

OFFICE MARKET REPORT

20221Q



CONTENTS

Seongsu E Mart



Alpharium Tower



08



Parc.1



Dongkook Pharmaceutical
Cheongdam Bldg.



EX-Smart Center

08

03 Guide
Research Overview, Grade and Submarket

04 Investment Market
Increasing trend of small and medium office transactions for investment purposes

13 Lease Market Analysis by District
Seoul office vacancy rate dropped to 4.4% in all districts compared to the previous quarter

01

Research
Overview

02

Office
Classification

Region: Seoul, Bundang, and 6 major metropolitan cities(Incheon, Daegu, Daejeon, Gwangju, Ulsan, Busan)

Target: Office buildings with gross floor area of 1,500m² or more which use at least 50% of its area as office facilities

Research method: Telephone/site investigation, Ministry of Land, Infrastructure, and Transport

Contents of research: Office transaction cases, tenant status, and rent level

Research period: Seoul and Bundang: every 5th ~ 15th day of each month, Metropolitan cities: 12th January ~ 25th February(Quarterly)

Prime: over 20,000 py

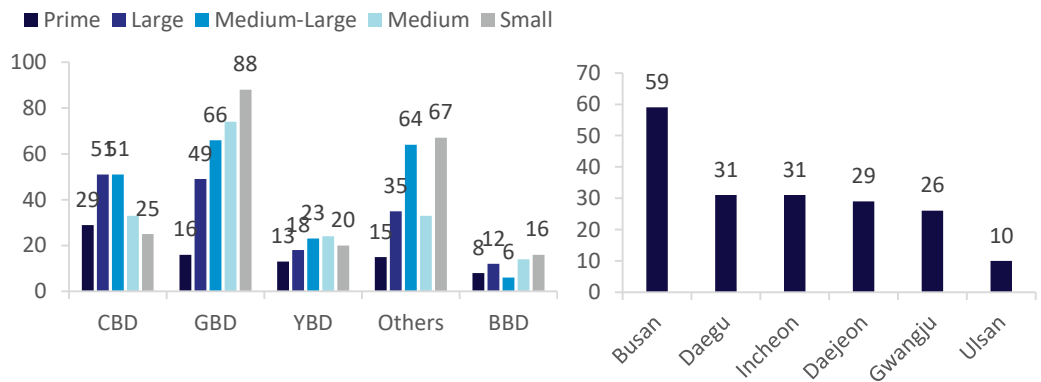
Large: over 10,000 py ~ smaller than 20,000 py

Medium-Large: over 5,000 py ~ smaller than 10,000 py

Medium: over 3,000 py ~ smaller than 5,000 py

Small: smaller than 3,000 py

Classification of Market & Submarket



Market	Submarket	Area
Seoul	CBD	Jongno-gu, Jung-gu(Jungnjin-dong excluded), Yongsan-gu(Dongja-dong)
	GBD	Gangnam-gu, Seocho-gu
	YBD	Yeouido-dong, Yeongdeungpo-gu
	Others	The rest of Seoul
BBD	Bundang-gu, Sujeong-gu (Seongnam city)	Seohyun, Sunae, Pangyo, The rest of Bundang
Major Metropolitan Cities	Incheon, Daegu, Daejeon, Gwangju, Ulsan, Busan	-

Map of District



01

Overview

※1Q, 2022

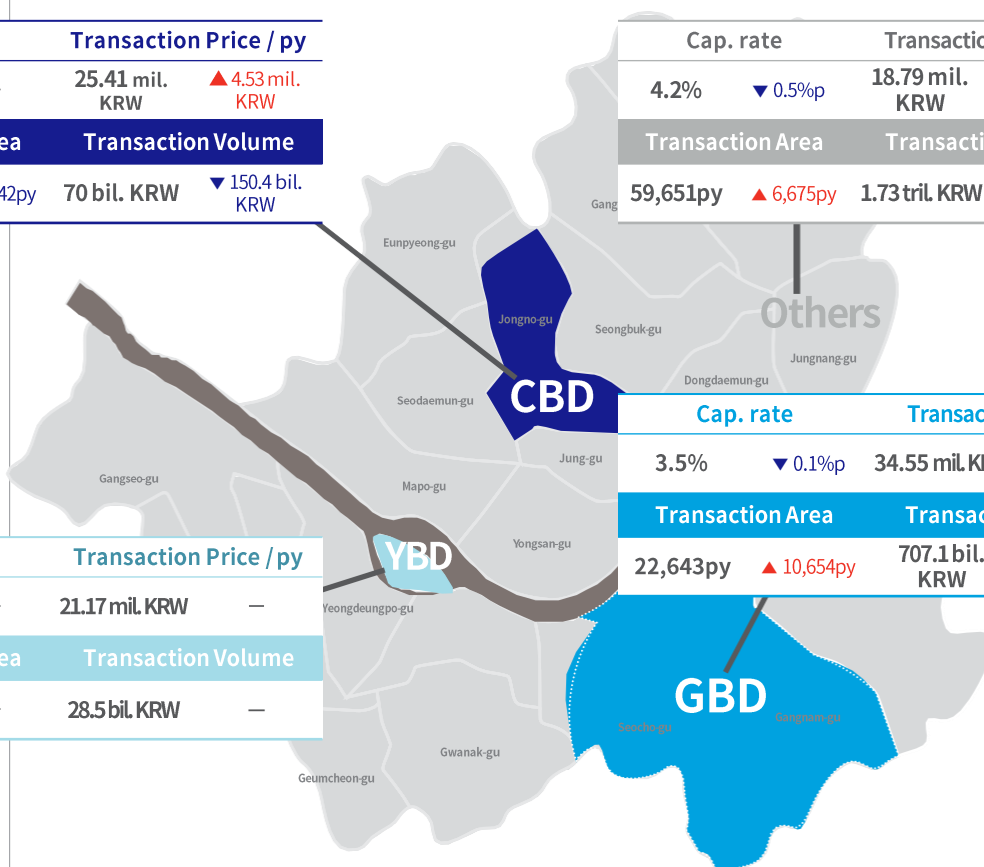
Cap. Rate	Transaction Price / py	Transaction Area	Transaction Volume
3.9% ▼0.2%p	24.64 mil. KRW ▲3.54 mil. KRW	85,049py ▲7,149py	2.51 tril. KRW ▲830.4 bil. KRW

Cap. rate	Transaction Price / py
3.6% —	25.41 mil. KRW ▲4.53 mil. KRW
Transaction Area	Transaction Volume
2,754py ▼8,742py	70 bil. KRW ▼150.4 bil. KRW

Cap. rate	Transaction Price / py
4.2% ▼0.5%p	18.79 mil. KRW ▼0.37 mil. KRW
Transaction Area	Transaction Volume
59,651py ▲6,675py	1.73 tril. KRW ▲830.8 bil. KRW

Cap. rate	Transaction Price / py
3.7% —	21.17 mil. KRW —
Transaction Area	Transaction Volume
1,439py —	28.5 bil. KRW —

Cap. rate	Transaction Price / py
3.5% ▼0.1%p	34.55 mil. KRW ▲9.98 mil. KRW
Transaction Area	Transaction Volume
22,643py ▲10,654py	707.1 bil. KRW ▲178.6 bil. KRW

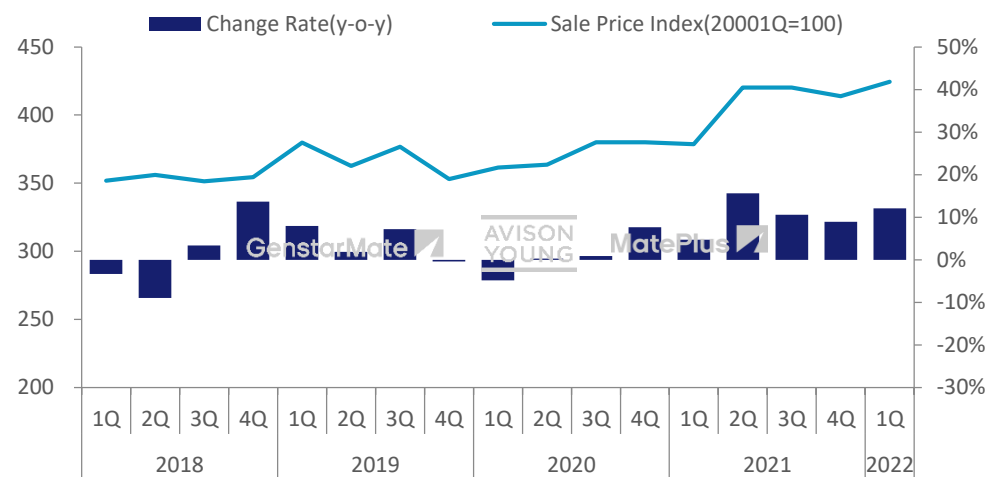


- In 1Q,2022, Seoul office transaction volume increased by 830.4 bil. KRW (49.4% ↑) from the previous quarter and decreased by 275.6 bil. KRW (34.3% ↓) from the same period last year to 2.5 tril. KRW
- The transaction price per py in Seoul is 24.64 mil. KRW, up 3.54 mil. KRW (16.8% ↑) from the previous quarter. In this quarter's GBD, Classys(Annjay Tower) was traded at 42.99 mil. KRW per py, breaking the record of AP Tower(The Pinnacle Yeoksam)
- While Seoul's overall Cap. rate was confirmed to be 3.9%, down 0.2%p from the previous quarter, the Cap. spread fell to around 1% due to the rise of interest rates on treasury bonds

02

Sale Price
Index of Seoul
Office Market

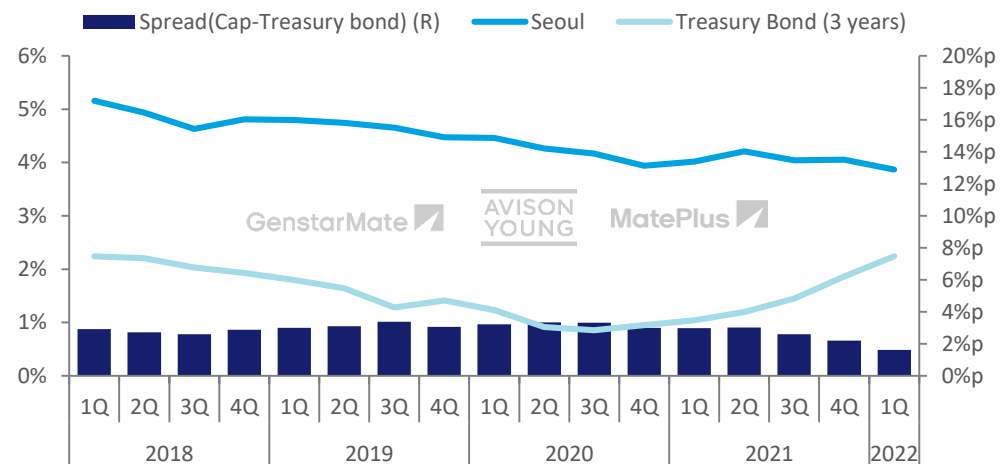
- GenstarMate has released the Seoul Office Sale Price Index for the first time in Korea since the second quarter of 2009. The index uses the Hedonic Price Model, which has been used for many years in academic and research institutions along the domestic and international.
- The Seoul Office Sale Price Index rose 2.5% (up 12.1% year-on-year) to 424, mainly due to relatively high prices of offices traded in CBD and GBD this quarter.



03

Cap. Rate
Trend of Seoul
Office Market

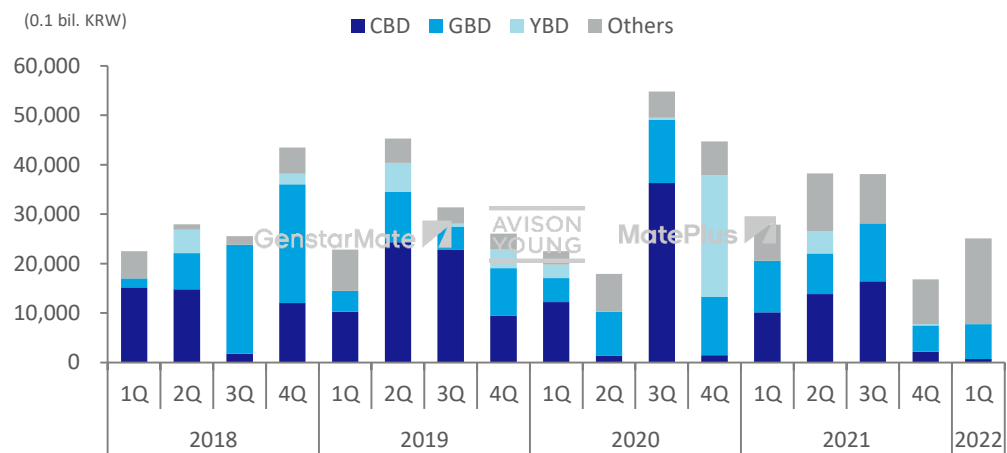
- In the first quarter of 2022, the Seoul office Cap. Rate fell slightly from the previous quarter to 3.9%. The Cap. rate by district was CBD 3.6%, GBD 3.5%, YBD 3.7%, Others 4.2%, respectively, which are similar to the previous quarter except for Others.
- On the other hand, three-year treasury bonds have continued to rise since the third quarter of 2020, and the Cap. spread was reduced from 1.6%p to 1%p for the first time since 2009.



04

Trends of transaction volume of Seoul office market

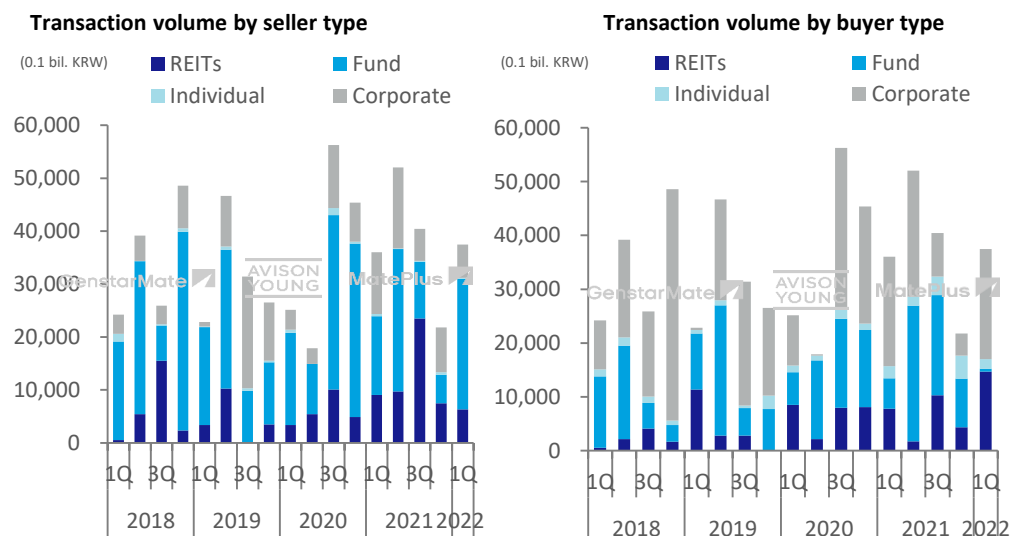
- The transaction volume of the Seoul office market in the first quarter was 2.5 tril. KRW, up 49.4% from the 4Q, 2021. The transaction volume of Others was 1.7 tril. KRW, the highest ever. GBD transactions increased 28.2% from the previous quarter to 707.1 bil. KRW, but CBD recorded only 70 bil. KRW, the lowest since the 3Q of 2017, and there was no transaction occurred in YBD. Although CBD and GBD accounted for a high percentage of transactions in the first quarter, Others accounted for about 70% of Seoul's total transactions this quarter.



05

Transaction volume by seller/buyer type

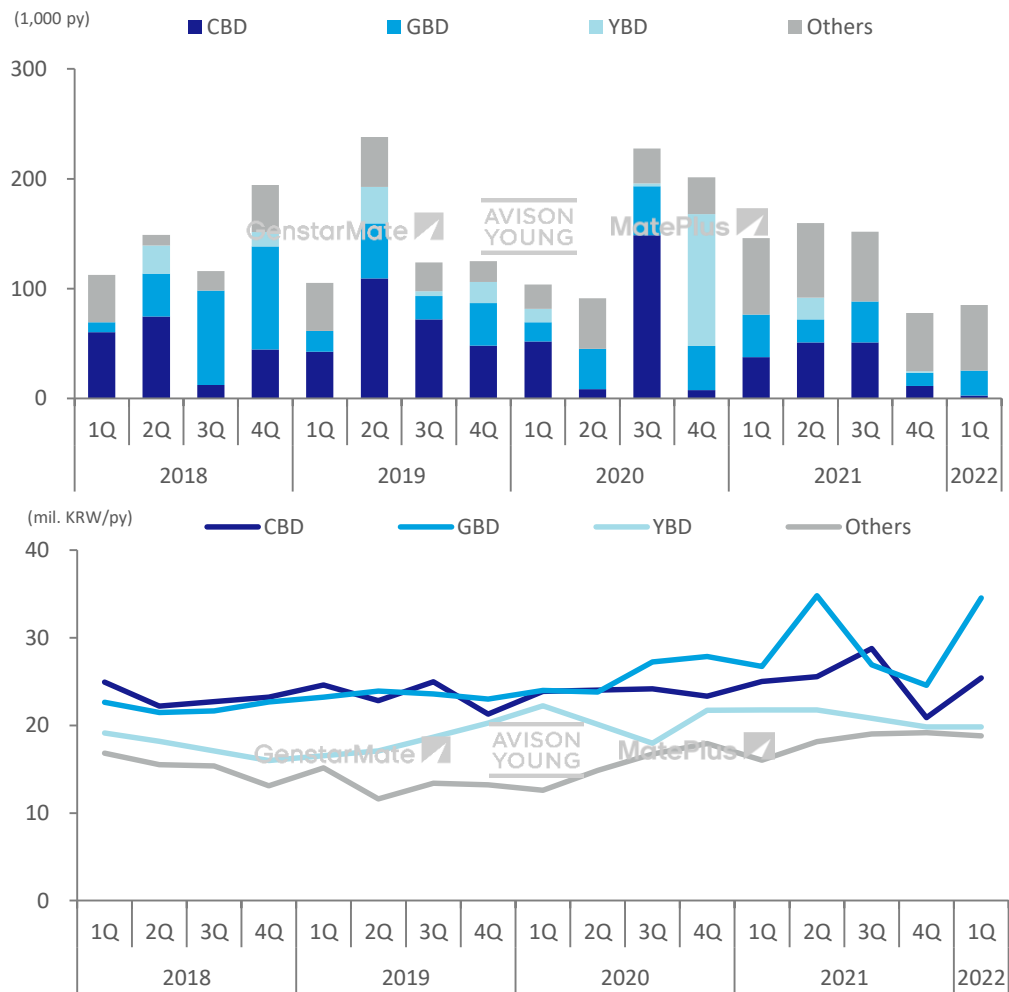
- In terms of seller type, corporate recorded the highest amount with 2.5 tril. KRW, and REITs sold 1.5 tril. KRW, the largest ever. Only 56.8 bil. KRW was confirmed for Fund, the lowest level since the 3Q of 2015. In terms of the buyer type, Funds and REITs accounted for 82.8% of the total acquisition with 2.5 tril. KRW and 635.2 bil. KRW respectively, while corporate acquisitions followed with 624.3 bil. KRW.



06

Transaction
area and unit
price per py
by district

■ In 1Q,2022, 16 offices in Seoul were traded, with an area of 85,000 py. In the case of CBD, the number of transactions has continued to decline since the 3Q of 2020, while in the case of Others, more than 10 transactions have been confirmed this quarter following the previous quarter. Unit prices per py fell temporarily in most districts in the previous quarter, but CBD and GBD rose in 1Q,2022 to 25.41 mil. KRW and 34.55 mil. KRW, respectively. The unit price of Others is 18.79 mil. KRW per py, down slightly from the previous quarter, as most of the assets traded this quarter were transacted at less than 20 mil. KRW per py.



07-1

Transaction cases by market

CBD

- In the CBD, only one small asset worth 2,000 py was traded this quarter, and the total volume of transactions in the district was only 70 bil. KRW, the lowest since the 4Q of 2017. The asset traded this quarter is the one that was sold to an individual in the 4Q of 2020, and transacted to D&O (formerly S&I Corporation) for the first time in a year and five months

Building	Address	Transaction Area(py)	Price(100 mil. KRW)	Unit price (py, 10,000 KRW)	Seller / Buyer
Namsan Bldg.	Namsan-dong 3Ga, Jung-gu	2,754	700	2,541	Seller: Private Owners Buyer: D&O



NamsanBldg.▶

07-2

Transaction cases by market

BBD

- The transaction volume of BBD was 1.23 tril. KRW, with 3 buildings this quarter, recording the second largest. The Alpharium, located in the commercial area of Pangyo, Mastern Investment Management bought it for 30 mil. KRW per py by using the blind fund created for the transaction, setting a new record for the district. As NCSOFT and Samsung SDS made long-term lease agreements, Alpharium is attracting asset with low risk, and ARA Korea, a seller, made a profit of more than 500 bil. KRW in sales 5 years after purchase in 2017. Dasan Tower, located in Pangyo Techno Valley, was completed in November 2011 and was acquired by KOREIT immediately after releasing the resale restriction. KOREIT bought the third BBD office asset following the purchase of Humax Village and H Square in 2021, indicating that it has a high preference for superior assets in the BBD

Building	Address	Transaction Area(py)	Price(100 mil. KRW)	Unit price (py, 10,000 KRW)	Seller / Buyer
Alpharium Tower	Baekhyun-dong, Bundang-gu	33,957	10,206	3,006	Seller: ARA Korea Buyer: Mastern Investment Management
Dasan Tower	Sampyeong-dong, Bundang-gu	7,083	1,560	2,203	Seller: DASAN Networks INC Buyer: KOREIT
N Tower Garden	Sunae-dong, Bundang-gu	3,465	568	1,638	Seller: Woori Global Asset Management Buyer: Mastern Investment Management

Alpharium Tower



Dasan Tower



N Tower Garden



07-3

Transaction
cases by
market

GBD

- GBD recorded a transaction volume of 707.1 bil. KRW, 5 buildings this quarter, up 33.8% from the previous quarter (528.5 bil. KRW). Among them, P Tower, located in Yangjae-dong, is an asset owned by Koramco REITs Management which was purchased by a new REIT of Koramco REITs Management for 29.9 mil. KRW per py this quarter. P Tower is an asset that SPC Group has used as its office building since its completion in 2012, and is considered an asset that is expected to earn stable rental income as it has made a master-lease contract by 2028. Annjay Tower on Teheranro was purchased by Classys this quarter and renamed it Classys Tower. Through this transaction, Classys has changed hands to 43.0 mil. KRW per py, and it was the first office asset to be traded at around 40 mil. KRW per py

Building	Address	Transaction Area(py)	Price(100 mil. KRW)	Unit price (py, 10,000 KRW)	Seller / Buyer
Gangnam P Tower	Yangjae-dong, Seocho-gu	13,338	4,000	2,999	Seller: Koramco REITs Management and trust Co.,Ltd Buyer: Koramco REITs Management and trust Co.,Ltd
Classys	Yeoksam-dong, Gangnam-gu	2,908	1,250	4,299	Seller: Correctional Mutual Aid Association Buyer: Classys INC
Hanseok Tower	Yeoksam-dong, Gangnam-gu	1,743	800	4,591	Seller: Private Owners Buyer: Corporation Dashine, Private Owner
ICT Tower	Sinsa-dong, Gangnam-gu	2,377	729	3,067	Seller: Daemyung Station Co.,Ltd Buyer: Samduck
Seocho Central I-Park	Seocho-dong, Seocho-gu	2,278	292	1,282	Seller: Mastern Seocho 12 PFV Buyer: Line Asset

Gangnam P Tower



Classys(Annjay Tower)



Hanseok Tower



ICT Tower



07-4

Transaction cases by market

Others

- This quarter, 10 transactions were made in the Others, with a total of 1.7 tril. KRW, the largest quarterly transaction. In the case of Seongsu E-Mart, which was traded this quarter, Mirae Asset Management and Krafon purchased the assets together, that were formerly used by E-Mart as its headquarter. It has been confirmed that Seongsu E-Mart was purchased about 200 mil. KRW per py of land, and it is expected that the development of a new office will start in 2023. Mayplace, located in Magok, is a newly completed asset that was sold at 18.78 mil. KRW per py to K Global Asset Management. Mayplace was planned to have hotels on the upper floors, but the plan was changed and it was developed as an office, and most of the LG affiliates finished moving in, and the vacancy was stabilized quickly. The MG Credit Information Service Building, located in Dangsang-dong, was purchased by Koramco REITs Management in 2017 and sold to MG Credit Information, which had the preemption preference. By selling the Asset, Koramco REITs Management made a profit of about 10 bil. KRW in 3 years and 9 months.

Building	Address	Transaction Area(py)	Price(100 mil. KRW)	Unit price (py, 10,000 KRW)	Seller / Buyer
Seongsu E-Mart	Seongsu-dong 2-ga, Seongdong-gu	30,091	12,200	4,054	Seller: E-mart Buyer: Mirae Asset Management
Mayplace Bldg.	Magok-dong, Gangseo-gu	7,455	1,400	1,878	Seller: Mayplace Co.,Ltd Buyer: K Global Asset Management
Najin Bldg.	Hangang-ro 3-ga, Yongsan-gu	5,545	1,004	1,811	Seller: Najin Industry Co.,Ltd Buyer: Hyundai Elevator
KT Mapo Solution	Yeomri-dong, Mapo-gu	4,421	792	1,792	Seller: KT Estate Buyer: Mastern Investment Management
Hans IND Bldg.	Seongsu-dong 2-ga, Seongdong-gu	1,892	555	2,933	Seller: HANS IND Co.,Ltd Buyer: Yoon Sol Co.,Ltd
MG Credit Information Service Bldg.	Dangsang-dong 1-ga, Yeongdeungpo-gu	4,383	467	1,066	Seller: Koramco REITs Management and trust Co.,Ltd Buyer: MG Credit Information Service
AP Tower Gangbuk (Hanhwa Life Insurance Bldg.)	Sinseol-dong, Dongdaemun-gu	2,300	292	1,270	Seller: Hanhwa Life Insurance Co., Ltd Buyer: Kukje Asset Management
ANT Bldg.	Donggyo-dong, Mapo-gu	1,065	250	2,348	Seller: Private Owner Buyer: KS Asset Management Loan
KORLOY Bldg.	Doksang-dong, Geumcheon-gu	1,345	195	1,450	Seller: KORLOY Buyer: WBS
Building B	Dongseon-dong 2-ga, Seongbuk-gu	1,154	178	1,546	Seller: kkachi Co.,Ltd Buyer: Private Owner

SeongsuE-Mart



Mayplace Bldg.



Najin Bldg.



MG Credit Information Service Bldg.



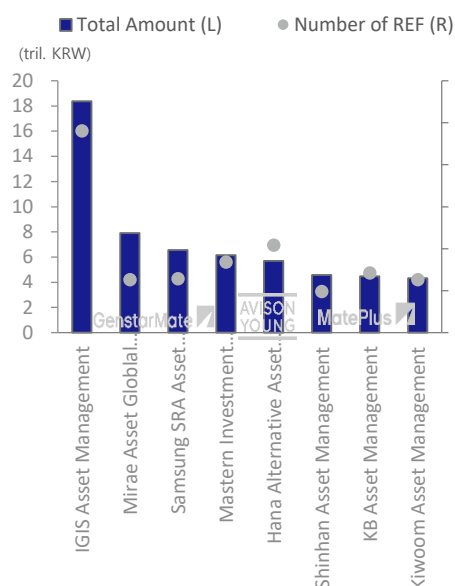
08-1

Real estate
indirect
investment
vehicle

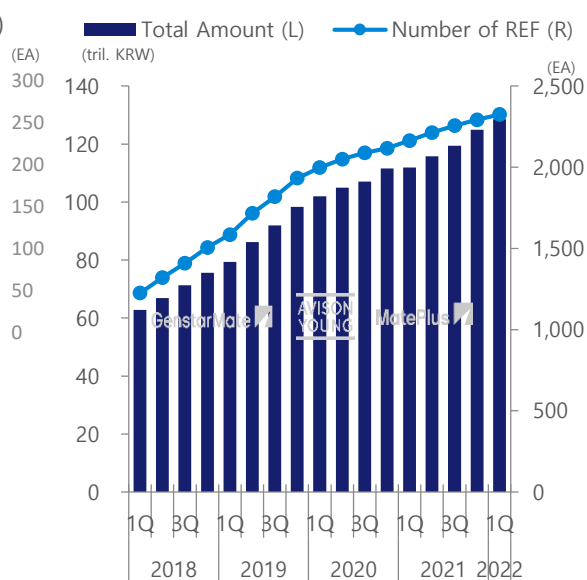
REF; Real Estate Fund

- In the first quarter of 2022, a total of 16 REITs have been approved or registered for new business
- Domestic investment assets including 5 offices and 2 logistics centers, and in the case of offices, REITs, which invests in actual offices located in GBD and Pangyo, was approved

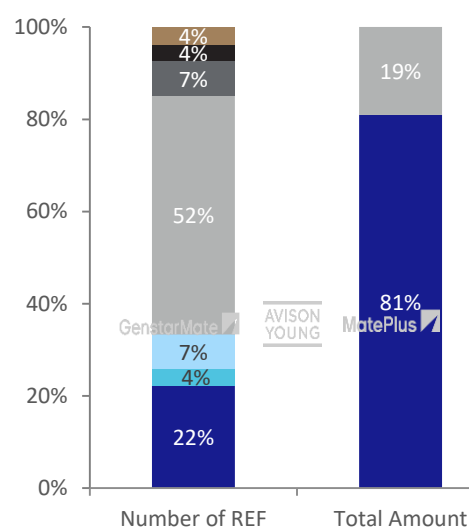
Trends of Indirect investment type



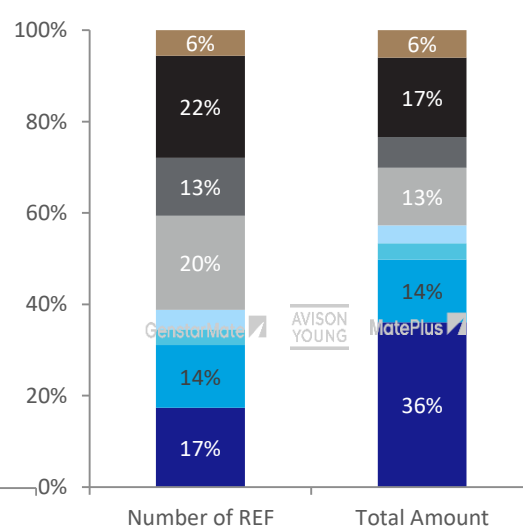
Trends of Indirect investment type



Trends of Indirect investment type



Trends of Indirect investment type



■ ETC ■ Loan
■ Re-indirect investment ■ Logistics Center
■ Housing ■ Hotel
■ Retail ■ Office

■ ETC ■ Loan
■ Re-indirect investment ■ Logistics Center
■ Housing ■ Hotel
■ Retail ■ Office

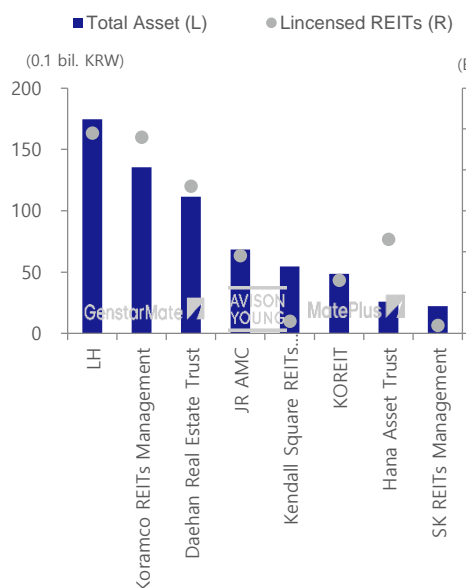
08-2

Real estate
indirect
investment
vehicle

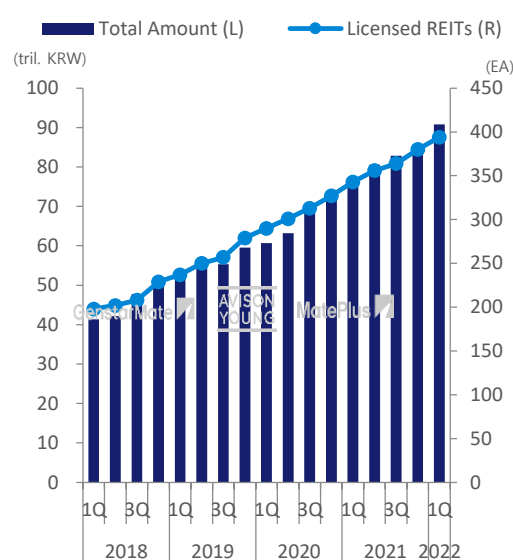
REITs; Real Estate Investment Trusts

- As of the 1Q of 2022, the number of remaining Funds was 2,325 in total, up 2.9% from the previous quarter
- A total of 3 investments were made in domestic office real estate, with 2 in Others and 1 in BBD

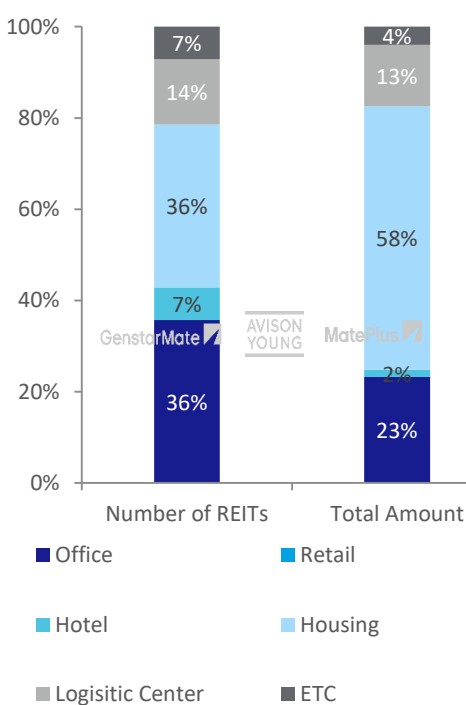
Trends of Indirect investment type



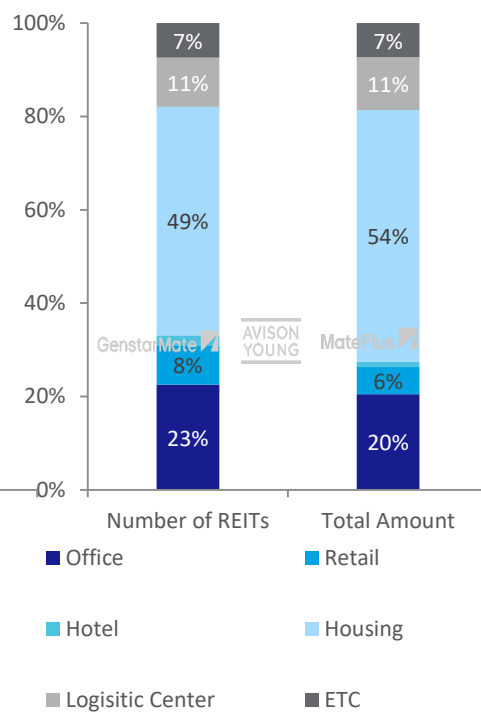
Trends of Indirect investment type



Trends of Indirect investment type



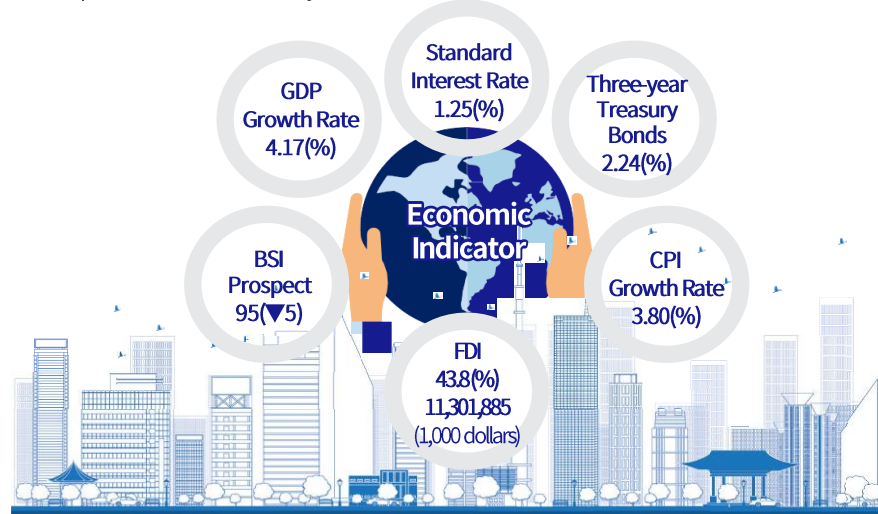
Trends of Indirect investment type



01

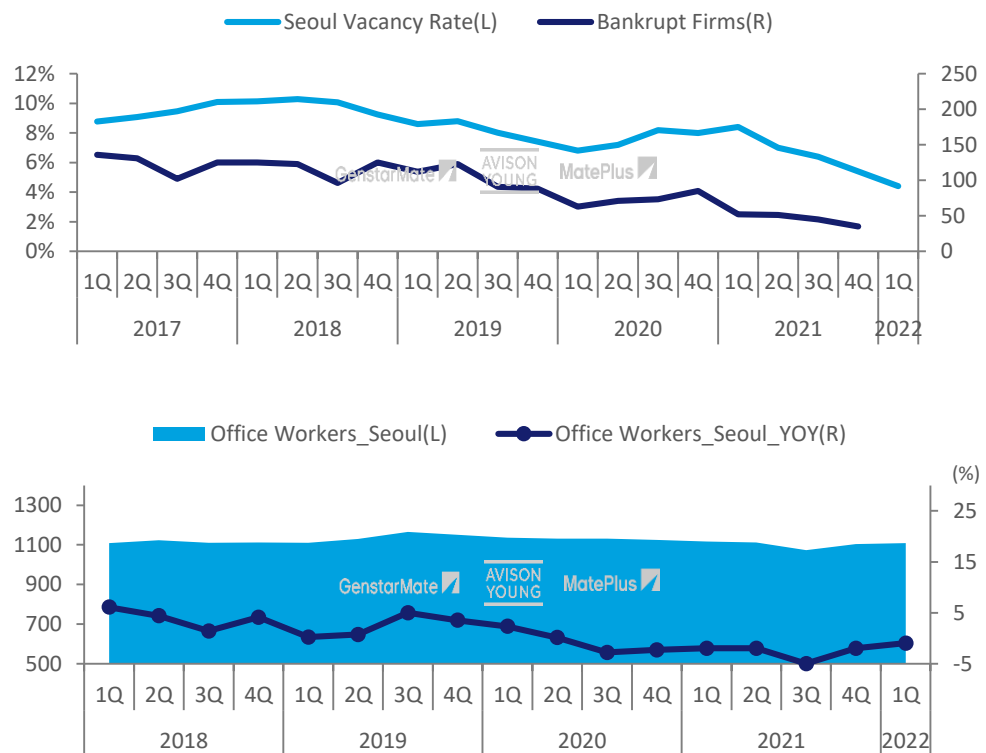
Economic Index

- The BOK raised the standard interest rate by 0.25%p this quarter to the level of interest rates in the 1Q,2020, before the spread of COVID-19, as the U.S. Fed's additional "big steps" are expected due to international concerns over inflation.
- Treasury bonds also rose continuously due to the austerity movement of U.S. and Korea Gov. revising supplementary budget, hitting a high of 2.24% since the 3Q of 2018. The consumer price index rose 3.8% due to the prolonged Ukraine crisis and the rise in the international price of raw materials, but FDI renewed its highest record among the 1Q due to increased investment toward suburb areas and greenfield-type investment
- In the 1Q, 2022, the vacancy rate of the Seoul office was 4.4%, down 1.0%p from the previous quarter, as the vacancy rate fell in all districts.



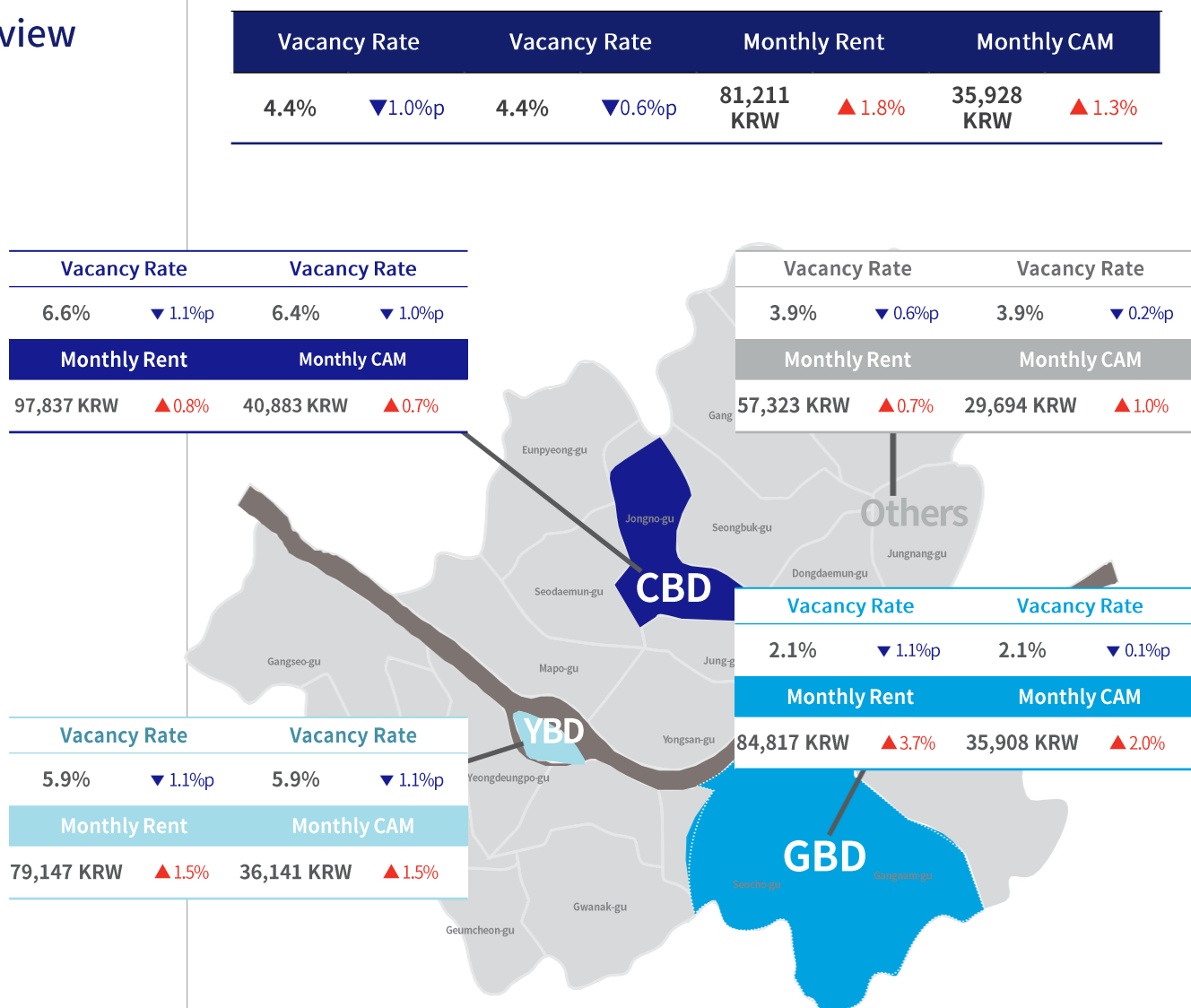
02

Office Market Index



03

Overview

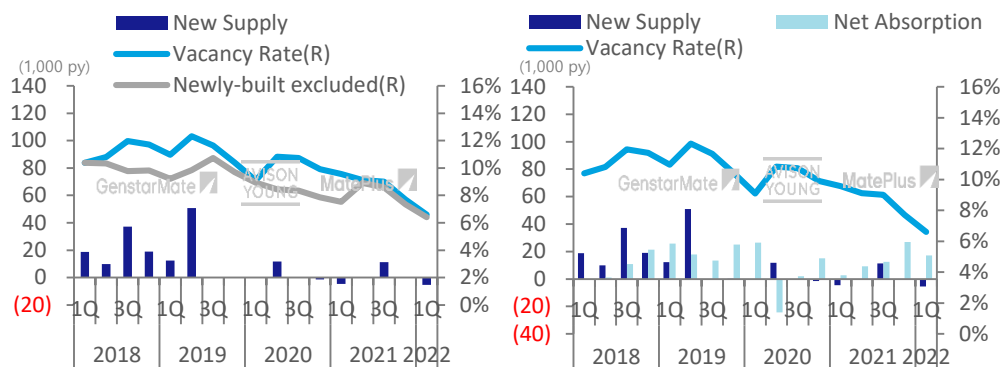


- The vacancy rate of Seoul in the 1Q, 2022 was 4.4%, the lowest since the 4Q of 2009. This is attributed to the decrease in new supply and the continuous decline in the remaining vacancies in rental assets as the majority of newly supplied offices have been identified for office use.
- Rent and CAM have risen 1.8% and 1.3% respectively from the previous quarter, and rent increase of offices is expected to end in this quarter, and additional increases are expected to occur hardly.

04-1

CBD

New Supply



Vacancy Rate

Grade	Vacancy Rate			Vacancy Rate (Newly-built excluded)		
Total	6.6%	▼	1.1%p	6.4%	▼	1.0%p
Prime	6.4%	▼	1.6%p	6.4%	▼	1.6%p
Large	8.0%	▼	0.8%p	7.4%	▼	0.7%p
Medium-Large	4.6%	▼	1.1%p	4.6%	▼	0.5%p
Medium	4.1%	▼	0.3%p	4.1%	▼	0.3%p
Small	10.1%	▲	0.7%p	10.1%	▲	0.7%p

Submarket	Vacancy Rate			Vacancy Rate (Newly-built excluded)		
Total	6.6%	▼	1.1%p	6.4%	▼	1.0%p
Gwanghwamun-Sinmunro	4.2%	▼	0.4%p	4.2%	▼	0.4%p
Namdaemun	10.1%	▼	1.4%p	10.1%	▼	1.4%p
Eulgiro	5.6%	▼	0.9%p	4.8%	▼	0.4%p
Jongno	5.8%	▼	2.2%p	5.8%	▼	2.2%p
The rest of CBD	4.9%	▲	0.4%p	4.9%	▲	0.4%p

- Due to the delay in the schedule of HQ of BOK, which was scheduled to be completed this quarter, CBD showed a similar amount of inventory to the previous quarter without a new supply.
- On the other hand, large-scale vacancies were resolved mainly in prime offices such as Grand Central, D Tower, and Hanwha Sogong Building, and the net absorption area recorded a positive number for 7 quarters in a row.
- CBD continues to actively eliminate vacancies in prime and large offices without any new supply and recorded a 6.6% of vacancy rate, the lowest level since the 2Q of 2013.

04-2

CBD

Monthly Rent and CAM

Grade	Deposit			Monthly Rent			CAM		
Total	978.4	▲	0.8%	97.8	▲	0.8%	40.9	▲	0.7%
Prime	1,173.8	▲	0.8%	117.4	▲	0.8%	45.2	▲	0.7%
Large	983.8	▲	0.6%	98.4	▲	0.6%	41.9	▲	0.7%
Medium-Large	722.7	▲	1.0%	72.3	▲	1.0%	35.2	▲	0.5%
Medium	668.4	-	0.0%	66.8	-	0.0%	31.2	▲	0.3%
Small	568.7	▲	0.4%	56.9	▲	0.4%	27.2	▲	1.7%

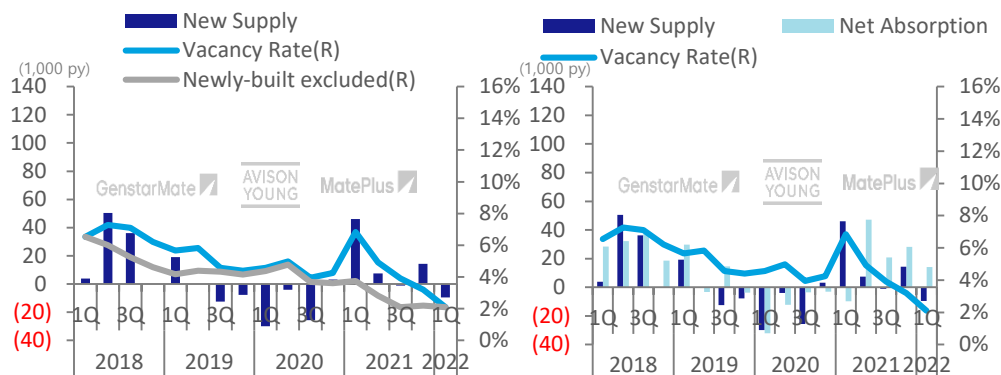
Submarket	Deposit			Monthly Rent			CAM		
Total	978.4	▲	0.8%	97.8	▲	0.8%	40.9	▲	0.7%
Gwanghwamun-Sinmunro	882.0	▲	0.5%	88.2	▲	0.5%	35.5	▲	0.5%
Namdaemun	971.8	▲	0.8%	97.2	▲	0.8%	41.3	▲	0.7%
Eulgiro	988.5	▲	1.0%	98.8	▲	1.0%	41.9	▲	0.8%
Jongno	1,163.9	▲	0.4%	116.4	▲	0.4%	45.2	▲	0.8%
The rest of CBD	757.6	▲	0.8%	75.8	▲	0.8%	36.1	▲	0.4%

- CBD deposit is 9,784,000 KRW/py, rent is 978,000 KRW/py, up 0.8% from the previous quarter, and CAM is 409,000 KRW/py, up 0.7% compared to the previous quarter.
- In the case of medium-large offices, due to the influence of Crystal Square, which was included in the stabilization sample this quarter a year after the completion, the figure rose 1.0% from the previous quarter.
- In particular, Euljiro submarket increased 1.0% from the previous quarter due to rent increases in some offices, including Center 1 and Pine Avenue, recording the highest rate of increase in CBD.

05-1

GBD

New Supply



Vacancy Rate

Grade	Vacancy Rate			Vacancy Rate (Newly-built excluded)		
Total	2.1%	▼	1.1%p	2.1%	▼	0.1%p
Prime	2.7%	▼	2.4%p	2.7%	▲	1.5%p
Large	1.6%	▼	0.4%p	1.6%	▼	0.4%p
Medium-Large	2.8%	▼	0.2%p	2.8%	▼	0.2%p
Medium	1.0%	▼	1.1%p	1.0%	▼	1.1%p
Small	2.2%	▼	1.9%p	2.2%	▼	1.6%p

Submarket	Vacancy Rate			Vacancy Rate (Newly-built excluded)		
Total	2.1%	▼	1.1%p	2.1%	▼	0.1%p
Teheranro	2.1%	▼	1.5%p	2.2%	▲	0.4%p
Gangnamdaero	0.8%	▼	0.9%p	0.8%	▼	0.8%p
The rest of GBD	2.8%	▼	0.5%p	2.8%	▼	0.5%p

- GBD, which has continued to be supplied mainly to small offices since the supply of Centerfield in 2021, was confirmed only to supply small offices in the rest of the GBD submarket. The net absorption area has been maintaining a positive number for 4 quarters in a row, despite the supply of Centerfield, a prime office, implying the steady preference toward GBD in the rental market
- The GBD vacancy rate is 2.1%, down 1.1% from the previous quarter, and the lowest vacancy rate since 2008. In the case of prime offices, the vacancy rate of the buildings that have been more than 1 year after the completion increased by 1.5%, which is due to the Centerfield being incorporated into the stabilization sample a year after completion. However, the vacancy will be resolved gradually since most of the lease agreements for the remaining vacancies are concluded

05-2

GBD

Monthly Rent and CAM

Grade	Deposit			Monthly Rent			CAM		
Total	848.2	▲	3.7%	84.8	▲	3.7%	35.9	▲	2.0%
Prime	1,095.4	▲	5.8%	109.5	▲	5.8%	42	▲	2.4%
Large	842.2	▲	0.5%	84.2	▲	0.5%	36.3	▲	1.3%
Medium-Large	774.9	▲	2.2%	77.5	▲	2.2%	34.8	▲	1.6%
Medium	676.4	▲	2.1%	67.6	▲	2.1%	31.0	▲	1.0%
Small	604.1	▲	4.6%	60.4	▲	4.6%	27.1	▲	0.6%

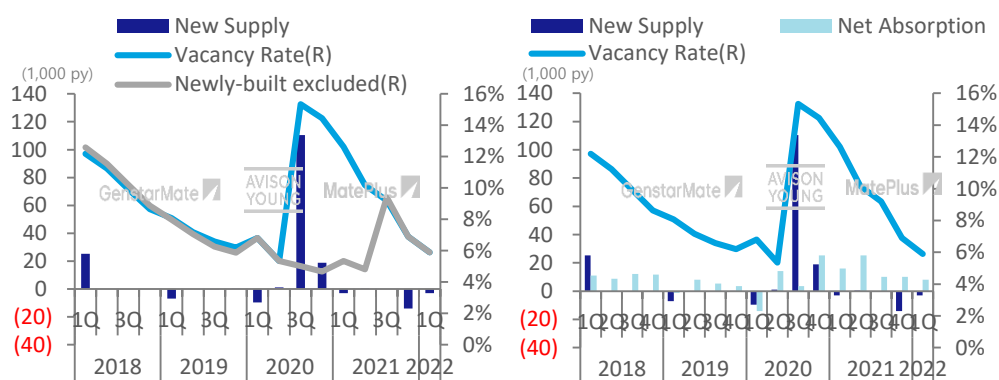
Submarket	Deposit			Monthly Rent			CAM		
Total	848.2	▲	3.7%	84.8	▲	3.7%	35.9	▲	2.0%
Teheranro	954.8	▲	4.5%	95.5	▲	4.5%	38.7	▲	2.4%
Gangnam-daero	877.3	▲	1.1%	87.7	▲	1.1%	36.8	▲	0.9%
The rest of GBD	641.9	▲	2.4%	64.2	▲	2.4%	30.5	▲	1.3%

- GBD deposit is 8,482,000 KRW/py, rent is 848,000 KRW/py, up 3.7% from the previous quarter, and CAM is 359,000 KRW/py, up 2.0%
- Due to the influence of Centerfield, the prime office that was included in the stabilization sample, which increased 5.8% from the previous quarter, led to the increase in total GBD rent, and GBD showed the largest increase in rent among the major districts of Seoul
- Following the previous quarter, rent and CAM were raised in all submarkets within GBD. As rent increases frequently occurred in the Teheranro submarket, rent rose 4.5% from the previous quarter, showing the biggest increase among every submarket of GBD

06-1

YBD

New Supply



Vacancy Rate

Grade	Vacancy Rate			Vacancy Rate (Newly-built excluded)		
Total	5.9%	▼	1.1%p	5.9%	▼	1.1%p
Prime	8.5%	▼	1.8%p	8.5%	▼	1.8%p
Large	2.6%	▼	0.2%p	2.6%	▼	0.2%p
Medium-Large	4.0%	▼	0.7%p	4.0%	▼	0.7%p
Medium	4.7%	▼	0.5%p	4.7%	▼	0.5%p
Small	3.1%	▼	0.9%p	3.1%	▼	0.9%p

Submarket	Vacancy Rate			Vacancy Rate (Newly-built excluded)		
Total	5.9%	▼	1.1%p	5.9%	▼	1.1%p
West Yeouido	4.6%	▼	0.9%p	4.6%	▼	0.9%p
Stock Exchange District	2.6%	▼	0.4%p	2.6%	▼	0.4%p
East Yeouido	7.7%	▼	1.5%p	7.7%	▼	1.5%p

- While maintaining a certain inventory level, YBD steadily eliminates existing vacancies in offices of prime and large grade, and the net absorption area is recording a value of + for eight consecutive quarters
- The YBD vacancy rate of the quarter was down 1.1% to 5.9% due to a decline in all grades and submarkets
- In YBD, tenants who were located in offices more than 20 years old tend to move gradually to newly-constructed offices

06-2

YBD

Monthly Rent and CAM

Grade	Deposit			Monthly Rent			CAM		
Total	791.5	▲	1.5%	79.1	▲	1.5%	36.1	▲	1.5%
Prime	1,031.4	▲	2.0%	103.1	▲	2.0%	42.7	▲	1.0%
Large	674.9	▲	0.6%	67.5	▲	0.6%	34.6	▲	0.9%
Medium-Large	545.4	▲	0.8%	54.5	▲	0.8%	28.0	▲	0.3%
Medium	434.1	▲	1.0%	43.4	▲	1.0%	25.0	▲	1.6%
Small	322.7	▼	8.5%	32.3	▼	8.5%	22.2	▲	21.8%

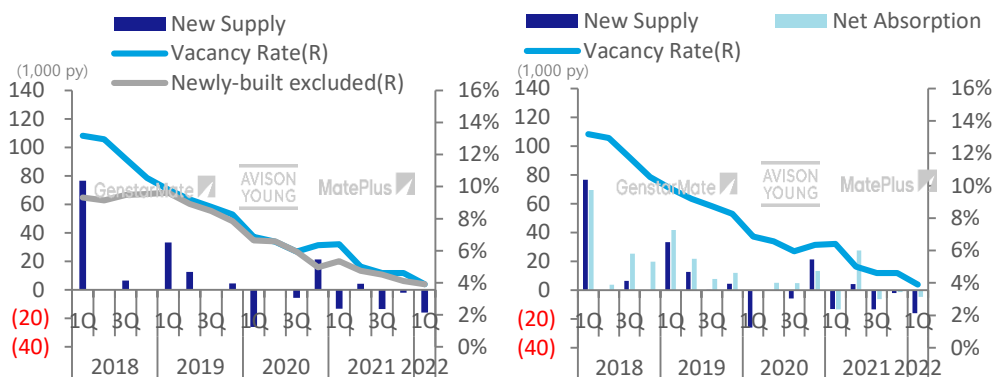
Submarket	Deposit			Monthly Rent			CAM		
Total	791.5	▲	1.5%	79.1	▲	1.5%	36.1	▲	1.5%
West Yeouido	473.7	▲	1.2%	47.4	▲	1.2%	24.4	▲	0.9%
Stock Exchange District	947.3	▲	3.6%	94.7	▲	3.6%	41.8	▲	1.4%
East Yeouido	807.2	▲	0.3%	80.7	▲	0.3%	36.8	▲	1.5%

- The YBD deposit is 7,915,000 KRW/py, the rent is 791,000 KRW/py, and the CAM is 361,000 KRW/py, which is up 1.5% from the previous quarter
- As some small offices changed their cost calculation method, rent fell 8.5%, while CAM rose 21.8%
- In YBD, rent and CAM were raised in all submarkets, especially in the Stock exchange district, including the Yeoui Finance Tower

07-1

Others

New Supply



Vacancy Rate

Grade	Vacancy Rate			Vacancy Rate (Newly-built excluded)		
Total	3.9%	▼	0.6%p	3.9%	▼	0.2%p
Prime	1.4%	▲	0.4%p	1.4%	▲	0.4%p
Large	5.0%	▲	0.3%p	5.0%	▲	0.3%p
Medium-Large	4.2%	▼	0.5%p	4.2%	-	0.0%p
Medium	6.2%	▼	5.8%p	5.9%	▼	3.0%p
Small	6.0%	▼	2.0%p	6.0%	▼	2.0%p

Submarket	Vacancy Rate			Vacancy Rate (Newly-built excluded)		
Total	3.9%	▼	0.6%p	3.9%	▼	0.2%p
Mapo	3.0%	▼	0.1%p	3.0%	▼	0.1%p
Yongsan	0.4%	▼	1.6%p	0.4%	▼	1.6%p
Jamsil-Songpa	0.4%	-	0.0%p	0.4%	-	0.0%p
Sangam	2.9%	▼	1.7%p	2.9%	▼	1.7%p
The rest of Others	6.6%	▼	0.4%p	6.5%	▲	0.5%p

- This quarter, Starlit Seongsu, a small-sized complex with 2,000py GFA, was supplied in Others district
- The construction of the Seongsu-dong complex (5,000 py) and the Korea Medical Association Building (2,000 py) will be completed in the second 2Q, the stocks are expected to rise slightly from this quarter
- The vacancy rate of Others in 1Q,2022 was 3.9%, down 0.6%p from the previous quarter, marking the first vacancy rate in the 3% range since February 2010. It has been confirmed that the vacancy rate in the entire area has been lowered by eliminating large vacancies in new offices completed in 2021, including Mayplace and Cuckoo Magok Building.

07-2

Others

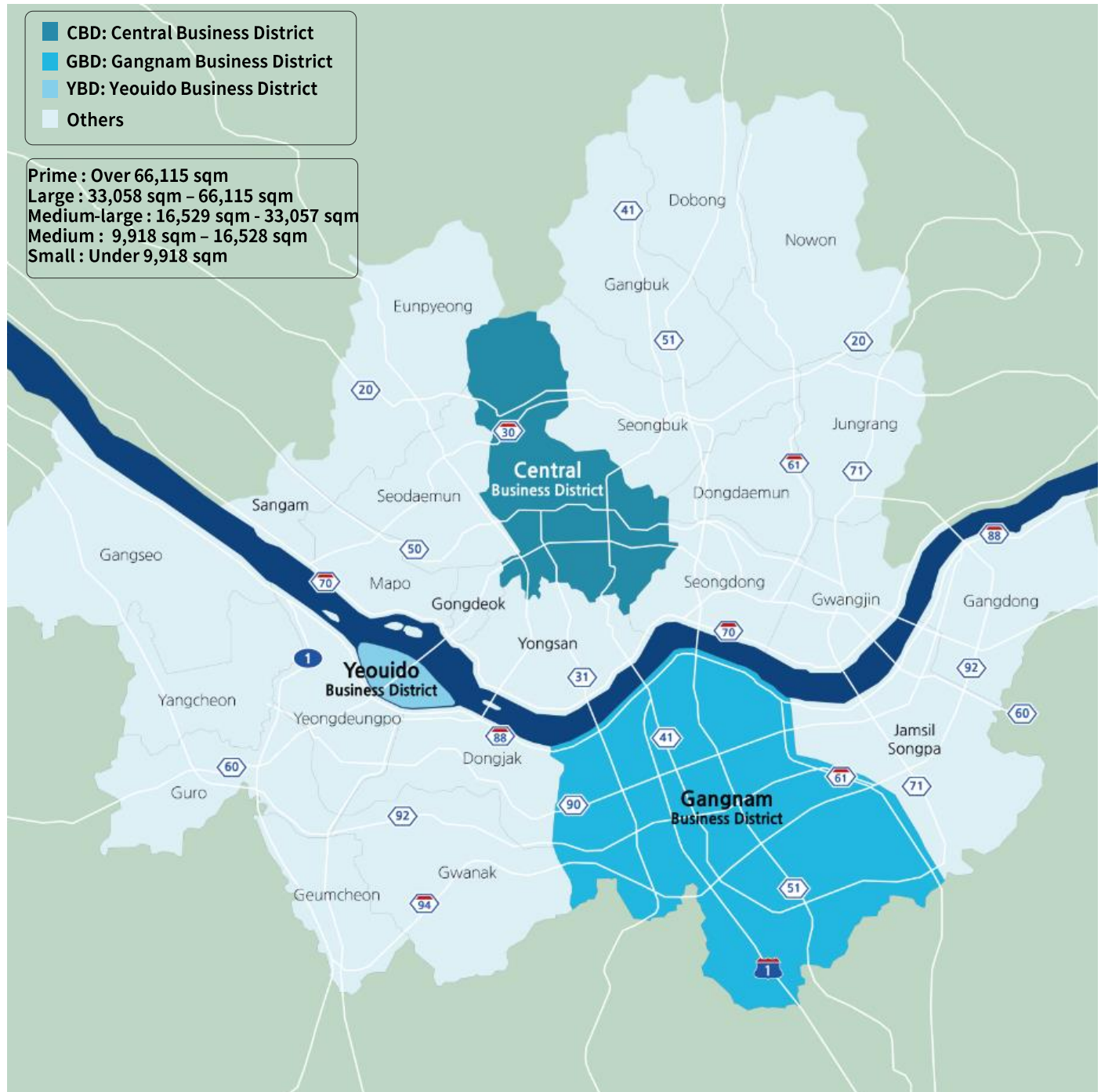
Monthly Rent and CAM

Grade	Deposit			Monthly Rent			CAM		
Total	573.2	▲	0.7%	57.3	▲	0.7%	29.7	▲	1.0%
Prime	749.6	-	0.0%	75	-	0.0%	34.4	-	0.0%
Large	515.8	▲	1.1%	51.6	▲	1.1%	29.2	▲	1.1%
Medium-Large	517.3	▲	0.4%	51.7	▲	0.4%	28.8	▲	0.8%
Medium	490.3	▲	2.0%	49	▲	2.0%	25.2	▲	3.7%
Small	404.0	▲	0.2%	40.4	▲	0.2%	22.0	▲	0.6%

Submarket	Deposit			Monthly Rent			CAM		
Total	573.2	▲	0.7%	57.3	▲	0.7%	29.7	▲	1.0%
Mapo	478.3	▲	1.1%	47.8	▲	1.1%	27.6	▲	2.5%
Yongsan	895.5	-	0.0%	89.5	-	0.0%	37.1	▲	0.2%
Jamsil-Songpa	696.4	▲	0.5%	69.6	▲	0.5%	32.7	▲	0.3%
Sangam	421.9	▲	0.5%	42.2	▲	0.5%	26.0	▲	0.2%
The rest of Others	530.4	▲	0.8%	53	▲	0.8%	28.7	▲	1.3%

- Deposit was 5,732,000 KRW/py and rent was 573,000 KRW/py, up 0.7% from the previous quarter, while CAM rose 1.0% to 297,000 KRW/py
- Increase in rental fee occurred in every grade and submarket of Others, excluding prime grade, and Yongsan submarket
- In the case of the Mapo submarket, rent increases were observed in Jaram Building, Gongdeok Building, and Changgang Building, and the rent rose 1.1% from the previous quarter to 478,000 KRW/py

Appendix



Contact us for business inquiries

Hyounggoo Lee
Head of Consulting Div.
82.2.3775.7290
hg.lee@genstarmate.com

Rita Kim
Head of Research
82.2.3775.7252
rita.kim@genstarmate.com

Inkoo Park
Manager
82.2.3775.7269
inkoo.park@genstarmate.com

Yuseon Jeong
Assistant Manager
82.2.3775.7261
ys.jeong@genstarmate.com

Jiyoung Sohn
Assistant Manager
82.2.3775.7259
jy.sohn@genstarmate.com

Jiyeon Bae
Analyst
82.2.3775.7271
jy.bae@genstarmate.com

GenstarMate
gentarmate.com