

November 2019

Seoul Office

MONTHLY MARKET REVIEW



01

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	Between 5 th and 20 th every month in Seoul, Pangyo and Bundang
DB Management	Okeyok service team carries out its monthly research on vacancy rate and rent, using the research tool and database in NAI Propertree

02

Categories within Seoul by Location

CBD	YBD	GBD	PBBD	ETC
Central Business	Yeido Business	Gangnam Business	PTV-Bundang	Non Major Business
District	District	District	Business District	District
Gwanghwa-moon Joong-gu, Seodae- moon, Jong-roh Etc	Yeido, Mapo-ku Etc.	Gangnam-ku Seocho-ku Songpa-ku Etc.	Pangyo Techno Valley, Seohyun- dong, Sune-dong Etc.	Sangam, Gangdong Etc.

03

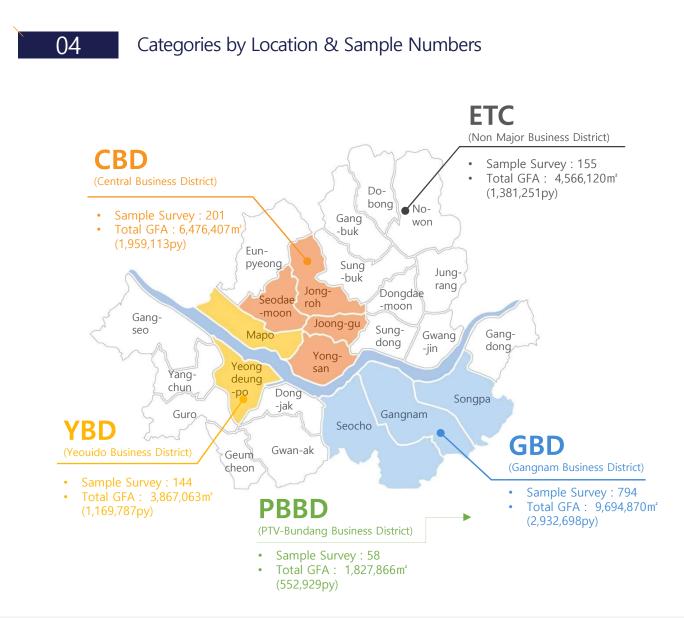
Categories of Office Buildings by Size of Floor Area

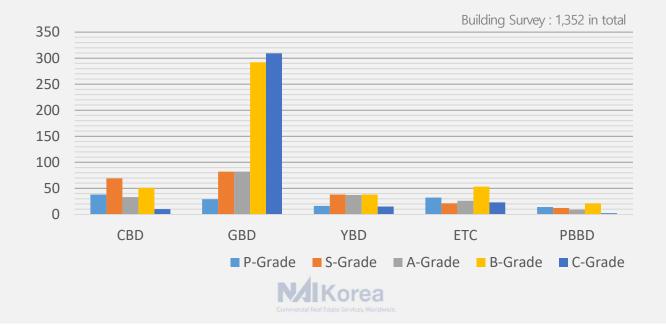
	P Grade Prime Bldg.	S Grade Large Bldg.	A Grade Large-medium	B Grade Medium-small	C Grade Small Bldg.
Gross Floor Area	>15,000py	>7,000py	>4,000py	>1,000py	<1,000py
Lease Area of Sample Floor	>500py	>300py	>200py	>150py	<150py

NOC (Net Occupancy Cost)

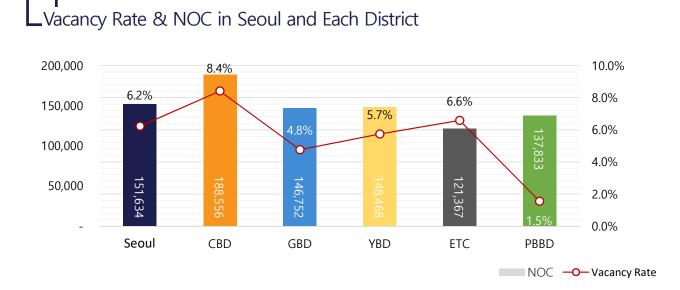
*NOC: The cost that 1py of GFA incurs to a tenant who rents the property. NOC can be useful to compare between different types of office buildings.



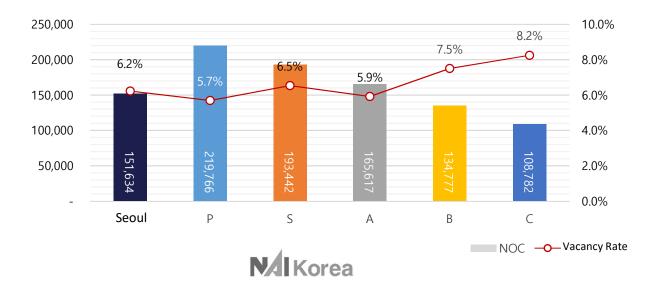




Q1	Uacancy		erage NOC 🗔 1,634 🕇
SBD	Avg. Rent	Avg. Deposit	Avg. Management Fee
Seoul Capital Area	61,859	796,832	24,304
SBD OFFICE LEASING MARKET	is 6.23% as		ice buildings in Seoul I the average NOC FA) is ₩151,634.

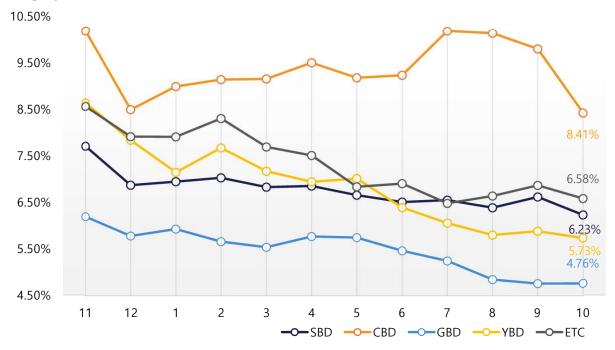




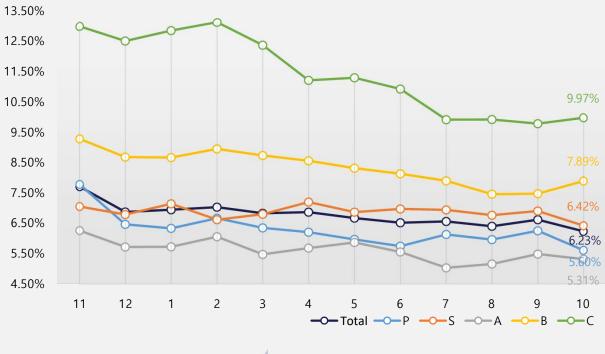


Monthly Changes of Vacancy Rate in Different Districts

The chart below indicates the changes in the vacancy rates within Seoul from Nov 2018 to Oct 2019. The drop of CBD's vacancy rate was outstanding and this reflects the fact that dozens of buildings such as City Square Building managed to lease out many of their vacant units. The overall vacancy rate has decreased since last Q, but the rates in Class B & C buildings have slightly increased.

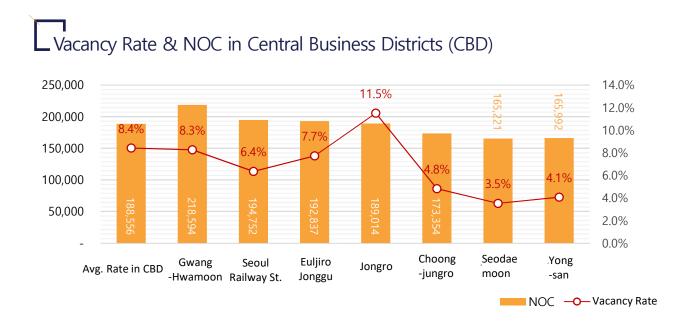


Monthly Changes of Vacancy Rate for Different Sizes of Buildings





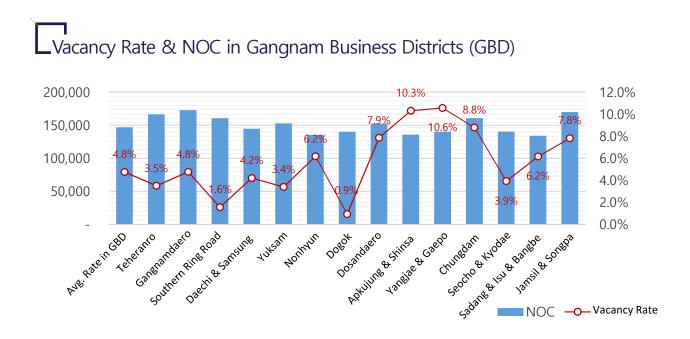
22	Image: Wacancy Rate Avg. NOC [™] 8.41% #188,556			
CBD	Avg. Rent	Avg. Deposit	Avg. Management Fee	
Central Seoul	74,216	755,638	32,956	
CBD OFFICE LEASING MARKET	is 8.41% a		ffice buildings in CBD I the average NOC FA) is ₩188,556	







Q3Wacancy RateAvg. NOCImage: Construction of the exercise of the e







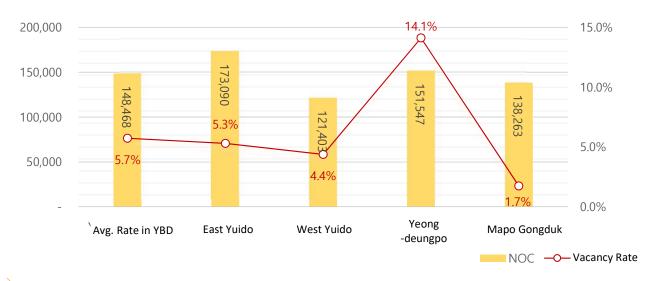
NOC – Vacancy Rate

Q4 YBD Yeuido & Yeongdeungpo

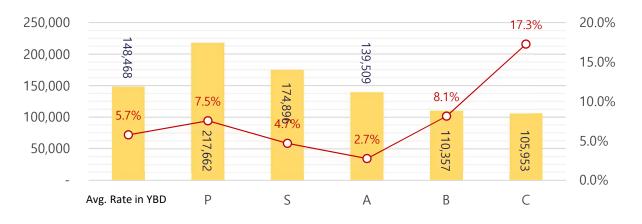
Image: Wacancy Rate Avg. NOC ⊡ 5.73% ↓ #148,468 ↑						
Avg. Rent		Avg. Management Fee				
52,647	565,081	25,868				

The average vacancy rate of office buildings in Seoul is 5.73% as at Oct 2019, and the average NOC (the cost of 1py within GFA) is ₩148,468.









N/Korea

Q5 ETC Other Districts in Seoul ETC OFFICE LEASING MARKET

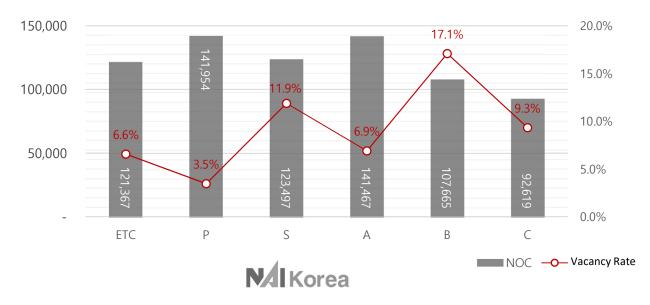
₩ Vacanc 6.58%	y Rate Av ↓ w12	⁄g. NOC 1,367 ↓
Avg. Rent	Avg. Deposit	Avg. Management Fee
44,723	516,786	18,777

The average vacancy rate of office buildings in ETC is 6.58% as at Oct 2019, and the average NOC (the cost of 1py within GFA) is ₩121,367.

_ Vacancy Rate & NOC in Other Districts in Seoul (ETC)





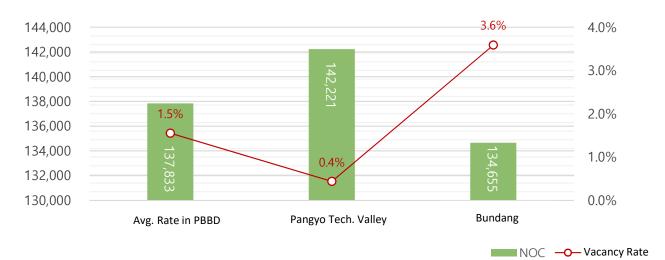


96 PBBD Pangyo & Bundang PBBD OFFICE LEASING MARKET

Image: Wacancy Rate Avg. NOC Image: Im						
Avg. Rent	Avg. Deposit	Avg. Management Fee				
46,269	534,825	21,771				
		· · · · · · · · · · · · ·				

The average vacancy rate of office buildings in Seoul is 1.55% as at Oct 2019, and the average NOC (the cost of 1py within GFA) is ₩137,833.

Vacancy Rate & NOC in Pangyo & Bundang Business Districts (PBBD)



Vacancy Rate & NOC for Different Sizes of Buildings in PBBD



N/IKorea

OFFICE LEASING MARKET

Overall Lease Status

Gwang-hwa Moon 512,337 877,183 87,457 35,111 218,594 8,26% Seoul Railway St. 723,454 769,751 76,602 34,618 194,752 6,35% Euljiro Joong-gu 1,189,902 762,653 76,355 33,966 192,837 7,73% Jong-roh 616,942 791,643 76,061 32,002 189,014 11,51% Choongjung-roh 171,309 625,591 61,944 30,972 173,354 4,81% Seodaemoon 122,300 769,280 61,847 30,833 165,221 3,52% Yongsan 145,992 662,385 60,492 31,038 166,402 3,51% Gangnamdaero 496,919 969,448 69,874 27,177 172,758 4,78% Southern Ring Road 746,637 864,586 62,581 22,726 144,703 4,21% Yuksam 1,131,627 855,157 64,468 23,692 152,690 3,40% Yuksiam 1,131,627 855,157	Market	Submarket	Gross Leasing Area	Avg. Deposit	Avg. Rent	Avg. Mgmt. Fee	Avg. NOC	Vacancy Rate
Seoul Railway St.723,454769,75176,60234,618194,7526.35%Euljiro Joong-gu1,189,902762,65376,35533,966192,8377.73%Jong-roh616,942791,64376,06132,002189,01411.51%Choongjung-roh171,309625,59161,90430,972173,3544.81%Seodaemoon122,300769,28061,84730,833165,2213.52%Yongsan145,992662,38560,49231,038165,9924.06%Gangnamdaero496,919969,44869,87427,177172,7584.78%Southern Ring Road69,561852,72559,62125,587160,64515.7%Daechi & Samsung746,637864,58662,58122,726144,7034,21%Yuksam1,131,627855,15764,46823,692152,6903.40%Nonhyun262,7421,020,83863,04921,655135,2476.18%Dogok77,30280,63453,10023,407139,9430.94%Dosandaero78,031,171,93268,16424,201152,0257.86%Apkujung & Kaepo43,3071149,26074,14421,756160,5188.80%Seeocho & Kgudae143,070911,14560,57319,049140,21739,337Sadang, Isu & Kaepo26,7431,078,4358,95919,382133,9666,17%Mape Beocho & Kgudae161,081 <td></td> <td>-</td> <td></td> <td></td> <td>87,457</td> <td></td> <td>218,594</td> <td></td>		-			87,457		218,594	
GBD Jong-roh 616,942 791,643 76,061 32,002 189,014 11.51% Choongjung-roh 171,309 625,591 61,904 30,972 173,354 4,81% Seedaemoon 122,300 769,280 61,847 30,833 165,221 3.52% Yongsan 145,992 662,385 60,492 31,038 165,992 4.06% Gangnamdaero 496,919 969,448 69,874 27,177 172,758 4.78% Southern Ring Road 69,561 852,725 59,621 25,587 160,645 1.57% Daechi & Samsung 746,637 864,586 62,581 2,726 144,703 4,21% Yuksam 1,131,627 855,157 64,468 23,692 152,690 3,40% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% Yuksam 1,131,627 851,157 64,468 24,201 152,025 7.86% Dogok 77,302 80,354 <			723,454	769,751	76,602	34,618	194,752	6.35%
GBD Drig for Choongjung-roh 171,309 625,591 61,904 30,972 173,354 4.81% Seodaemoon 122,300 769,280 61,847 30,833 165,221 3.52% Yongsan 145,992 662,385 60,492 31,038 165,992 4.06% Gangnamdaero 496,919 969,448 69,874 27,177 172,758 4.78% Southern Ring Road 69,561 852,725 59,621 25,587 160,645 1.57% Daechi & Samsung 746,637 864,586 62,581 2,726 144,703 4.21% Yuksam 1,131,627 855,157 64,468 23,692 152,690 3.40% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% Vangjae 43,593 702,689 53,777 21,381 140,051 10.56%		Euljiro Joong-gu	1,189,902	762,653	76,355	33,966	192,837	7.73%
Secdaemoon 122,300 769,280 61,847 30,833 165,221 3.52% Yongsan 145,992 662,385 60,492 31,038 165,992 4.06% Teheranro 1,351,942 874,238 69,109 26,198 166,402 3.51% Gangnamdaero 496,919 969,448 69,874 27,177 172,758 4.78% Southern Ring Road 69,561 852,725 59,621 25,587 160,645 1.57% Daechi & Samsung 746,637 864,586 62,581 22,726 144,703 4.21% Yuksam 1,131,627 855,157 64,468 23,692 152,690 3.40% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% Monhyun 262,742 1,020,838 63,049 21,655 135,247 6.18% Vangjae Xi,533 702,689 53,777 21,381 140,051 10.56% K Gaepo 143,070 911,145 60,573	CBD	Jong-roh	616,942	791,643	76,061	32,002	189,014	11.51%
Yongsan 145,992 662,385 60,492 31,038 165,992 4.06% Teheranro 1,351,942 874,238 69,109 26,198 166,402 3.51% Gangnamdaero 496,919 969,448 69,874 27,177 172,758 4.78% Southern Ring Road 69,561 852,725 59,621 25,587 160,645 1.57% Daechi & Southern Ring Road 746,637 864,586 62,581 22,726 144,703 4.21% Yuksam 1,131,627 855,157 64,468 23,692 152,690 3.40% Nonhyun 262,742 1,020,838 63,049 21,655 135,247 6.18% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% Mongae 78,703 1,171,932 68,164 24,201 152,025 7.86% Apkujung & Shinsa 54,326 1,058,129 64,016 21,143 135,670 10.32% Yangjae & Shinsa 24,3593 702,689		Choongjung-roh	171,309	625,591	61,904	30,972	173,354	4.81%
Teherano 1,351,942 874,238 69,109 26,198 166,402 3.51% Gangnamdaero 496,919 969,448 69,874 27,177 172,758 4.78% Southern Ring Road 69,561 852,725 59,621 25,587 160,645 1.57% Daechi & Samsung 746,637 864,586 62,581 22,726 144,703 4.21% Yuksam 1,131,627 855,157 64,468 23,692 152,690 3.40% Nonhyun 262,742 1,020,838 63,049 21,655 135,247 6.18% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% Kinisa 54,326 1,058,129 64,016 21,143 135,670 10.32% Yangjae 43,593 702,689 53,777 21,381 140,051 10.56% Chungdam 95,091 1,149,260 74,144 21,756 166,718 8.80% Seacho & Gapdang, Isu & Shinsa 26,743 1,078,643		Seodaemoon	122,300	769,280	61,847	30,833	165,221	3.52%
Gangnamdaero 496,919 969,448 69,874 27,177 172,758 4.78% Southern Ring Road 69,561 852,725 59,621 25,587 160,645 1.57% Daechi & Samsung 746,637 864,586 62,581 22,726 144,703 4.21% Vuksam 1,131,627 855,157 64,468 23,692 152,690 3.40% Nonhyun 262,742 1,020,838 63,049 21,655 135,247 6.18% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% Monhyun 262,742 1,020,838 63,049 21,655 135,247 6.18% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% 0.94% Dosandaero 78,703 1,171,932 68,164 24,201 152,025 7.86% Seocho & Shinsa 54,326 1,058,129 64,016 21,143 135,670 10.32% Seocho 26,743 <t< th=""><td></td><td>Yongsan</td><td>145,992</td><td>662,385</td><td>60,492</td><td>31,038</td><td>165,992</td><td>4.06%</td></t<>		Yongsan	145,992	662,385	60,492	31,038	165,992	4.06%
Southern Ring Road 69,561 852,725 59,621 25,587 160,645 1.57% Daechi & Samsung 746,637 864,586 62,581 22,726 144,703 421% Yuksam 1,131,627 855,157 64,468 23,692 152,690 3,40% Nonhyun 262,742 1,020,838 63,049 21,655 135,247 6,18% Dogok 77,302 806,354 53,100 23,407 139,943 0,94% Monhyun 262,742 1,020,838 63,049 21,655 135,247 6,18% Monge 77,302 806,354 53,100 23,407 139,943 0,94% Dosandaero 78,703 1,171,932 68,164 24,201 152,025 7,86% Apkujung & Shinsa 54,326 1,058,129 64,016 21,143 135,670 10,32% Yangjae & Shinsa 43,593 702,689 53,777 21,381 140,051 10,56% Chungdam 95,091 1,149,260 74,1		Teheranro	1,351,942	874,238	69,109	26,198	166,402	3.51%
Road 69,361 852,723 39,621 25,367 100,645 1.57% Daechi & Samsung 746,637 864,586 62,581 22,726 144,703 4.21% Yuksam 1,131,627 855,157 64,468 23,692 152,690 3.40% Nonhyun 262,742 1,020,838 63,049 21,655 135,247 6.18% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% Dosandaero 78,703 1,171,932 68,164 24,201 152,025 7.86% Apkujung & Shinsa 54,326 1,058,129 64,016 21,143 135,670 10.32% Yangjae & Gaepo 43,593 702,689 53,777 21,381 140,051 10.56% Chungdam 95,091 1,149,260 74,144 21,756 160,518 8.80% Seocho & Gyudae 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791		Gangnamdaero	496,919	969,448	69,874	27,177	172,758	4.78%
Samsung 746,637 864,386 62,381 22,726 144,703 4,21% Yuksam 1,131,627 855,157 64,468 23,692 152,690 3,40% Nonhyun 262,742 1,020,838 63,049 21,655 135,247 6.18% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% Apkujung & Shinsa 54,326 1,058,129 64,016 21,143 135,670 10.32% Yangjae & Gaepo 43,593 702,689 53,777 21,381 140,051 10.56% Chungdam 95,091 1,149,260 74,144 21,756 160,518 8.80% Sadang, Isu & Gaepo 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791 59,783 24,755 169,746 7.82% Veongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552			69,561	852,725	59,621	25,587	160,645	1.57%
Nonhyun 262,742 1,020,838 63,049 21,655 135,247 6.18% Dogok 77,302 806,354 53,100 23,407 139,943 0.94% Dosandaero 78,703 1,171,932 68,164 24,201 152,025 7.86% Apkujung & Shinsa 54,326 1,058,129 64,016 21,143 135,670 10.32% Yangjae & Gaepo 43,593 702,689 53,777 21,381 140,051 10.56% Chungdam 95,091 1,149,260 74,144 21,756 160,518 8.80% Seocho & Gyudae 143,070 911,145 60,573 19,049 140,217 3.93% Sadang, Isu & Bangbe 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791 59,783 24,755 169,746 7.82% Yeongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552			746,637	864,586	62,581	22,726	144,703	4.21%
GBD Dogok 77,302 806,354 53,100 23,407 139,943 0.94% GBD Dosandaero 78,703 1,171,932 68,164 24,201 152,025 7.86% Apkujung & Shinsa 54,326 1,058,129 64,016 21,143 135,670 10.32% Yangjae & Gaepo 43,593 702,689 53,777 21,381 140,051 10.56% Chungdam 95,091 1,149,260 74,144 21,756 160,518 8.80% Seocho & Gyudae 143,070 911,145 60,573 19,049 140,217 3,93% Sadang, Isu & Bangbe 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791 59,783 24,755 169,746 7.82% Veongdeungpo 135,079 527,071 49,206 27,690 151,547 14,12% Mapo Gongduk 175,221 497,552 50,527 26,208 138,263 1.74% Gangdong Chunho </th <td></td> <td>Yuksam</td> <td>1,131,627</td> <td>855,157</td> <td>64,468</td> <td>23,692</td> <td>152,690</td> <td>3.40%</td>		Yuksam	1,131,627	855,157	64,468	23,692	152,690	3.40%
GBD Dosandaero 78,703 1,171,932 68,164 24,201 152,025 7.86% Apkujung & Shinsa 54,326 1,058,129 64,016 21,143 135,670 10.32% Yangjae & Gaepo 43,593 702,689 53,777 21,381 140,051 10.56% Chungdam 95,091 1,149,260 74,144 21,756 160,518 8.80% Seocho & Gyudae 143,070 911,145 60,573 19,049 140,217 3.93% Sadang, Isu & Bangbe 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791 59,783 24,755 169,746 7.82% West Yeouido 161,081 466,712 43,146 22,174 121,403 4.37% Yeongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552 50,527 26,028 138,263 1.74% Shinchon, Hong Uni. & Hapchun<		Nonhyun	262,742	1,020,838	63,049	21,655	135,247	6.18%
PBBD Provide Provide <thprovide< th=""> <thprovide< th=""> <thprov< th=""><td></td><td>Dogok</td><td>77,302</td><td>806,354</td><td>53,100</td><td>23,407</td><td>139,943</td><td>0.94%</td></thprov<></thprovide<></thprovide<>		Dogok	77,302	806,354	53,100	23,407	139,943	0.94%
k Shinsa 54,326 1,036,129 64,016 21,143 135,670 10.32% Yangjae & Gaepo 43,593 702,689 53,777 21,381 140,051 10.56% Chungdam 95,091 1,149,260 74,144 21,756 160,518 8.80% Seocho & Gyudae 143,070 911,145 60,573 19,049 140,217 3.93% Sadang, Isu & Bangbe 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791 59,783 24,755 169,746 7.82% East Yeouido 669,065 600,444 57,374 29,599 173,090 5.30% West Yeouido 161,081 466,712 43,146 22,174 121,403 4.37% Yeongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552 50,527 26,208 138,263 1.74% Sangam DMC 296,825 399,98	GBD	Dosandaero	78,703	1,171,932	68,164	24,201	152,025	7.86%
& Gaepo 45,393 702,069 53,777 21,381 140,051 10.36% Chungdam 95,091 1,149,260 74,144 21,756 160,518 8.80% Seocho & Gyudae 143,070 911,145 60,573 19,049 140,217 3.93% Sadang, Isu & Bangbe 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791 59,783 24,755 169,746 7.82% VBD East Yeouido 669,065 600,444 57,374 29,599 173,090 5.30% VBD Yeongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552 50,527 26,208 138,263 1.74% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% Other Ar			54,326	1,058,129	64,016	21,143	135,670	10.32%
Seocho & Gyudae 143,070 911,145 60,573 19,049 140,217 3,93% Sadang, Isu & Bangbe 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791 59,783 24,755 169,746 7.82% VBD West Yeouido 669,065 600,444 57,374 29,599 173,090 5.30% YBD West Yeouido 161,081 466,712 43,146 22,174 121,403 4.37% YBD Gangdong Chunho 67,197 497,552 50,527 26,208 138,263 1.74% Gangdong Chunho 67,197 494,444 45,206 17,375 114,540 29.97% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 <td></td> <td></td> <td>43,593</td> <td>702,689</td> <td>53,777</td> <td>21,381</td> <td>140,051</td> <td>10.56%</td>			43,593	702,689	53,777	21,381	140,051	10.56%
& Gyudae 143,070 911,145 60,573 19,049 140,217 3.93% Sadang, Isu & Bangbe 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791 59,783 24,755 169,746 7.82% PBD East Yeouido 669,065 600,444 57,374 29,599 173,090 5.30% YBD West Yeouido 161,081 466,712 43,146 22,174 121,403 4.37% YBD Mapo Gongduk 175,221 497,552 50,527 26,208 138,263 1.74% Gangdong Chunho 67,197 494,444 45,206 17,375 114,540 29,97% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221		Chungdam	95,091	1,149,260	74,144	21,756	160,518	8.80%
& Bangbe 26,743 1,078,643 58,959 19,382 133,966 6.17% Jamsil & Songpa 295,412 753,791 59,783 24,755 169,746 7.82% Fast Yeouido 669,065 600,444 57,374 29,599 173,090 5.30% West Yeouido 161,081 466,712 43,146 22,174 121,403 4.37% Yeongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552 50,527 26,208 138,263 1.74% Gangdong Chunho 67,197 494,444 45,206 17,375 114,540 29,97% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% ETC Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 0.44%			143,070	911,145	60,573	19,049	140,217	3.93%
PBBD East Yeouido 669,065 600,444 57,374 29,599 173,090 5.30% West Yeouido 161,081 466,712 43,146 22,174 121,403 4.37% Yeongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552 50,527 26,208 138,263 1.74% Gangdong Chunho 67,197 494,444 45,206 17,375 114,540 29.97% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% Shinchon, Hong Uni, & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 0.44%			26,743	1,078,643	58,959	19,382	133,966	6.17%
West Yeouido 161,081 466,712 43,146 22,174 121,403 4.37% Yeongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552 50,527 26,208 138,263 1.74% Gangdong Chunho 67,197 494,444 45,206 17,375 114,540 29.97% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 0.44%		Jamsil & Songpa	295,412	753,791	59,783	24,755	169,746	7.82%
YBD Yeongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552 50,527 26,208 138,263 1.74% Gangdong Chunho 67,197 494,444 45,206 17,375 114,540 29,97% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% Other Areas in Seoul 566,630 547,005 46,982 19,882 118,760 6.72% PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 0.44%		East Yeouido	669,065	600,444	57,374	29,599	173,090	5.30%
Yeongdeungpo 135,079 527,071 49,206 27,690 151,547 14.12% Mapo Gongduk 175,221 497,552 50,527 26,208 138,263 1.74% Gangdong Chunho 67,197 494,444 45,206 17,375 114,540 29.97% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% Other Areas in Seoul 566,630 547,005 46,982 19,882 118,760 6.72% PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 0.44%		West Yeouido	161,081	466,712	43,146	22,174	121,403	4.37%
Gangdong Chunho 67,197 494,444 45,206 17,375 114,540 29.97% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% Other Areas in Seoul 566,630 547,005 46,982 19,882 118,760 6.72% PBBD 319,624 503,443 48,972 19,641 142,221 0.44%		Yeongdeungpo	135,079	527,071	49,206	27,690	151,547	14.12%
Chunho 67,197 494,444 45,206 17,375 114,340 29,97% Sangam DMC 296,825 399,987 39,841 25,081 131,363 10.07% Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% Other Areas in Seoul 566,630 547,005 46,982 19,882 118,760 6.72% PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 0.44%			175,221	497,552	50,527	26,208	138,263	1.74%
ETC Shinchon, Hong Uni. & Hapchun 61,120 797,683 54,574 19,758 121,634 1.42% Other Areas in Seoul 566,630 547,005 46,982 19,882 118,760 6.72% PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 0.44%	ETC		67,197	494,444	45,206	17,375	114,540	29.97%
PBBD Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 0.44%			296,825	399,987	39,841	25,081	131,363	10.07%
Seoul 566,630 547,005 46,982 19,882 118,760 6.72% Pangyo Techno. Valley 319,624 503,443 48,972 19,641 142,221 0.44%		Uni. & Hapchun	61,120	797,683	54,574	19,758	121,634	1.42%
PBBD Valley 319,624 503,443 48,972 19,641 142,221 0.44%			566,630	547,005	46,982	19,882	118,760	6.72%
	PBBD_		319,624	503,443	48,972	19,641	142,221	0.44%
		Bundang	174,253	558,633	44,219	23,388	134,655	3.59%

