

SEOUL OFFICE LEASING

December 2023 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 2023
DB Mangement	BSkit 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 CRE platform 'BSKit'.
Exchange Rate	1 USD = 1,318.90 KRW (0.77 USD = 1,000 KRW) as of 11th December 2023

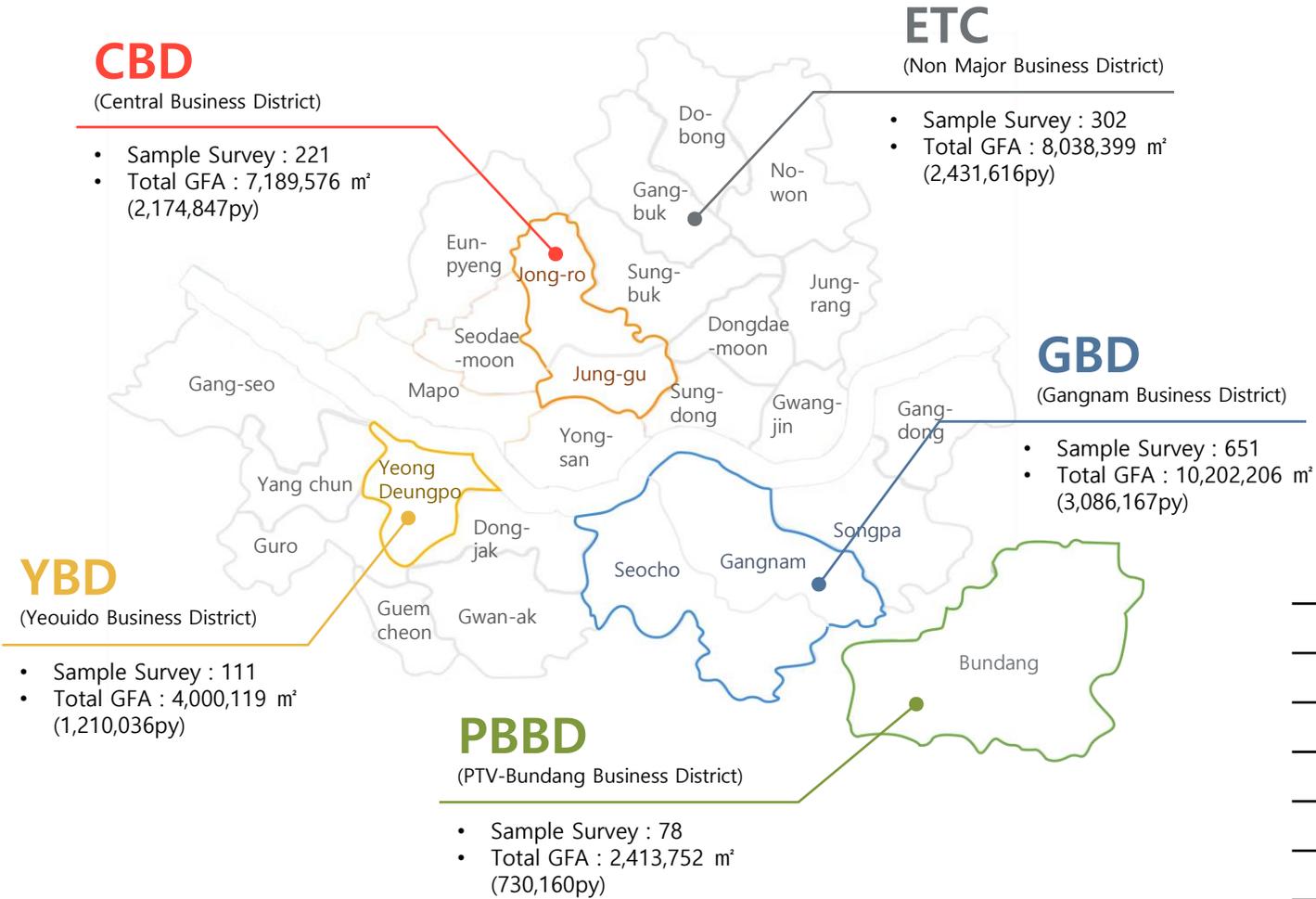
5 Regional Divisions in Seoul

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 3,306m 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 1,363

	P	S	A	B
CBD	45	65	31	80
GBD	32	81	90	448
YBD	21	25	26	39
ETC	48	58	60	136
PBBD	13	16	18	31

• 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

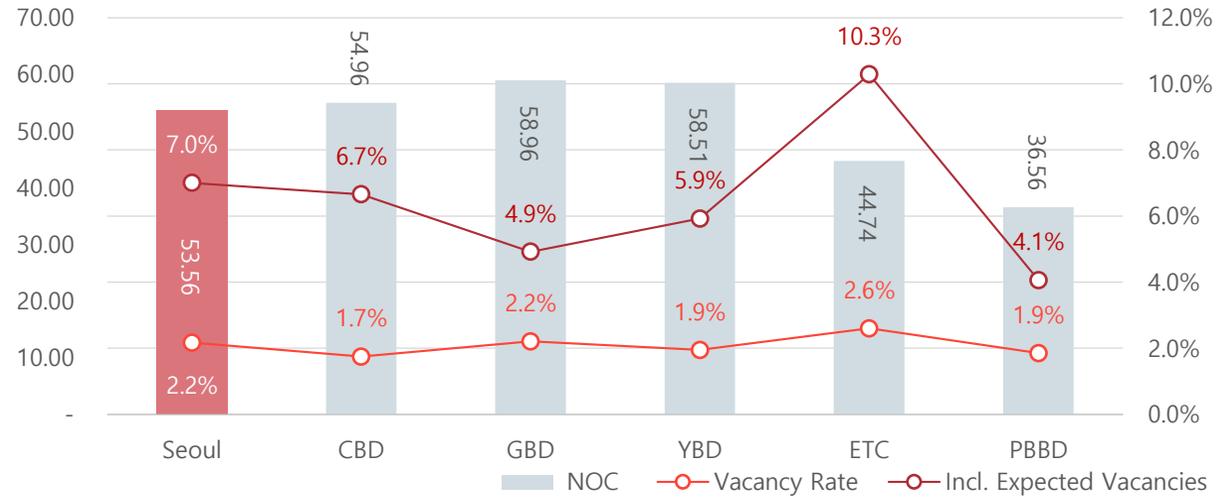
2.17 % ↑

Avg, NOC

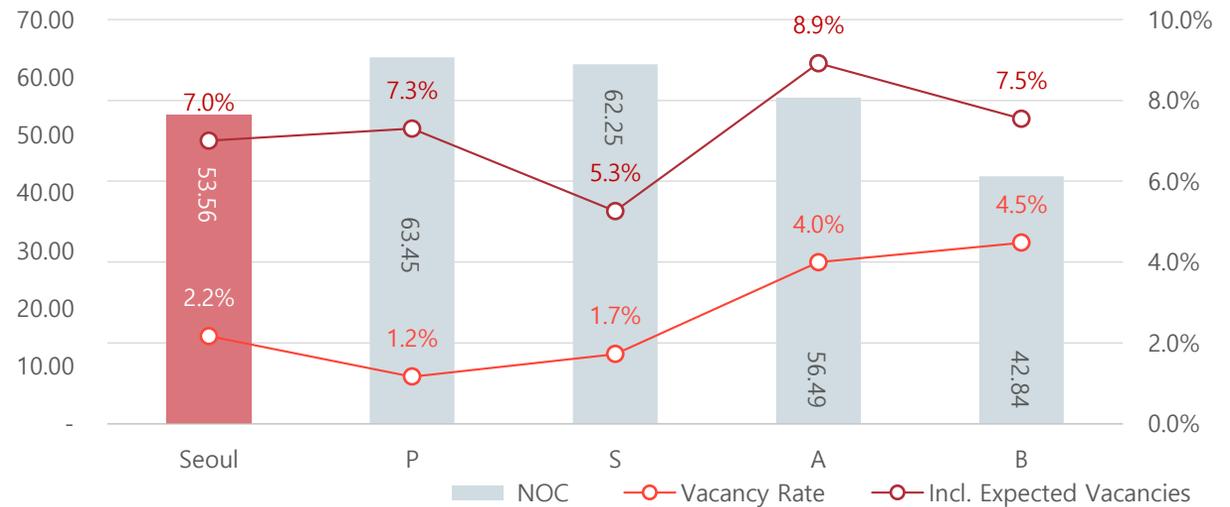
\$ 53.56 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.51	246.19	7.96

The average vacancy rate of the office buildings in Seoul is 2.17 % as of November 2023, and the average NOC is \$ 53.56.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

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SBD Seoul Capital Area

The following chart indicates the vacancy rate of Seoul as at November in 2023.

In Booyoung Taepyeong Building in CBD, the office space of 13,363.53m², located over the 7 floors will come on the lease market in February 2024; the space is currently occupied by Shinhan Bank.

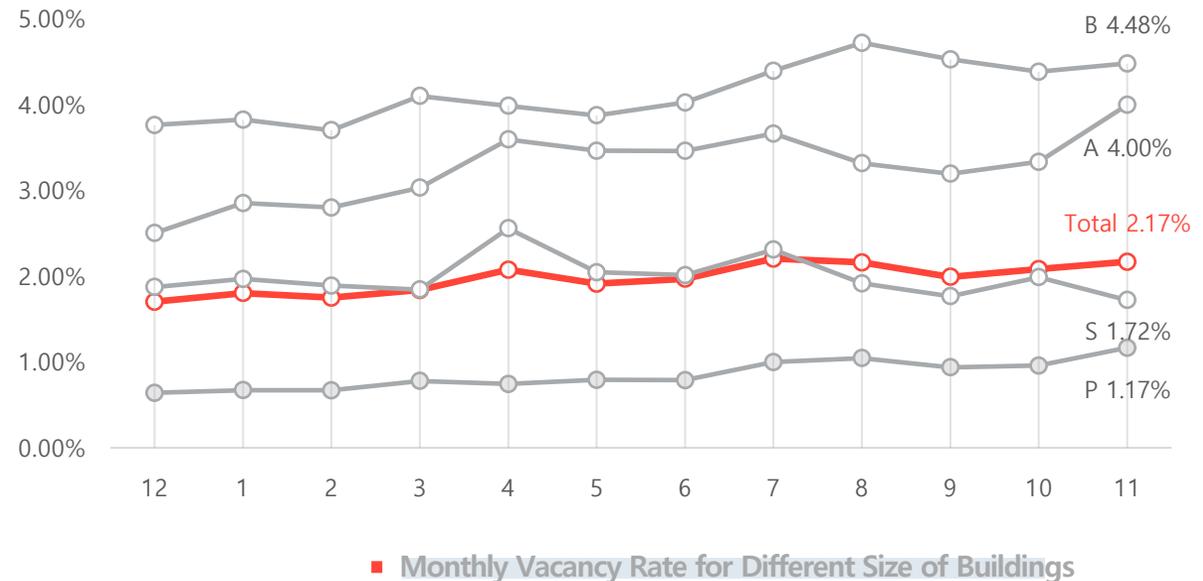
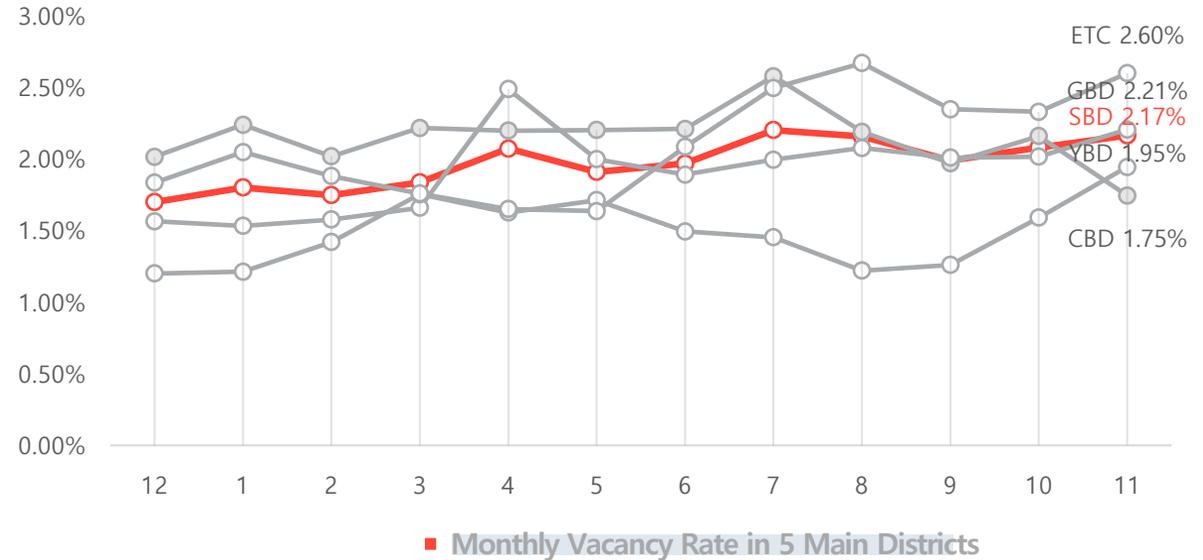
In Rosedale Building in GBD, the office space of 3,386.08m², located over the 1 floor, came on the lease market in February 2024; the space was previously occupied by LI & FUNG.

In Dong-Il Tower, the office space of 3,321.59m², located over the 2 floors, came on the lease market in February 2024; the space is currently occupied by Yanolja Corp.

In Sinsong Center in YBD, the office space of 9,981.82m², located over the 6 floors, will come on the lease market in 4Q 2024; the space is currently occupied by Fubon Hyundai Life Insurance Corp.

KC Tower managed to lease out the 4 floors of 3,374.02m²; the 2 of the 4 were leased to School Safety & Insurance Federation. Similarly, SIMPAC Building managed to lease out the 2 floors of 2,720.07m² to OKESTRO Co., Ltd., which used to be vacant.

In K-Square Sadang in Sadang-dong, the office space of 20,911.31m² came on the lease market; the space is previously occupied by Kyobo Life Insurance.





CBD Central Seoul

Vacancy rate

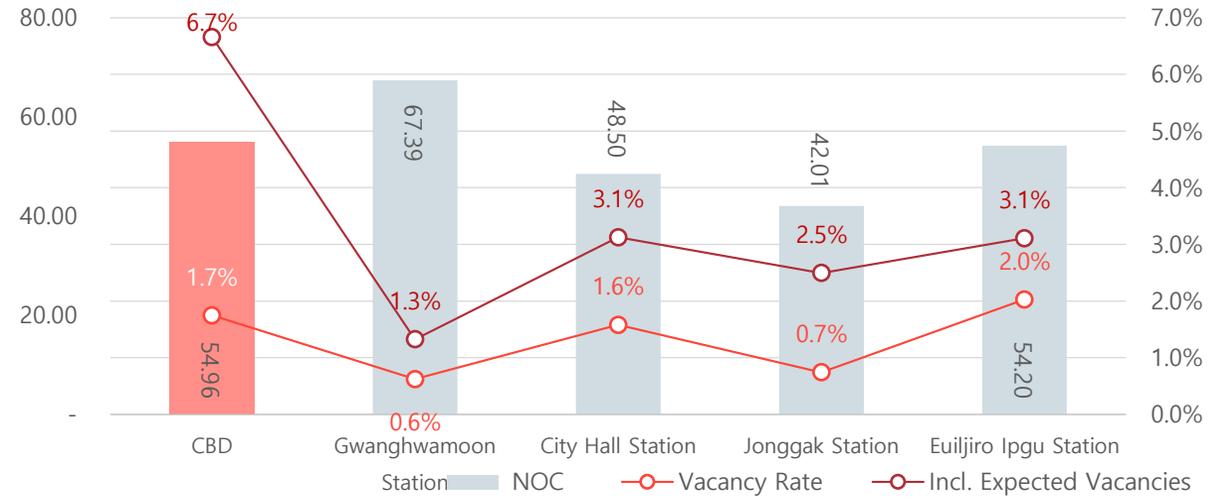
1.75 % ↓

Avg, NOC

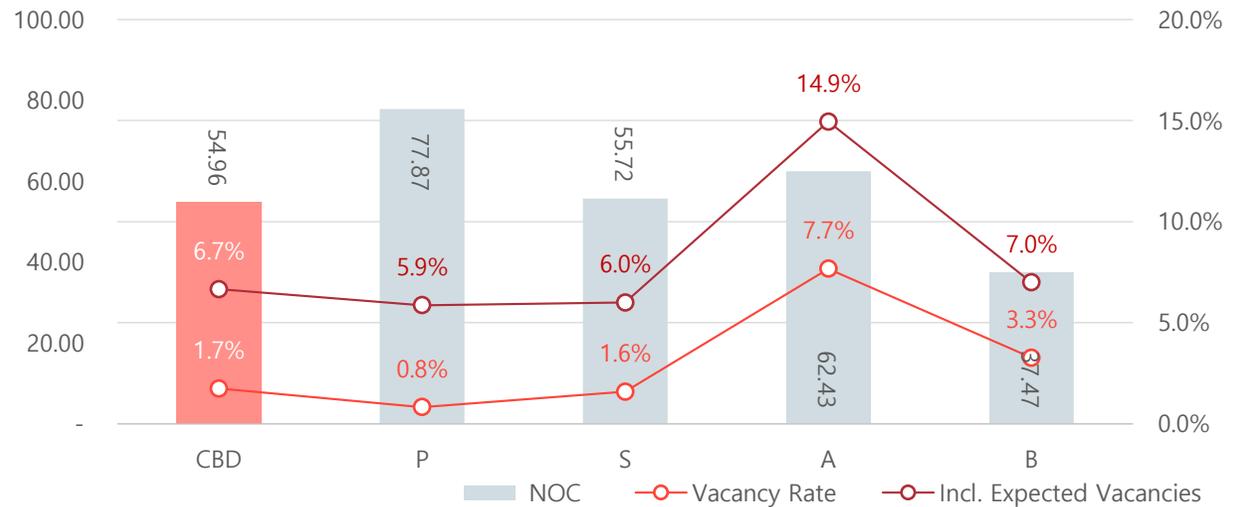
\$ 54.96 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
23.60	237.21	9.11

The average vacancy rate of the office buildings in CBD is 1.75 % as of November 2023, and the average NOC is \$ 54.96.



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



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



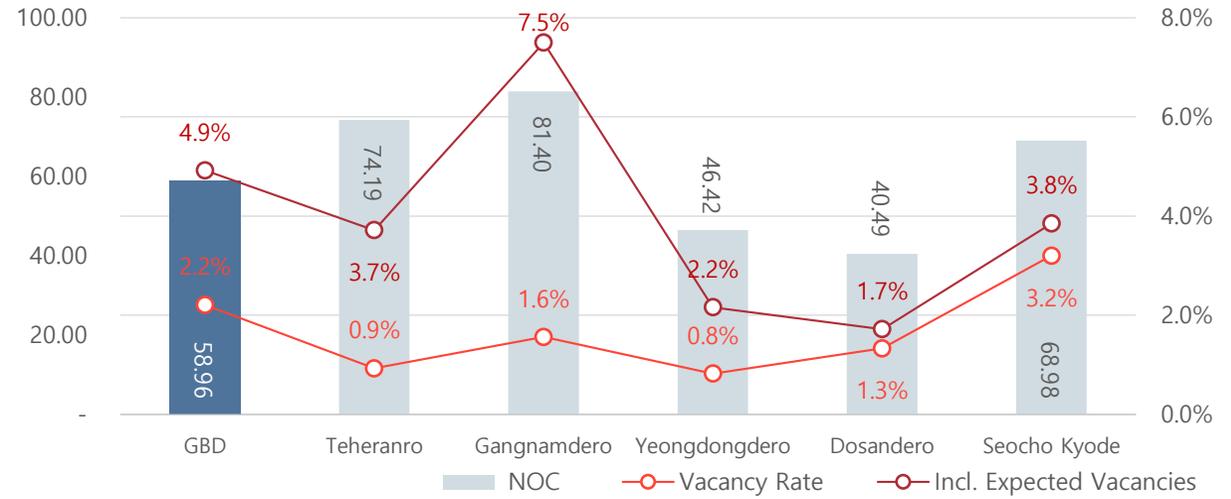
GBD Gangnam

Vacancy rate

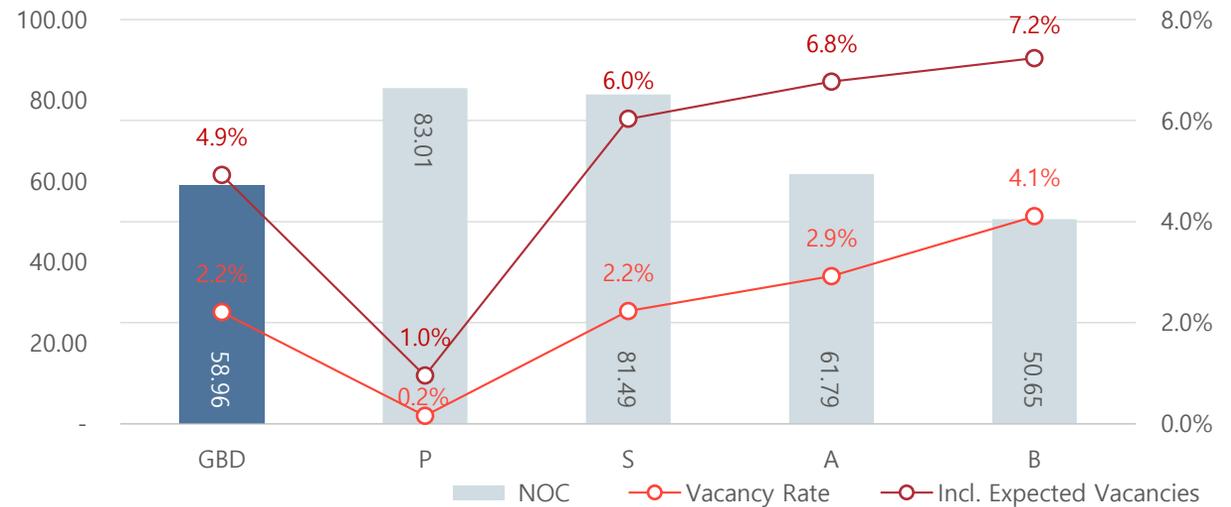
2.21 % ↑

Avg, NOC

\$ 58.96 ↑



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



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

Avg. Rent	Avg. Deposit	Avg. Management. Fee
27.12	319.00	7.82

The average vacancy rate of the office buildings in GBD is 2.21 % as of November 2023, and the average NOC is \$ 58.96.

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YBD Yeouido & Yeongdeungpo

Vacancy rate

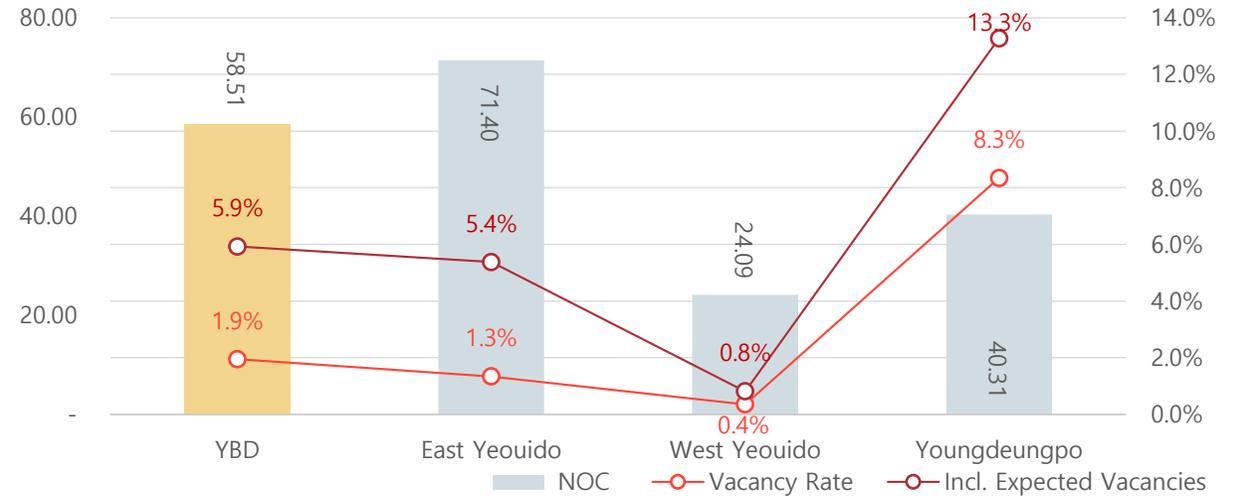
1.95 % ↑

Avg, NOC

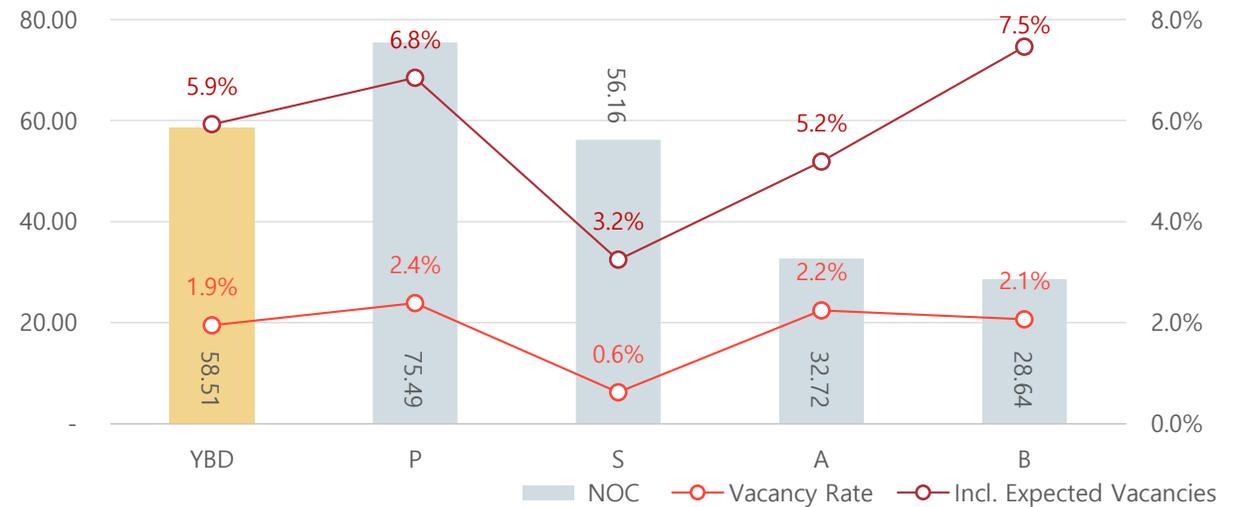
\$ 58.51 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.06	215.24	9.03

The average vacancy rate of the office buildings in YBD is 1.95 % as of November 2023, and the average NOC is \$ 58.51.



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



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

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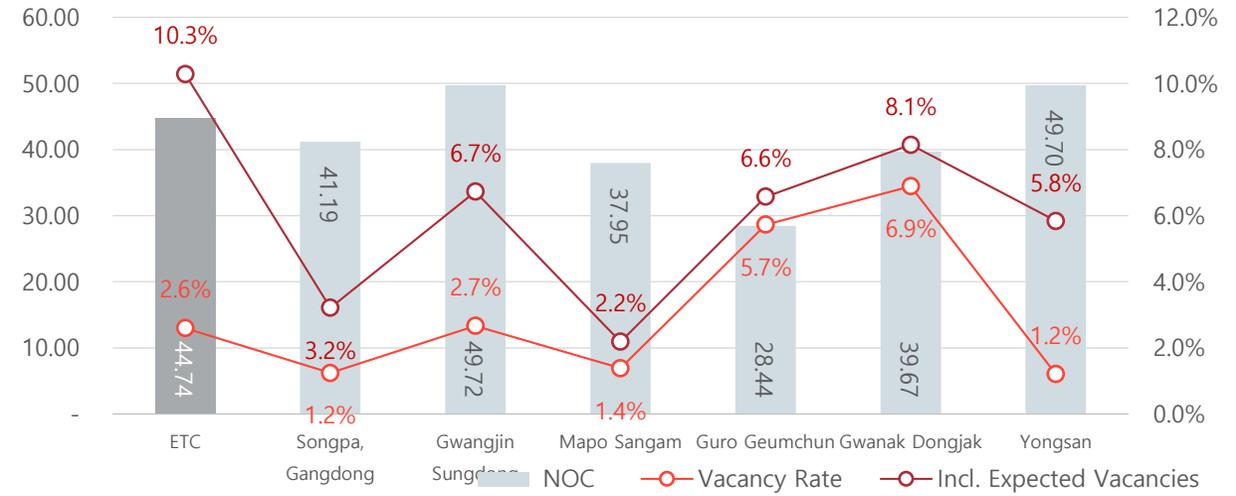
ETC Other District in Seoul

Vacancy rate

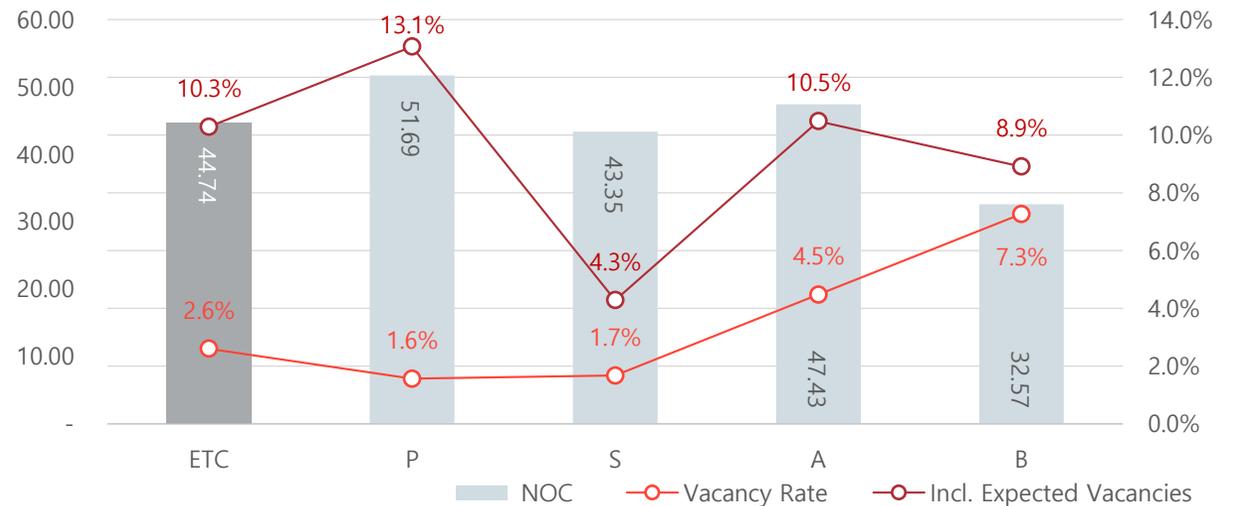
2.60% ↑

Avg, NOC

\$ 44.74 ↑



■ 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
16.96	181.53	6.84

The average vacancy rate of the office buildings in ETC is 2.60 % as of November 2023, and the average NOC is \$ 44.74.

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PBBD PANGYO & BUNDANG

Vacancy rate

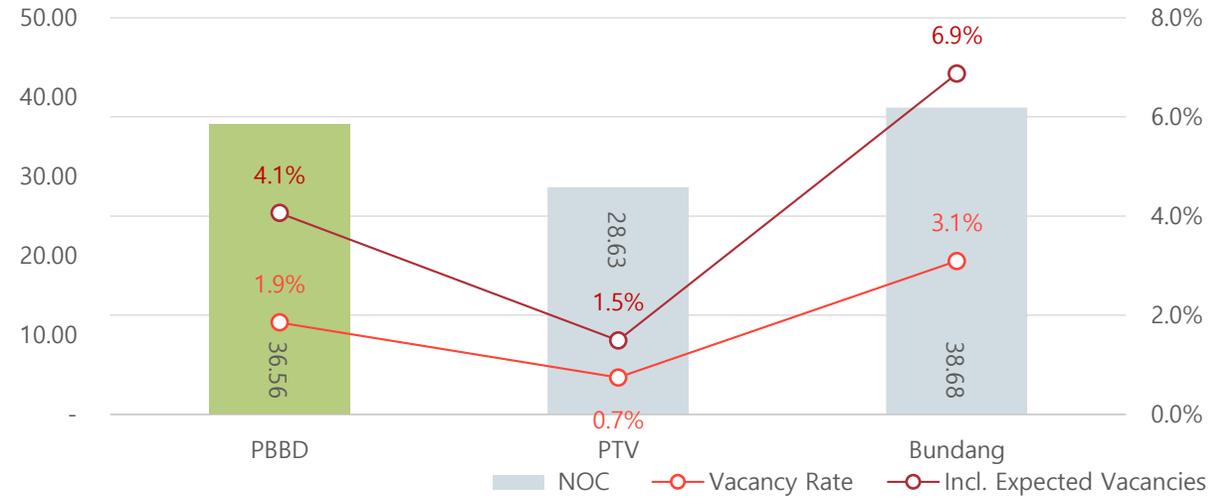
1.85 % ↓

Avg, NOC

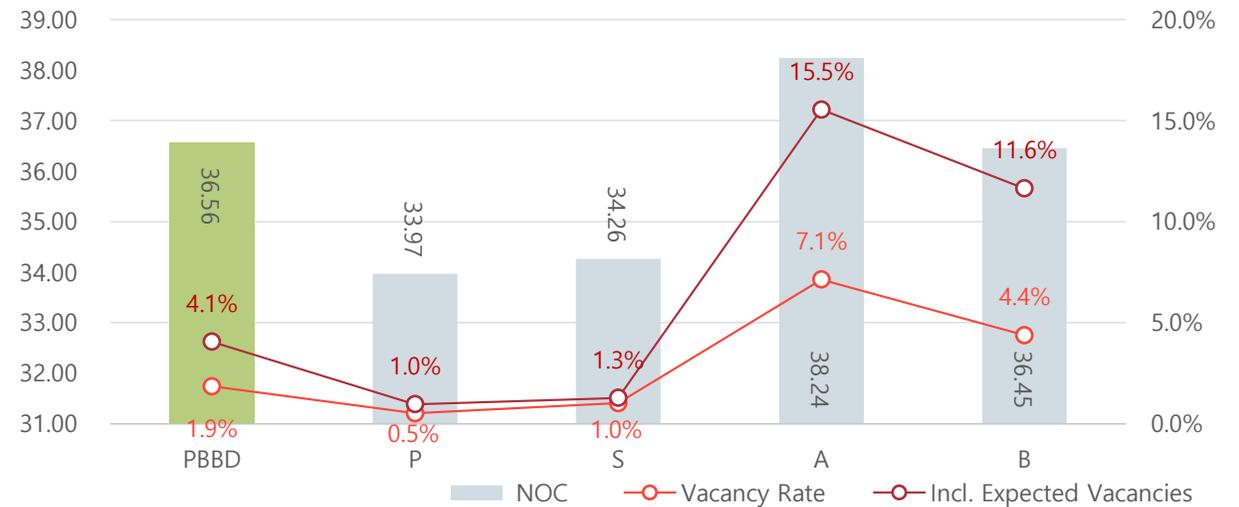
\$ 36.56 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.61	165.79	5.94

The average vacancy rate of the office buildings in PBBD is 1.85 % as of November 2023, and the average NOC is \$ 36.56.



■ 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	828,544	270.84	27.09	10.37	67.39	0.62%
	City Hall Station	872,215	183.36	17.98	8.33	48.50	1.58%
	Jonggak Station	926,275	186.39	16.38	7.68	42.01	0.74%
	Euljiro Ipgu Station	826,915	214.20	24.91	9.39	54.20	2.03%
GBD	Teheranro	3,493,569	349.85	34.32	9.02	74.19	0.93%
	Gangnamdero	1,444,628	421.97	40.37	8.89	81.40	1.56%
	Yeongdongdero	932,168	213.85	15.18	7.20	46.42	0.82%
	Dosandero	331,710	313.36	18.88	6.95	40.49	1.33%
	Seocho Gyodae	457,654	280.16	27.69	7.96	68.98	3.20%
YBD	East Yeouido	3,063,254	255.61	25.50	10.19	71.40	1.34%
	West Yeouido	517,439	105.96	8.66	5.71	24.09	0.36%
	Youngdeungpo	419,426	158.86	15.04	7.47	40.31	8.34%
ETC	Songpa, Gangdong	2,070,987	187.74	16.92	6.71	41.19	1.24%
	Gwangjin Sungdong	565,187	259.57	23.64	4.73	49.72	2.67%
	Mapo Sangam	1,838,397	188.08	17.85	6.91	37.95	1.39%
	Guro Geumchun	922,233	111.20	10.63	4.03	28.44	5.73%
	Gwanak Dongjak	645,459	109.03	10.29	6.19	39.67	6.89%
	Yongsan	706,931	242.84	22.65	7.69	49.70	1.21%
PBBD	PTV	1,272,134	164.34	15.88	5.43	28.63	0.74%
	Bundang	1,141,618	166.18	14.27	6.04	38.68	3.09%

Land Use
Information
by District

District	Building Name	Address	Land Use	GFA (m ²)	Completion
GBD	Soyou Tower	Daechi-dong Gangnam-gu	Office	2,709	15-Nov
	AG Town	Seocho-dong Seocho-gu	Office	2,596	13-Nov
	KL Tower	Yeoksam-dong Gangnam-gu	#1 Commercial	2,275	14-Nov
	Cheongdamdong Buliding	Cheongdam-dong Gangnam-gu	#2 Commercial	1,489	02-Nov
	Cheongdamdong Commercial	Cheongdam-dong Gangnam-gu	#2 Commercial	1,060	10-Nov
ETC	Master Value	Gayang-dong Gangseo-gu	Factory	30,598	03-Nov
	Inhu Tower	Godeok-dong Gangdong-gu	Office	7,701	08-Nov
	Eco Simplex	Magok-dong Gangseo-gu	Educational	4,967	23-Nov
	DI Building	Samjeon-dong Songpa-gu	Office	4,230	01-Nov
	3HM Building	Daebang-dong Dongjak-gu	#1 Commercial	2,258	15-Nov
	Medi Center	Geoyeo-dong Songpa-gu	#2 Commercial	2,167	17-Nov
	Mind Bridge	Yeonnam-dong Mapo-gu	#2 Commercial	1,879	03-Nov
	K TOWER	Seokchon-dong Songpa-gu	#1 Commercial	1,658	29-Nov



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