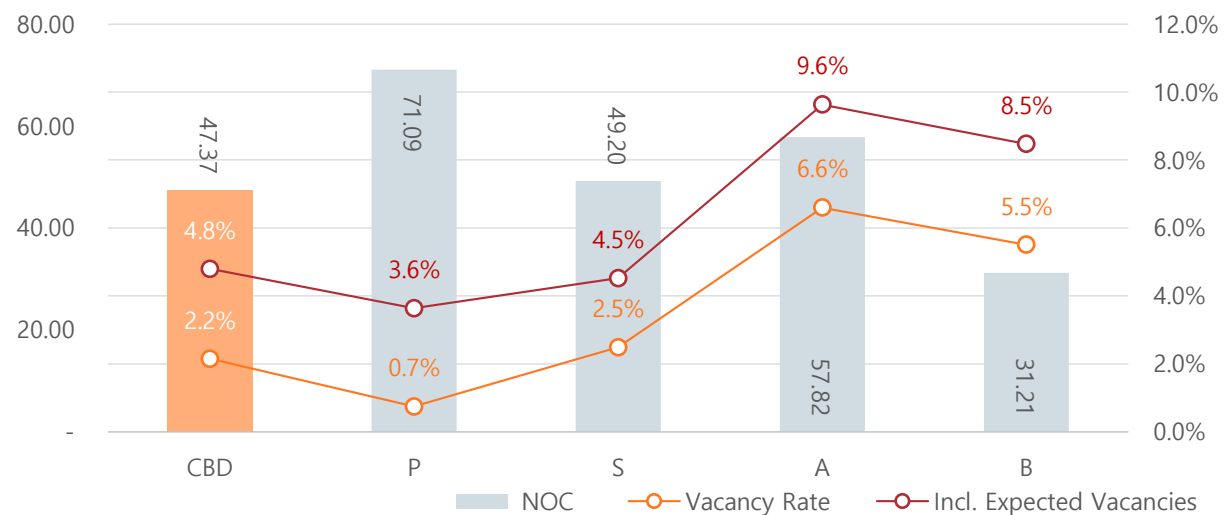
\$ 47.37 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.05	205.89	8.21

The average vacancy rate of the office buildings in CBD is 2.15 % as of November 2022, and the average NOC is \$ 47.37.



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



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

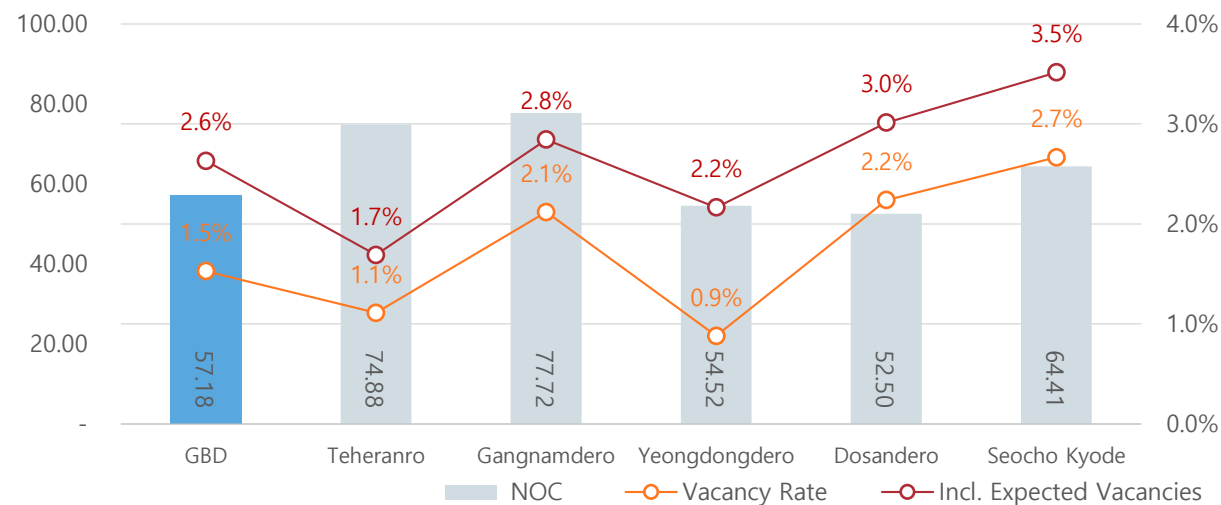
73 GBD Gangnam

Vacancy rate

1.53 % ↓

Avg, NOC

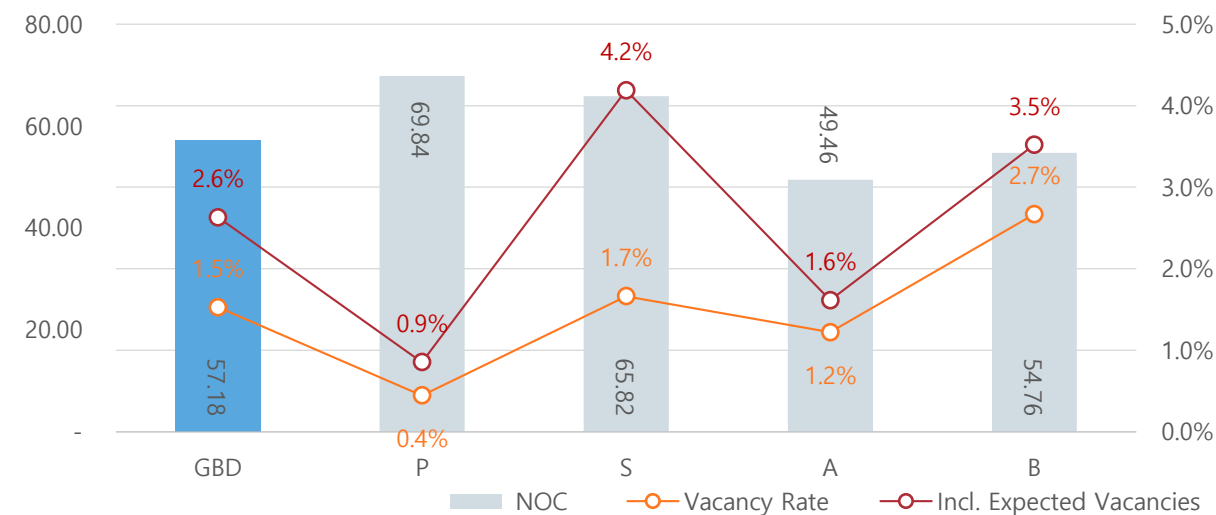
\$ 57.18 ↑



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

Avg. Rent	Avg. Deposit	Avg. Management. Fee
26.89	328.10	6.96

The average vacancy rate of the office buildings in GBD is 1.53 % as of November 2022, and the average NOC is \$ 57.18.



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



YBD Yeouido & Yeongdeungpo

Vacancy rate

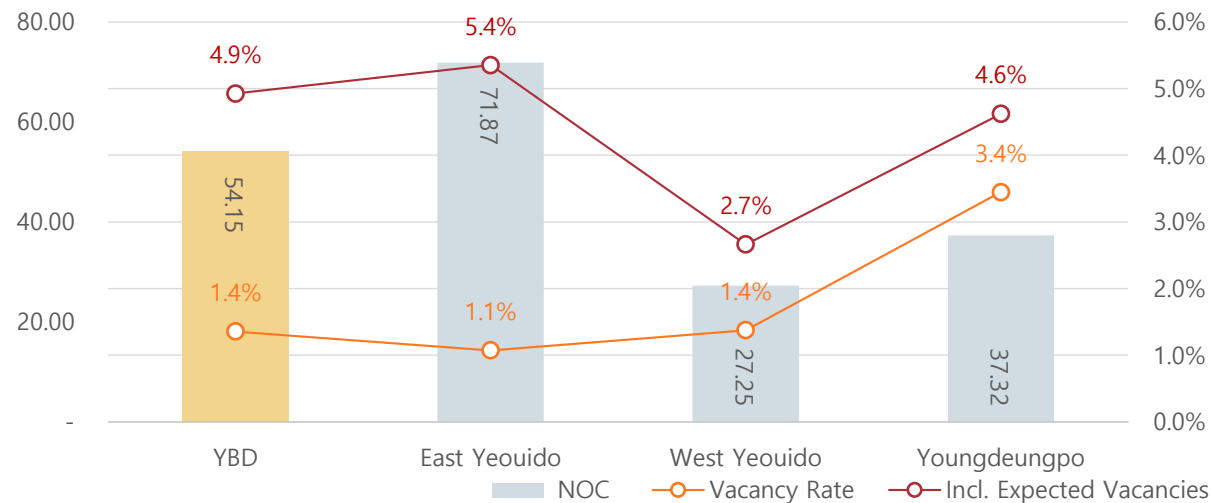
1.35 % ↓

Avg, NOC

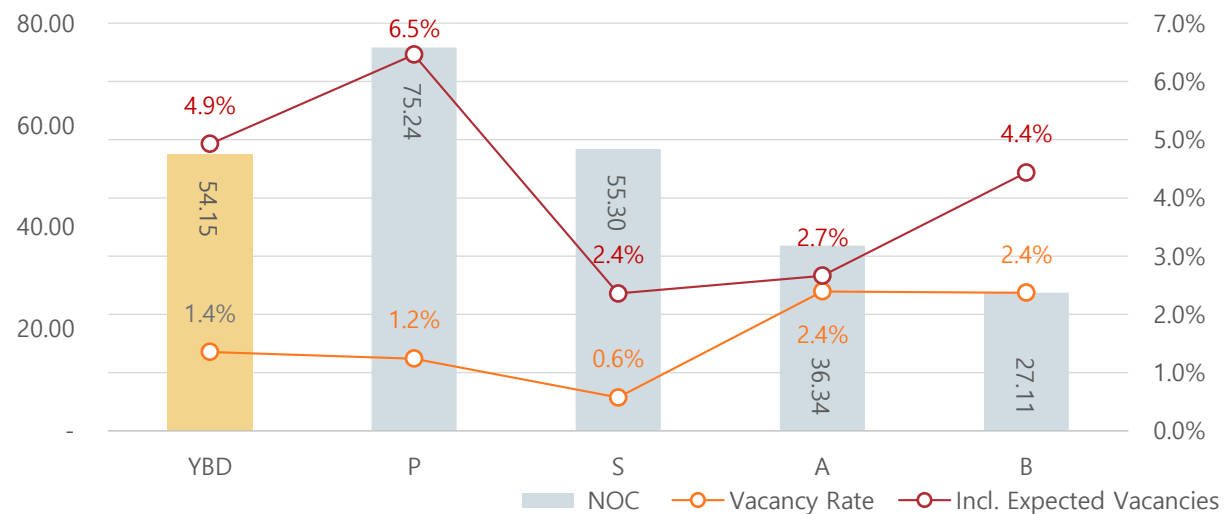
\$ 54.15 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.03	216.00	8.48

The average vacancy rate of the office buildings in YBD is 1.35 % as of November 2022, and the average NOC is \$ 54.15.



■ 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

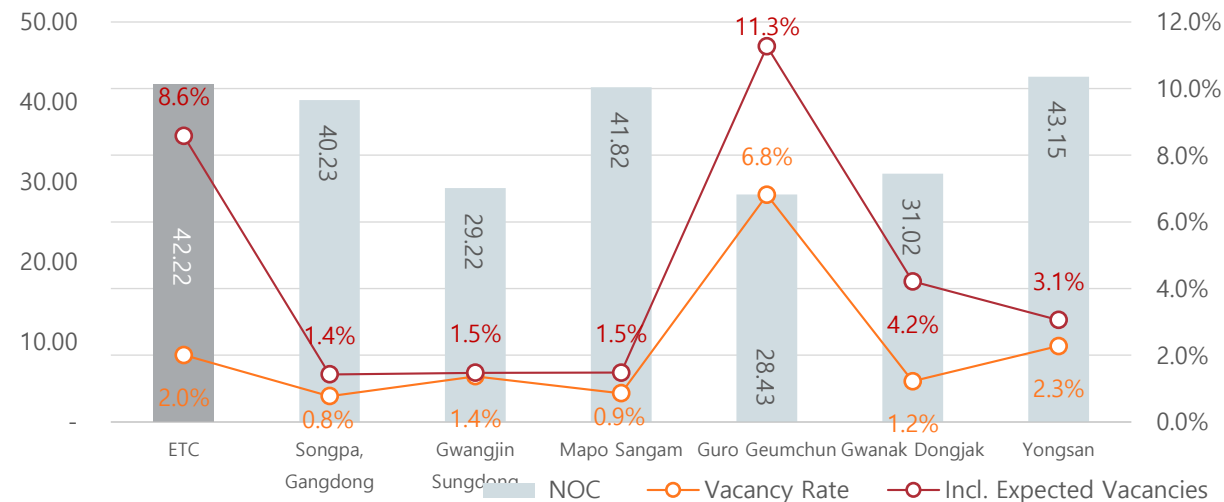
2.01 % ↓

Avg, NOC

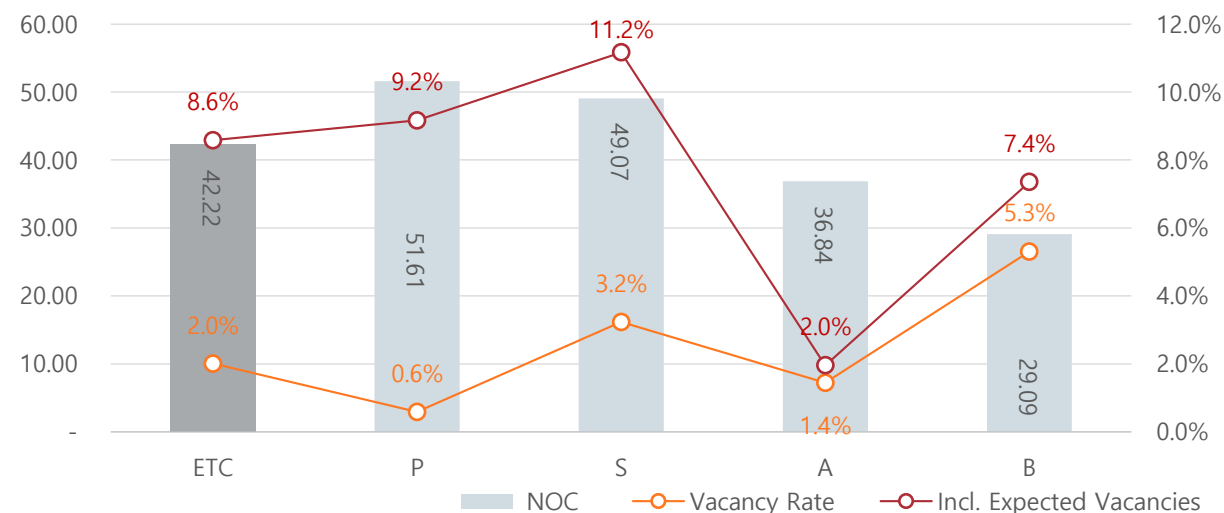
\$ 42.22 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
16.30	175.77	6.54

The average vacancy rate of the office buildings in ETC is 2.01 % as of November 2022, and the average NOC is \$ 42.22.



■ 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

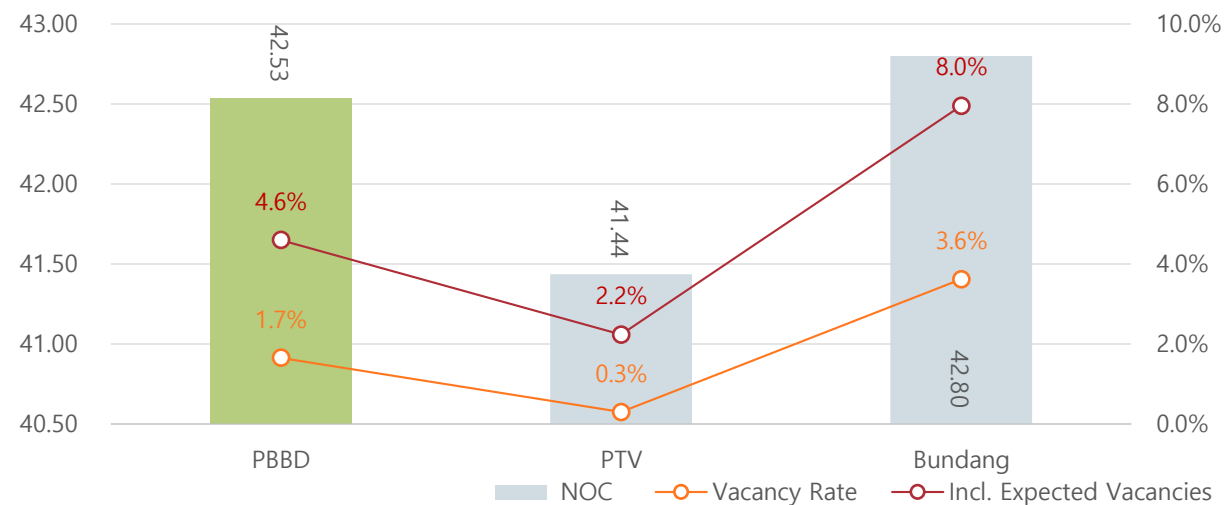
1.65 % ↓

Avg, NOC

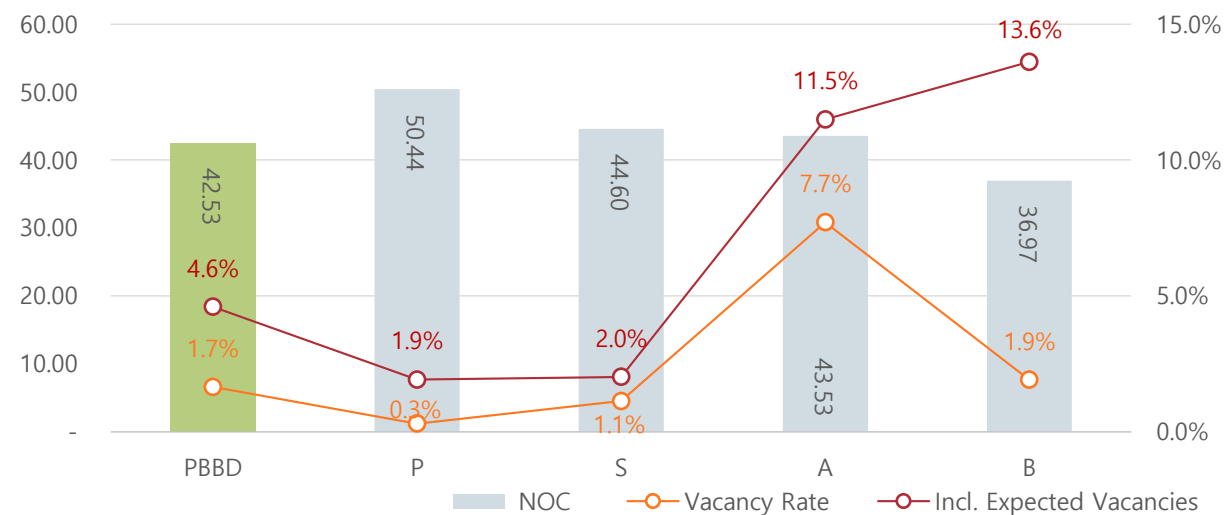
\$ 42.53 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
17.24	209.47	7.09

The average vacancy rate of the office buildings in PBBD is 1.65 % as of November 2022, and the average NOC is \$ 42.53.



■ 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	896,899	215.01	22.13	7.70	49.36	1.63%
	City Hall Station	965,306	169.76	17.17	7.75	39.73	1.95%
	Jonggak Station	983,434	183.34	18.48	8.19	46.36	1.04%
	Euiljiro Ipgu Station	887,639	216.68	22.58	8.71	52.62	4.47%
GBD	Teheranro	3,552,351	416.66	37.35	7.32	74.88	1.11%
	Gangnamdero	1,690,371	478.46	40.68	7.53	77.72	2.12%
	Yeongdongdero	890,344	207.02	18.42	7.51	54.52	0.88%
	Dosandero	375,792	385.40	27.92	7.49	52.50	2.24%
	Seochu Gyodae	513,321	321.42	28.39	7.50	64.41	2.66%
YBD	East Yeouido	3,120,291	283.98	28.27	10.33	71.87	1.07%
	West Yeouido	559,888	104.53	9.85	5.78	27.25	1.37%
	Youngdeungpo	415,523	163.65	14.46	6.37	37.32	3.45%
ETC	Songpa, Gangdong	1,908,655	201.07	15.34	6.26	40.23	0.77%
	Gwangjin Sungdong	547,037	161.92	12.23	4.50	29.22	1.37%
	Mapo Sangam	2,103,453	170.92	16.80	7.43	41.82	0.86%
	Guro Geumchun	884,830	121.86	11.51	4.06	28.43	6.81%
	Gwanak Dongjak	520,101	161.15	11.32	4.87	31.02	1.22%
	Yongsan	751,562	176.52	16.91	7.70	43.15	2.28%
PBBD	PTV	1,343,979	170.80	16.42	6.38	41.44	0.30%
	Bundang	925,731	218.91	17.44	7.26	42.80	3.62%



Land Use Information by District

District	Building Name	Address	Land Use	GFA (m')	Completion
CBD	CASA101	Sindang-dong Jung-gu	Office	1,999	04-Oct
	Myeong-dong 1ga Building	Myeong-dong 1-ga Jung-gu	#1 Commercial	1,278	27-Oct
GBD	Mercedes Benz Hansung Motor	Yulhyeon-dong Gangnam-gu	Automobile-related	8,336	12-Oct
	PXG Building	Dogok-dong Gangnam-gu	Office	4,589	26-Oct
	HK Building	Daechi-dong Gangnam-gu	Educational	2,543	12-Oct
	The Stone HakYeoul	Daechi-dong Gangnam-gu	#2 Commercial	2,476	14-Oct
	Yeoksam-dong Building	Yeoksam-dong Gangnam-gu	#1 Commercial	1,300	27-Oct
YBD	KLK U-WIN CITY	Yeongdeungpo-dong 7-ga Yeongdeungpo-gu	Factory	14,351	19-Oct
	Yangpyeong-dong 5-ga Building	Yangpyeong-dong 5-ga Yeongdeungpo-gu	#2 Commercial	2,686	27-Oct
ETC	PNP Station	Magok-dong Gangseo-gu	Educational	26,370	04-Oct
	Ex-em Ltd.	Magok-dong Gangseo-gu	Educational	14,916	28-Oct
	Deungchon Nine Square	Deungchon-dong Gangseo-gu	#2 Commercial	2,977	17-Oct
	Minjok Tongil Building	Imun-dong Dongdaemun-gu	Educational	1,490	05-Oct
PBBD	DoubleTree by Hilton Seoul Pangyo	Bundang-gu Seongnam-si	Hospitality	83,063	27-Oct



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