

SEOUL OFFICE LEASING

February 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, January 2023
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 = 1,251.50 KRW (0.80 USD = 1,000 KRW) as of 6th February 2023

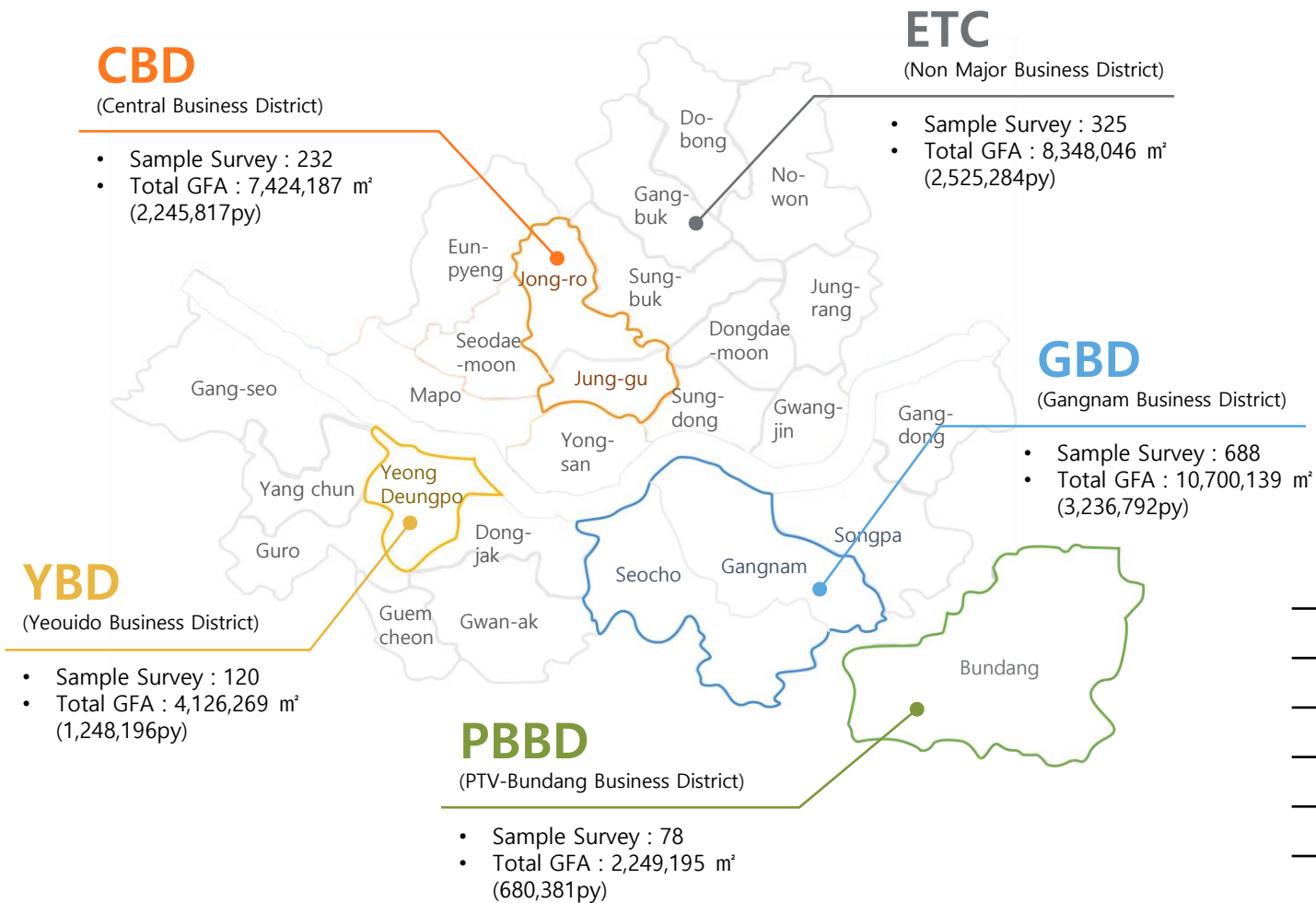
5 Regional Divisions in Seoul

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 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 1,443

	P	S	A	B
CBD	44	67	34	87
GBD	32	86	91	479
YBD	20	25	33	42
ETC	47	60	58	160
PBBD	11	16	18	33

• 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

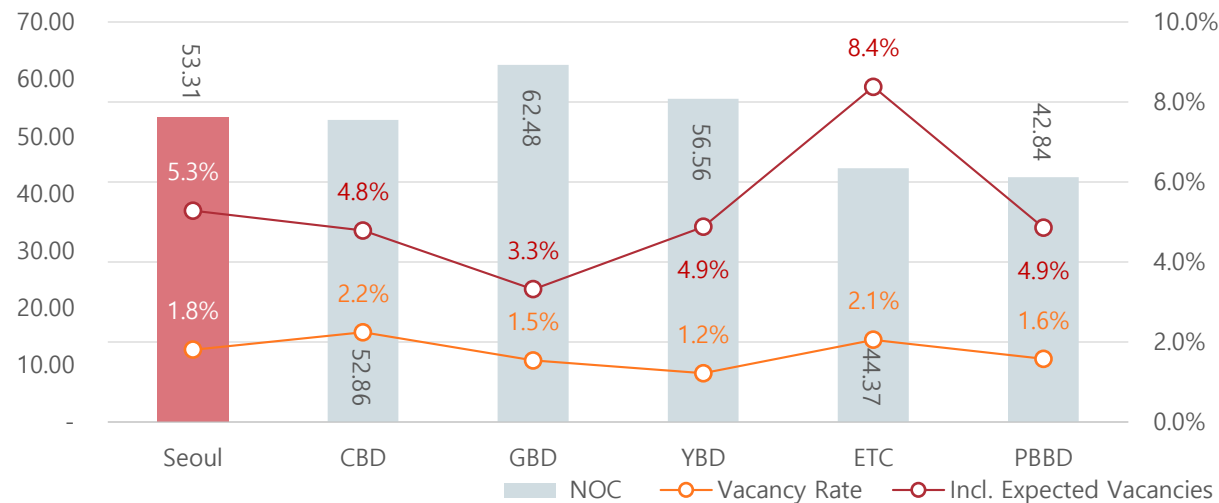
1.80 % ↑

Avg, NOC

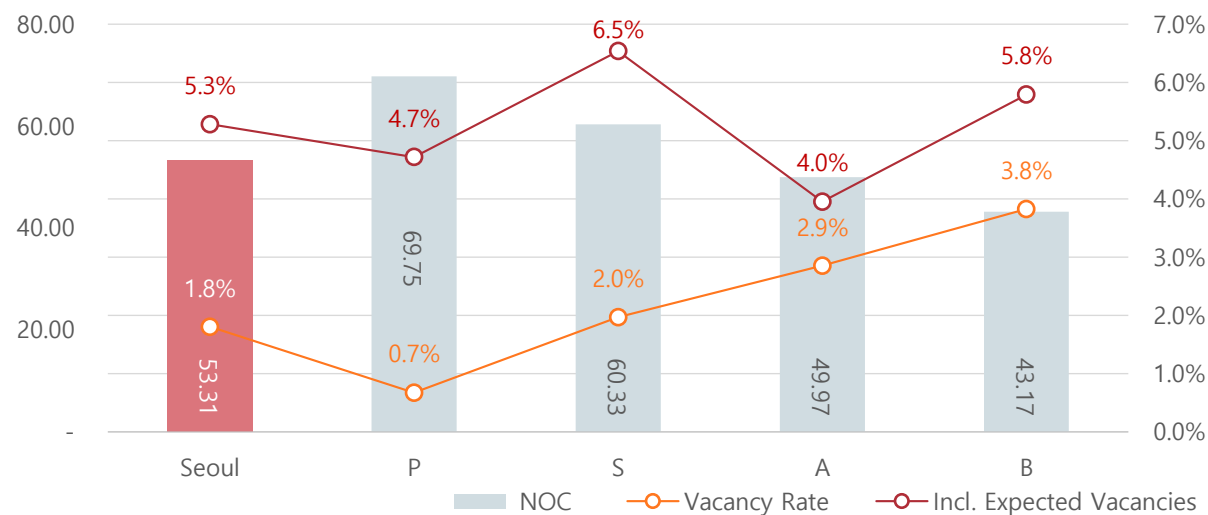
\$ 53.31 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.41	244.75	8.06

The average vacancy rate of the office buildings in Seoul is 1.80 % as of January 2023, and the average NOC is \$ 53.31.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

01 SBD Seoul Capital Area

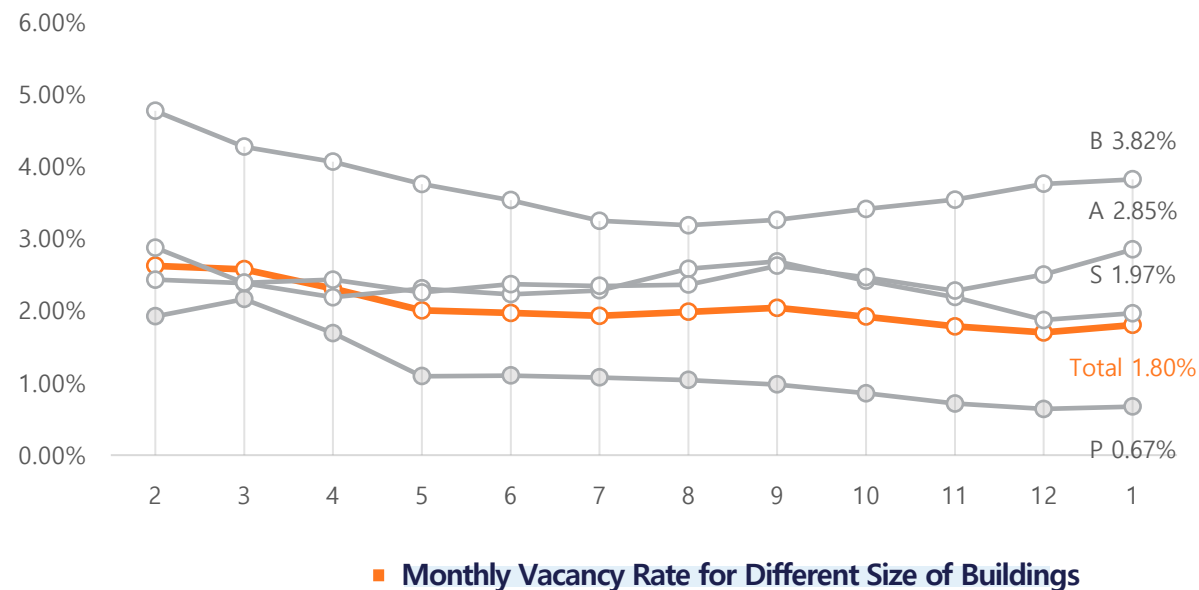
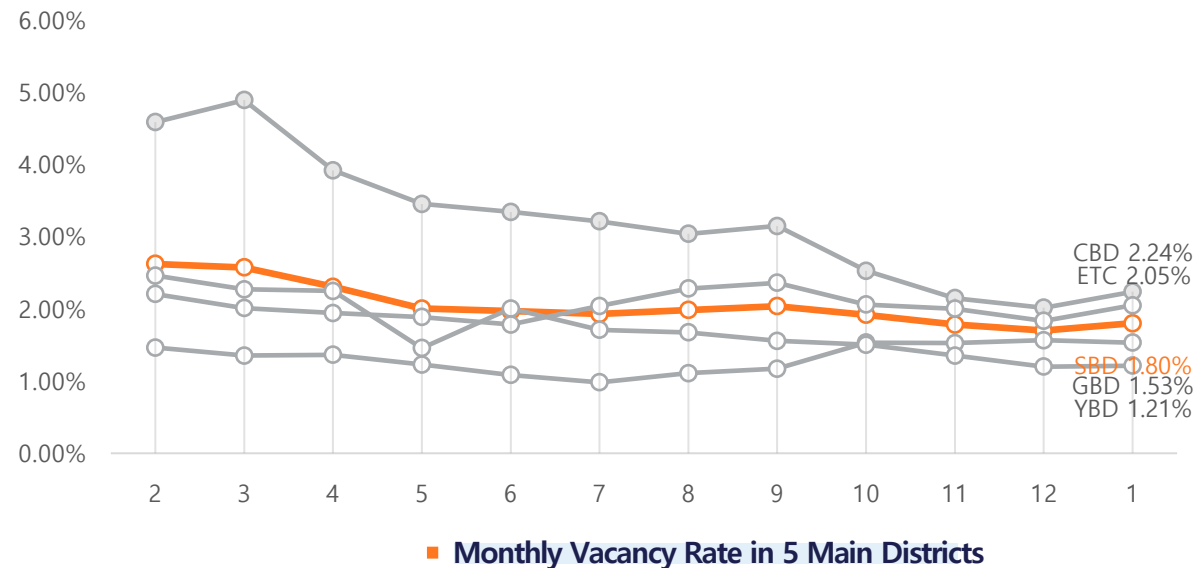
The following charts indicate the vacancy level of Seoul during January 2023.

In Taepyeongro Building (CBD), the 4 floors of 6,300m², currently occupied by Boram Sangjo Funeral Service Corp., will come on the lease market in Seoul by January 2024.

In L7 Gangnam Tower (GBD), Asleep, CodeStates, HAECHI LABS and other business units moved in as new tenants occupying the 3 vacant floors in the building equivalent to 5,220m² in total. Likewise, in Chamzon Daechi Office Building (GBD), Poly ESC moved in and began to use the 3 vacant floors in the building, equivalent to 3,440m².

In Hyundai Motor Securities Building (YBD), Shinhan Aitas moved in as a new tenant occupying the vacant units of 5,590m² in the building. And in Jaeil Building, the 3 floors of 3,260m², currently rented by Daejoo Heavy Industry, will come on the lease market by coming May 2023.

In Humax Village (BBD), Play Links moved in and began to use the vacant units of 3,730m² in total.





CBD Central Seoul

Vacancy rate

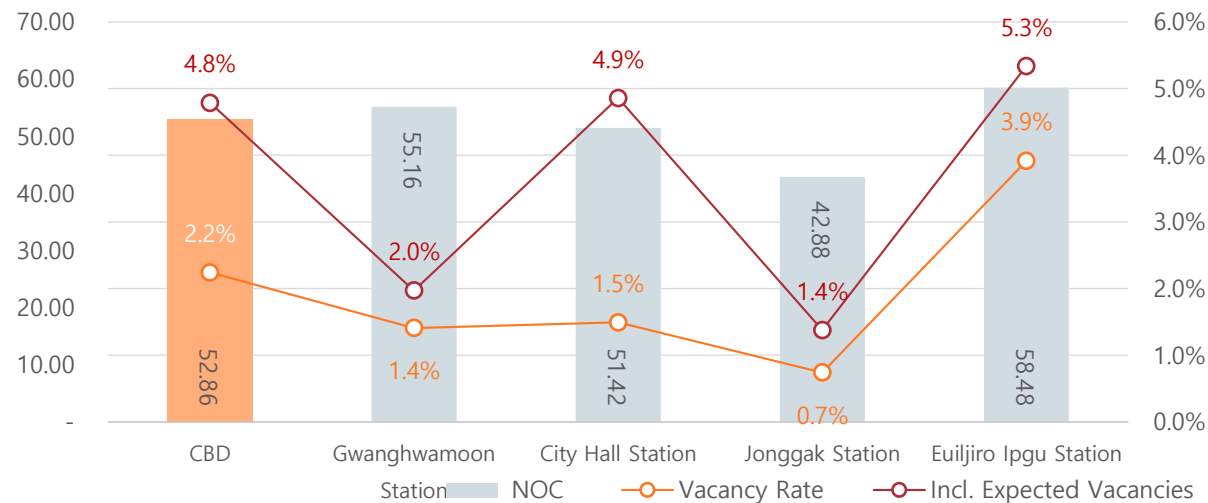
2.24 % ↑

Avg, NOC

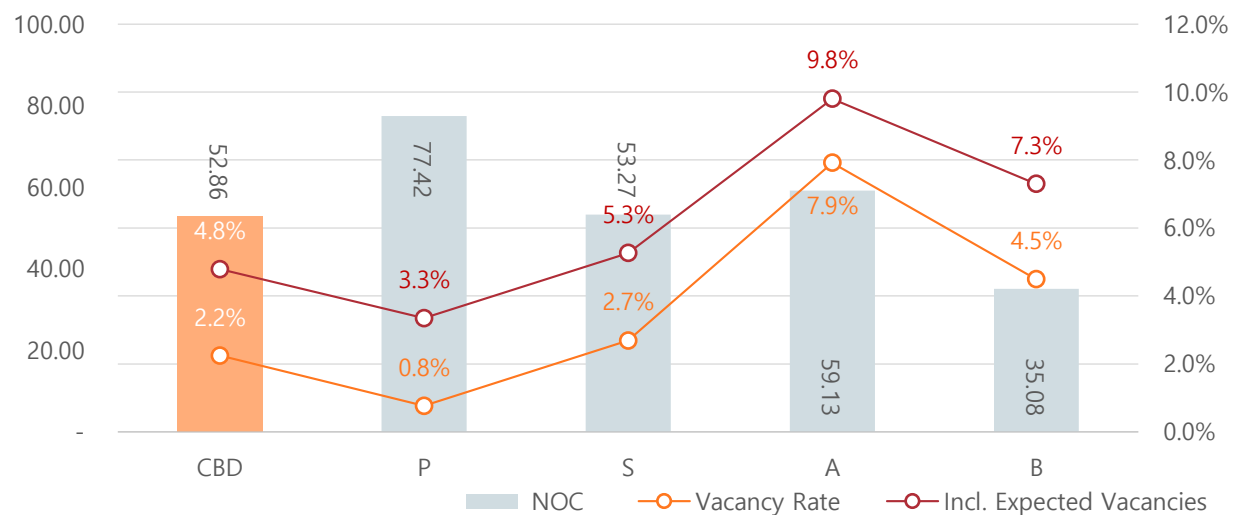
\$ 52.86 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.66	223.73	8.99

The average vacancy rate of the office buildings in CBD is 2.24 % as of January 2023, and the average NOC is \$ 52.86.



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



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



GBD Gangnam

Vacancy rate

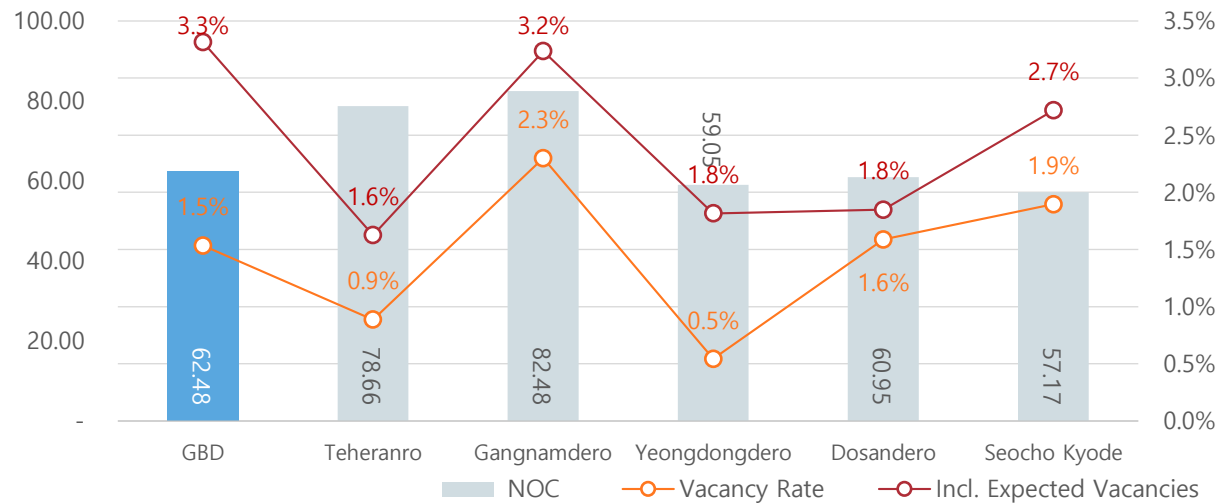
1.53 % ↓

Avg, NOC

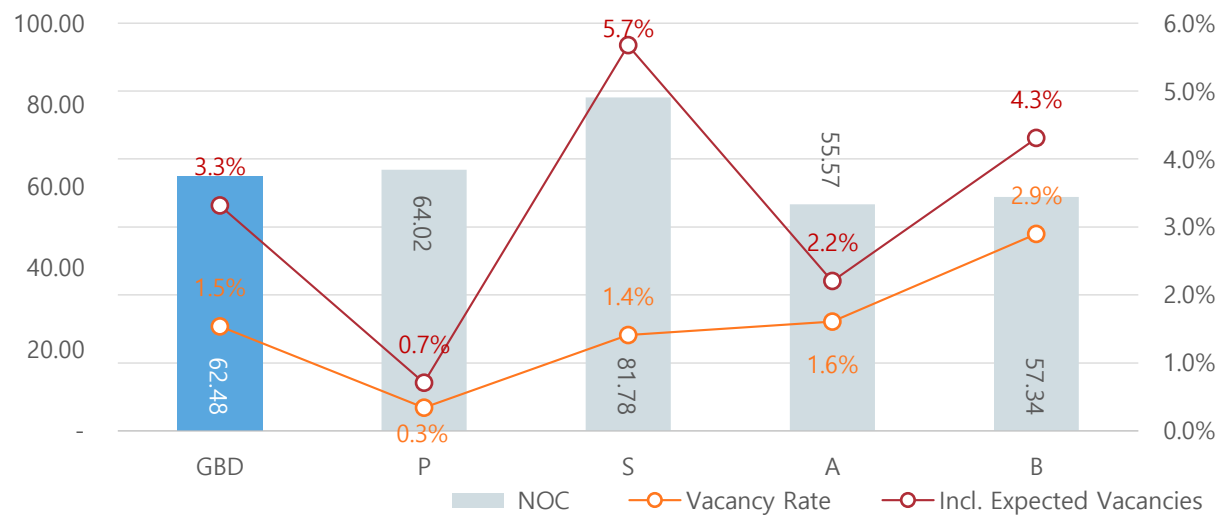
\$ 62.48 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
29.26	339.59	7.76

The average vacancy rate of the office buildings in GBD is 1.53 % as of January 2023, and the average NOC is \$ 62.48.



■ 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

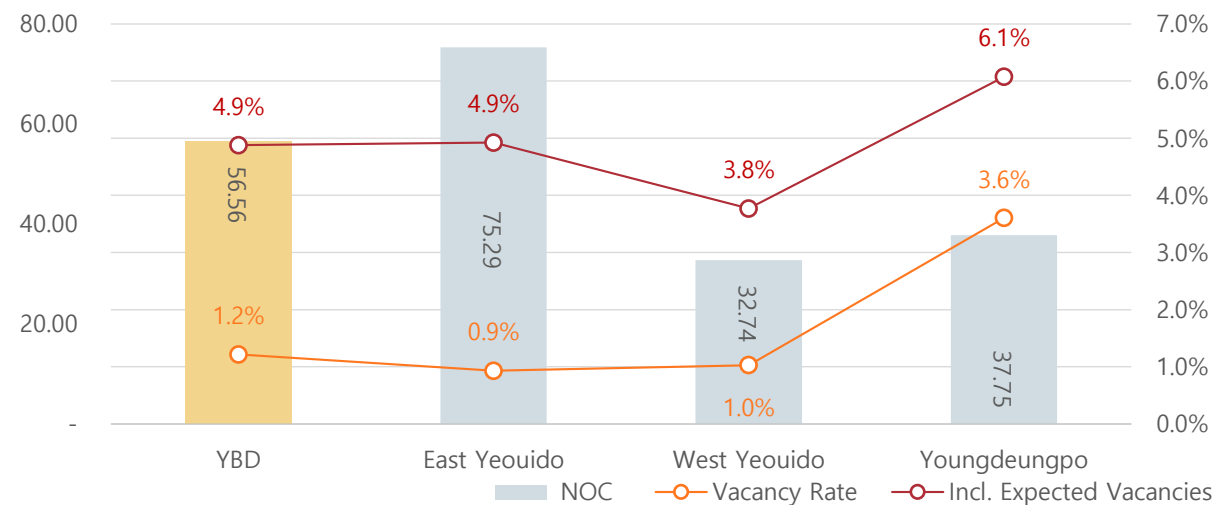
1.21 % ↑

Avg, NOC

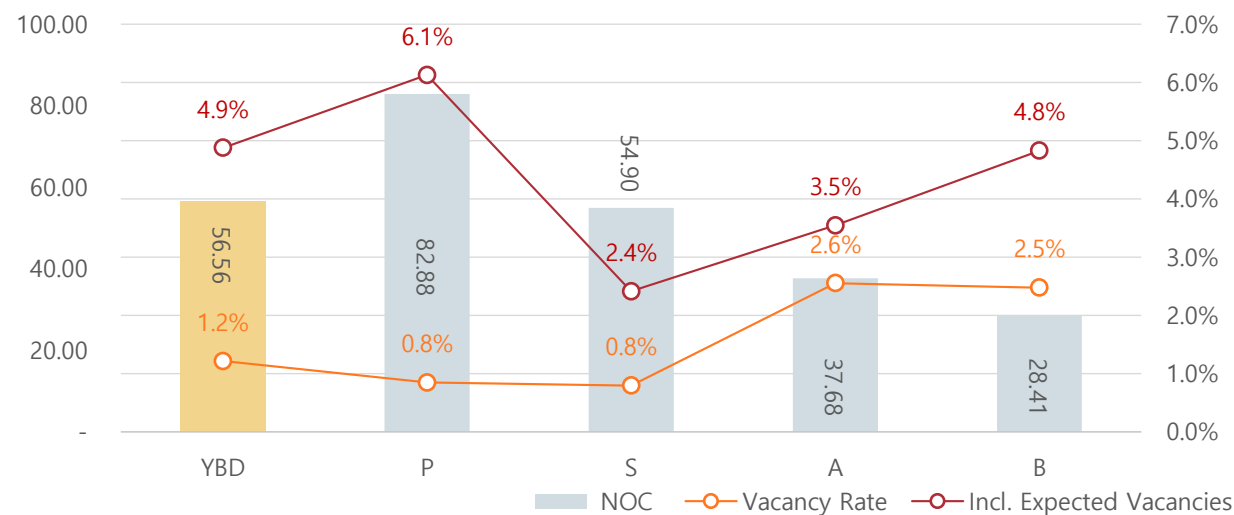
\$ 56.56 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.53	222.72	8.77

The average vacancy rate of the office buildings in YBD is 1.21 % as of January 2023, and the average NOC is \$ 56.56.



■ 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

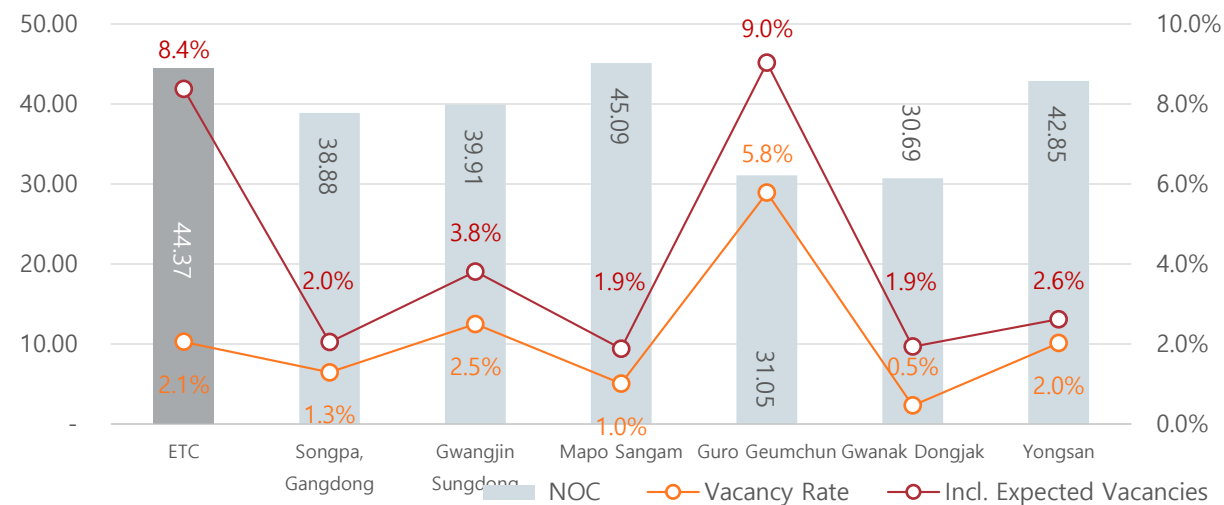
2.05 % ↑

Avg, NOC

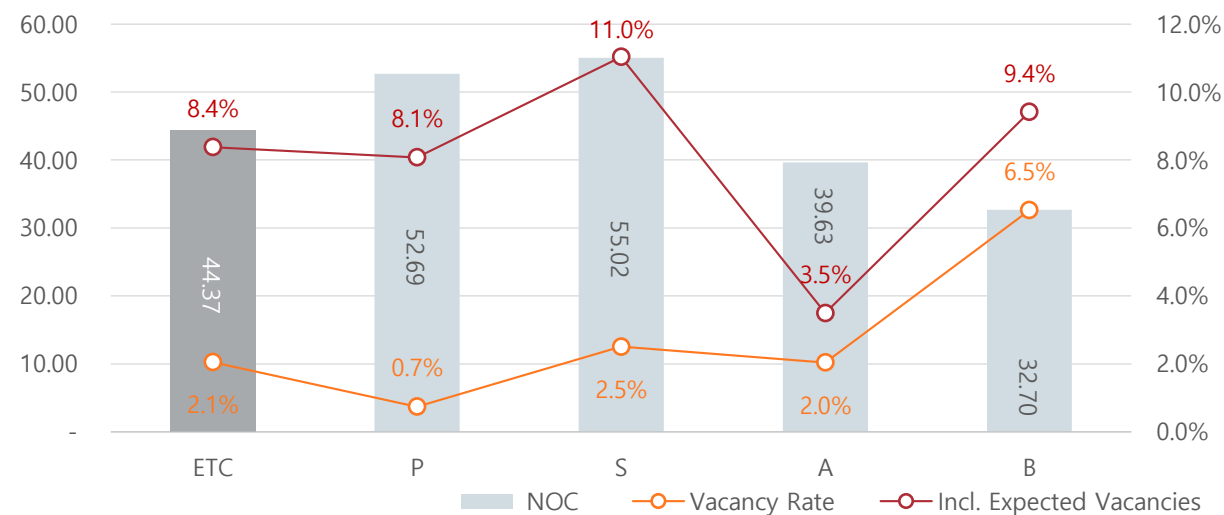
\$ 44.37 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
17.41	191.86	6.90

The average vacancy rate of the office buildings in ETC is 2.05 % as of January 2023, and the average NOC is \$ 44.37.



■ 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

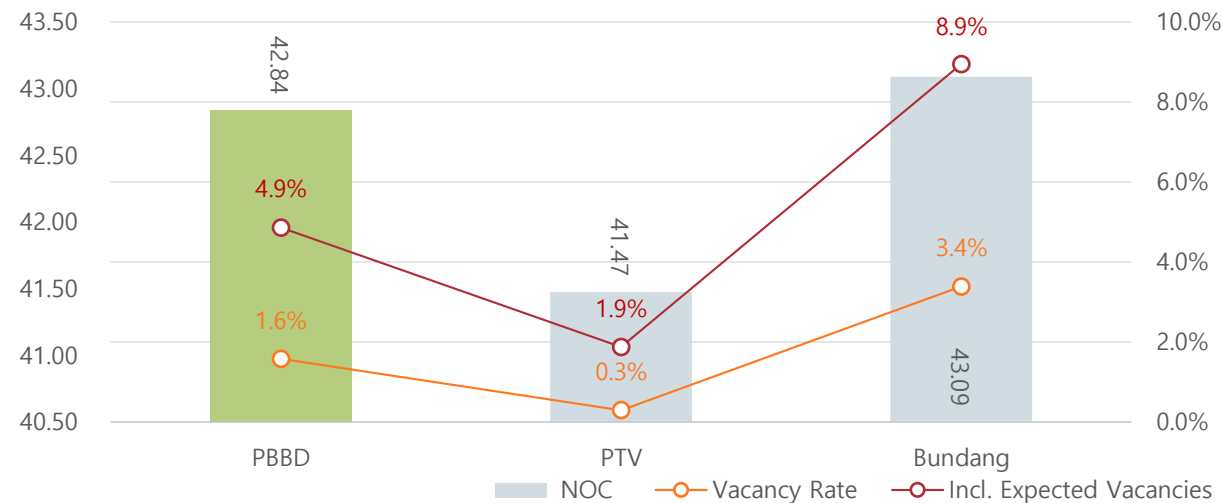
1.58 % ↑

Avg, NOC

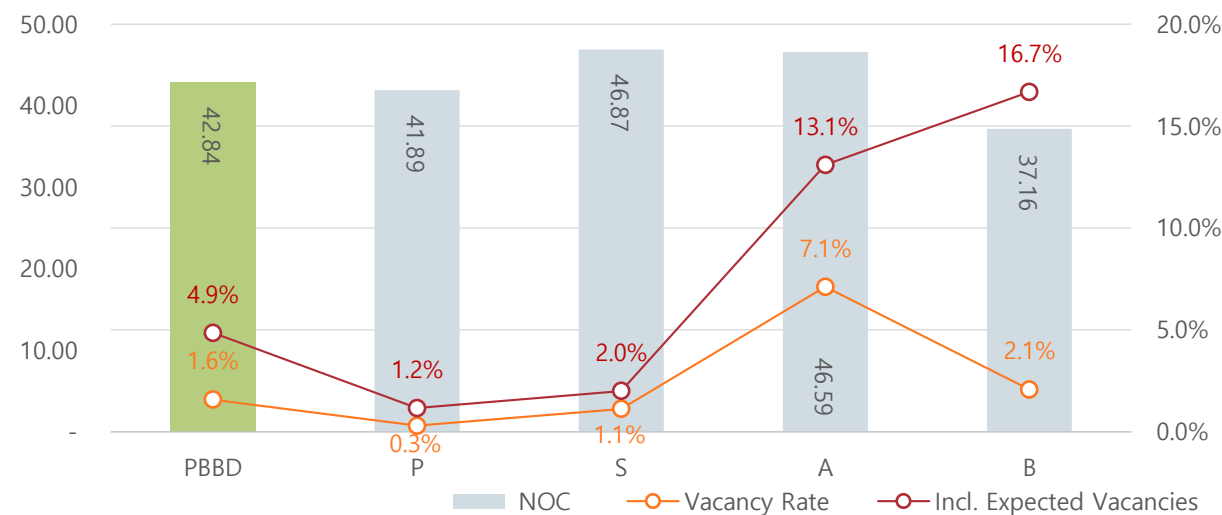
\$ 42.84 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.74	181.37	6.27

The average vacancy rate of the office buildings in PBBD is 1.58 % as of January 2023, and the average NOC is \$ 42.84.



■ 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	890,523	234.99	24.56	8.85	55.16	1.41%
	City Hall Station	953,407	195.21	19.37	9.09	51.42	1.49%
	Jonggak Station	946,459	180.29	18.06	8.05	42.88	0.74%
	Euiljiro Ipgu Station	843,868	250.01	25.20	9.43	58.48	3.91%
GBD	Teheranro	3,632,643	435.02	39.53	8.61	78.66	0.89%
	Gangnamdero	1,612,890	468.04	41.90	8.59	82.48	2.30%
	Yeongdongdero	974,884	224.59	19.46	7.15	59.05	0.54%
	Dosandero	350,496	511.32	32.46	8.41	60.95	1.59%
	Seochogye-dae	503,650	362.71	26.73	6.73	57.17	1.90%
YBD	East Yeouido	3,120,893	291.88	28.95	10.62	75.29	0.93%
	West Yeouido	586,298	124.66	11.48	6.41	32.74	1.03%
	Youngdeungpo	419,078	164.14	14.75	6.85	37.75	3.60%
ETC	Songpa, Gangdong	2,179,168	197.85	15.56	6.45	38.88	1.29%
	Gwangjin Sungdong	588,866	205.55	17.09	4.42	39.91	2.49%
	Mapo Sangam	2,124,791	205.52	20.39	7.99	45.09	1.01%
	Guro Geumchun	938,048	126.19	12.14	4.20	31.05	5.78%
	Gwanak Dongjak	479,091	160.75	11.71	4.72	30.69	0.46%
	Yongsan	732,731	177.69	15.26	7.58	42.85	2.02%
PBBD	PTV	1,312,607	147.34	14.80	6.07	41.47	0.29%
	Bundang	936,588	187.62	14.73	6.31	43.09	3.38%



Land Use Information by District

District	Building Name	Address	Land Use	GFA (m')	Completion
GBD	White 518	Nonhyeon-dong Gangnam-gu	#1 Commercial	8,453	13-Dec
	BRICS Tower	Yeoksam-dong Gangnam-gu	#1 Commercial	2,734	12-Dec
	Pyrite Building	Nonhyeon-dong Gangnam-gu	#2 Commercial	1,505	28-Dec
	Jungil Awon	Nonhyeon-dong Gangnam-gu	#2 Commercial	1,217	28-Dec
	ARAM Building	Sinsa-dong Gangnam-gu	#2 Commercial	1,115	20-Dec
	Soo Yi Building	Daechi-dong Gangnam-gu	#2 Commercial	1,057	30-Dec
ETC	Park N Tower	Jingwan-dong Eunpyeong-gu	Office	17,541	09-Dec
	RF tech	Godeok-dong Gangdong-gu	Office	15,261	08-Dec
	3CTY R&D center	Magok-dong Gangseo-gu	Educational	5,998	20-Dec
	S Building	Seongbuk-dong Seongbuk-gu	#2 Commercial	2,526	14-Dec
	101 Building	Mangu-dong Jungnang-gu	Medical	1,880	08-Dec
	Seongsu-dong Building	Seongsu-dong 2-ga Seongdong-gu	#1 Commercial	1,827	29-Dec
	Euncheon Building	Bongcheon-dong Gwanak-gu	#2 Commercial	1,540	26-Dec
	Woon Jung M Building	Mia-dong Gangbuk-gu	#1 Commercial	1,498	12-Dec
	Yesung Building	Geoyeo-dong Songpa-gu	#1 Commercial	1,273	07-Dec
	Contents Lab Vivo Office Building	Sangam-dong Mapo-gu	#2 Commercial	1,221	26-Dec
	Guui-dong Building	Guui-dong Gwangjin-gu	#2 Commercial	1,156	07-Dec



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