

SEOUL OFFICE LEASING

May 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, April 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 = 1,266.50 KRW (0.79 USD = 1,000 KRW) as of 2nd May 2022

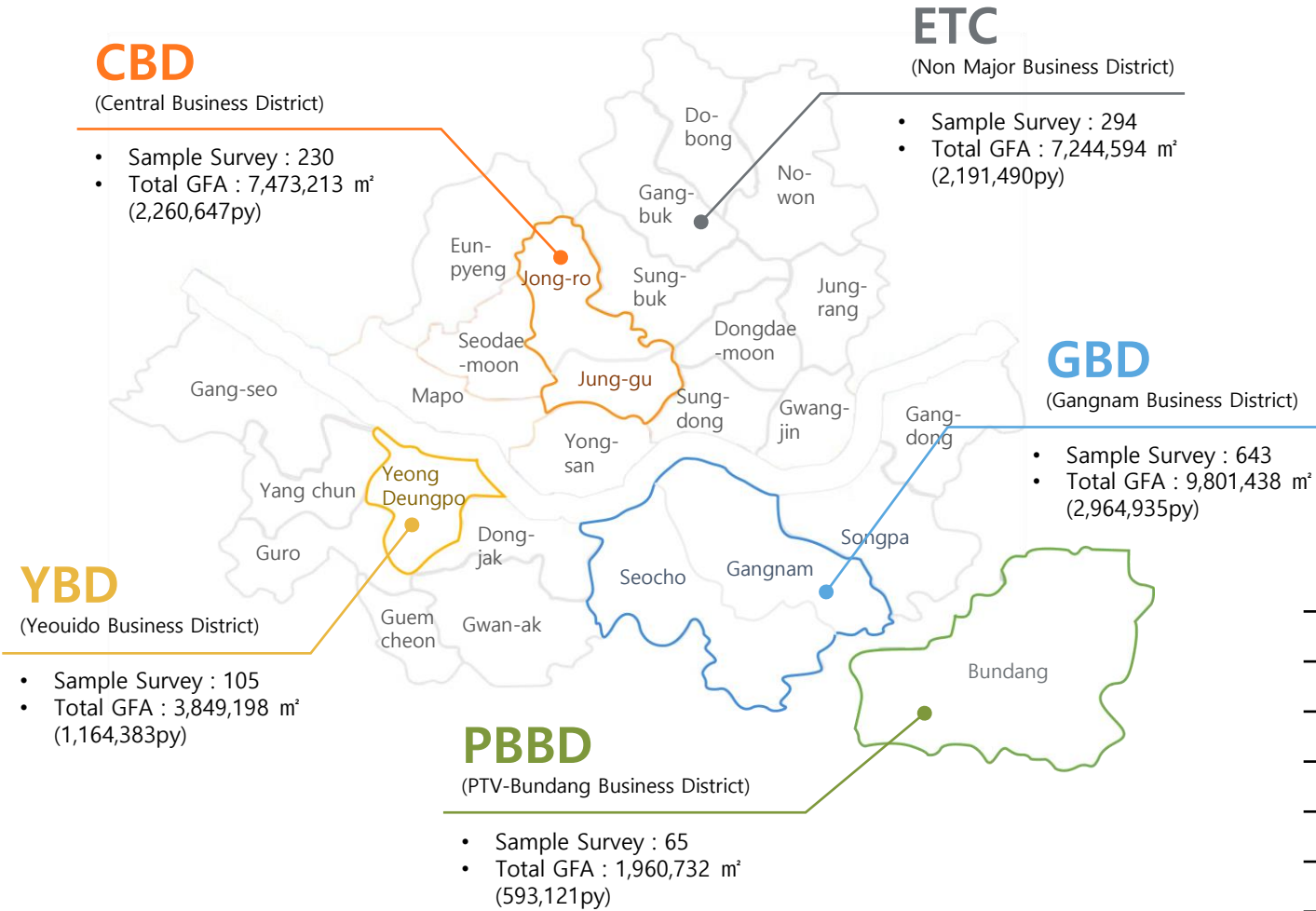
5 Regional Divisions in Seoul

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 Sunngnam-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 3,3067m 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 1,337

	P	S	A	B
CBD	45	68	33	84
GBD	28	85	90	440
YBD	18	24	28	35
ETC	40	57	53	144
PBBD	10	16	13	26

• 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

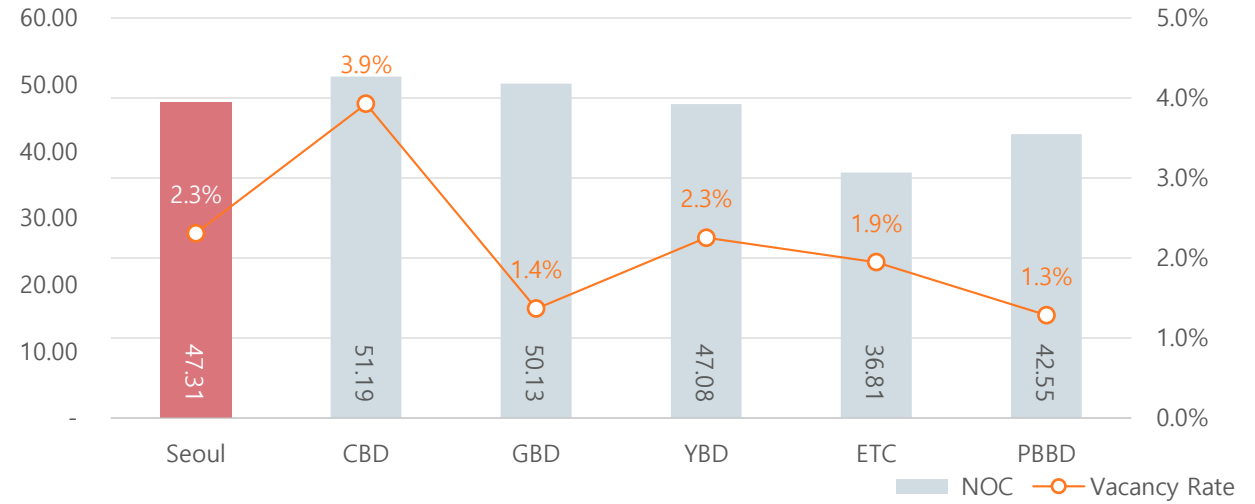
2.31 % ↓

Avg, NOC

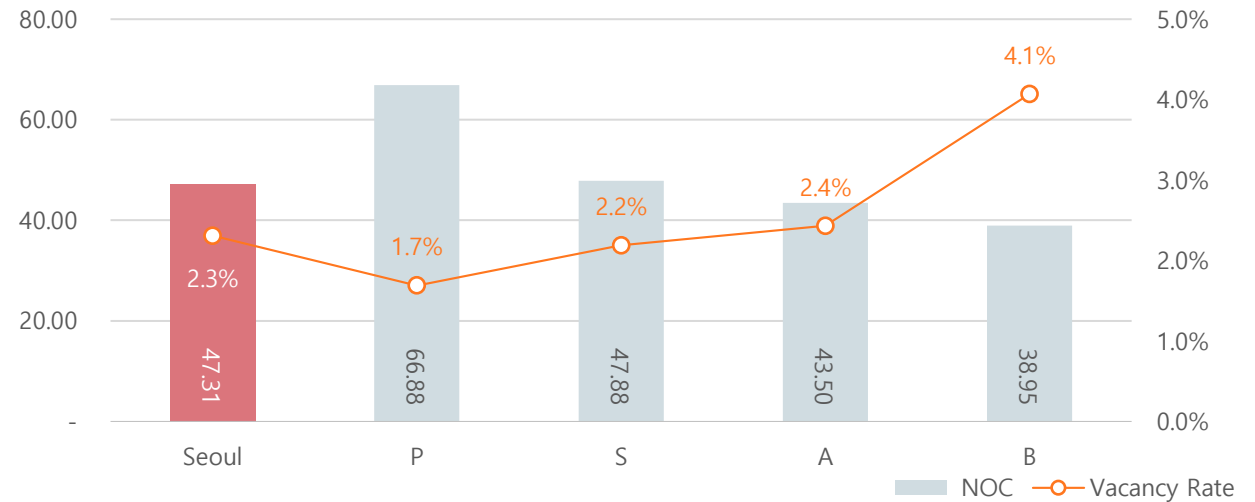
\$ 47.31 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
19.83	217.17	7.40

The average vacancy rate of the office buildings in Seoul is 2.31 % as of April 2022, and the average NOC is \$ 47.31.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category



SBD Seoul Capital Area

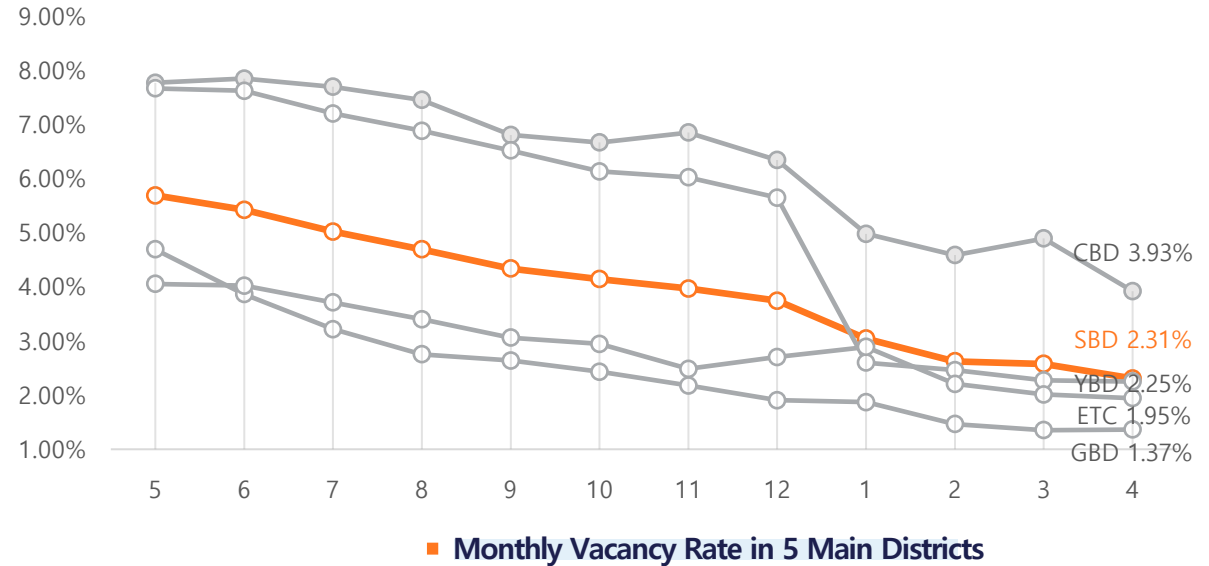
The following charts indicates the vacancy level during May 2022. Siemens moved into D-Tower in CBD occupying the 3 floors, of 6,650m² in total, in the tower. In Sam Hwan Building, the 3 floors of 5,160m² in total came on the lease market in Seoul, which were rented by Hyundai Engineering Corporation.

In GBD, the office space of 7,840 m², located over the 4 floors in MajeStarCity Tower 1, came on the lease market. These units were previously rented by Able C&C and Genuone Sciences, which plan to move to TimeWalk Building in Myeong-dong, Seoul.

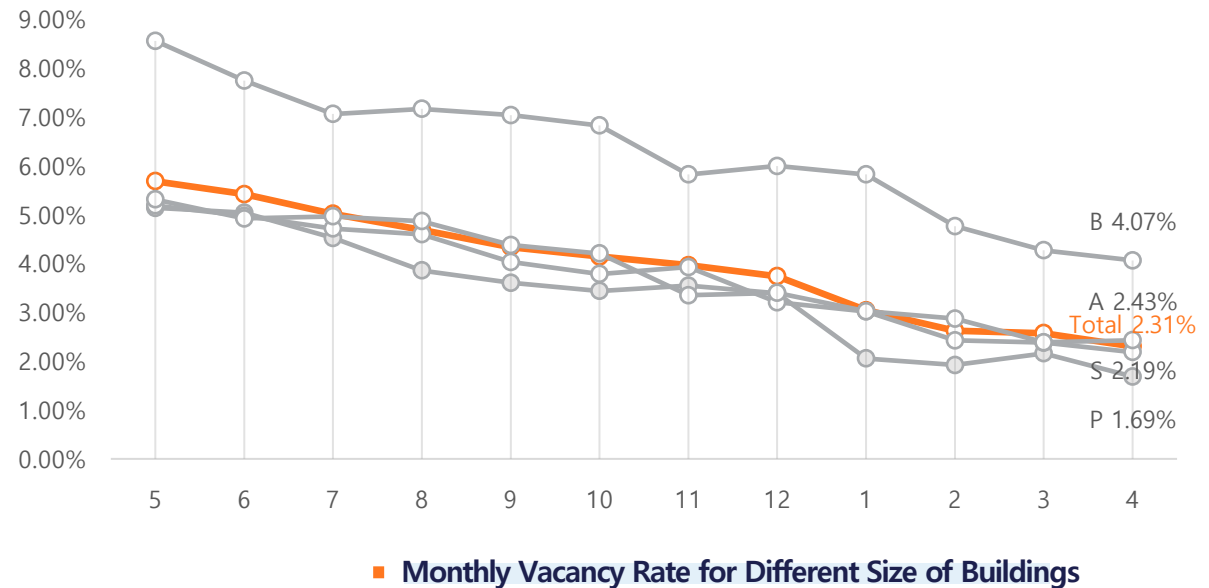
BHC Corp. plans to rent the one entire floor of 5,020m² in Lotte World Tower in Jamsil.

SKY TV Corp., currently renting one floor in DDMC Building, plans to move into S-City Building by August 2022. Due to this moving plan, the office units of 5,620 m² came on the lease market in Seoul

and the vacant units of 8,160 m², located over 3 floors, in S-City disappeared from the market.



Monthly Vacancy Rate in 5 Main Districts



Monthly Vacancy Rate for Different Size of Buildings



CBD Central Seoul

Vacancy rate

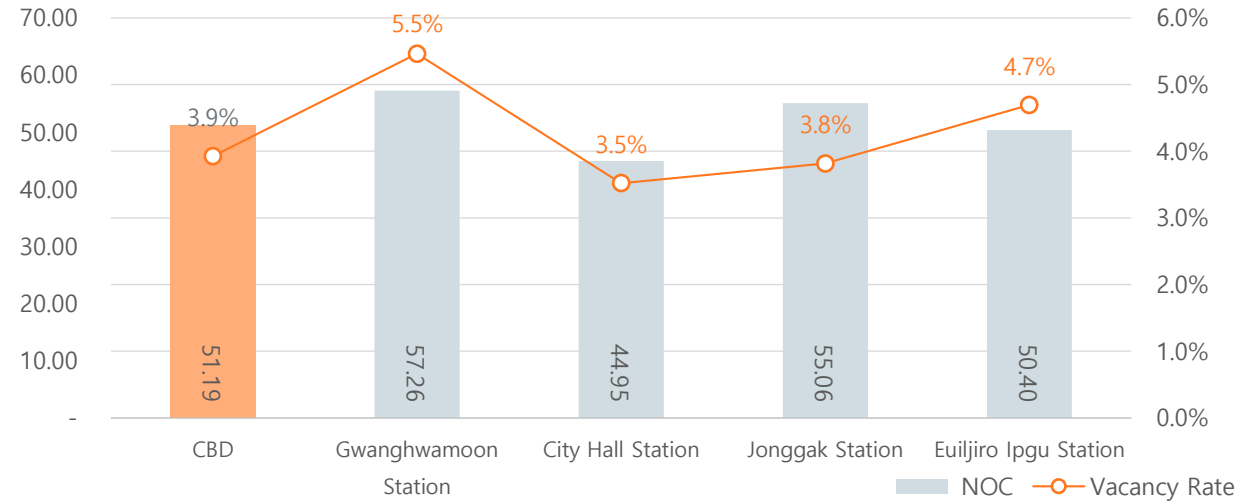
3.93 % ↓

Avg, NOC

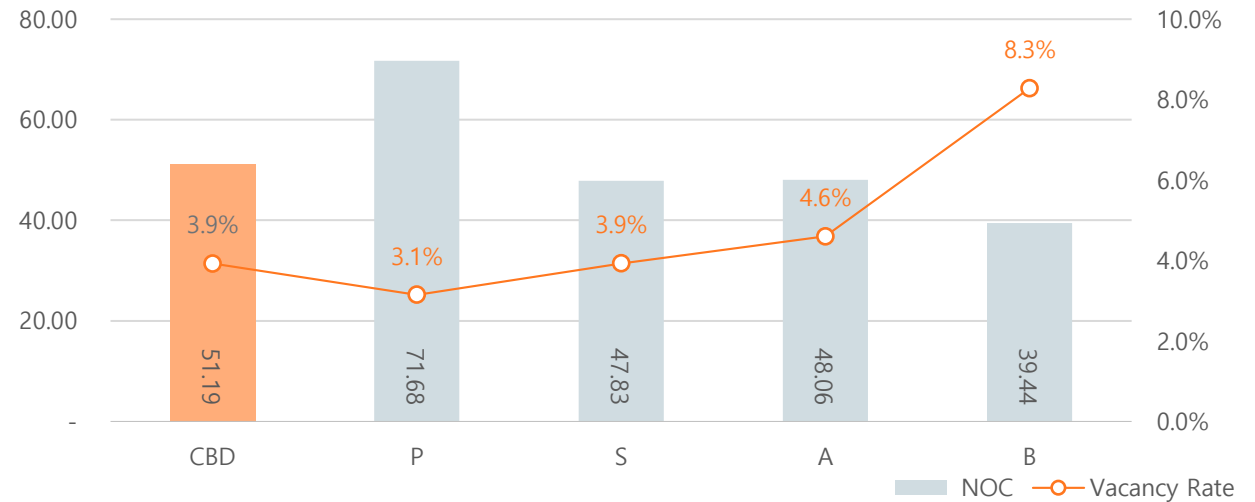
\$ 51.19 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.31	212.59	8.51

The average vacancy rate of the office buildings in CBD is 3.93 % as of April 2022, and the average NOC is \$ 51.19.



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



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



GBD Gangnam

Vacancy rate

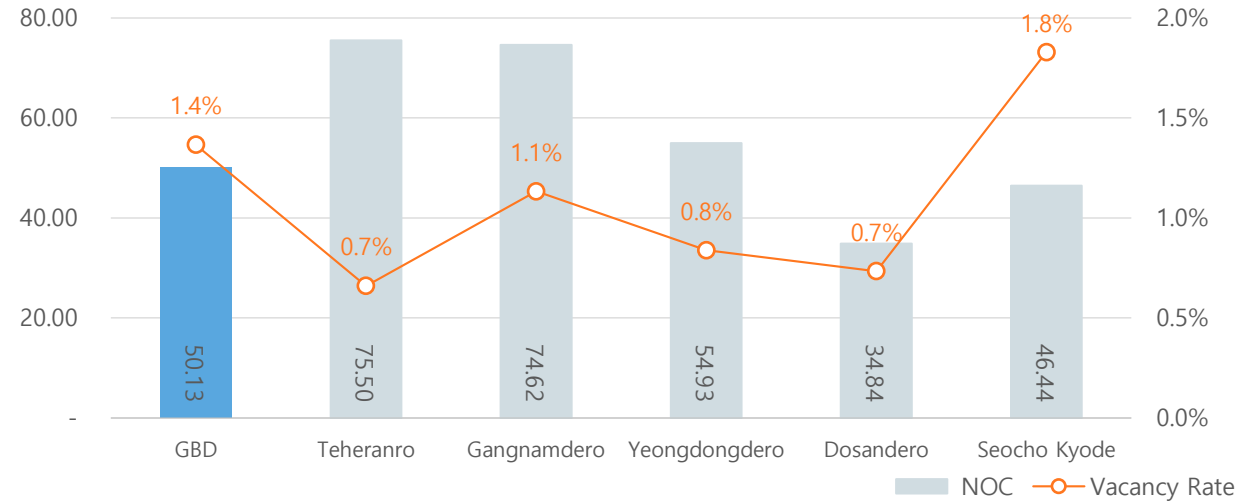
1.37 % ↓

Avg, NOC

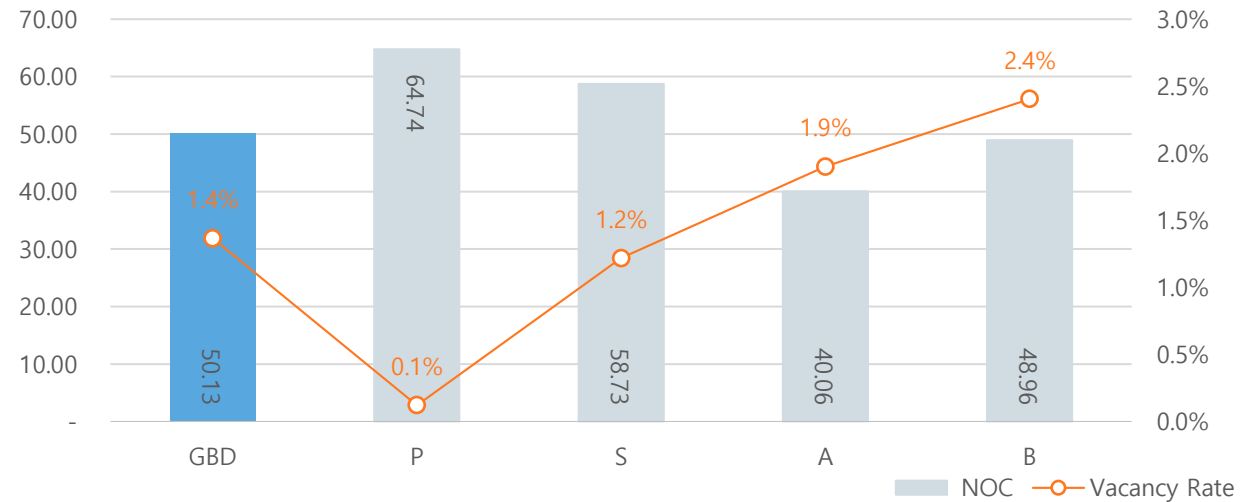
\$ 50.13 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
23.14	306.68	6.83

The average vacancy rate of the office buildings in GBD is 1.37 % as of April 2022, and the average NOC is \$ 50.13.



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



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

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YBD Yeouido & Yeongdeungpo

Vacancy rate

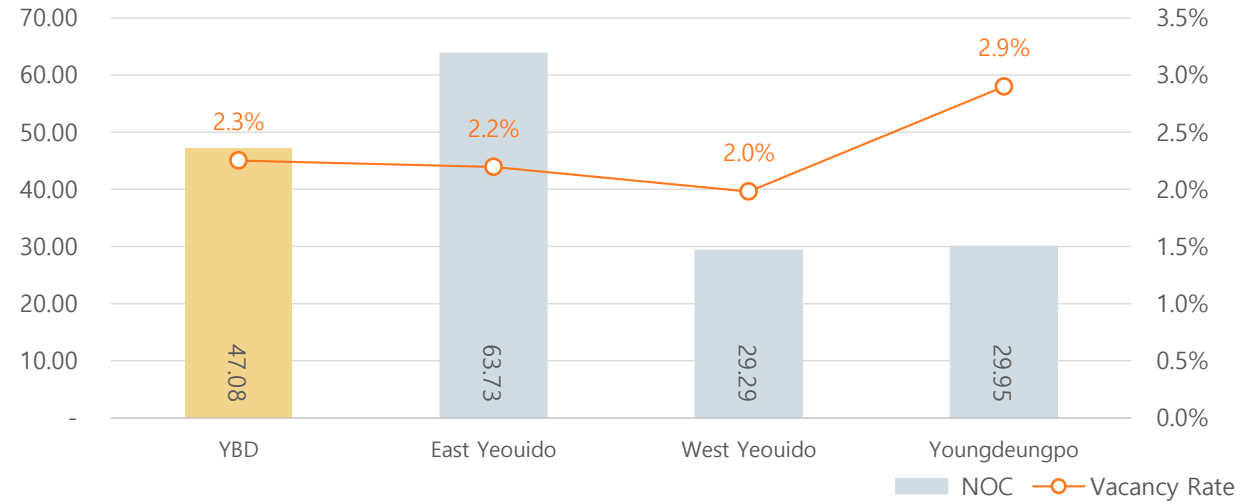
2.60 % ↓

Avg, NOC

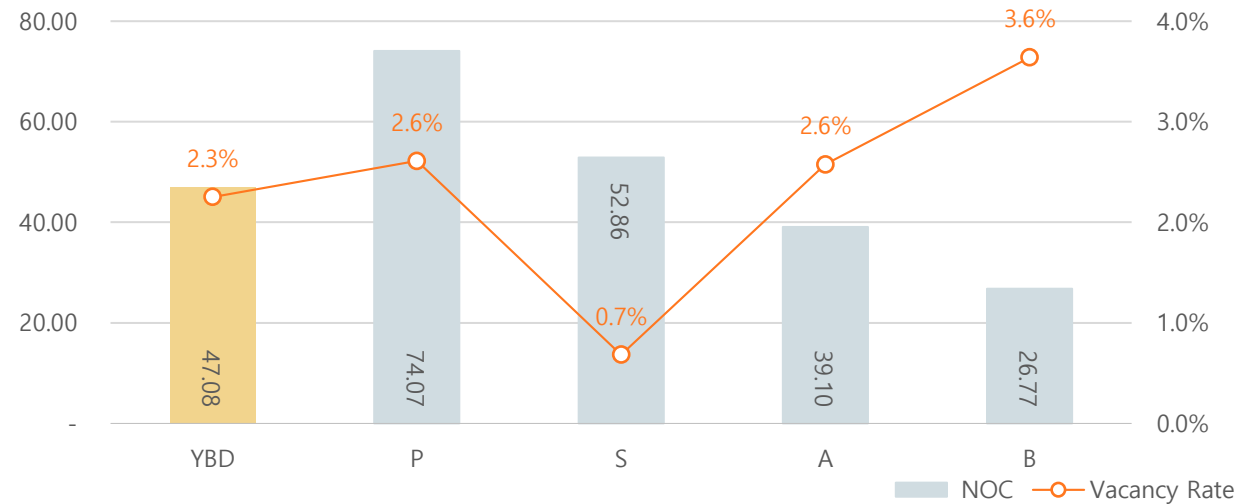
\$ 53.09 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
17.56	185.05	7.45

The average vacancy rate of the office buildings in YBD is 2.25 % as of April 2022, and the average NOC is \$ 47.08.



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



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

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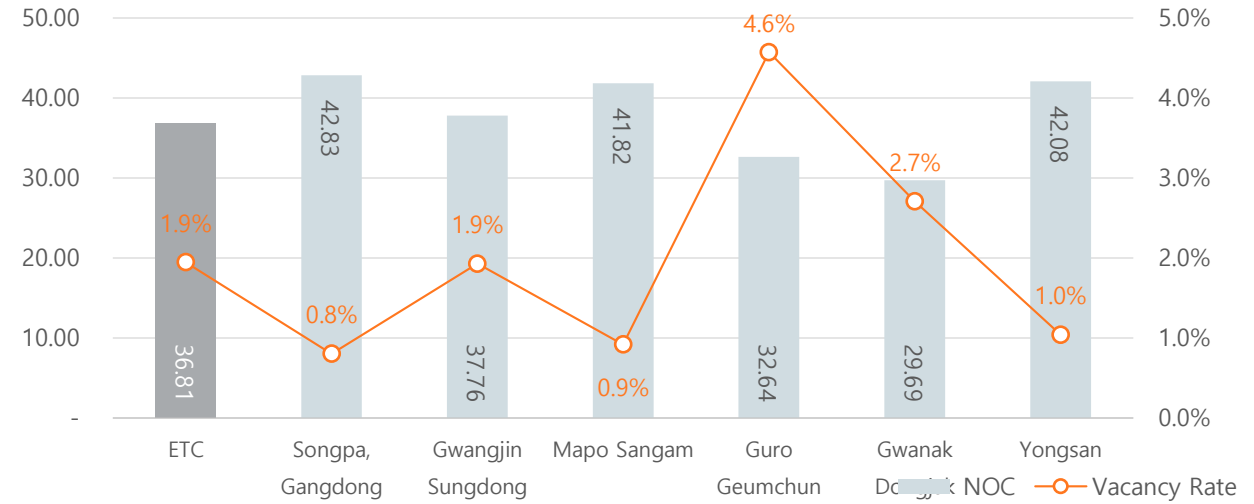
ETC Other District in Seoul

Vacancy rate

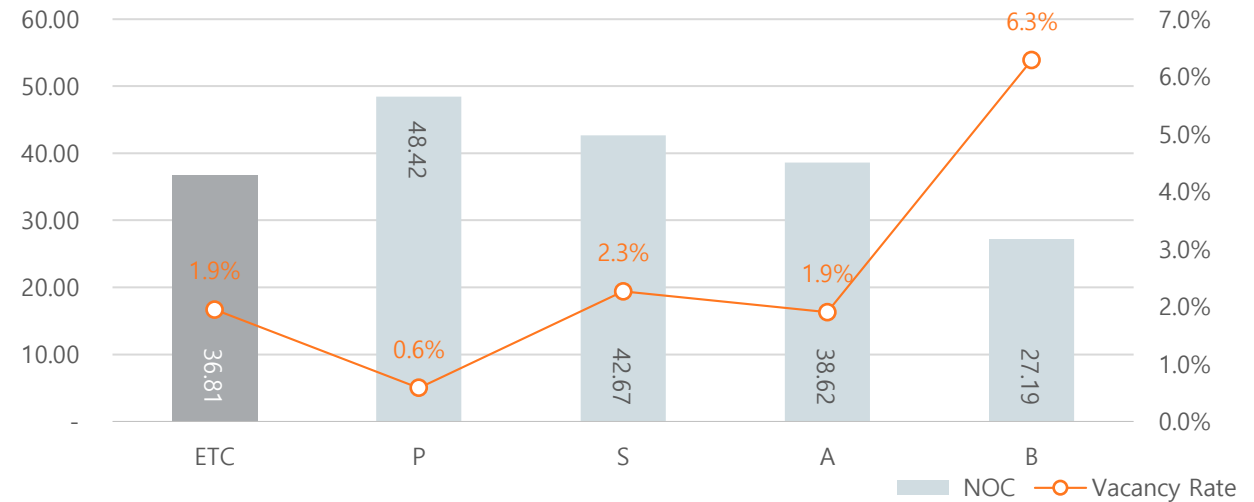
1.95 % ↓

Avg, NOC

\$ 36.81 ↓



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



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

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.84	168.40	5.42

The average vacancy rate of the office buildings in ETC is 1.95 % as of April 2022, and the average NOC is \$ 36.81.

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PBBD PANGYO & BUNDANG

Vacancy rate

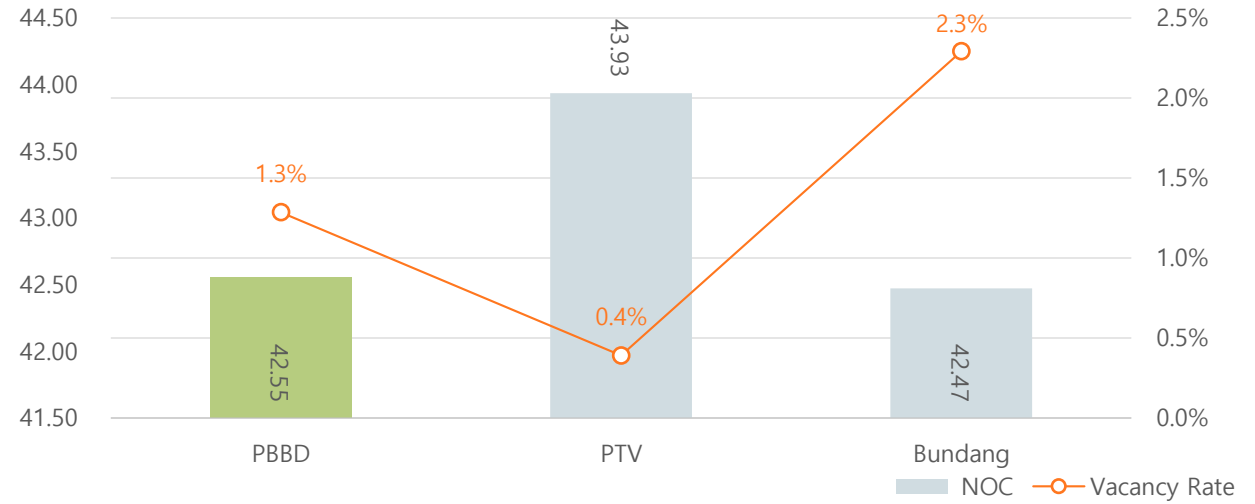
1.28 % ↓

Avg, NOC

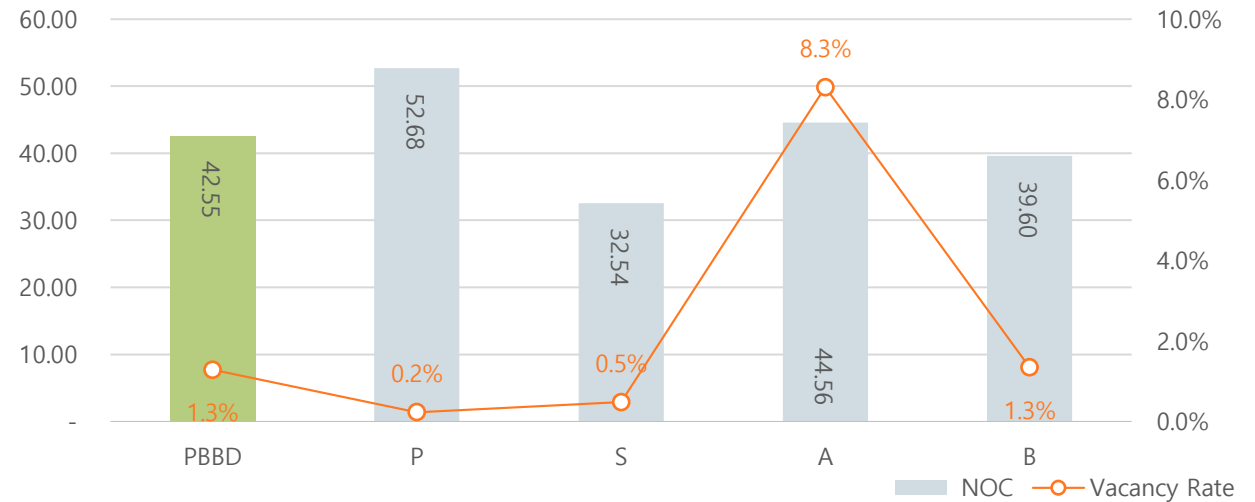
\$ 42.55 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.68	168.03	6.30


The average vacancy rate of the office buildings in PBBD is 1.28 % as of April 2022, and the average NOC is \$ 42.55.



■ 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	957,292	241.10	24.14	8.61	57.26	5.46%
	City Hall Station	952,872	169.32	17.32	7.59	44.95	3.52%
	Jonggak Station	990,653	222.26	23.06	9.56	55.06	3.82%
	Euljiro Ipgu Station	808,422	194.12	20.49	8.80	50.40	4.69%
GBD	Teheranro	3,251,995	428.66	39.20	8.30	75.50	0.66%
	Gangnamdero	1,628,920	467.19	40.68	7.60	74.62	1.13%
	Yeongdongdero	668,056	216.34	20.04	6.68	54.93	0.84%
	Dosandero	310,618	201.16	13.69	5.71	34.84	0.73%
	Seocho Gyodae	424,152	265.41	21.23	7.21	46.44	1.83%
YBD	East Yeouido	2,854,184	225.13	23.02	9.08	63.73	2.20%
	West Yeouido	525,077	105.68	10.29	5.86	29.29	1.98%
	Youngdeungpo	469,937	199.87	14.14	4.56	29.95	2.90%
ETC	Songpa, Gangdong	1,698,511	203.91	17.80	5.92	42.83	0.80%
	Gwangjin Sungdong	503,706	210.41	17.78	4.63	37.76	1.93%
	Mapo Sangam	1,926,393	211.12	17.14	7.58	41.82	0.92%
	Guro Geumchun	683,790	145.58	13.20	3.72	32.64	4.57%
	Gwanak Dongjak	478,594	153.25	13.07	4.68	29.69	2.71%
	Yongsan	924,081	169.41	16.45	8.51	42.08	1.04%
PBBD	PTV	1,037,946	185.11	18.51	2.39	43.93	0.39%
	Bundang	922,786	167.05	14.46	6.41	42.47	2.29%

Land Use
Information
by District

District	Building Name	Address	Land Use	GFA (m ²)	Completion
GBD	Youngdong SC Building	Yeoksam-dong Gangnam-gu	#1 Commercial	5,213	10-Mar
	A-Tower 2	Samsung-dong Gangnam-gu	Office	2,000	23-Mar
	A-Tower 1	Samsung-dong Gangnam-gu	Office	1,883	23-Mar
	C-Building	Daechi-dong Gangnam-gu	#2 Commercial	1,606	25-Mar
ETC	Sun Myung Square	Sungsoo-dong 1-ga Sungdong-gu	Factory	25,104	08-Mar
	MASS C&G	Magokdong Gangseogu	Educational	7,007	25-Mar
	Kois	Magokdong Gangseogu	Educational	5,232	07-Mar
	Dream & Dream	Hwagok-dong Gangseo-gu	#1 Commercial	2,652	15-Mar
	Kyung Sung Building	Myunmok-dong Joonrang-gu	#2 Commercial	1,430	04-Mar
	JB Building	Samgeon-dong Songpa-gu	Educational	1,383	14-Mar
	AMC Building	Donggyo-dong Mapo-gu	#2 Commercial	1,138	17-Mar



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