2016 Real Estate

Investment Opportunities in Korea
Many global companies are eyeing Korea’s office building market. As such, foreign investment accounts for 70% of all investment in the market.

**Foreign capital in the office building market (2014)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>KRW 1.24 trillion</td>
</tr>
<tr>
<td>2012</td>
<td>KRW 928 billion</td>
</tr>
<tr>
<td>2013</td>
<td>KRW 800 billion</td>
</tr>
<tr>
<td>2014(August)</td>
<td>KRW 1.34 trillion</td>
</tr>
</tbody>
</table>

*Source: Cushman & Wakefield, Kbizweek*

### Industry Overview

Status of the real estate industry by sector

### Competitiveness

- Sales of large office buildings through foreign capital in 2014
- Status of real estate funds (REFs) by year
- REIT
- Retail market
- Hotel market

### Success Case

Construction of Incheon Bridge

### Where to Invest

**Project descriptions**

1. Hangang Cinepolis
2. Bucheon media cultural complex
3. Guri World Design City
4. Yellow Sea Free Economic Zone in Hyeondeok
5. Wonju Tour& Leisure type Business City
6. Solaseado
7. Seosan agricultural product distribution and tourism complex
8. Osong Station Business Complex Resort
9. Midan city
10. Complex Commercial Facility in Baegot new town
11. Saemanguem
12. Masan Marine New Town International Business City
13. East Busan Tourism Complex
14. Solux City
15. Fantasia Land
Industry Overview

Status of the real estate industry by sector

Office
Total investment as of Sept., 2014

Retail
Total sales estimation of 2014

Hotel
Foreign visitors’ hotel occupancy rate as of 2013

REF
Established funds as of Dec. 2014

REIT
Total amount of assets being managed as of Nov. 2014

Office
Total investment as of Sept., 2014
KRW 269.7 trillion

Retail
Total sales estimation of 2014
KRW 1.9 trillion

Hotel
Foreign visitors’ hotel occupancy rate as of 2013

REF
Established funds as of Dec. 2014
KRW 29.6 trillion

REIT
Total amount of assets being managed as of Nov. 2014
KRW 12.4 trillion

Source: Korea Financial Investment Association, Savills Korea, MK Economy

Competitiveness

Sales of large office buildings through foreign capital in 2014

<table>
<thead>
<tr>
<th>Building</th>
<th>Location</th>
<th>Floor area (m²)</th>
<th>Selling price (KRW bn)</th>
<th>Underwriter (Investor)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fine Avenue block A</td>
<td>Euljiro 2ga, Jung-gu</td>
<td>65,774</td>
<td>477.5</td>
<td>SOFAZ</td>
</tr>
<tr>
<td>The K Twin Tower</td>
<td>Junghak-dong, Jongno-gu</td>
<td>83,819</td>
<td>591.5</td>
<td>Vestas Investment Management (KKR, RIM Advisors)</td>
</tr>
<tr>
<td>Dongja District 8</td>
<td>Dongja-dong, Yongsan-su</td>
<td>70,714</td>
<td>230.</td>
<td>KB Real Estate Trust (GAW Capital)</td>
</tr>
<tr>
<td>State Tower Namsan</td>
<td>Toegye-ro, Jung-gu</td>
<td>66,799</td>
<td>530.0</td>
<td>ADIA (selected as the first negotiation candidate)</td>
</tr>
</tbody>
</table>

* Limited to: Area of 33,000 m² or more
* Source: kyoborealco, IB Industry, quoted from a "Money Today" article dated September 1, 2014
There are 538 REFs in Korea as of 2014 with the total net asset of KRW 26.1 trillion. The fund is continuing to increase.

The Revised Real Estate Investment Company Act eased existing restrictions on the establishment of REIT and thus increased the number of internally managed REIT. The number of licenses for REIT has been on the rise since 2013.

Increased single- and 2-person households resulted in the growth of convenience stores and non-store retail businesses.
The growth rates of the retail distribution sector and the large shopping malls are expected to stand at 2.4% and 3.8%, respectively, in 2015.
There are rising demands for accommodation service, particularly for hotels in Seoul, as a growing number of foreign tourists visit Korea. This also leads to a boom in business hotels tailored to the needs of foreign visitors.

The British company, AMEC, invested USD 37.9 million in Songdo, Incheon in 2003 and began building the Incheon Bridge in June 2004. Incheon Bridge opened on October 19, 2009 and became a symbolic gateway to Korea. The construction of the bridge was Korea’s first private construction project led by foreign capital. The British construction magazine, Construction News, praised the bridge as one of the "Top Ten Architectural Wonders of the World."

**Success Case**

**Construction of Incheon Bridge**

- **5th**: The world’s 5th longest cable-stayed bridge (12.5 km)
- **2009**: The Incheon Bridge opened on October 19.
- **30 years**: AMEC will be maintaining Incheon Bridge for 30 years until 2039, collecting the toll.
Where to Invest

Project Descriptions

1. **Hangang Cinepolis**
   A city that not only offers a cultural complex specializing in broadcasting and media, but also has a self-sufficient economy, culture and industry.

2. **Bucheon media cultural complex**
   A cluster of culture and knowledge-based businesses including those dealing with comics, animation, broadcasting and movies. It also offers various shopping, cultural and tourism/leisure amenities.

3. **Guri World Design City**
   A small international city that offers hotels, foreigner-only residential facilities, international schools, and an international commercial complex surrounding the Hospitality Design Center.

4. **Yellow Sea Free Economic Zone in Hyeondeok**
   Korea’s largest China town “Chinacastle” and an international shopping and tourism complex.

5. **Wonju Tour& Leisure typed Business City**
   A city offering the best leisure complex that is easily accessible and creates synergy with neighboring industries.

6. **Solaseado**
   Northeast Asia’s largest tourism/leisure complex in the city that combines the functions of tourism, leisure and residence.

7. **Seosan agricultural product distribution and tourism complex**
   A complete value chain of agriculture, distribution and tourism in the 6th industrial complex where agriculture and tourism industries are converged together for the first time in Korea.

8. **Osong Station Business Complex Resort**
   An urban resort complex of hotels, outlets as well as beauty, aesthetics, and MICE industries that can capitalize on the medical and bio industry in the bioscience and high-tech medical complex.

9. **Midan city**
   The world’s best convention city that offers a leisure complex which will later emerge as a global landmark.

10. **Complex Commercial Facility in Baegot new town**
    A commercial complex which will be the center of the Southern part of the country encompassing the towns and Gunja district.

11. **Saemanguem**
    A national project to build a global free trade and economic cooperation center relevant to all three areas of economy, business and tourism.

12. **Masan Marine New Town International Business City**
    A new marine town of the future, “Smart Island”, which will drive the growth of Changwon-si City.

13. **East Busan Tourism Complex**
    An international city of marine leisure complex where people can stay throughout the year enjoying dynamic leisure activities while maintaining the image of an international film city.

14. **Solux City**
    A marine city of health and leisure where nature and human live in harmony.

15. **Fantasia Land**
    A theme tour complex for families where people can get away from their everyday routine.
1. Hangang Cinepolis

Investment Highlights

Project Description
A city that not only offers a cultural complex specializing in broadcasting and media, but also has a self-sufficient economy, culture and industry.

Key Rationale

Accessibility to metropolis – The target place is located near metropolitan cities including Seoul and Incheon which means easier access to the market and easier hiring of necessary manpower.

Located near Hangang area – In the west of Seoul, the target place is the only place located near Hangang, which allows it to have an outstanding view.

Project Overview

Project Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>City Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment</td>
<td>1.64 billion USD</td>
</tr>
<tr>
<td>Location</td>
<td>Gyeonggi-do, Gimpo-si, Gochon-eup, Hyangsan-ri, Gulpo-dong area</td>
</tr>
<tr>
<td>Total Area</td>
<td>1,243,000 m²(1 stage)</td>
</tr>
<tr>
<td>Developer</td>
<td>Gimp-si: Gimpo urban corporation</td>
</tr>
</tbody>
</table>

Project Profitability (Expected)

<table>
<thead>
<tr>
<th>Total Area</th>
<th>Cost</th>
<th>IRR</th>
<th>NPV</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,243,000 m²</td>
<td>8.83 Billion USD</td>
<td>12.53%</td>
<td>627.5 Billion USD</td>
</tr>
</tbody>
</table>
Key Project Facilities

**Design Valley**  
Place for creative activity and art, complex design valley

**Theme Park**  
Base for city’s theme tour, a place for experiencing video and cultural content

**Leisure Complex**  
Hotel, convention, camping site, marina

**Main business and commercial area**  
Premium business and commercial complex, culture complex

**Castle**  
Enhanced public interest, can be used as ideal landscape, integrated operation and management

**Canal**  
Waterside-related development, waterside commercial center

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**Location Benefits**

**Accessibility**  
Only area located near Hangang in the western part of Seoul
- Distance: 23½ km from Seoul, 25½ km from Incheon
- By car: 35 min. from Seoul, 40 min. from Incheon
- By plane: 40 min. from Incheon airport, 20 min. from Gimpo airport

**Site Attraction**  
Integration of creative business
- A total of 8 integration complexes focusing on media & cultural content including publishing, movie, broadcasting, and games are located within an hour from the target place
- Easy to connect front and back businesses
- Easy to supply manpower related to the concerned businesses

**Tourism Resources**  
Major Tourist Attractions in the Area
- Munsu mountain, Aeki peak, Gahyeon mountain, Gimpo international sculpture park, Gulpo central park, Gimpo Hamsang park
- Munsu fortress, Dukpojin, Hanjaedang, Tongjin hyanggyo, Woojeo seowon, Gimpo hyanggo, Jangreung
- Dado museum, Sukjung astronomical observatory, Ginseng, rice, beer gallery, Boroomsan gallery

**Infrastructure**  
The place is accessible to metropolitan markets including Seoul and Incheon. A large scale of development is underway in the neighborhood.

**Government Support**  
Foreign investment: When investing no less than 20 million USD, support is provided based on the rate of foreign investment
- 100% exemption of cooperate tax for 5 years, 50% exemption of cooperate tax for 2 years
- 100% exemption of acquisition, registration and property tax for 15 years

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**Investment Attractiveness**

<table>
<thead>
<tr>
<th>Location</th>
<th>Use</th>
<th>Area</th>
<th>Unit Price</th>
<th>For Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Theme Park</td>
<td>160.540㎡</td>
<td>Landslide cost</td>
<td>350%</td>
</tr>
<tr>
<td>02</td>
<td>R&amp;D</td>
<td>51.610㎡</td>
<td>Landslide cost</td>
<td>400%</td>
</tr>
<tr>
<td>03</td>
<td>Land designated for commercial purposes</td>
<td>111.850㎡</td>
<td>Competitive tender</td>
<td>600%</td>
</tr>
<tr>
<td>04</td>
<td>Business facilities 1, 2</td>
<td>28.685㎡</td>
<td>Subject to appraisal</td>
<td>400%</td>
</tr>
<tr>
<td>05</td>
<td>Business facilities 3</td>
<td>13.365㎡</td>
<td>Subject to appraisal</td>
<td>500%</td>
</tr>
</tbody>
</table>

**Hub of Transportation**
- It has outstanding accessibility to road due to its location between Incheon and Seoul
- The place is accessible to metropolitan markets such as Incheon and Seoul
2. Bucheon Media Cultural Complex

Investment Highlights

**Project Description**
A cluster of culture and knowledge-based businesses including those dealing with comics, animation, broadcasting and movies. It also offers various shopping, cultural and tourism/leisure amenities.

**Key Rationale**

**Location aspect** – A lot of CT related companies are located in metropolitan area. Chances to create the demands are high due to the lots of potential needs for tourism and leisure

**Environment aspect** – Thanks to superior accessibility through roads and railroads, the residential and commercial infrastructure around the target place have been established

**Business aspect** – It has an advantage in processing development because the Bucheon city offers land at affordable costs

**Project Overview**

**Geographic Location**

**Project Summary**

<table>
<thead>
<tr>
<th>Type</th>
<th>City Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Gyeonggi-do, Bucheon-si, Wonmi-gu, Gilju-ro 1 area</td>
</tr>
<tr>
<td>Total Area</td>
<td>382,743.2 m²</td>
</tr>
<tr>
<td>Developer</td>
<td>Bucheon si</td>
</tr>
</tbody>
</table>

**Case Reference**

**AIINSWORLD**

- **Location**: Within Bucheon Media Culture Complex, Sang-dong, Wonmi-gu, Bucheon-si, Gyeonggi-do
- **Developer**: AIINSWORLD
- **Scale**: 59,504 m²
- **Construction cost**: USD 50 million
- **Opened Date**: 2003. 11.
- **Main Collection**: 34 miniature recreations of UNESCO’s registered cultural properties, 6 miniature recreations of The Seven Wonders of the World, 69 miniature recreations of famous buildings of 25 countries
- **Characteristics**
  - Design and manufacturing of replica models are entrusted to Wonder Works, a company specialized in special effects
  - All structures are minimized by 1/25 of the actual size, and each miniature consumes an average of 6 months to establish
### Key Project Facilities

<table>
<thead>
<tr>
<th>Special Facility</th>
<th>Korea Manhwa Contents Agency, Korea Manhwa Archive, CT business integrated complex A,B,C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leisure Facility</td>
<td>Base for the city’s theme tour, a place for experiencing video and cultural content</td>
</tr>
<tr>
<td>Convenience Facility</td>
<td>Hotel, convention, camping site, marina</td>
</tr>
</tbody>
</table>

**Available Area**: 164,237m²

### Location Benefits

<table>
<thead>
<tr>
<th>Accessibility</th>
<th>It is easily accessible, and residential and commercial infrastructures are already established in the neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Distance : 25km from Seoul, 10km from Incheon</td>
<td></td>
</tr>
<tr>
<td>• Road: 45 min from Seoul, 25 min from Incheon</td>
<td></td>
</tr>
<tr>
<td>• Railroad : 50 min from Seoul, 28 min from Incheon</td>
<td></td>
</tr>
<tr>
<td>• Airplane and ship : 50 min Incheon, 30 min from Gimpo airport</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Attraction</th>
<th>Integration of CT business</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A total of 8 integration complexes focusing on media culture contents including publishing, movie, broadcasting and games are located within an hour from the Bucheon media culture complex</td>
<td></td>
</tr>
<tr>
<td>• The target place is owned by Bucheon-si which means there are less financial risks involved and the project can get immediately started</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Hub of Transportation</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• It has an outstanding accessibility to roads due to its location between Incheon and Seoul</td>
<td></td>
</tr>
<tr>
<td>• The place is accessible to metropolitan areas such as Incheon and Seoul</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tourism Resources</th>
<th>Major Tourist Attractions in the Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Bucheon Onggi museum, Korea Manhwa contents museum, Bucheon bow museum, Education museum</td>
<td></td>
</tr>
<tr>
<td>• Bucheon local museum, PealBuck museum</td>
<td></td>
</tr>
<tr>
<td>• Village of Korean traditional house, Bucheon botanical garden</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Major Tourism Operators</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Woongjin Play City, Robopark, Ainsworld, Yainsidae camping sites</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Government Support</th>
<th>Foreign investment: When investing no less than 20 million USD, support is provided based on the rate of foreign investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 100% exemption of cooperate tax for 5 years, 50% exemption of cooperate tax for 2 years</td>
<td></td>
</tr>
<tr>
<td>• 100% exemption of acquisition, registration and property tax for 15 years</td>
<td></td>
</tr>
</tbody>
</table>
3. Guri World Design City

Investment Highlights

Project Description
A small international city that offers hotels, foreigner-only residential facilities, international schools, and an international commercial complex surrounding the Hospitality Design Center

Key Rationale
Superior location – 60km from Incheon international airport, close to the urban area and Gangnam in Seoul
Develop after securing demands in advance – International consulting committee (NIAB) is dedicated to attracting foreign investment and running company operation programs
Attract anchor investment company – Treasure Bay Group (Contracted MOU worth of USD 1.5 billion investment), Bainbridge (Contracted MOU worth of USD 2 billion)

Project Overview

Geographic Location

Project Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>City Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment</td>
<td>About 1.9 billion USD (public investment)</td>
</tr>
<tr>
<td>Location</td>
<td>Gyeonggi-do, Guri-si, Topyeong-dong</td>
</tr>
<tr>
<td>Total Area</td>
<td>806,649㎡</td>
</tr>
<tr>
<td>Developer</td>
<td>Guri-si, Guri urban cooperation</td>
</tr>
</tbody>
</table>
Key Project Facilities

**Self-sufficiency Facility**
World design center (permanent exhibition, expo facility), convention facility, hotel, design school

**Available Area:** 806,649m²

**Commercial Facility**
Specialized commercial and business facility

**Residential Facility**
Foreigner-only residential facility, international school, residential facilities and other amenities

Location Benefits

**Accessibility**
Easy access to urban areas, including Gangnam, due to its close proximity to Seoul
- Distance: 25km from Seoul, 10km from Incheon
- Road: 45 min from Seoul, 25 min from Incheon
- Railroad: 50 min from Seoul, 28 min from Incheon
- Airplane and ship: 50 min from Incheon airport, 30 min from Gimpo Int’l airport

**Site Attraction**
Superior Location
- About 60km from Incheon international airport (within 1 hour)
- Easy access to five-star hotels, tourism and culture facilities due to its close location to urban area and Gangnam in Seoul
- Secure sea and inland ways to delivery and outstanding infrastructure of public transportation
- Secure a large area of land at low price

**Huge Market Behind W**
- Within 6 hours by plane, a number of mega cities (whose population is more than 10 million) can be reached with a total population of 2 billion people
- A total of 60% global orders on the architecture and interior are coming from Asia due to changing market conditions

**Tourism Resources**
Major Tourist Attractions in the Area
- Donggureung, Jangja lake park, Acha mountain, Hangang public park
- Guri tower, Bugs and eco museum, The great king of Gwanggaeto monument/bronze statue
- Guri agro-fishery products wholesale market, Doldari small intestine street

**Major Regional Festivals**
- Guri Hangang Rapeflower festival, Guri Cosmos festival (Oct)
- Lifelong festival (Oct), Citizen day festival (Oct)
- Donggureung culture festival (Oct)

**Government Support**
Foreign investment: When investing no less than 20 million USD, support is provided based on the rate of foreign investment
- 100% exemption of cooperate tax for 5 years, 50% exemption of cooperate tax for 2 years
- 100% exemption of acquisition, registration and property tax for 15 years
4. Yellow Sea Free Economic Zone in Hyeondeok

Investment Highlights

Project Description
Korea’s largest China town “Chinacastle” and an international shopping and tourism complex

Key Rationale
Good development news – US army base is moving in, Pyeongtak international passenger terminal will be expanded, Godeok new town and Lake Pyeongtak tour complex will be developed
Metropolis – 18 minutes from Seoul Seoul thanks to the opening of KTX Jije station

Project Overview

Project Summary
Type City Development
Investment 6.3 billion USD
Location Gyeonggi-do Pyeongtaek-si, Poseung-eup, Hyeondeok-myeon area
Total Area 2,320,042 ㎡
Developer Daehanminkuk China castle development

Geographic Location
Key Project Facilities

| Category                      | Available Area (m²) | Description                                                                 
|-------------------------------|---------------------|-----------------------------------------------------------------------------
| Distribution and Commercial Site | 661,857              | Outlet, Duty-free shop, Complex shopping mall                               
| Residential Site              | 592,226             | Detached housing, Apartment, neighboring living facility, Semi-residential area 
| Commercial Site               | 176,376             | Commercial facility, Business center, Office facility, Knowledge-based industry center 
| Tourism and Medical Site      | 118,356             | Premium business and commercial complex, cultural complex                   
| Public Facility               | 771,227             | Enhanced public interest, use it as landscape, integrated operation and management 

Location Benefits

Accessibility
- Seohaean expressway and Pyeongtaek – Jecheon expressway are located near the target place
  - Distance: 75kgs from Seoul
  - Road: 1hr from Seoul
  - Railroad: 18 min from Seoul by KTX
  - Airplane and ship: 1hr 30min from Incheon airport, 1hr 10min from Gimpo airport, 20min from Pyeongtaek port

Site Attraction
- Various favorable factor of development:
  - Pyeongtaek in Hyeondeok area has the largest number of good development news in domestic and the place emerges as the center of economy in Northeast Asia targeting China
  - Samsung Godeok industry complex and LG Electronics Jinwisandan are underdevelopment (Completed in 2017)
  - US 6 army base moving-in (Completed in 2018)
  - Pyeongtaek international passenger terminal expansion (2019), Lake Pyeongtaek tour complex development (2020)

Tourism Resources
- Major Tourist Attractions in the Area:
  - Lake Pyeongtaek tour complex, Korea Soriter, The botanical garden under the museum of agriculture
  - Songtan Special tourism zone, Paengsung-eup Anjeong-ri
  - Jinwicheon public park, Wootali culture zone, The habitat for migratory bird

Major Regional Festivals
- Pyeongtaek flower festival (April – May), Ji Yeong-Hee Korean traditional festival (June)
- Sosabeol Danoje festival (May of Lunar year), Korea Nongak festival (Sep)
- The US-Korea friendship festival (Sep – Oct)

Infrastructure
- Open Seohaean main metro (already under construction)
- Pyeongtaek international passenger terminal will be extended and moved (2019)

Government Support
- Foreign investment: When investing no less than 20 million USD, provide support is provided based on the rate of foreign investment
  - 100% exemption of cooperate tax for 5 years, 50% exemption of cooperate tax for 2 years
  - 100% exemption of acquisition, registration and property tax for 15 years
5. Wonju Tour & Leisure Typed Business City

Investment Highlights

Project Description
A city offering the best leisure complex that is accessible, livable, entertaining and creating synergy with neighboring industries

Key Rationale
Great accessibility – Best accessibility with upgraded road networks and logistics base with the construction of new railways
Winter Olympic hinterland – Located near comprehensive special districts for the Olympics (Pyeongchang/Gangneung/Jeongseon), Serve as a hinterland for tourism, leisure and residence
Low land price – 26.6% of the average land price in the country, a large area of undeveloped land available

Project Overview

Project Summary
Type City Development
Investment 2.45 Billion USD
Location Gangwon-do Wonju-si Jijeong-myeon area
Total Area 19,936,508㎡
Developer Wonju-si

Project Profitability (Expected)

<table>
<thead>
<tr>
<th>Land Slot Sales Rate</th>
<th>BEP</th>
<th>IRR</th>
<th>NPV</th>
</tr>
</thead>
<tbody>
<tr>
<td>100%</td>
<td>7 yrs</td>
<td>22.02%</td>
<td>5.84 Billion USD</td>
</tr>
<tr>
<td>80%</td>
<td>9 yrs</td>
<td>13.85%</td>
<td>3.11 Billion USD</td>
</tr>
<tr>
<td>60%</td>
<td>13 yrs</td>
<td>7.36%</td>
<td>1.8 Billion USD</td>
</tr>
</tbody>
</table>
Key Project Facilities

Resort Zone
Hotel, Golf course, Condo, Ski course, Casino, Water park, Commercial, Cultural facility

Sports Leisure Zone
Sports complex, MTB, Off-road, Kayak, Tracking, Rock climbing, Training center, Water sports facility

Near Station Location Zone
Shopping outlet, logistic distribution complex, Terminal, Transit center, Shopping center

World City Zone
Public housing, Commercial facility, Business facility, Neighboring living facility, School, management facility, moving facility

Entertainment Zone
Korean wave integration complex, Movie drama set, Studio, K-Pop hall

Medical Zone
Medical complex center, Spa 7 therapy, Medical eco healing park, rehabilitation center

Downtown Zone
Square, Carnival street, Shopping mall, Museum, convention, beauty town

Eco-Park Zone
Relaxation forest, Forest garden, eco experience center, Astronomy Observatory, camping site, Healing park, Jeep track, Healing park

Amusement Park Zone
Pension complex, water sports facility, park, Promenade, accommodation, experiencing complex

Available Area: 19,936,508m²

Location Benefits

Accessibility
Seom River runs through the center of the target place and the northwest of the place is a mountain area
• Distance: 108km from Seoul, 13km from Wonju downtown
• Road: 1hr 30min from Seoul, 20 min from Wonju
• Railroad: 1hr from Seoul Cheongryangri to Wonju
• Airplane and ship: 2hr 10min from Incheon airport, 1hr 50min from Gimpo airport, 30min from Wonju airport

Site Attraction
Location and transportation
• Located 108km away from Seoul
• The target area is located 13km northwest of downtown Wonju and Seom River runs through its center. Northwest of the place is a mountain area
• 1 hour drive to main cities thanks to expressways including Yeongdong expressway, Joongang expressway and other new expressways

Tourism Resources
Major Tourist Attractions in the Area
• Guryong temple, Gangwon gamyeong, Sangwon temple, Biro peak, Ganyeon tour complex, Yeongwon fortification
• Yongsomak catholic church, Mireuk Buddhist statue
• Chiak mountain, Seryeom water fall, Guryong water fall, Seomani amusement part

Hinterland city for 2018 Pyeongchang Olympic
• Located near comprehensive special districts for the Olympics (Pyeongchang/Gangneung/Jeongseon), a hinterland for tour, leisure and residence, synergy created by the Winter Olympic Games
• 26.6% of the country’s average land price, A large area of undeveloped land available

Major Tourism Operators
• Hansol Oakvalley, Wonju railpark

Major Regional Festivals
• Wonju Dynamic dancing carnival (Sep), Korean traditional paper festival (Sep)
• Jeongwol Daeboreum festival (Jan of lunar year), Rose festival (May), Sannamul festival (May)
• Seom River festival (July – Aug), Samto cultural festival (Nov), Mukmak corn festival (July)

Infrastructure
Plan to build main metro of Yeosu line connecting Gangnam-Bundang-Yeosu-Wonju
Main metro of Gangneung line connecting metropolis and Gangwon is under construction

Government Support
Foreign investment: When investing no less than 20 million USD, provide support is provided based on the rate of foreign investment
• 100% exemption of cooperate tax for 5 years, 50% exemption of cooperate tax for 2 years
• 100% exemption of acquisition, registration and property tax for 15 years
6. Solaseado

Investment Highlights

Project Description
Northeast Asia’s largest tourism/leisure complex in the city that combines the functions of tourism, leisure and residence

Key Rationale

Affordable land price – Can secure a large area of land for development at the lowest price in Korea

Appealing facility to draw people – Comprehensive leisure town of relaxation/leisure/sports complex, large-scale sports events, F1 race, world-class golf cluster

Government assistance – Support for roads and other infrastructure, simplified approval and licensing process, tax benefits and subsidiary

Project Overview

Project Summary

Type: City Development
Investment: 1.57 billion USD (Cost of city creation)
Location: Jeollanam-do Haenam-gun Sani-myeon·Yeongam gun Samho eup area
Total Area: 33.9㎢ (Haeham-gun 20.96㎢, Yeongam-gun 12.95㎢)
Developer: KAVO/Seonam Haean Leisure Cooperation/Seonam haean business city development

Case Reference

El Dorado Resort
- Location: 233, Ujeon-ri, Jeungdo-myeon, Sinan-gun, Jeollanam-do
- Developer: HanBaekR&C
- Total investment: USD 69.67 million (private investment: USD 58 million, public investment: USD 11 million)
- Scale: 76,817㎡
- Total area: 23,464.3㎡
- Total Building Coverage Ratio: 12.29% (Legal limit: 40%)
- Opened Date: April 2006
**Key Project Facilities**

<table>
<thead>
<tr>
<th>District</th>
<th>Area</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sampo Zone</td>
<td>4.29 km²</td>
<td>F1 racing track, cart track, motor sports cluster, energy industry</td>
</tr>
<tr>
<td>Samho Zone</td>
<td>8.66 km²</td>
<td>Sports complex, culture contents complex, herb theme complex, marina, resort complex, golf village</td>
</tr>
<tr>
<td>Gusung Zone</td>
<td>20.96 km²</td>
<td>Theme park, water sports center, Namdo Island food culture village, golf village, business convention center, cinema town</td>
</tr>
</tbody>
</table>

**Location Benefits**

**Accessibility**
- The 2nd bioscience Technopolis of Osong to which the target area belonged is under construction with an aim to foster the future high value added and high technology industry as well as to develop and industrialize the culture and tourism content.
- **Distance:** 320 km from Seoul, 340 km from Busan
- **By road:** 4hrs from Seoul through expressway
- **By railroad:** 1hr 50 min. from Seoul to Mokpo by KTX
- **By airplane and ship:** 4hr 40min. From Incheon airport, 4hr 20min. From Gimpo Int’l airport, 1hr from Muan airport, 20 min. from Mokpo new port.

**Site Attraction**
- **Excellent natural environment**
  - The place has a great view and excellent environment thanks to its proximity to Lake Yeongam, Lake Geumho and West sea. Therefore it is possible to create a leisure city with international competitiveness.
  - The area with altitude under 10m accounts for 90% and the area with slope under 20º makes up 95%
  - Surrounding areas of Lake Yeongam, Lake Geumho and some parts of existing waterway are classified as the first class in terms of clean environment.

**Improvement of development condition**
- Vitalize the region and increase awareness of the region by holding F1 international contest and golf and yacht contests.
- Take 1hr 40min from Seoul to Mokpo thanks to faster railway of Honam KTX.

**Tourism Resources**
- **Major Tourist Attractions in the Area**
  - Ttangkkeut village, Place of Myeongryang battle, Uldulmok, Dooryun mountain (Daehueung temple, Ilji rock, Pyochoong temple)
  - Gocheonam Gachang duck group dance, The largest common reed field
  - Dalma mountain (Dosol rock, Mihwang temple), Yeondong-ri Nokwoodang, Woohang-ri dinosaur footprint, Jukwang-ri sunset

- **Major Regional Festivals**
  - Myeongryang battle festival, Ttangkkeut sundown and sunrise festival, Heukseok mountain royal azalea festival
  - Ttangkkeuk Japanese apricot flower festival, Wangin culture festival, Wolcul mountain Chrysanthemum fully spirited festival, Gayageum Sanjo festival
  - Lake Yeongam sun-greeting festival, Wolchul mountain moon-greeting event, Doseon history, culture and art festival

**Infrastructure**
- Plan to build east side entrance road and local way 806
- Plan to build light trail transit connecting to KTX
- Plan to construct Seoho IC

**Government Support**
- Foreign investment: When investing no less than 20 million USD, support is provided based on the rate of foreign investment.
  - 100% exemption of cooperate tax for 5 years, 50% exemption of cooperate tax for 2 years
  - 100% exemption of acquisition, registration and property tax for 15 years
7. Seosan Agricultural Product Distribution and Tourism Complex

Investment Highlights

Project Description
A complete value chain of agriculture, distribution and tourism in the 6th industrial complex where agriculture and tourism industries are converged together for the first time in Korea.

Key Rationale
The agricultural trading center targeting China, the only one in Korea — The area can secure abundant organic agricultural products and locally specialized products from surrounding farms and based on this advantage, it can secure its status as an organic agricultural product trading center targeting China.

Tourism market and infrastructure — Potential tourists of 20 million people within 1 hour, expanded trading port targeting China and passenger terminals.

Project Overview

Project Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>City Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment</td>
<td>3.94 million USD</td>
</tr>
<tr>
<td>Location</td>
<td>Chungcheongnam-do Seosan-si Gobuk-myeon Sagi-ri·Jeongja-ri area</td>
</tr>
<tr>
<td>Total Area</td>
<td>895,747 ㎡</td>
</tr>
<tr>
<td>Developer</td>
<td>Seosan-city</td>
</tr>
</tbody>
</table>

Project Profitability (Expected)

<table>
<thead>
<tr>
<th>Classification</th>
<th>Discount Rate 5.5%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>B/C</td>
</tr>
<tr>
<td>Seosan agricultural production distribution and tourism complex</td>
<td>1.41</td>
</tr>
</tbody>
</table>
Key Project Facilities

Organic agriculture products distribution center
Wholesale and distribution center for organic agriculture products, convention centers, accommodations, roads, parking lots, squares, green lands in the neighborhood

Organic Theme Garden
Pavilion, theme garden, places for experiencing the manufacturing process of organic agricultural products, green lands and roads

Dragon Mart
Exhibition and sales center, parking lots, green lands and roads

Organic Street Mall & entrance
Healthy food street, organic food family restaurant, space for exotic cultures, business & trade center for agricultural products, sales of local specialties and souvenirs, green lands and roads

Available Area: 895,747m²

Location Benefits

Accessibility
The target place is owned by Seosan-si and currently used as an agricultural land
- Distance: 130km from Seoul
- Road: 2 hours from Seoul
- Airplane: 2hrs from Incheon airport, 1hr 40min. From Gimpo Int'l airport, 20 min. from Seosan airport

Site Attraction
Current status of location
- The target place is owned by Seosan-si so it is easy to start development (99.8% is owned by Seosan-si and the government)
- The target place is currently used as agricultural land
- It is possible to access metropolis and Honam by Seohaean expressway
- Access the target place within 10 min. from Haemi IC of the Seohaean expressway

Market of organic agricultural products
- The shipments of non-pesticide agricultural products from the place accounts for 58.1% of the total non-pesticide agricultural products. The market of organic and non-pesticide agricultural products is on the rise
- The agricultural place of producing organic products in Chungnam accounts for 10% of that of the nation
- The export volume of agricultural products to China has increased by 10%, the export volume by 15% annually

Tourism Resources
Major Tourist Attractions in the Area
- Haemi-eup castle, Seosan three seated Buddhist images, Ganwol rock, Gaesim temple
- Palbong mountain, Gaya mountain, Hwanggeum mountain, Seosan Koean beef farm, Samgilpo port
- Beolcheonpo beach, Gopado beach, Doseong-ri mud flat experiencing area, Seosan bird land

Major Regional Festivals
- Seosan small octopus in seaside village festival, Haemi-eup castle traditional cultural events (April to Oct.)
- Samgilpo Rockfish festival (Aug.), Seosan Chrysanthemum festival (Oct. to Nov.), Palbong mountain Potato festival (June)
- Ryu Bang-taek star festival (May), Seosan Haemi-eup castle history experiencing festival (Oct.)

Infrastructure
- The construction of Daesan port international passenger terminal is planning
- The civil flight will start to fly in Seosan airport

Government Support
- Exemption of national tax (cooperate tax, income tax), regional tax (acquisition and registration tax, property tax)
- Exemption of various charges (6 charges)
- Simplified administrative approval and licensing processes and administrative support
- Infrastructure support
8. Osong Station Business Complex Resort

Investment Highlights

**Project Description**
An urban resort complex of hotels, outlets as well as beauty, aesthetics, and MICE industries that can capitalize on the medical and bio industry in the bioscience and high-tech medical complex.

**Key Rationale**
The center of the territory – The place is located at the center of the territory and is accessible via various routes including KTX, the Kyeongbu expressway, the Cheongju airport.

Potential growth power – Since a total of 6 national institutes moved into the place, health and medical administrative town and the Osong bio valley are created and the place is designated as an international science business belt. Also the fast growth of hinterland cities is expected as it serves the entry to Sejong-si City.

---

**Project Overview**

![Image of the Osong Station Business Complex Resort]

**Geographic Location**

![Map showing the location of the Osong Station Business Complex Resort]

---

**Project Summary**

- **Type**: City Development
- **Investment**: *The data of the profitability section was used, but its validity needs to be double-checked.*
- **Location**: Chungcheongbuk-do Cheongwon-gun Osong-eup Jeongjung-ri 145 area
- **Total Area**: 72,664 m²
- **Developer**: Chungcheongbuk-do

---

**Project Profitability (Expected)**

<table>
<thead>
<tr>
<th>Classification</th>
<th>Space</th>
<th>Investment</th>
<th>IRR</th>
<th>NPV</th>
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</thead>
<tbody>
<tr>
<td>Business Hotel</td>
<td>14,045 m²</td>
<td>2.6 Billion USD</td>
<td>16.4%</td>
<td>2.1 Billion USD</td>
</tr>
<tr>
<td>Outlet</td>
<td>53,981 m²</td>
<td>5.3 Billion USD</td>
<td>26.9%</td>
<td>4.3 Billion USD</td>
</tr>
</tbody>
</table>
Key Project Facilities

The Blue Zone
Premium outlets, Beauty Tower

The Yellow Zone
Hotels, training and recreation facilities, R&D center, and theme park

The Green Zone
Medical tourism complex, Health Care Service Center

Available Area: 72,664m²

Location Benefits

Accessibility
The second bioscience Technopolis of Osong to which the target area belonged is under construction with an aim to foster the future high value added and high technology industry as well as to develop and industrialize the culture and tourism content
- Distance: 130km from Seoul, 40km from Daejeon
- Road: 1hr 40min from Seoul, 50min from Daejeon
- Railroad: 40min from Seoul by KTX, 15min from Daejeon
- Airplane and ship: 2hrs 10min from Incheon airport, 1hr 50min from Gimpo airport 30min from Cheongju airport

Site Attraction
Excellent environment and potential to grow
- The place is surrounded by Chayeong mountains and the northeast side of the place is high while southwest side of it is low hills
- Easy to develop since 34.7% of the total place is the land under 5º degree of angle
- The construction of health and medical administrative town is underway as 6 national institutes moved in

Hub of Transportation
- Located at the center of the territory, conducts the core function of businesses and commercial activities in Osong Biovalley
- Completed construction of the Osong station which serves as the intersection for Kyeongbu line and Honam line in 2014

Tourism Resources
Major Tourist Attractions in the Area
- Chojeong mineral water, Cheongnamdae, Munui cultural properties complex, Chungbuk culture center
- Cheongju hyanggyo, Jeongbuk-dong sarthen fortification, Iron Flagpole of Yongdusa temple site, Chungnyeolsa shrine for Dongnai magistrate Song Sang-hyeon
- Cheongju historic museum of Baejkje, Cheongju national museum, Sangdang fortress, Cheongju early printing museum

Major Regional Festivals
- The king Sejong and Chojeong mineral water festival, Cheongju Jikji festival, Lake Daecheong marathon competition
- Cheongwon life festival, Cheongju-eup castle festival, Cheonggyeong full moon art festival
- Cheongju art festival, Cheongju international craft biennale

Infrastructure
- Plan to expand local way 1 (Sejong-si – Jochiwon)
- Plan to expand local way 36 (Jochiwon – Osong)
- Plan to build bypass road replacing Osong – Cheongju local way
- Plan to build entry road connecting local way Num. 36 and local way Num. 1, Plan to connect road to Osong Biosience complex

Government Support
Foreign investment: When investing no less than 20 million USD, support is provided based on the rate of foreign investment
- 100% exemption of cooperate tax for 5 years, 50% exemption of cooperate tax for 2 years
- 100% exemption of acquisition, registration and property tax for 15 years
9. Midan City

Investment Highlights

Project Description
The world’s best convention city that offers a leisure complex which will later emerge as a global landmark

Key Rationale
Close to Incheon international airport – 500 million people live within 1 hour by plane and 2 billion people within 3 hours. Near the target area, there is a total of 61 cities with population of 1 million. The place is close to Incheon international airport in Korea in which 20% of world GDP is accumulated

Incheon free economy zone – Offer extensive tax benefits to foreign-invested companies that carry out development projects. Completed construction of city infrastructure

Project Overview

Project Summary
Type: City Development
Location: Incheon-si Jung-gu Unbok-dong 897 area
Total Area: 2,699,945m²
Developer: Midan city development company, Incheon urban cooperation

Case Reference
Lippo-Caesars Incheon Integrated Resort Complex
- Location: Within Midan City, Unbuk-dong, Jung-gu, Incheon-si
- Land Area: 42,455m²
- Building Area: 20,115m²
- Developer: LOCZ Korea
- Operator: Caesars Entertainment Corporation
- Total Investment: USD 619.75 million
- Main Facilities: Hotels, serviced residences, conventions, sales facilities, entertainment facilities
- Process: Expected to be completed by 2018
Key Project Facilities

<table>
<thead>
<tr>
<th>Facility</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel/Accommodation/Condo</td>
<td>Complex resort (Hotel, Casino, Convention), condominiums, water park, spa</td>
</tr>
<tr>
<td>Office/Studio</td>
<td>Residence and commercial complex buildings, studios</td>
</tr>
<tr>
<td>Entertainment</td>
<td>World culture shopping center, museum, event entertainment, China town</td>
</tr>
<tr>
<td>Shopping</td>
<td>Premium outlet, premium department store, duty-free shop, restaurant, multi-plex</td>
</tr>
<tr>
<td>Luxurious housing</td>
<td>Luxury housing, international school, medical center</td>
</tr>
</tbody>
</table>

Available Area: 1,097,320m²

Location Benefits

Accessibility

- The place is close to Incheon, Gimpo Int’l Airport and Incheon, new Songdo port
  - Distance: 40ks from Seoul
  - Road: 40 min. from Seoul
  - Airplane: 30 min. from Incheon airport, 25 min. from Gimpo Int’l Airport

Site Attraction

- Location of Incheon free economic zone
  - A total of 2 billion people are easily accessible within a 3hr-flight in Northeast Asia
  - Various tax benefits and policy support are provided for foreign investors
  - Talented people in the high-tech industry are easily accessible due to its close location to the city

Hub of Transportation

- Incheon international airport, the hub of logistics is located near which is recorded the 1st place in service evaluation for 8 consecutive years, 2nd place in the volume of delivery, 9th place in passenger transportation and Gimpo international airport, the 2nd airport in Korea is located in 2min.
  - Located near world-class Incheon port and Songdo new port

Tourism Resources

- Major Tourist Attractions in the Area
  - Ganghwa bronze bell, Jeondeung temple, Baeknyeon temple, Hajeom-myeon five stories stone pagoda, Standing stone Buddha
  - Woongjin Baekryeong island Dumujin cliff, Deokjeok island Bijo peak
  - Munhak mountain, Cheongryang mountain, Gye yang mountain, Soraе mountain, Ganghwa Mani mountain

- Major Regional Festivals
  - Ganghwa island Trout and Pond Smelt festival (Jan – Feb), Jeongseojin sundown festival (Dec – Jan)
  - World skewered food festival (Nov), Incheon Soraе port festival (Oct), Incheon airport SKY FESTIVAL (Oct)
  - Ara culture festival (Oct), Incheon clown mime festival (Oct), Ganghwa Gaecheon big festival (Oct)

Infrastructure

- Incheon international airport will be expanded
- High-tech infrastructure in Incheon port is under construction (until 2020)
- Thanks to new Songdo port, extra-large cruise ships with 3,000 passengers can come and go 100 times a year

Government Support

- Free economic zone tax incentive: exemption of various national tax and local tax according to foreigner investment rate
- Apply real Estate investment immigration system: When investing over 0.58 million USD in leisure & resident facility
10. Complex Commercial Facility in Baegot New Town

Investment Highlights

Project Description
A commercial complex which will be the center of the Southern part of the country encompassing the towns and Gunja district.

Key Rationale
Potential development power – The center of metropolis development and West coast development are underway involving Songdo, Cheongna and Yeongjong island. The place serves as the core new town for developing Siheung area with the population of 450,000 people.

Transportation hub – Close to line 4 of metro and Suin line, connect with Sosa – Wonsi line, New Ansan line, Wolgot – Pangyo line.

Project Overview

Geographic Location

Project Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>City development, Commercial facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Gyeonggi-do Siheung-si Jeongwang-dong 1771-1</td>
</tr>
<tr>
<td>Total Area</td>
<td>97,155m²</td>
</tr>
<tr>
<td>Developer</td>
<td>Siheung-si</td>
</tr>
</tbody>
</table>
Key Project Facilities

Business Hotel
- Room, event club, lounge bar, restaurant, shop
- Available Area: 97,155 m²
- 57,854 m²

Commercial Facility
- Shop, cultural space, flag street, female lifestyle, shopping street, department store, shopping mall
- 351,869 m²

Location Benefits

Accessibility
- Located at the base of developing West coast and metropolis
- Distance: 35 km from Seoul, 15 km from Incheon
- By car: 50 min. from Seoul, 20 min. from Incheon
- By airplane: 40 min. Incheon airport, 40 min. Gimpo Int’l Airport

Site Attraction
- Located at the center of Baegot new town
- Place as central commercial district in Baegot new town which is newly created
- Serve as the core new town of developing Siheung area with population of 450,000 people
- Create Siheung campus of Seoul National University, Create medical cluster in which medical and high-tech IT are connected

Hub of Transportation
- Suin line (Wolgot station), line 4 of metropolitan metro (Oido station)
- Connect with Sosa – Wonsi line, New Ansan line, Wolgot - Pangyo line
- The hub of transportation connecting to the 3rd Kyeongin expressway, Yeongdong expressway, Seohaean expressway, Outer circular road

Tourism Resources
- Major Tourist Attractions in the Area
  - Sorae mountain, Okgu park, Soheung-si Lotus theme park,
  - Siheung Gaetgol eco park, Gunja peak, Hojo mud flat
  - Wolgot port, Oido Changjo natural museum, Astronomical observatory, Yongdo arboretum

- Major Regional Festivals
  - Siheung Gaetgol festival (Sep), Oido shell festival (Oct)
  - Tteurak concert (May – Oct), Gunja peak Seonghwang festival (Oct of Lunar year)
  - Mulwang art festival (July), Yeonsung art festival (July)

Government Support
- Foreign investment: When investing no less than 20 million USD, support is provided based on the rate of foreign investment
  - 100% exemption of cooperate tax for 5 years, 50% exemption of cooperate tax for 2 years
  - 100% exemption of acquisition, registration and property tax for 15 years
11. Saemanguem

Investment Highlights

Project Description
A national project to build a global free trade and economic cooperation center relevant to all three areas of economy, business and tourism.

Key Rationale
National business – The Saemangeum Development Authority is established. Main infrastructure including the world-longest seawall, main roads and railways is built with national funds.

The base of global settlement and trade – Providing global settlement environment and creating an international base where foreigners do not suffer from inconveniences and discrimination.

Infrastructure competitiveness – The optimized place for China cruise. Gunsan airport expansion and the launch of international flights.

Project Overview

Tourism & Leisure Zone

Geographic Location

Project Summary
Type: City development/Complex new town
Location: Jeollabuk-do Gunsan-si Gimje-si Buan-gun area
Total Area: 36.8㎢
Developer: Saemanguem development authority

Case Reference
Daemyung Resort Byeonsan
- Location: 51, Byeonsanhaebyeon-ro, Byeonsan-myeon, Buan-gun, Jeollabuk-do
- Developer: Daemyung Resort
- Area: 23,768㎡ / Total area: 79,398㎡
- Opened date: July 2008
- Main Facilities: Hotel Cloud 9 (94 rooms), Condominium (410 rooms), Aqua World, additional facilities (coffee shop, food court, supermarket, billiard-room, singing room, playground, PC room, arcade), banquet facility
- Characteristic
  - European style with the motif of Normandy beaches in France
  - Enjoy remarkable sightseeing of Chaesukgang with the background of beautiful sunset of western sea
Key Project Facilities

Tourism and leisure district 1-2
Large scale resort complex, accommodations, cultural facilities, anchor facilities are clustered
31.6 km²

Sinsi and Yami District
Facility location based on function such as ocean theme tour and theme park
1.9 km²

Gogunsan Islands District
Facility location based on function such as water reports and experience tour
3.3 km²

Location Benefits

Accessibility
- Distance: 200km from Seoul
- Road: 2hr 30 min. from Seoul, Arrive within 3hrs from major cities
- Railway: 1hr from Seoul by KTX
- Airplane: 3hr from Incheon airport, 2hr 40min. from Gimpo airport. 30min. from Gunsan airport

Site Attraction
- National Assistance
  - By using huge landfills, there are fewer financial risks and the project can get started immediately
  - Systemically develop and operate the development process under the leadership of the Saemangeun Development Authority
  - Infrastructure will be strengthened since the government is building an airport, a port, railways and roads

Huge Market Behind
- The place is located at the center of the Pan-yellow sea area and it takes 1 hr from Seoul thanks to KTX Honam line

Tourism Resources
- Major Tourist Attractions in the Area
  - Korean traditional house village, Mankyeong river, Saemangeum seawall, Gogunsan archipelago
  - Chaesuk river-Jeokbyeok river, Wee island, Dongjin river, Jikso waterfall, Sol island, Mai mountain, Yongdam dam
  - Lake Okjeong and Boongeo island, Seonun temple, Daedun mountain, Buan media theme park

Major Tourism Operators
- Daemyung Resort

Major Regional Festivals
- Gimje Horizon festival (Oct)
- Buan Masil festival (May)

Infrastructure
- Plan to build inner roads (3X3 grid road)
- Plan to expand Gunsan airport to an international airport
- Plan to build a new port
- Plan to build a railway (New port-Gunsan)

Government Support
- Foreign investment: When investing no less than 20 million USD, support is provided based on the rate of foreign investment
  - 100% exemption of cooperate tax for 5 years, 50% exemption of cooperate tax for 2 years
  - 100% exemption of acquisition, registration and property tax for 15 years
12. Masan Marine New Town International Business City

Investment Highlights

**Project Description**
A new marine town of the future, “Smart Island”, which will drive the growth of Changwon-si City

**Key Rationale**
The best business infrastructure – Build three pillars of Changwon national industrial complex, Free Trade Zone and Free Economic Zone, the largest investment amount by local companies

Eco city – Successful chairing of the Ramsar Convention in 2008, average per-capita park area is 29㎡

Recreate waterfront space – Transform run-down port facilities and soil fields into the place for culture, exchange and various events

---

**Project Overview**

**Geographic Location**

**Project Summary**

<table>
<thead>
<tr>
<th>Type</th>
<th>City development/ Business· R&amp;D· Culture and Tourism complex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Gyeongsangnam-do Changwon-si Sechang area</td>
</tr>
<tr>
<td>Total Area</td>
<td>642,000 ㎡</td>
</tr>
<tr>
<td>Developer</td>
<td>Changwon-si</td>
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</table>
## Key Project Facilities

**Available Area:** 642,000m²

<table>
<thead>
<tr>
<th>R&amp;D</th>
<th>Business - R&amp;D complex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Culture and tour area</td>
<td>Mooring dock of excursion ships, large, medium-, and small-sized yachts, mooring facilities of Dinghy boats, canoes, kayaks, club house, Seongidae, waterfront area, sea observatory area, seaside mall, international center, convention center, luxury hotel &amp; resort, complex shopping mall, aquarium, aqua medical center, &quot;Gagopa&quot; beach park</td>
</tr>
</tbody>
</table>

## Location Benefits

### Accessibility
The place has the best industry infrastructure and the largest number of companies are located
- Distance: 360km from Seoul, 40km from Busan
- Road: 4hr 40min from Seoul, 1hr from Busan
- Railroad: 2hr 37min from Seoul by KTX
- Airplane: 5hr 30min from Incheon airport, 5hr 10min from Gimpo airport, 50min from Gimhae international airport

### Site Attraction
**Location where the Masan port use to be**
The run-down port facility is located downtown causing negative impacts to the urban environment due to noise and dust. The facility also blocks the waterfront area causing the decrease in a city attraction and people’s inconvenience
- Creating waterfront space focusing on R&D and cultural tour can revitalize the city

**Large emerging markets**
- Build three pillars of Changwon national industrial complex, Free Trade Zone and Free Economic Zone, the largest investment by local companies
- The huge markets including Changwon, Busan and the southern part of Kyeongnam

### Tourist Resources
**Major Tourist Attractions in the Area**
- Gwangrye mountain, Guryong mountain, Daeam mountain, Mageum Cheonma mountain, Muhak mountain
- Dolseom amusement park, Bongam mud flat eco experiencing place, Lake Bongam, Lake Junam, House of Changwon
- Gohyeon fishery village experience, Changdong art village, Gubok art village, Jinhae art village, Masan art center

**Major Regional Festivals**
- Jinhae Gunhang festival (April), Jinhae military band & honor guard festival (April)
- Cheonju mountain Azalea festival (April), Gohyangui Bom festival (April), Style festival (April)
- Bieum mountain Jinrye fortress royal Azalea festival (May), Masan Gagopa big festival (May), Masan fishery market festival (Sep)

### Government Support
- In this area, foreigners can apply for real estate investment immigration.
- Grant residential certification for foreigners who invest 500 thousand USD in Alpensia condo or villa and grant permanent residency for those maintaining the certification for over 5 years.
13. East Busan Tourism Complex

Investment Highlights

Project Description
An international city of marine leisure complex where people can stay throughout the year enjoying dynamic leisure activities while maintaining the image of an international film city.

Key Rationale
Fix anchor facility – High chances of drawing people and becoming attraction by confirming the company to operate and develop the anchor facility

Improve transportation accessibility – Improve public transportation accessibility by extending metro

The center of movie industry – Emerging as the center of movie entertainment business thanks to the rise of Busan international film festival

Project Overview

Project Summary
- Type: City development/Complex marine leisure city
- Investment: About 3.36 billion USD
- Location: Busan-si Gijang-gun Gijang-eup Daebyeon Sirang-ri area
- Total Area: 3,662,725 m²
- Developer: Busan urban cooperation
- Progress: Infrastructure 65%

Case Reference
- Aqua World
  - Developer: Gold Sea Korea Inv.
  - Land: 38,894 m²
  - Development Plan: Largest scale in Asia, The first ‘Lagoon’ type Aquarium (Size: 15,000t), water hotel with 55 rooms, planning to establish accommodation of 300 rooms

- Landmark Hotel
  - Developer: Conrad Hilton Consortium (Emerson Pacific and 3 other companies)
  - Land: 75,766 m²
  - Development Plan: 6-star deluxe hotel (500 rooms), Condominium (240 rooms). Concept of castle on the sea, High class resort with facilities of spa, health, medical treatment and leisure etc.
Key Project Facilities

**Sports Entertainment facility**
- Theme park, Family land, Golf course

**Leisure culture facility**
- National science museum, Medical town, Cultural art complex, Beachside park

**Accommodation**
- AA resort, Landmark hotel, Traditional hotel, villa-type condominiums

**Commercial facility**
- Ocean view restaurant, Food town, Entertainment shopping mall, Outlet

Location Benefits

**Accessibility**
- Secure strategic place for tourism as it is located in the pathway between the downtown of Busan, Ulsan and Gyeongju
  - Distance: 400km from Seoul
  - Road: 4hr 50min from Seoul on expressway
  - Railroad: 2hr 40min from Seoul by KTX
  - Airplane and Ship: 5hr 30min from Incheon airport, 5hr 10min from Gimpo Int’l airport, 1hr 10min from Gimhae international airport. 50min from Busan international passenger terminal

**Site Attraction**
- **Haeundae commercial district**
  - The target place is close to Haeundae commercial district which is rising as a local commercial district
  - Once the development of the target place is completed, the commercial district of Haeundae will be expanded.
  - The place may become an international tour destination in which a city function (business/residence/commercial) and as a leisure function (culture/entertainment) are well balanced

**Major summer vacation destination**
- As Busan is acknowledged as a major summer destination, 63% of tourists visit beaches in July and August
- Various festivals are held and attraction points are located around Haeundae and Gwanganri

**Tourism Resources**
- **Major Tourist Attractions in the Area**
  - Taehongdae, Yongho seaside, Haeundae, Hwangnyeong mountain, Nampo-dong, Dalmati hill
  - Gwangan bridge, Nurumachi APEC house, Gijan babybottle light house, Daebyeon port
  - Busan city museum, Dongbaek island, Gukje market, Busan tower

**Major Regional Festivals**
- Busan ocean festival (Aug), Busan international magic festival (Aug)
- Busan world firework festival (Oct)
- Busan Biennale (Sep to Oct), Busan international film festival (Oct), Busan independent film festival (Nov)
- Busan Jagalchi festival (Oct), Busan international performing arts festival (Art), Busan international short-film festival (April)

**Infrastructure**
- Build coastal tour road (3 steps)
- Open the road connect Busan-Ulsan expressway-tour complex: 2016. 2.

**Government Support**
- 5-year installment payments for borrowed lands
- 50% exemption of local tax (Acquisition Registration tax) (Tour facility business operator)
- Foreign investment: When investing no less than 20 million USD, support is provided based on the rate of foreign investment
- 100% exemption of cooperate tax for 5 years, 50% of cooperate tax exemption for 2 years
- 100% exemption of acquisition, registration and property tax for 15 years
- Real estate immigration investment system: In case of more than 500 million KRW worth of investment in leisure & resident facility

Available Area: 671,457 ㎡
14. Solux City

Investment Highlights

Project Description
A marine city of health and leisure where nature and human live in harmony

Key Rationale

Natural environment – A beach that is 7km long, clear ocean water, and sun-dried salt

Improve accessibility – The New millennium bridge will improve accessibility.

Project Overview

<table>
<thead>
<tr>
<th>Type</th>
<th>Island development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment</td>
<td>About 1.75 billion USD</td>
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<tr>
<td>Location</td>
<td>Jeollanam-do Sinan-gun Jaeun-myeon Baeksan-ri area</td>
</tr>
<tr>
<td>Total Area</td>
<td>6,270,000 m²</td>
</tr>
<tr>
<td>Developer</td>
<td>Sinan-gun</td>
</tr>
</tbody>
</table>

Geographic Location

Case Reference

El Dorado Resort
- Location: 233, Ujeon-ri, Jeungdo-myeon, Sinan-gun, Jeollanam-do
- Developer: HanBaekR&C
- Total investment: USD 69.67 million (private investment: USD 58 million, public investment: USD 11 million)
- Scale: 76,817 m²
- Total area: 23,464.3 m²
- Total Building Coverage Ratio: 12.29% (Legally 40%)
- Opened Date: April 2006
### Key Project Facilities

#### Business Zone
Conference Hotel, Residence Hotel, World Bazaar, World Food Culture Complex, multiplex, art center & park, convention centers etc.

#### Entertainment Zone
Festival Hotel, World Museum Hotel, brand outlets, Namdo food village, multi-shopping arcades, etc.

#### Refresh Zone
Water Therapy Resort, Eco-care Resort, Wellness Complex, Convalescent Village for Company Workers, Eco Town, etc.

#### Multiplex Zone
36-hole golf courses, golf houses, Marine Dormitory, etc.

### Location Benefits

#### Accessibility
It is easy to develop the place as it is a reclaimed land with spacious mud flat and water way
- Distance: 350km from Seoul to Mokpo, 20km from Mokpo to the target place
- Road: 4hr from Seoul to Mokpo
- Railroad: 2hr 12min from Seoul to Mokpo by KTX
- Airplane and ship: 4hr 40min from Incheon airport, 4hr 20min from Gimpo airport, 50 min from Muan airport

#### Site Attraction
- Outstanding environment
  - An attractive view is guaranteed since a spacious mud flat and water way are created near the target location
  - The place is easy to develop thanks to the spacious and flat reclaimed land
- Connection to land
  - Accessible through a land route after New millennium bridge is completed
  - Develop as the tour base for Sinan-gun since the target place is included in Diamond archipelago

#### Tourism Resources
- Major Tourist Attractions in the Area
  - Korean peninsula pine forest and Woojeon beach, Mudskipper, Sinan sea floor artifact discovery monument
  - Taepyeong salt pan and salt pan experience, salt museum, Yeomsang botanical garden
  - Hong island, Heuksan island

#### Major Tourism Operators
- Eldorado Resort

#### Major Regional Festivals
- Sinan Tulip festival (April)
- Heuksan Skate festival (May)

#### Infrastructure
- New millennium bridge (length-7.21km) is under construction – will open in 2017

#### Government Support
Foreign investment: When investing no less than 20 million USD, support is provided based on the rate of foreign investment
- 100% exemption of cooperate tax for 5 years, 50% of cooperate tax exemption for 2 years
- 100% exemption of acquisition, registration and property tax for 15 years
15. Fantasia Land

Investment Highlights

Project Description
A theme tour complex for families where people can get away from their everyday routine.

Key Rationale

Blessed resources in the region – Tourists visit Angel bridge and Artist Kin, Hwan-ki house. A spacious mud flat and waterway are located near the target place.

Improve accessibility – The accessibility to the area will be greatly improved once the New millennium bridge is completed.

Project Overview

Geographic Location

Project Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>Island development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment</td>
<td>450 million USD</td>
</tr>
<tr>
<td>Location</td>
<td>Jeollanam-do Sinan-gun Anjaw-myung Gudaer-ri area</td>
</tr>
<tr>
<td>Total Area</td>
<td>7,840,000 m²</td>
</tr>
<tr>
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</tr>
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- Total investment: USD 69.67 million (private investment: USD 58 million, public investment: USD 11 million)
- Scale: 76,817 m²
- Total area: 23,464.3 m²
- Total Building Coverage Ratio: 12.29% (Legally 40%)
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Key Project Facilities

<table>
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<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art Zone</td>
<td>Conference Hotel, Art Theme hotel, World Bazaar, Food Culture Center, Art Street Mall, Artist Town (Gallery), Art Center &amp; Park</td>
</tr>
<tr>
<td>Entertainment Zone</td>
<td>Wild Water Park, Amusement Park, Kidult Island, Movie Star Hotel, Island Resort, Babies &amp; Kids Outlet, City Walk</td>
</tr>
<tr>
<td>Life Zone</td>
<td>Forest Village, Design Village, Convalescent Village for Company Workers, Public Golf Zones, Wellbeing Food Center, Theme Cafe Street</td>
</tr>
<tr>
<td>Sports Zone</td>
<td>27-hole golf courses, golf houses</td>
</tr>
</tbody>
</table>

Available Area: 7,030,000㎡

Legend
- Public Convenience Facilities
- Residential Facilities
- Business and Leisure Facilities
- Sport and Entertainment Facilities
- Support Facilities
- Commercial Facilities
- Waterway

Location Benefits

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