# SEOUL OFFICE LEASING June 2022 Monthly Market Review ©2019 OKEY OfficeKey The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of OKEY Office Key, is strictly prohibited



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 1,000 m² ( =300 py) 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, May 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 = 1,242.20 KRW (0.81 USD = 1,000 KRW) as of 3rd June 2022		



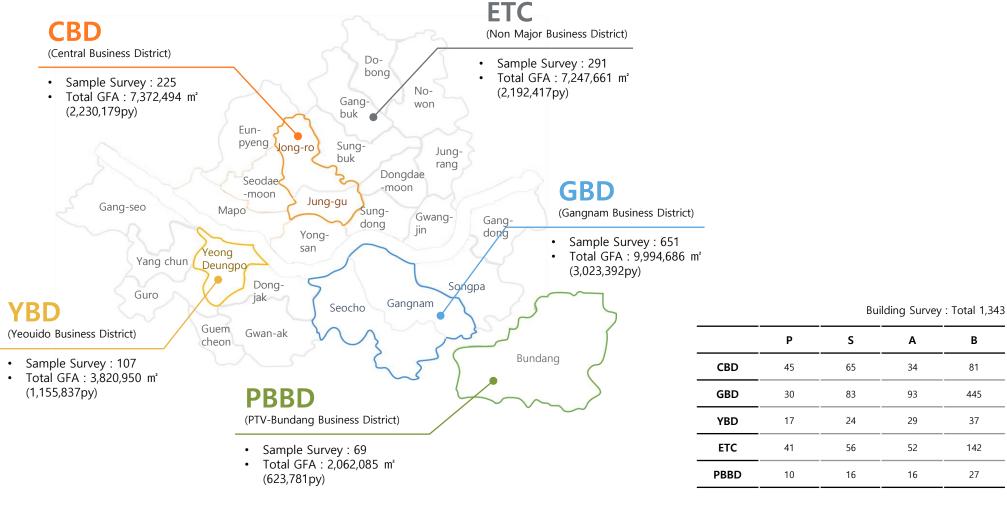
CBD Central Business District	GBD Gangnam Business District	YBD Yeouido Business District	ETC Non Major Business District	PBBD PTV-Bundang Business District
Jongro-gu, Jung-gu, etc.	Gangnam-gu, Seocho-gu, etc.	Yeouido, Yeongdeungpo-gu etc.	Songpa, Mapo, Yongsan and other areas outside Central Seoul	Pangyo Techno Valley, Bundang-gu in Sungnam- si etc.



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 <sup>2</sup> (15,000py)	23,140m <sup>2</sup> (7,000py)	13,223m <sup>2</sup> (4,000py)	Above 3,306m <sup>2</sup> (Above 1,000py)	Under 3,306m <sup>2</sup> (Under 1,000py)
Lease Area of Sample Floor	1,653m <sup>2</sup> (500py)	992m <sup>2</sup> (300py)	661m <sup>2</sup> (200py)	Above 496m² (Above 150py)	Under 496m² (Under 150py)



## Sample Size of Each Distirct



NOC (Net Occupancy Cost)

The monthly cost that 1m<sup>2</sup> of net area incurs to a tenant who rents the property. NOC can be useful to compare between different types of office buildings.

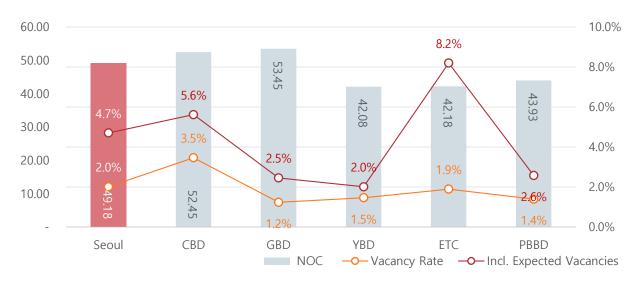


### **1** SBD Seoul Capital Area

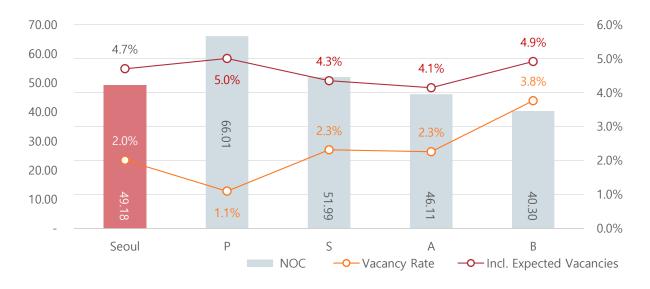
Vacancy rate Avg, NOC \$49.18

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.48	221.37	7.65

The average vacancy rate of the office buildings in Seoul is 2.01 % as of May 2022, and the average NOC is \$ 49.18.



#### Vacancy Rate & NOC in Seoul and Each District



Vacancy Rate & NOC in Seoul & Each Building Category

## **1** SBD Seoul Capital Area

The following charts indicates the vacancy level of Seoul for May 2022. In CBD, the office units of 5,850m³, located over the 3 floors in Hanhwa Finance Center and rented by Hanhwa Life Insurance Corp., came on the lease market in Seoul.

In GBD, another office units of 4,200m², located over the 3 floors in V-plex Tower and rented by Magnachip Semiconductor Ltd., came on the lease market. Additionally, the office units of 3,790m², located over the 3 floors in Gangnam Finance Plaza and rented by Fastfive, will be added to the lease market in October 2022. In Shinsa-dong, GBD, Timon Corp. decided to move into Arige Building in September 2022, occupying the office units of 2.650m² in total.

In YBD, Parc-One NH Finance Tower managed to fill the vacant units of 19,490m², located over 6 floors in the building, with the new tenants such as Leading Investment & Securities Co., Ltd. which rents the 2 out of the 6 floors in the building. In Shindaebang, the office units of 5,830m², located over the 2 floors in Park Square and rented by FMVICE (Shinhan Card TM Center), came on the lease market. In Guro, additionally, the office units of 4,270m², located over the 3 floors and a half in Pan-Pacific group Building and rented by Welcome Group Corp., will be added to the lease market in 2H 2022.







### 72 CBD Central Seoul

Vacancy rate

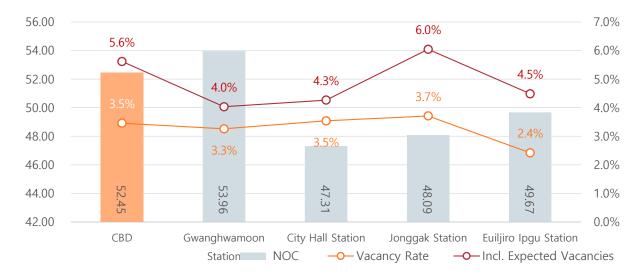
Avg, NOC

3.46 %

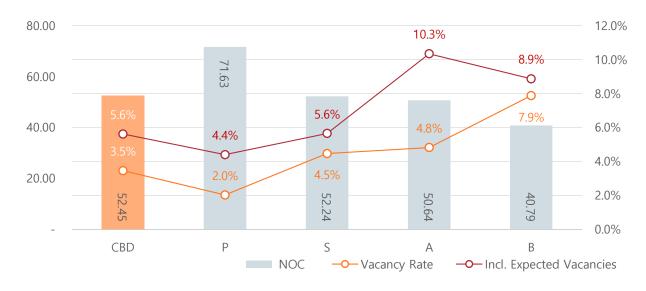
\$ 52.45

Avg.	Avg.	Avg.
Rent	Deposit	Management. Fee
22.02	217.04	8.72

The average vacancy rate of the office buildings in CBD is 3.46 % as of May 2022, and the average NOC is \$ 52.45.



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



Vacancy Rate & NOC for Different Sizes of Building in CBD

## **GBD Gangnam**

Vacancy rate

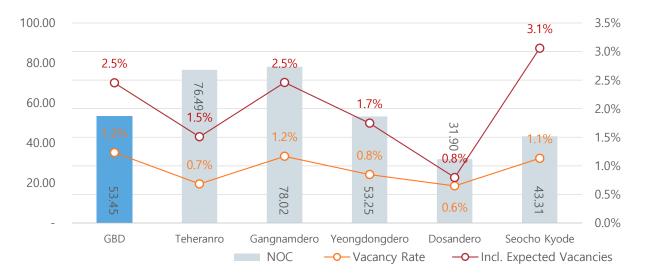
Avg, NOC

1.23 %

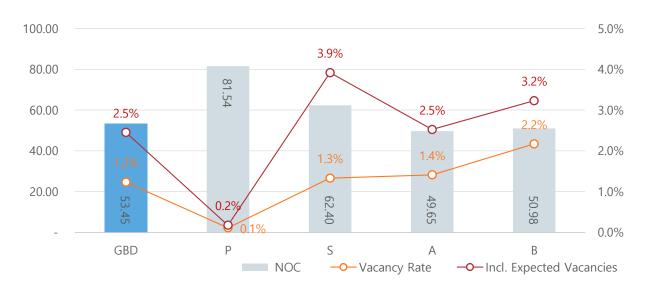
\$ 53.45

Avg.	Avg.	Avg.
Rent	Deposit	Management. Fee
24.69	315.22	7.03

The average vacancy rate of the office buildings in GBD is 1.23 % as of May 2022, and the average NOC is \$ 53.45.



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



Vacancy Rate & NOC for Different Sizes of Building in GBD



## YBD Yeouido & Yeongdeungpo

Vacancy rate

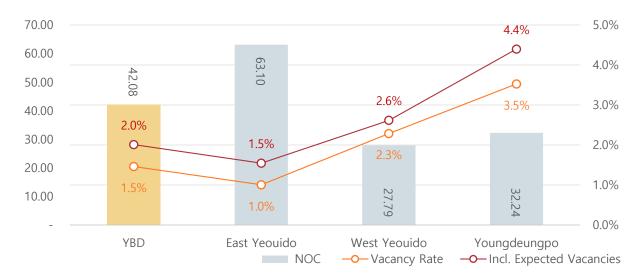
1.46 %

Avg, NOC

\$42.08

Avg.	Avg.	Avg.
Rent	Deposit	Management. Fee
16.00	170.64	7.36

The average vacancy rate of the office buildings in YBD is 1.46 % as of May 2022, and the average NOC is \$ 42.08.



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



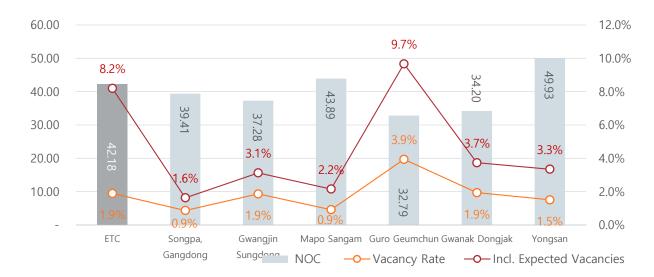
Vacancy Rate & NOC for Different Sizes of Building in YBD



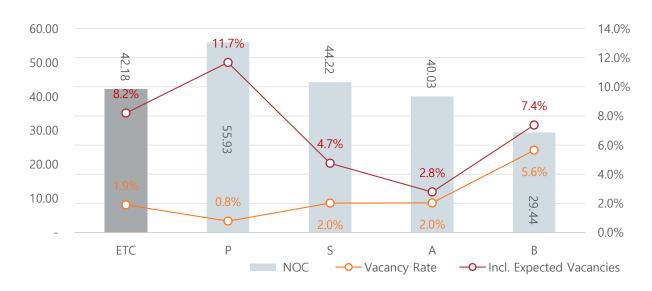
### 75 ETC Other District in Seoul

Avg.	Avg.	Avg.
Rent	Deposit	Management. Fee
15.99	177.94	6.21

The average vacancy rate of the office buildings in ETC is 1.89 % as of May 2022, and the average NOC is \$ 42.18.



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



Vacancy Rate & NOC for Different Sizes of Building in ETC

## 76 PBBD PANGYO & BUNDANG

Vacancy rate

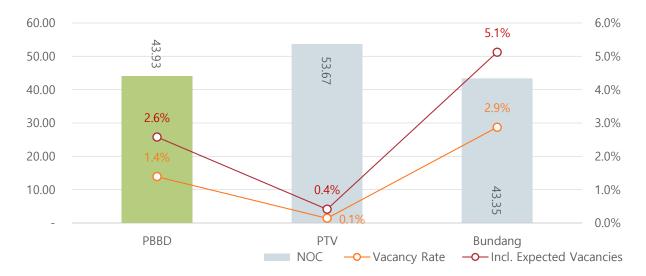
Avg, NOC

1.39 %

\$43.93

Avg.	Avg.	Avg.
Rent	Deposit	Management. Fee
15.29	174.18	6.46

The average vacancy rate of the office buildings in PBBD is 1.39 % as of May 2022, and the average NOC is \$ 43.93.



#### Vacancy Rate & NOC in Pangyo & Bundang Business District (PBBD)



Vacancy Rate & NOC for Different Sizes of Building in PBBD





Market	Submarket	Gross Leasing Area	Avg. Deposit	Avg. Rent	Avg. Mgmt. Fee	Avg. NOC	Vacancy rate
	Gwanghwamoon Station	951,571	237.97	23.96	8.51	53.96	3.26%
CDD	City Hall Station	952,872	175.67	17.93	7.77	47.31	3.54%
CBD	Jonggak Station	1,001,933	200.55	20.63	8.83	48.09	3.71%
	Euiljiro Ipgu Station	823,120	190.91	20.25	8.81	49.67	2.42%
	Teheranro	3,303,552	397.42	38.08	8.50	76.49	0.68%
	Gangnamdero	1,628,601	480.36	41.73	7.93	78.02	1.17%
GBD	Yeongdongdero	661,298	233.61	18.52	7.41	53.25	0.85%
	Dosandero	299,889	204.69	12.66	5.68	31.90	0.65%
	Seocho Gyodae	435,014	320.26	21.02	7.21	43.31	1.13%
	East Yeouido	2,866,763	217.30	22.66	9.71	63.10	1.00%
YBD	West Yeouido	534,880	103.89	10.28	5.67	27.79	2.28%
	Youngdeungpo	419,307	189.08	14.27	5.74	32.24	3.52%
	Songpa, Gangdong	1,692,625	208.18	15.66	5.37	39.41	0.87%
	Gwangjin Sungdong	517,943	217.81	18.18	4.64	37.28	1.86%
ETC	Mapo Sangam	2,038,161	218.15	17.87	7.79	43.89	0.91%
EIC	Guro Geumchun	826,794	129.14	12.59	4.68	32.79	3.93%
	Gwanak Dongjak	462,064	124.72	11.75	6.00	34.20	1.94%
	Yongsan	639,502	174.93	16.90	8.64	49.93	1.51%
PBBD	PTV	1,118,860	231.34	23.13	3.65	53.67	0.14%
	Bundang	943,225	170.81	14.82	6.55	43.35	2.87%



Land Use Information by District

Building Name	Address	Land Use	GFA (m²)	Completion
JYJ Building	Jung-gu Shindang-dong	#1 Commercial	1,266	21-Apr
K Square Gangnam2	Yeoksam-dong Gangnam-gu	Office	21,942	25-Apr
KB Kookmin Bank	Shinsa-dong Gangnam-gu	Office	3,287	28-Apr
Infix Building	Nonhyun-dong Gangnam-gu	Office	2,575	01-Apr
Chungdam Building	Nonhyun-dong Gangnam-gu	#1 Commercial	2,513	20-Apr
Aone Chungdam Building	Chungdam-dong Gangnam-gu	#1 Commercial	2,411	21-Apr
Yeonhong Medical Center	Yeoksam-dong Gangnam-gu	#1 Commercial	2,381	07-Apr
S Tower	Yeoksam-dong Gangnam-gu	Office	2,000	01-Apr
K8	Yeoksam-dong Gangnam-gu	#2 Commercial	1,142	11-Apr
J Tower	Mangwoo-dong Jungrang-gu	#2 Commercial	9,880	07-Apr
SC MEDI TOWER	Gil-dong Gangdong-gu	Medical	9,410	01-Apr
J Medical	Mangwoo-dong Jungrang-gu	#1 Commercial	4,980	06-Apr
BMW Service Factory	Sungsoo-dong 2ga Sungdong-gu	Automobile-related	2,980	18-Apr
Obok Tower	Sungsoo-dong 2ga Sungdong-gu	Office	2,242	06-Apr
Joongang Plaza	Hwagok-dong Gangseo-gu	#1 Commercial	1,996	14-Apr
HY Gooeui Office Building	Jayang-dong Gwangjin-gu	Office	1,823	25-Apr
	JYJ Building  K Square Gangnam2  KB Kookmin Bank  Infix Building  Chungdam Building  Aone Chungdam Building  Yeonhong Medical Center  S Tower  K8  J Tower  SC MEDI TOWER  J Medical  BMW Service Factory  Obok Tower  Joongang Plaza	JYJ Building  K Square Gangnam2  KB Kookmin Bank  Infix Building  Chungdam Building  Aone Chungdam Building  Yeoksam-dong Gangnam-gu  Chungdam Building  Chungdam-dong Gangnam-gu  Yeonhong Medical Center  Yeoksam-dong Gangnam-gu  S Tower  Yeoksam-dong Gangnam-gu  K8  Yeoksam-dong Gangnam-gu  K8  Yeoksam-dong Gangnam-gu  Gangnam-gu  K8  Yeoksam-dong Gangnam-gu  K8  Gil-dong Gangnam-gu  SC MEDI TOWER  Gil-dong Gangdong-gu  BMW Service Factory  Sungsoo-dong 2ga Sungdong-gu  Joongang Plaza  Hwagok-dong Gangseo-gu	JYJ Building Jung-gu Shindang-dong #1 Commercial  K Square Gangnam2 Yeoksam-dong Gangnam-gu Office  KB Kookmin Bank Shinsa-dong Gangnam-gu Office  Infix Building Nonhyun-dong Gangnam-gu Office  Chungdam Building Nonhyun-dong Gangnam-gu #1 Commercial  Aone Chungdam Building Chungdam-dong Gangnam-gu #1 Commercial  Yeonhong Medical Center Yeoksam-dong Gangnam-gu #1 Commercial  S Tower Yeoksam-dong Gangnam-gu Office  K8 Yeoksam-dong Gangnam-gu #2 Commercial  J Tower Mangwoo-dong Jungrang-gu #2 Commercial  SC MEDI TOWER Gil-dong Gangdong-gu Medical  J Medical Mangwoo-dong Jungrang-gu #1 Commercial  BMW Service Factory Sungsoo-dong 2ga Sungdong-gu Automobile-related  Obok Tower Sungsoo-dong 2ga Sungdong-gu Office	JYJ Building Jung-gu Shindang-dong #1 Commercial 1,266  K Square Gangnam2 Yeoksam-dong Gangnam-gu Office 21,942  KB Kookmin Bank Shinsa-dong Gangnam-gu Office 3,287  Infix Building Nonhyun-dong Gangnam-gu Office 2,575  Chungdam Building Nonhyun-dong Gangnam-gu #1 Commercial 2,513  Aone Chungdam Building Chungdam-dong Gangnam-gu #1 Commercial 2,411  Yeonhong Medical Center Yeoksam-dong Gangnam-gu #1 Commercial 2,381  S Tower Yeoksam-dong Gangnam-gu Office 2,000  K8 Yeoksam-dong Gangnam-gu #2 Commercial 1,142  J Tower Mangwoo-dong Jungrang-gu #2 Commercial 9,880  SC MEDI TOWER Gil-dong Gangdong-gu Medical 9,410  J Medical Mangwoo-dong Jungrang-gu #1 Commercial 4,980  BMW Service Factory Sungsoo-dong 2ga Sungdong-gu Automobile-related 2,980  Obok Tower Sungsoo-dong 2ga Sungdong-gu Office 2,242  Joongang Plaza Hwagok-dong Gangseo-gu #1 Commercial 1,996





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