

LOGISTICS MARKET REPORT

2022

GenstarMate 

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01

Logistics Talk

Aging Seoul Metropolitan Area Logistics Centers

The logistics sector has grown gradually, attracting attention as a primary investment market after offices sectors in the commercial real estate market. Significantly, after the COVID-19 pandemic, it has formed the second-biggest transaction volume after the offices. Notably, in 2022, the purchase volume of the logistic center with funds accounted for about 62% of the total volume, followed by REITs with 24%, resulting in the transaction volume of logistics centers by indirect investment scheme being about 86% of the total volume, accounting for over 80% for four consecutive years.

Foreign investors are increasingly interested in the domestic logistics market. Logistics-specialized investment companies based in Europe, the U.S., and Singapore are targeting Asian markets such as Korea, Australia, and Japan; interest in the opportunistic investment market is exceptionally high based on aging assets. The following is the analysis of aging logistics centers in the SMA.

The central market comprises the most aging logistics centers in the SMA. Within the central market, especially, the average year of completion in the Singal submarket was 2002, and 60.4% of all logistics centers were found to be very old with a usual life of more than 20 years. Due to the nature of the location, there are few new additional development sites in the central market, indicating the potential for value-add renovation of outdated centers rather than new development.

Aging Ranking by Market

Market	Avg. Completion Year
1 Central	2005
2 Other	2007
3 Southeastern	2010
4 Northwestern	2011
5 Southern & Western	2012

Next to the central market, the northeastern area of the SMA and other market, including logistics centers in Seoul, showed more extensive aging. These are also expected for value-add renovation of existing centers and logistics since lack of development site.

Aging Ranking by Submarket

Submarket	Avg. Completion Year
1 Singal	2002
2 Gunpo/Anyang/Suwon	2004
3 Gwangju/Gonjiam	2008
4 Dongtan/Osan	2009
5 Incheon	2010
6 Hwaseong/Pyeongtaek	2010
7 Yangji/Deokpyeong	2010
8 Gochon/Bucheon	2011
9 Goyang/Paju	2011
10 Anseong	2013
11 Ansan/Siheung	2013
12 Icheon/Yeouju	2013

The southeastern, northwestern, southern, and western markets have an average completion year of 2010 or later, relatively recent development cases. In particular, Ansan and Siheung of the western market consisted of centers within 5 years with the highest share at 48.3%, and the share is expected to increase further as many assets are scheduled to be supplied in Incheon.

The areas with the most newly developed logistics centers in the specific areas of the SMA are Yeouju - Icheon in the southeast area, and about 40% of the logistics centers are completed within 5 years. It reflects the recent restrictive permits in the southeast region, resulting in almost no supply in Yangji-Deokpyeong and Gwangju-Gonjiam area and remarkable new supply in Yeouju-Icheon, along with National Road No. 3.

Recently completed logistics centers in the SMA are Cheongna Logistics Center in Wonchang-dong, Seogu, Incheon (completed in November 2022) and Osan Logipolis located in Osan (completed in October 2022), with gross floor areas of 130,152 py and 45,488 py, respectively.

Cheongna Logistics Center is a large-sized center with an area of about 130,000 py, and along with the Osan Logipolis, which are the newest mixed centers with the accessibility of all floors via ramps.



Osan Logipolis

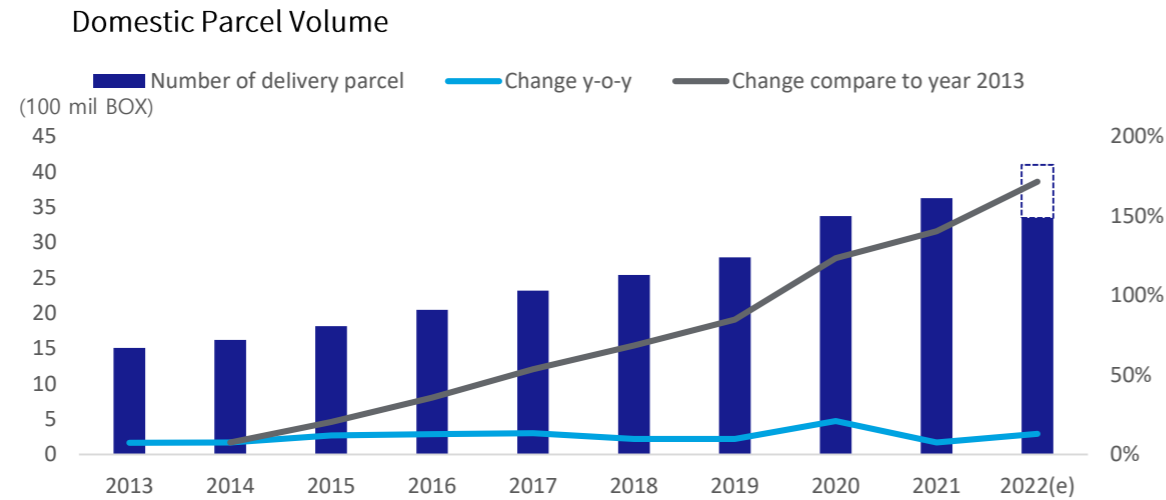


Cheongna Logistics Center

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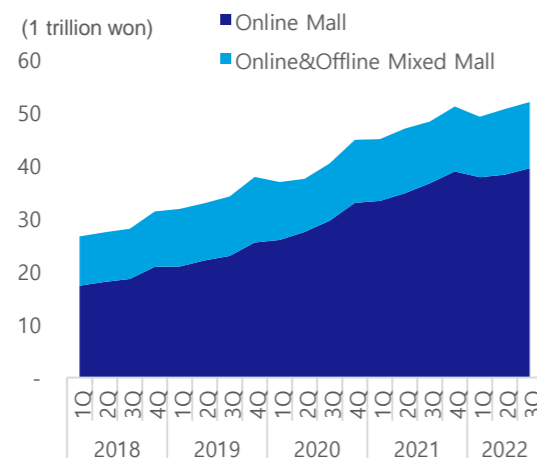
Logistics Market Trend Indicator

※ Source :
Statistics Korea
National Logistics
Information Center

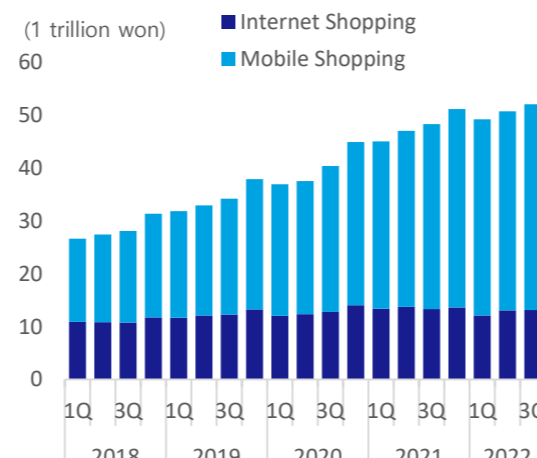


- As of October 2022, domestic parcel delivery volume totaled 3.35 billion boxes, an increase of 13.0% compared to the same period of the previous year (January-October 2021)
- Despite the decrease of COVID-19 impact, including the removal of the outdoor masks mandate in 2022, contactless consumption has become routine, and contactless services continue, such as Naver's fast delivery launching in the second half of the year. In 2023, offline consumption will recover due to the endemic, and delivery volume is expected to decrease slightly compared to the previous two years.

Shopping Revenue



Online Shopping Revenue

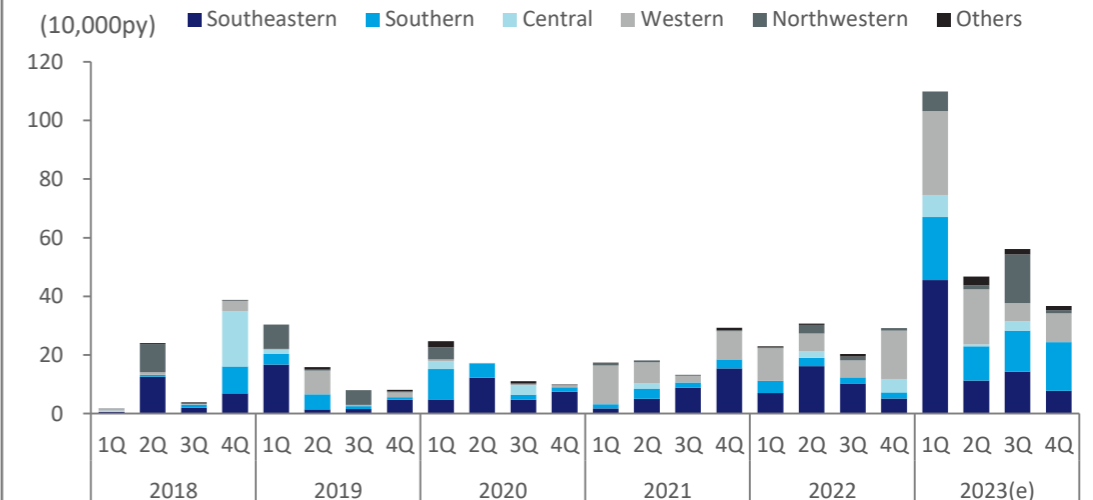


- According to the Statistics Korea, the revenue of e-commerce shopping transactions from the 2022 1Q to the 3Q recorded about 152 trillion won, an 8.3% increase compared to the transaction volume from the 2021 1Q to its 3Q.
- Mobile shopping revenue are continuously increasing, and revenue from the 2022 1Q to the 3Q recorded 113.5 trillion won, the largest sales since the statistics reform in 2017, however, the increased rate was 13.7% compared to the same period last year, indicating slow down in increase.

※ Source :
Statistics Korea

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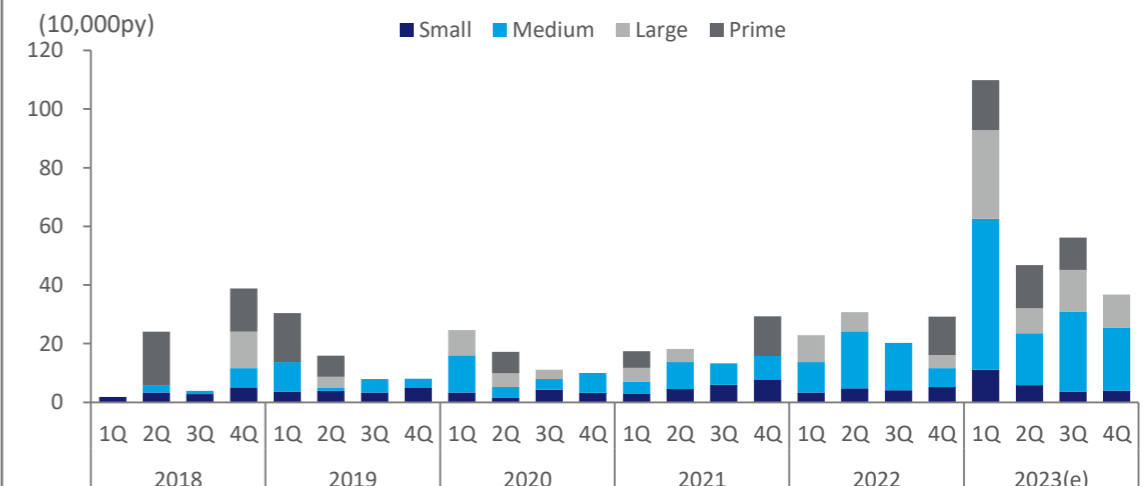
Seoul Metropolitan Area Logistics Center Supply Trend by Districts



- In 2022, the new supply area for the logistics center was 1.03 million py, showing an increase of about 29.9% compared to the previous year, overriding the most extensive supply record following the previous years.
- By region, the western market with larger room for development recorded the largest amount of new supply with about 394,000 py, followed by the southeastern market with 386,000 py.
- Aside from the southeastern and western markets, there are many scheduled supplies in the southern market, setting the expectation for the new supply of logistics centers in 2023 to be increased compared to 2022.
- However, the construction of a number of logistics centers was delayed due to rising construction costs and interest rates in 2022, and it is expected to have an impact in 2023, constituting a possible delay in the supply of a significant number of logistics centers scheduled for completion.

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Seoul Metropolitan Area Logistics Center Supply Trend by Size



- As for the supply area by size in 2022, medium-sized logistics centers accounted for 50.8% of the total area at about 524,000 py. In the case of large-sized logistics centers, the area increased to 203,000 py, by 119%, compared to the previous year, showing the most remarkable increase.
- Logistics centers scheduled to be supplied in 2023 are also expected to have the largest number of medium-sized logistics centers. The small, large, and extra-large sizes will increase in supply compared to 2022, expected to record as the largest ever.



Logistics Center Investment

In 2022, the transaction volume of logistics centers in the SMA increase slightly y-on-y to 5.927 trillion won

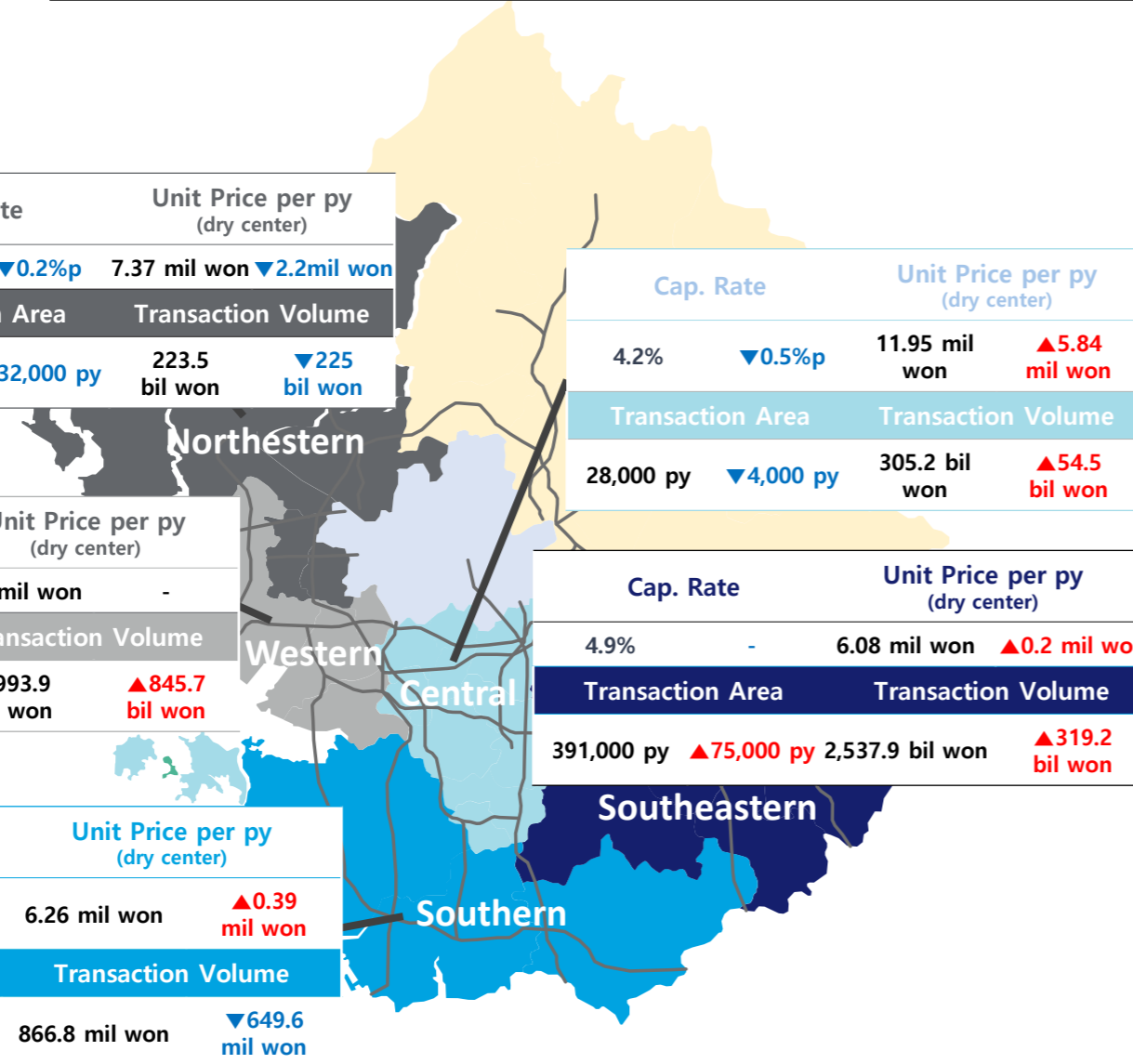


01

Overview Seoul Metropolitan Area

※ 2022 4Q, YoY

Cap. Rate	Unit Price per py (dry center)	Transaction Area	Transaction Volume
4.6% ▼0.2%p	6.7 mil won ▲0.51 mil won	781,000 py ▲11,000 py	5,927.3 bil won ▲230.2 bil won

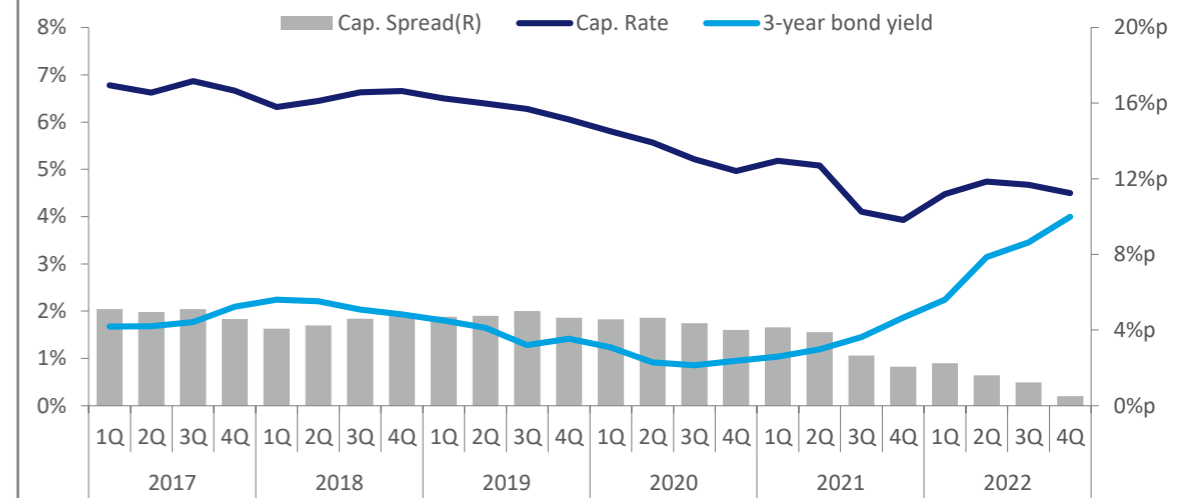


- In 2022, the transaction volume of logistics centers in the SMA recorded 5,927.3 billion won (4.0%▲), a slight increase from the previous year and the largest transaction ever.
- Significantly, the transaction volume in the western region, which recorded the largest new supply volume ever, led to an increase in the overall transaction volume.
- The average market price per py of dry temperature logistics centers in the SMA recorded 6.7 million won, an increase of 8.2% from the previous year. The number of dry and cold temperature mixed logistics centers decreased compared to the previous year, however, the number of logistics centers dedicated to cold temperature continued to rise, recording 10 million won for the two consecutive years.
- The Cap. Rate recorded 4.6%, a decrease of 0.2%p from the previous year. The trend of cap rate decline is slowing down due to the effect of rising interest rates, and most logistics centers are trading in the mid-to-high 4% range, except for some pre-purchase cases.

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Seoul Metropolitan Area Logistics Center Cap. Rate Trend

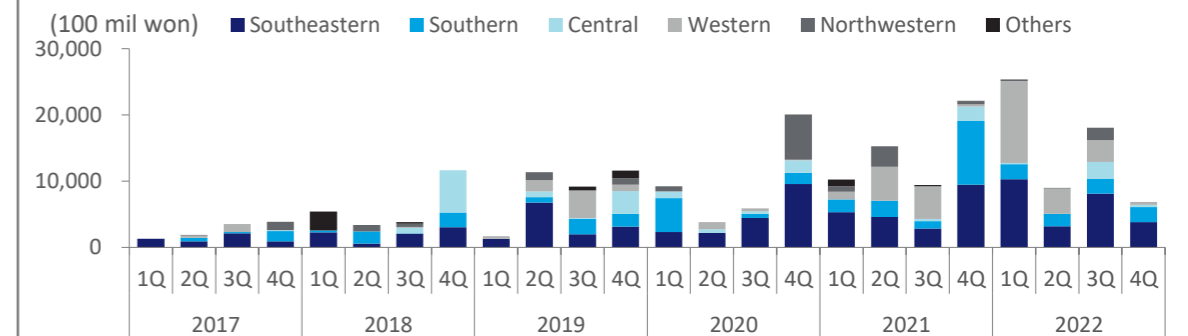
- The Cap. Rate of logistics centers in the SMA rose to 4.7% in the first half, then slightly decreased in the second half, and the annual Cap. Rate for 2022 recorded 4.6%, a decrease of 0.2%p from the previous year.
- The 3-year Treasury bond yield, which began to rise after 2020, rose more sharply in 2022, and Cap. Rate spread lowered to 1.4%p
- On a quarterly basis, the Cap. Rate of 2022 4Q was 4.5%, an increase of 0.6%p from the same period previous year.



03

Seoul Metropolitan Area Logistics Center Transaction Size Trend

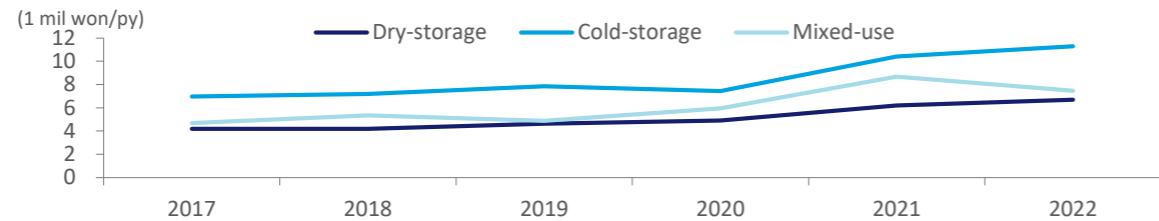
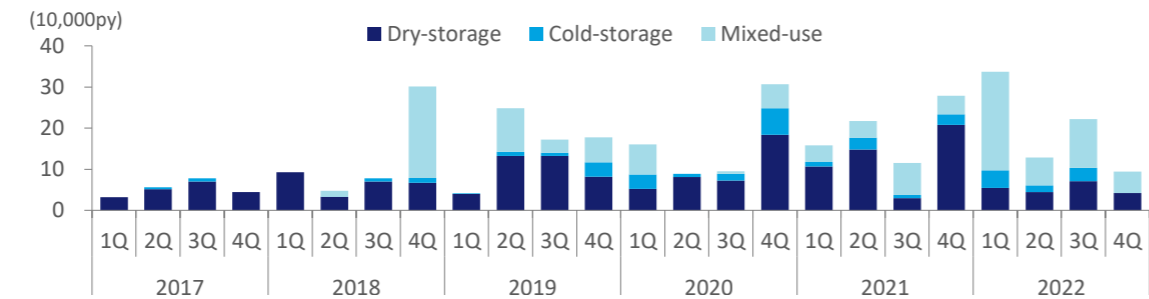
- In 2022, the transaction volume of logistics centers in the SMA is approximately 5.9 trillion won, an increase of 4% from the previous year, recording the largest transaction volume ever.
- The transaction volume in the southeastern region was about 2.5 trillion won, and about 43% of the total transaction volume in the SMA was made in the southeast market, and the western market recorded about 2 trillion won in transaction volume.
- It resulted from the fact that many logistics centers that signed pre-purchase contracts before completion have finished construction and closed transactions.
- In the southern and northwestern market, the number of transactions decreased compared to the previous year, and the transaction volume decreased by about 43% and 50%, respectively, compared to the previous year.
- Transactions in the 2022 4Q have decreased compared to the 4Q of the previous year, as the transaction itself decreased, including the closing of the transaction being delayed or the sales being withdrawn due to the effect of rising interest rates. These impacts are expected to persist through 2023.



04

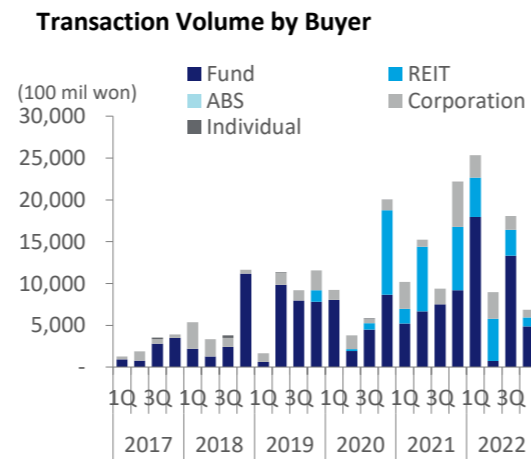
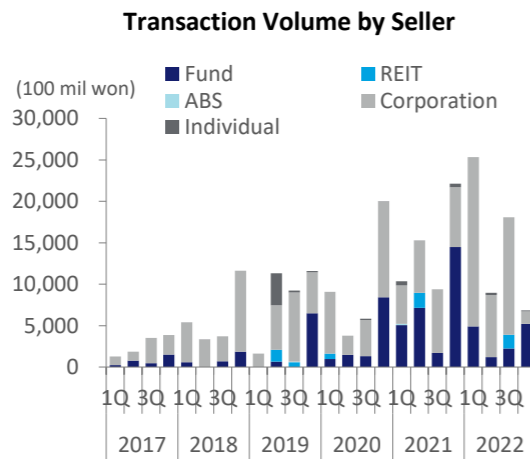
Transaction Area By Use and Unit Price per py

- In 2022, 58 units of the logistics center in the SMA, about 780,000 py based on the total floor area, were traded. Significantly, the transaction rate of mixed centers exceeded 60% of the total and increased.
- The average unit price per py of logistics centers dedicated to dry or cold centers in the SMA was 6.7 million won and 11.28 million won, which increased by 8.2% and by 8.3%, respectively, from the previous year. The average unit prices of mixed centers was 7.48 million won per py, which decreased by 13.9% from the previous year.
- As for the cold center, the influence of the pre-purchase of logistics centers with expansion capacity and new construction of logistics centers led to an increase in the overall unit prices.



05

Transaction Volume by Seller/Buyer Type



- Among the types of sellers, sales by corporations accounted for a total of 42 cases, or 4.4 trillion won, accounting for approximately 74% of the total transaction volume, mostly due to sales by PFVs or developers.
- Sales of funds and REITs decreased compared to the previous year due to the decrease in hard asset deals by funds and REITs due to the changes in market conditions.
- On the other hand, regarding buyer type, fund acquisitions accounted for about 62% of the total volume, followed by REITs. Out of the transaction volume of the logistics center, the proportion of acquisition by indirect investment vehicles reached the highest ever at about 86%.

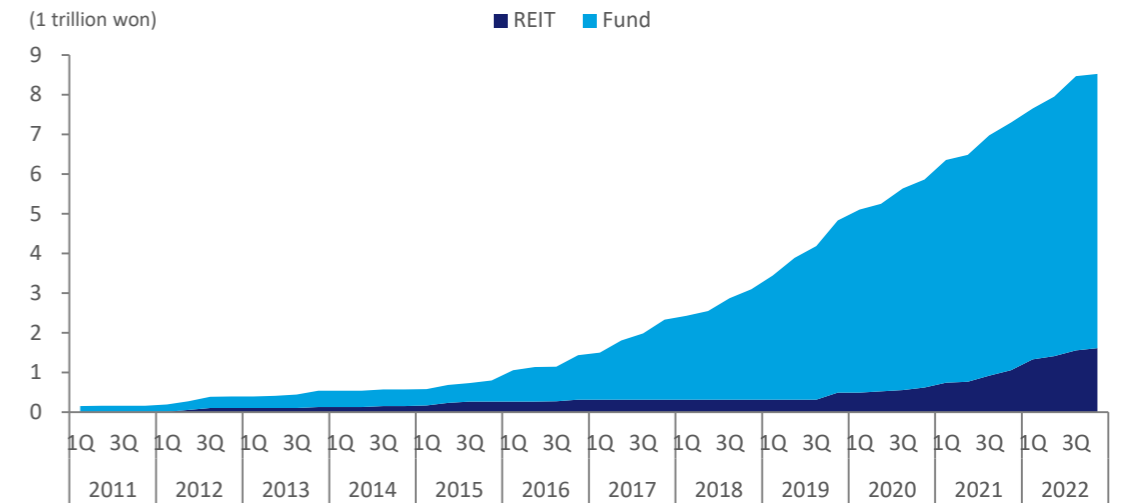
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Real Estate Indirect Investment Vehicles Analysis

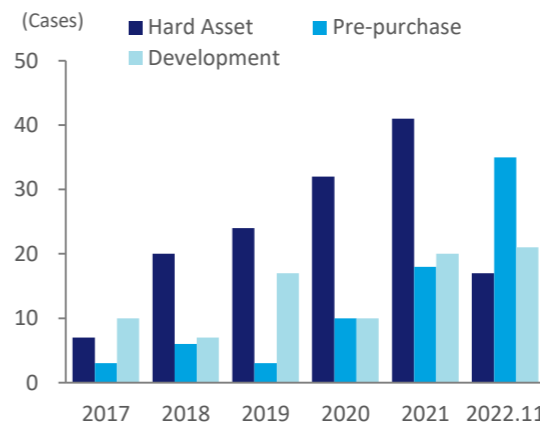
※ Source :
Ministry of Land,
Infrastructure
and Transport
REITs
Information
System, Financial
Supervisory
Service and each
firm

- As of November 2022, approximately 8.5 trillion won of equity (based on REIT capital or real estate fund asset according to the investment prospectus) has been invested in actual purchase or development of domestic logistics centers through REITs and real estate funds.
- In 2022, the confirmed equity investment in the logistics center was 1.2 trillion won, a slight decrease from the previous year.
- Since 2019, more than 1 trillion won has been invested in purchasing and developing logistics centers for four consecutive years.

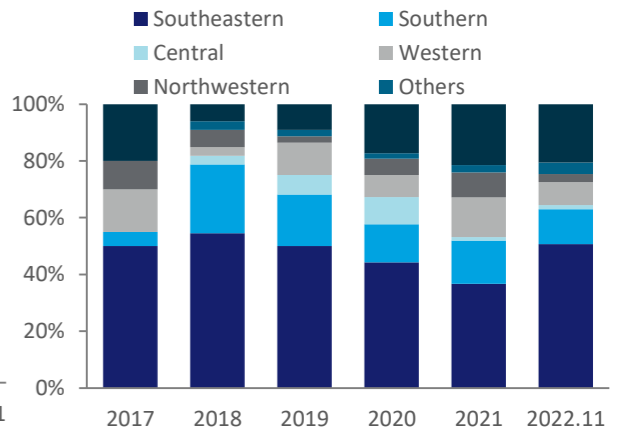
Indirect Investment Vehicles Equity Trend



New Indirect Investment Types Trend by Types



New Indirect Investment Shares Trend by Market



- Until November 2022, a total of 73 new REITs and real estate funds invested in the acquisition or development of domestic logistics centers were identified.
- Regarding the logistics center indirect investment market of 2022, actual acquisition decreased by more than half compared to the previous year and showed a high proportion of investments in pre-purchase and development before completion of construction.
- By investment markets, the share of investment in the southeastern rose again, due to the effect of an increase in the proportion of logistics centers that started construction in the southeastern market in 2021 upon permits and an increase in pre-purchase investment for these assets before completion of construction.

07-1

Transaction Case Analysis by Market

Southeastern

- In 2022, the transaction volume of logistics centers in the southeastern market recorded 2,537.9 billion won, an increase of 14.4% from the previous year.
- About 53% of the transactions in the SMA, 31 cases, were made in the southeastern market, the largest share at about 42% of the transaction volume.
- About half of the transaction cases in the market, 15 cases, were confirmed as pre-purchase by an indirect investment vehicles. Significantly, the new supply in the southeast market expanded to the Icheon and Yeosu submarkets, and the consequent increase in pre-purchase cases in Icheon and Yeosu led to an increase in the total transaction volume in the market.
- The transaction volume of Yangji and Deokpyeong also exceeded 1 trillion won for 4 consecutive years, representing solid investment demand, and Gwangju and Gyeonggi also recorded a transaction volume of 300 billion won for 2 consecutive years, showing steady transactions with a transaction volume of 1 billion won.

Logistics Center	Address	Type	Transaction Date	Transaction Area (py)	Transaction Price (100 mil won)	Price/py (0.01 mil won)	Seller / Buyer
Yangji SLC Logistics Center	Yongin, Gyeonggi	Mixed	2022.3Q	34,813	2,855	820	Seller : Yangji SLC PFV Buyer : Koramco REITs Management and Trust
LogisCo Yangji Logistics Center	Yongin, Gyeonggi	Mixed	2022.1Q	62,251	2,624	422	Seller : Yangji Logistics Buyer : Rifa Asset Management
Daesang Yongin Logistics Center	Yongin, Gyeonggi	Mixed	2022.4Q	14,999	1,450	967	Seller : Hana Alternative Asset Mgmt Buyer : Koramco Asset Management
SSG.com Gwangju Opo Logistics Center	Gwangju, Gyeonggi	Mixed	2022.3Q	25,325	1,357	536	Seller : Kendall Square Asset Mgmt Buyer : SSG.com
CJ Sindoekpyeong Logistics Center	Icheon, Gyeonggi	Dry	2022.1Q	17,712	1,300	734	Seller : IGIS Asset Management Buyer : Deokpyeong Logistics Value-add PFV
Icheon Songon-ri Logistics Center	Icheon, Gyeonggi	Mixed	2022.1Q	16,632	1,235	743	Seller : Wooseok E&C Buyer : Koramco Asset Management
Gwangju Distribution Complex Cold Logistics Center	Gwangju, Gyeonggi	Cold	2022.1Q	11,092	1,206	1,087	Seller : Metheus Asset Mgmt Buyer : Shinhan REITs Mgmt
Nara RED Icheon Center	Icheon, Gyeonggi	Dry	2022.3Q	19,579	1,110	567	Seller : Nara RED Buyer : Mirae Asset Management
Daehwa Logistics Seolcheon Logistics Center	Icheon, Gyeonggi	Dry	2022.4Q	16,631	1,060	637	Seller : ADF Asset Management Buyer : Koramco REITs Management and Trust
Jaseok-ri Logistics Center	Icheon, Gyeonggi	Mixed	2022.1Q	14,942	1,025	686	Seller : Donghan E&G Buyer : KB Real Estate Trust
Pasto Yongin #2	Yongin, Gyeonggi	Mixed	2022.2Q	12,848	960	747	Seller : LB Asset Management Buyer : D&D Investment
Han Express Namicheon #1	Icheon, Gyeonggi	Mixed	2022.3Q	11,714	900	768	Seller : Koramco Asset Management Buyer : ADF Asset Management
Icheon Gunryang Logistics Center	Icheon, Gyeonggi	Mixed	2022.3Q	12,937	884	683	Seller : LB#30PFV Buyer : LB Asset Management
Smart L Simseok-ri Logistics Center	Yeosu, Gyeonggi	Dry	2022.2Q	14,292	730	511	Seller : Smart L Buyer : Vestas Investment Management

Yangji SLC Logistics Center



LogisCo Yangji Logistics Center



Icheon Songon-ri Logistics Center



Smart L Simseok-ri Logistics Center



07-2

Transaction Case Analysis by Market

Southern

- In 2022, the total transaction volume of logistics centers in the southern market recorded 866.8 billion won, a decrease of 43% from the previous year.
- In 2021, the Anseong submarket recorded a transaction volume exceeding 1 trillion won due to the influence of Kendall Square REITs portfolio purchase, but in 2022, the number of large-sized transactions decreased, resulting in a transaction volume of 490.9 billion won.
- Among them, Homeplus Anseong Fresh Logistics Center, located in Wongok-myeon, Anseong-si, was transferred to IGIS Asset Management at 16.82 million won per py under the sales agent of Mate Plus. The transaction price per py of the transaction recorded 16.82 million won, the highest ever for a cold center.

Logistics Center	Address	Type	Transaction Date	Transaction Area (py)	Transaction Price (100 mil won)	Price/py (0.01 mil won)	Seller / Buyer
HomePlus Anseong Fresh Logistics Center	Anseong, Gyeonggi	Cold	2022.3Q	9,929	1,670	1,682	Seller : KB Real Estate Trust Buyer : IGIS Asset Management
Rich Logistics Center	Anseong, Gyeonggi	Cold	2022.1Q	16,430	1,580	962	Seller : Rich Development Buyer : KOREIT
Korea Super Freeze Fulfillment Songsan Center	Hwaseong, Gyeonggi	Cold	2022.2Q	6,712	689	1,026	Seller : Hwaseong Cold Chain Buyer : Korea Super Freeze Songsan
Pasto Iljuk Center	Anseong, Gyeonggi	Dry	2022.3Q	10,327	600	581	Seller : Joongang GLS Buyer : Hana Alternative Asset Mgmt
LogisValley Anseong Logistics Center	Anseong, Gyeonggi	Dry	2022.2Q	8,553	480	561	Seller : Humed Buyer : Shinhan REITs Mgmt
LogisValley Hanaro Logistics Center	Anseong, Gyeonggi	Dry	2022.2Q	4,132	270	653	Seller : LogisValley Hanaro Buyer : Shinhan REITs Mgmt
S&J Logistics Center	Anseong, Gyeonggi	Dry	2022.2Q	4,188	262	626	Seller : H1 Logistics Buyer : Korea Investment Real Estate Trust

HomePlusAnseongFreshLogisticsCenter



Rich Logistics Center



Korea Super Freeze Fulfillment Songsan Center



Pasto Iljuk Center



07-3

Transaction Case Analysis by Market

Western

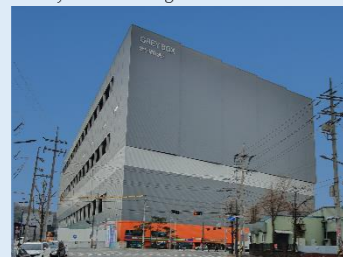
- In 2022, a total of 9 transactions were made with logistics centers in the western market, and the transaction volume increased by 74% from the previous year to 1,993.9 billion won, accounting for 33.6% of the total transaction volume in the SMA.
- In 2022, transactions of large logistics centers in the SMA were concentrated in the western market, and, in particular, the top 4 transactions sorted by transaction price based on a single transaction were made in the western market.
- Most of the major transaction cases were confirmed as pre-purchase cases of large-scale new logistics centers, and Grey Box Ansan logistics centers were pre-purchased also in Ansan and Siheung, identified as the first large-scale transactions in 3 years.1

Logistics Center	Address	Type	Transaction Date	Transaction Area (py)	Transaction Price (100 mil won)	Price/py (0.01 mil won)	Seller / Buyer
Hang-dong 7-ga Logistics Center	Jung-gu, Incheon	Mixed	2022.1Q	73,463	5,850 <Top 1>	796	Seller : Aster Development 4 th Hang-dong Buyer : ADF Asset Management
Grey Box Ansan Logistics Center	Ansan, Gyeonggi	Mixed	2022.3Q	33,311	3,301 <Top 2>	991	Seller : Banwol Smart Logistics PFV Buyer : KB Asset Management
Namcheongna Smart Logistics	Seo-gu, Incheon	Mixed	2022.2Q	42,342	3,100 <Top 3>	732	Seller : CMS Consortium Buyer : Koramco REITs Management and Trust
CBRE IM ILC Logistics Center	Jung-gu, Incheon	Mixed	2022.1Q	49,759	2,970 <Top 4>	597	Seller : Goodwill Logis Buyer : CBRE Investment Management
Oryu-dong Smart Logistics Center	Seo-gu, Incheon	Cold	2022.1Q	12,223	1,950	1,595	Seller : Smilegate Asset Management Buyer : Capstone Asset Management
Shinhwa Distribution	Jung-gu, Incheon	Cold	2022.1Q	3,348	300	896	Seller : Shinhwa Distribution Buyer : Mplus Asset Management

Hang-dong 7-ga Logistics Center



Grey Box Ansan Logistics Center



Namcheongna Smart Logistics



CBRE IM ILC Logistics Center



07-4

Transaction Case Analysis by Market

Central

- In the central market, four centers, including the Central Logis Hub in Dongtan, were confirmed to have transactions worth 305.2 billion won. Dongtan Central Logis Hub was the only transaction in Dongtan and Osan in 2022, and PFV, established by Mastern Investment Management, sold it to Pebblestone Asset Management for 220 billion won, accounting for 72% of the total transaction volume in the central market.
- In Singal, which recorded a high transaction volume of 200 billion won in 2021, the transaction volume decreased sharply, and in 2022 only a small-sized logistics center of 1,000 py was traded, recording a transaction volume of 85 billion won. The transactions in Gunpo, Anyang, and Suwon were not found.

Logistics Center	Address	Type	Transaction Date	Transaction Area (py)	Transaction Price (100 mil won)	Price/py (0.01 mil won)	Seller / Buyer
Dongtan Central Logis Hub	Hwaseong, Gyeonggi	Cold	2022.3Q	22,809	2,200	965	Seller : Mastern#80Dongtan PFV Buyer : Pebblestone Asset Mgmt
SK Network Jukjeon Logistics Center	Yongin, Gyeonggi	Dry	2022.1Q	1,782	200	1,123	Seller : SK Networks Buyer : Koramco REITs Management and Trust

Dongtan Central Logis Hub▶



07-5

Transaction Case Analysis by Market

Northwestern

- In the northwestern market, 3 centers were traded in Goyang and Paju, with approximately 223.5 billion won traded, a 50% decrease in transaction volume compared to the previous year, and no transaction cases were found in Gimpo and Bucheon.
- Goyang Samsung Logis Hill, located in Goyang-si, is a newly built dry center completed in the 2022 2Q. A cold center (12,000 py) is scheduled to be supplied near Goyang Samsung Logis Hill during the 2023 1Q, and it is known that the logistics center will also be sold to Blue Cove Asset Management.

Logistics Center	Address	Type	Transaction Date	Transaction Area (py)	Transaction Price (100 mil won)	Price/py (0.01 mil won)	Seller / Buyer
Goyang Samsung Logis Hill	Goyang, Gyeonggi	Dry	2022.3Q	19,856	1,900	957	Seller : Goyang Samsung Logistics Center PFV Buyer : BlueCove Investment

Goyang Samsung Logis Hill▶



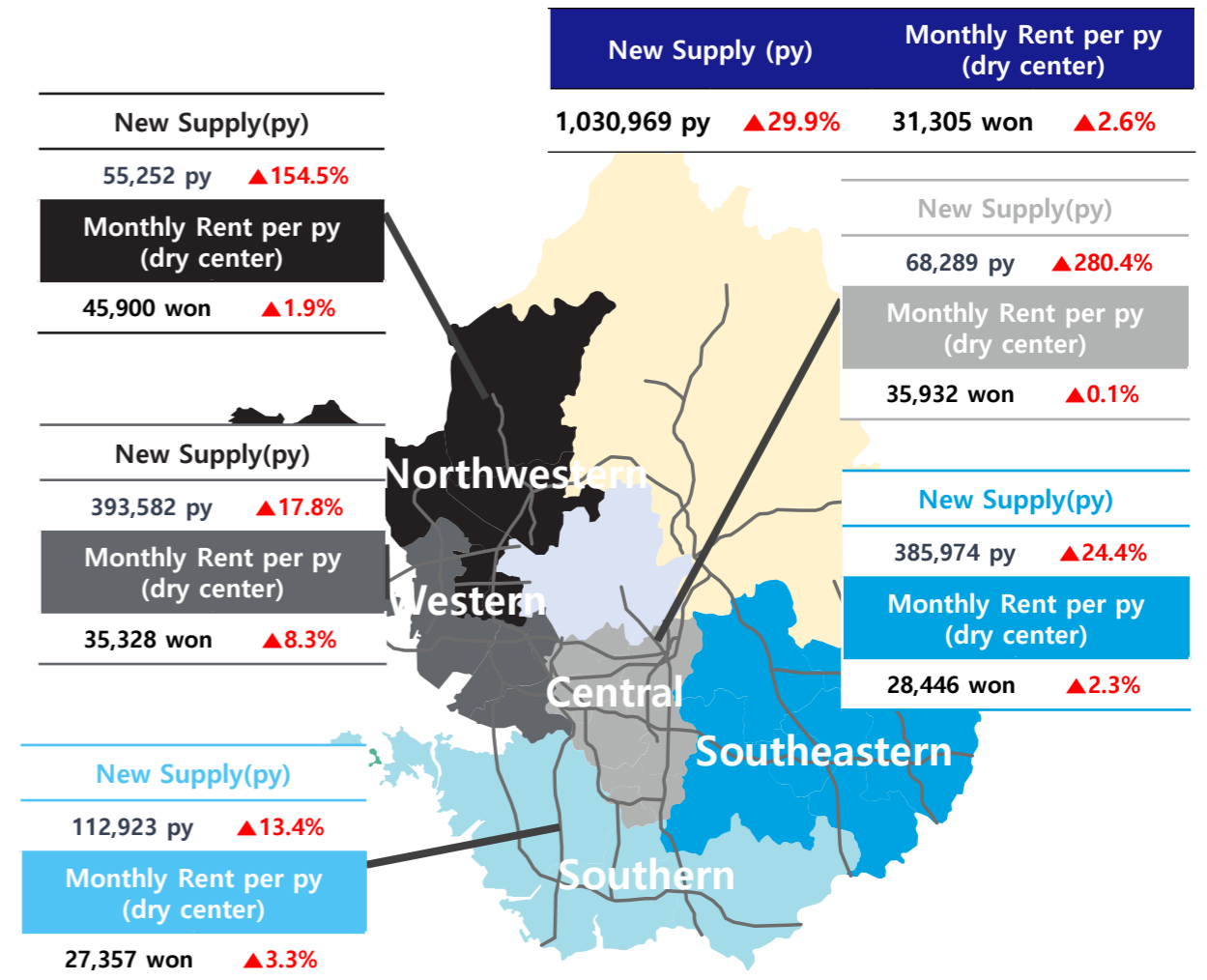
Seoul Metropolitan Area Analysis

Supply was concentrated in the southeastern and western markets, and many cases were found behind schedule due to the increase in the unit cost of development logistics centers

01

Overview Seoul Metropolitan Area

※ 2022 4Q, YoY



- In 2022, the new supplied area for logistics centers in the SMA was about 1,030,000 py, an increase of 29.9% from the previous year. Among them, 390,000 py in the southeastern market and 390,000 py in the western market are newly supplied, and supply is concentrated around the 2 markets.
- The southeastern market, including Icheon and Yongin, is continuously being developed, but the demand for development in the southern market (Anseong, Hwaseong, and Pyeongtaek) is also steadily rising.
- Development costs, including raw material costs, labor costs, and insurance premiums, have been increasing significantly, and many of the new supply cases expected to be completed in 2023 may be delayed from the scheduled time. Therefore, it is necessary to be more cautious on the supply volume in 2024.
- In 2022, most of the new supply logistics centers were quickly leased to e-commerce and 3PL companies. However, since 2023-2024 is expected to be a tenant-dominated market, lessors will handle vacancy risks by providing rental favors.

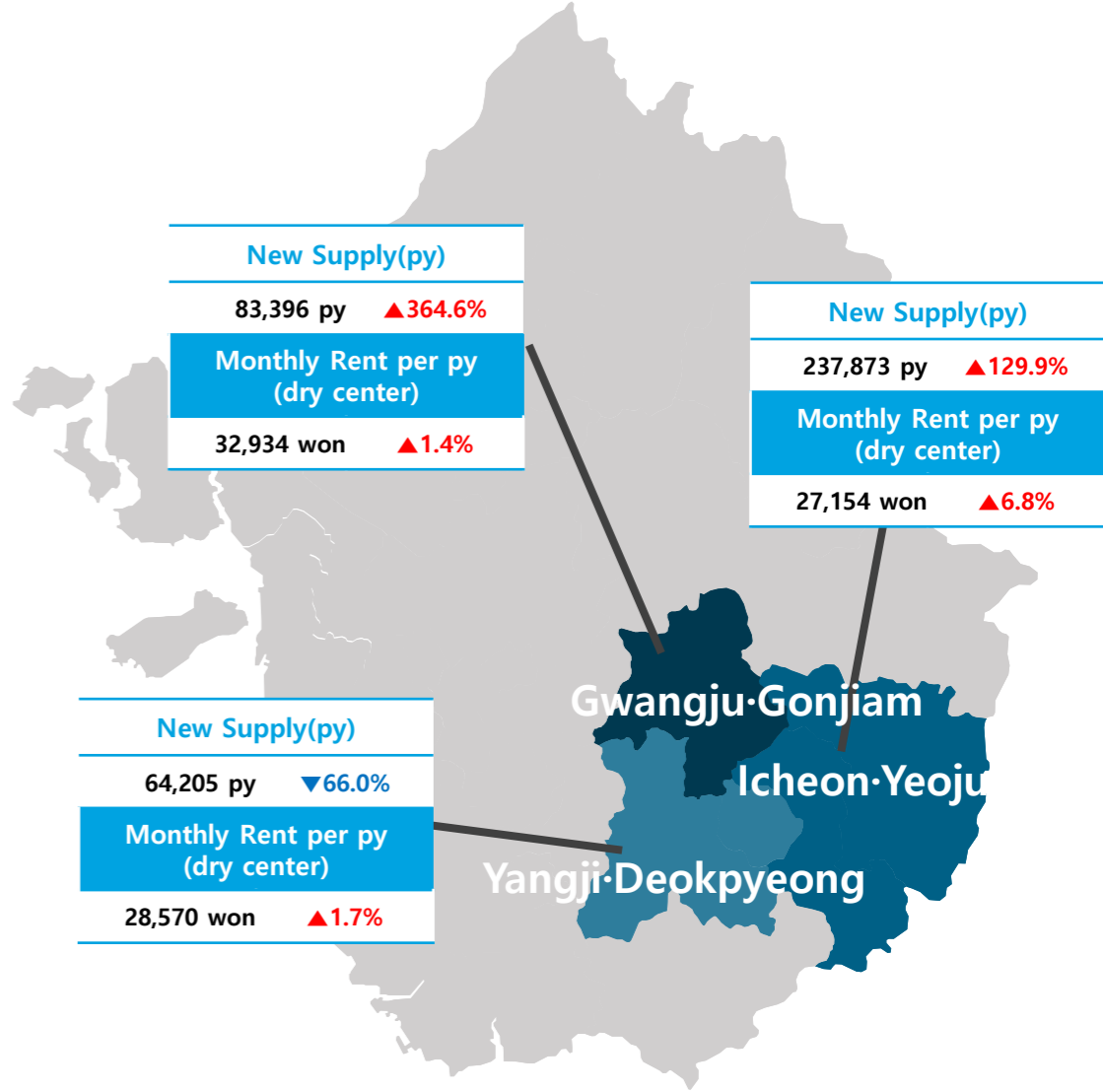


02

Southeastern

※ 2022 4Q, YoY

New Supply(py)	Monthly Rent per py (dry center)
385,974 py ▲24.4%	28,446 won ▲2.3%



- New supplied volume in the southeastern market in 2022 was 385,974 py, an increase of 24.4% from the previous year, the largest ever.
- 84,000 py for Gwangju·Gonjiam, 64,000 py for Yangji·Deokpyeong, and 238,000 py for Icheon·Yeosu will be supplied. Among them, Icheon and Yeosu accounted for the largest share of new supply in the market, indicating a 129.9% increase compared to the previous year.
- The completion of some logistics centers, which were aimed to be completed in 2022, has been delayed until next year. Along with new supply scheduled in 2023, the overall supply volume in the southeastern market is scheduled to record the highest number ever in 2023.
- The average monthly rent per py of the dry centers in the southeastern market was 28,446 won, an increase of 2.3% from the previous year.

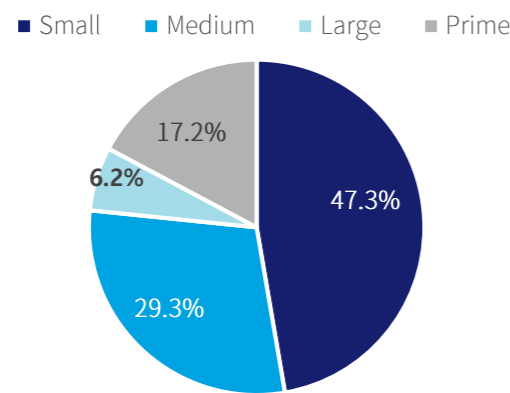
02-1

Gwangju-Gonjiam

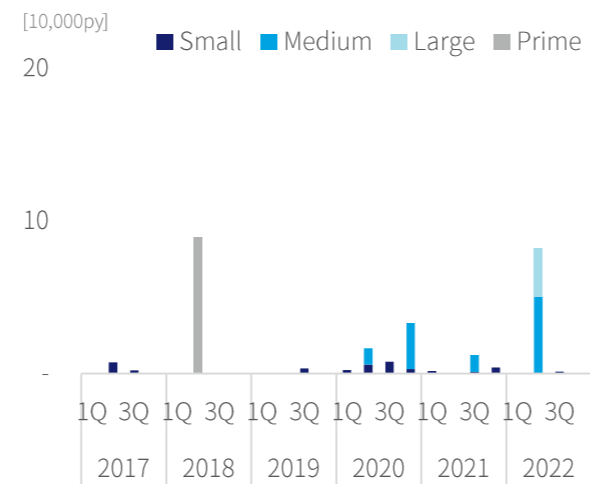
New Supply

- Gwangju-Gonjiam submarket area was centered with a continuous supply of medium-sized assets of less than 30,000 py, but in 2022 2Q, Kendall Square Opo Logistics Park Building A was completed, which was the first large asset building.
- New supply in Gwangju and Gonjiam in 2022 was 84,000 py, an increase of about 65,000 py compared to the previous year.
- The supply area scheduled for 2023 is also expected to be similar to that of 2022, and most of the assets expected to be supplied will be small and medium-sized.

Cumulative Supply Share By Size (based on GFA)



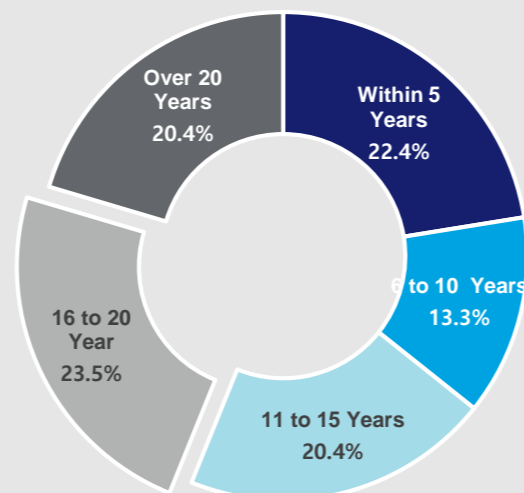
New Supply Trend (based on GFA)



Degree of Aging Analysis of Gwangju · Gonjiam

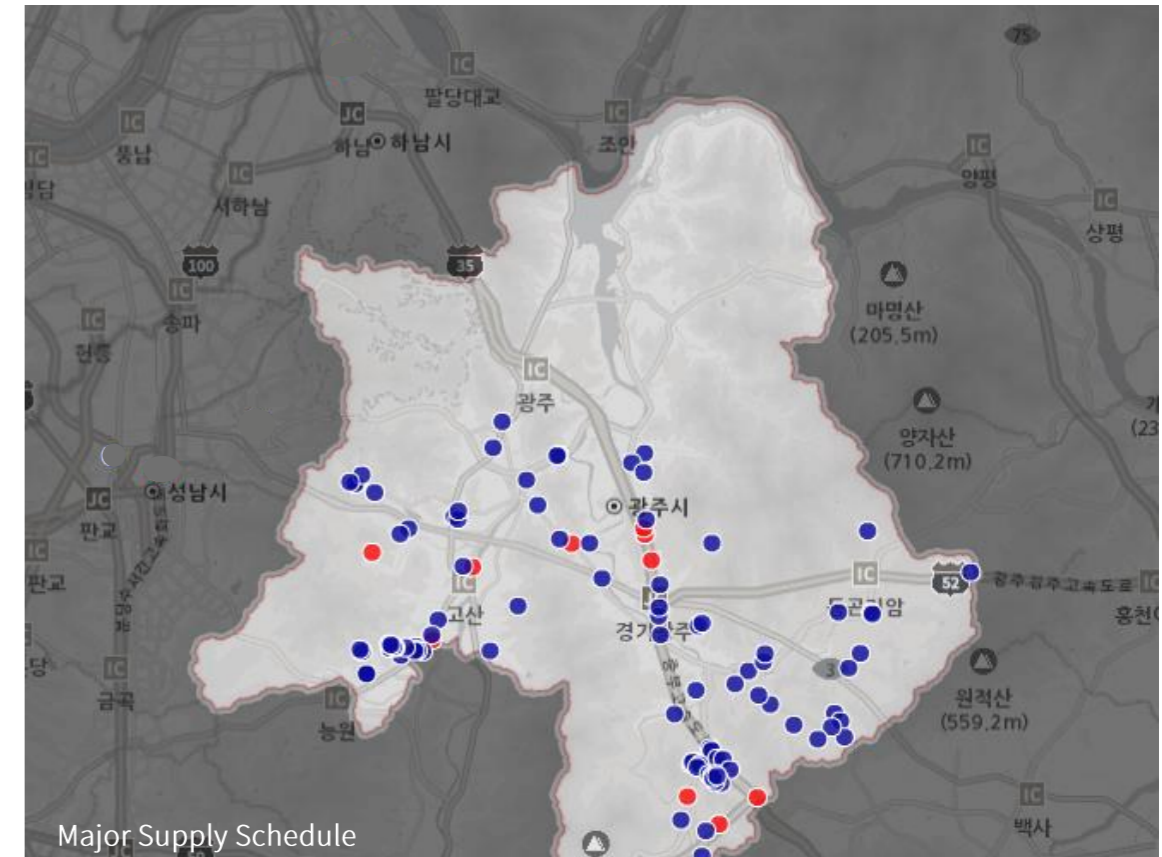
- The Gwangju-Gonjiam submarket is closest to Seoul in the southeastern market, and continuous development of logistics centers is taking place, indicating a diverse distribution of degree of aging.
- Logistics centers with an age of 16 to 20 years accounted for the highest share at 23.5%, followed by an age of 5 years or less at 22.4%.
- Mainly, the supply with small and medium-sized logistics centers is scheduled in Gwangju-Gonjiam area. Furthermore, given the frequent complaints about the development of logistics centers by the locals, large-sized supply is limited in the future.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled

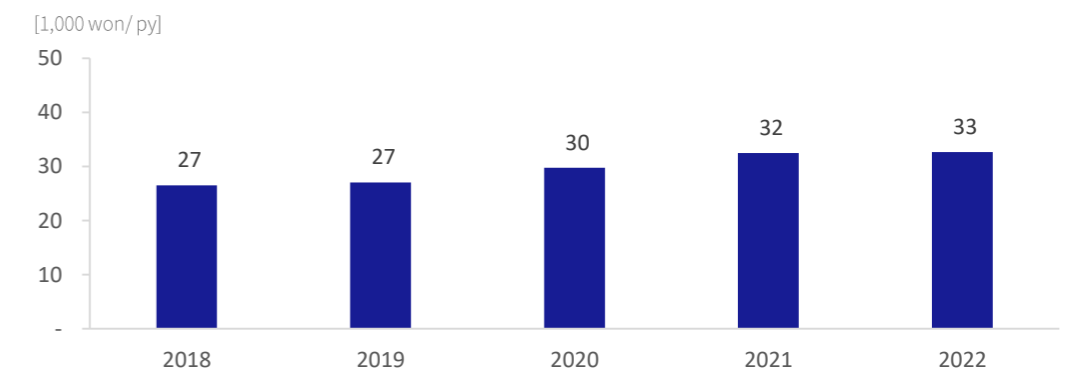


Major Supply Schedule

Logistics Center	Address	Gross Floor Area(py)
Seongnam Yatap-dong Logistics Center	Yatap-dong, Bundang-gu, Seongnam-si, Gyeonggi-do	21,315
Dochuk Logistics Center	Nogok-ri, Dochuk-myeon, Gwangju-si, Gyeonggi-do	16,222
Gwangji Nogok-ri Logistics Center	Nogok-ri, Dochuk-myeon, Gwangju-si, Gyeonggi-do	14,735

Rent

- The average rent per py for dry centers in Gwangju-Gonjiam in 2022 was 32,934 won, an increase of 1.4% from the previous year.
- YS Logistics center rent increased year-on-year, and the rent for Shindae-ri Logistics center was included, driving up the regional rent price.



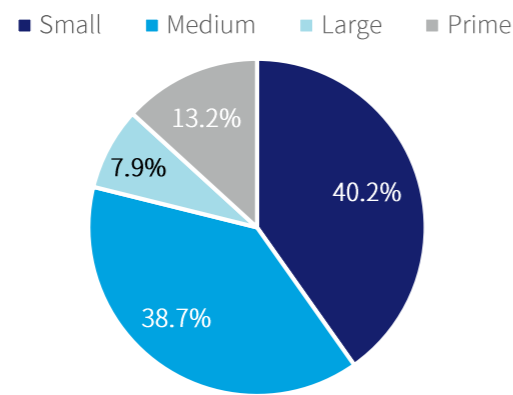
02-2

Yangji-Deokpyeong

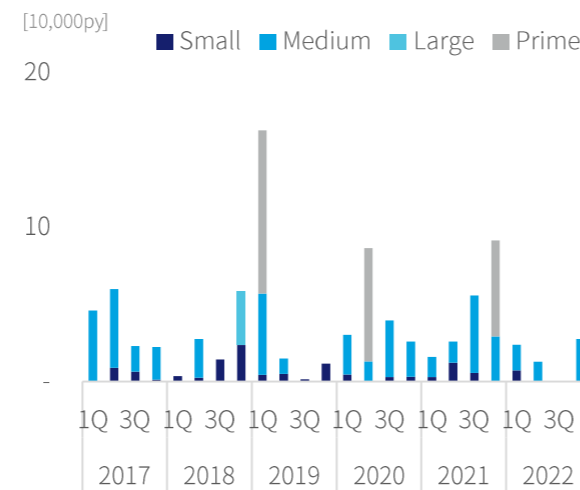
New Supply

- In 2022, a total of 64,000 py was supplied, a decrease of about 66% compared to the previous year.
- However, due to the high volume of the expected supply area, the average supply area is estimated to exceed the average supply area of previous years.
- Of these, most of the logistics centers with a gross floor area of 30,000 py or more will be supplied mainly in Cheoin-gu, Yongin City, including the 'Yongin Pogok Smart Logistics Complex' and the 'Tongsam District Logistics Complex.'

Cumulative Supply Share By Size (based on GFA)



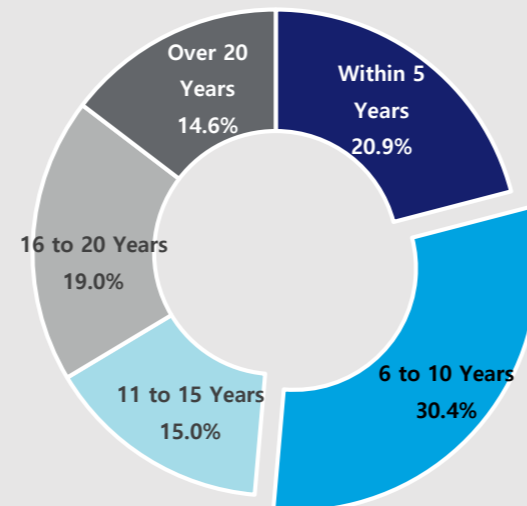
New Supply Trend (based on GFA)



Degree of Aging Analysis of Yangji-Deokpyeong

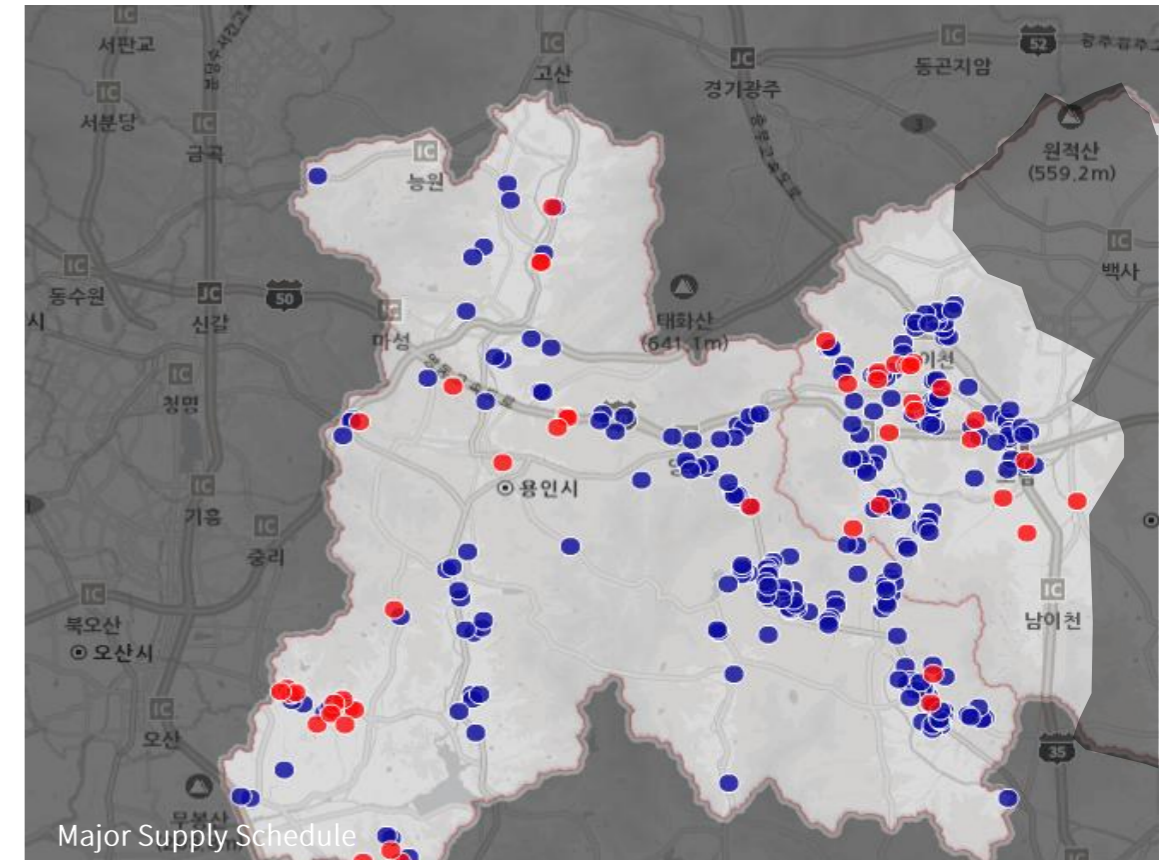
- In the Yangji-Deokpyeong submarket, new supply has been concentrated over the past 10 years due to the locational strength of nationwide delivery and fulfillment and the creation of the Icheon Fashion Complex.
- Most logistics centers completed within the last 10 years are dry center and highly preferred by 3PL, distributors, and fashion-related shippers.
- In the Yangji-Deokpyeong submarkets, logistics centers with degree of aging 10 years or more account for nearly 50%. Therefore, value-added cases of future expansion or development are more active than in other markets.

<Number of center / Dec 2022>



Logistics Center Distribution

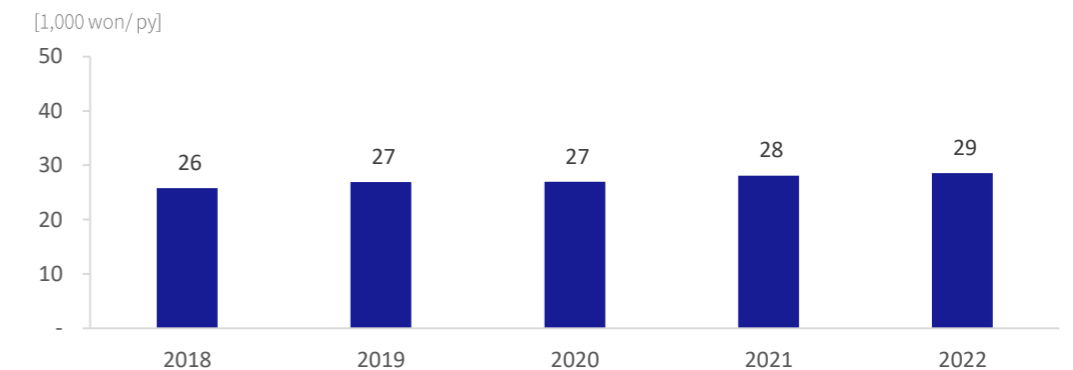
● Supplied ● Scheduled



Logistics Center	Address	Gross Floor Area(py)
Yongin Pogok Smart Logistics Complex A	Samgye-ri, Pogok-eup, Cheoin-gu, Yongin-si, Gyeonggi-do	107,967
Yongin Pogok Smart Logistics Complex B	Samgye-ri, Pogok-eup, Cheoin-gu, Yongin-si, Gyeonggi-do	54,207
Yongin Tongsam Logistics Complex Blocks 1-2	Buk-ri, Namsa-eup, Cheoin-gu, Yongin-si, Gyeonggi-do	82,566

Rent

- In 2022, the average monthly rent per py for dry centers in Yangji-Deokpyeong was 28,570 won, an increase of about 1.7% from the previous year.
- Rent increases from the CJ Yangji Logistics Center and Lotte Global Logistics Deokpyeong Logistics Center, Etc., led to a rise in average rent in the market.



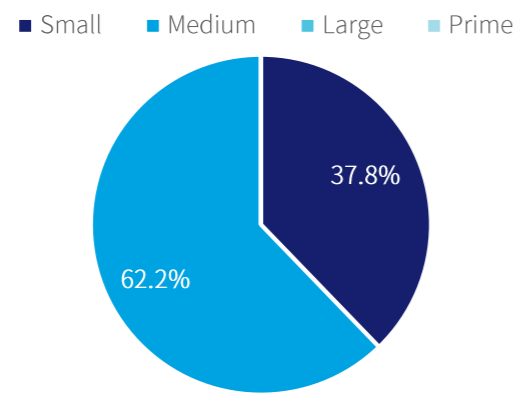
02-3

Icheon-Yeouju

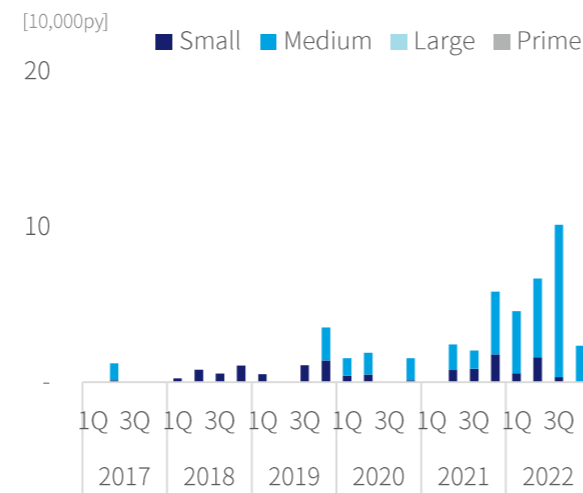
New Supply

- In Icheon-Yeouju submarket, mainly supplied with medium-sized logistics centers with less than 30,000 py, about 237,000 py were newly supplied in 2022, recording the largest new supply.
- The supply area scheduled for 2023 is about 600,000 py or more, and most of the assets expected for completion are medium-sized assets, and the cumulative amount of supply by area of 10,000 to 30,000 py(Medium-sized) is expected to increase.

Cumulative Supply Share By Size (based on GFA)



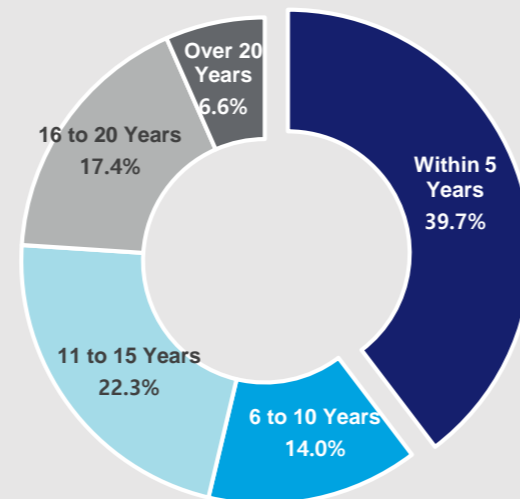
New Supply Trend (based on GFA)



Degree of Aging Analysis of Icheon-Yeouju

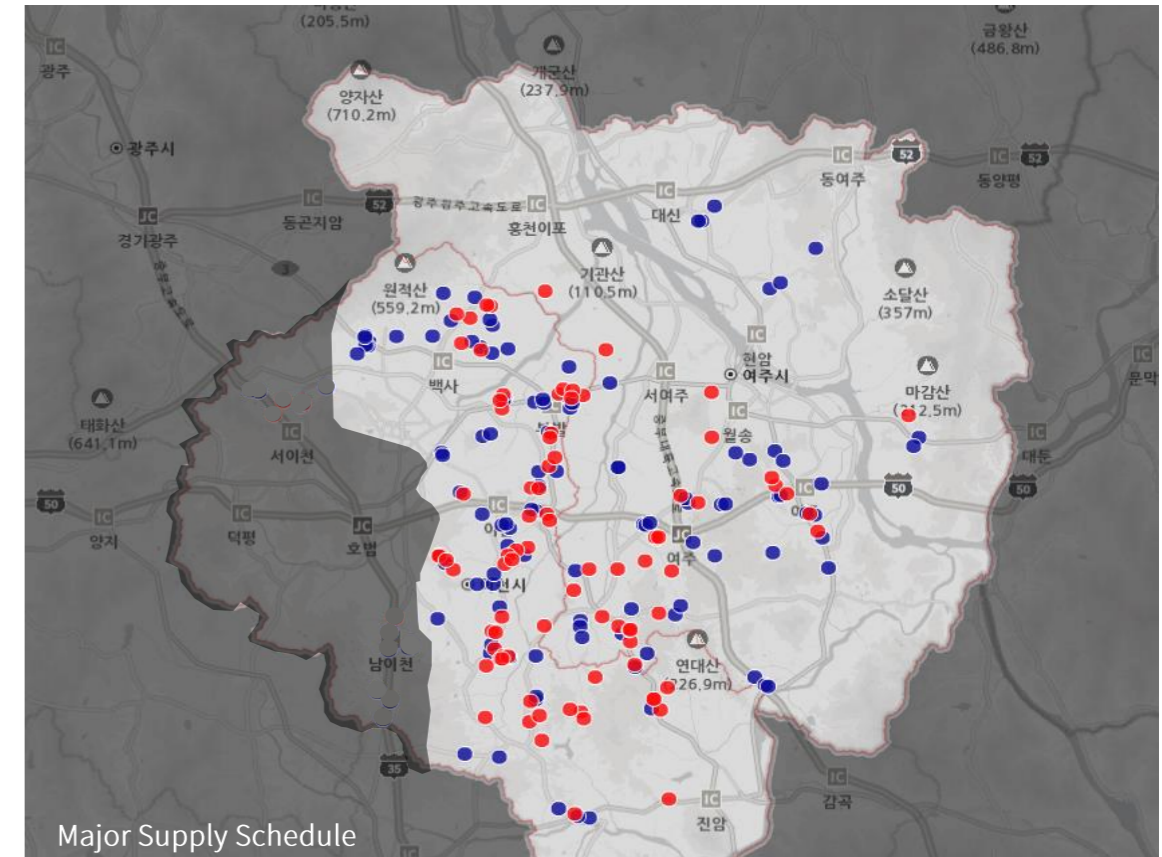
- The Icheon-Yeouju submarket is relatively active in the recent development of logistics centers based on low land prices and ideal access to highways.
- Accordingly, newly built logistics centers with a degree of aging fewer than 5 years account for the highest at 39.7%, and the proportion of logistics centers over 10,000 py has been increasing, gradually inclining to the supply of large-sized logistics centers.
- Logistics centers of various sizes, such as large, medium, and small, are scheduled to be supplied in 2023, and the proportion of newly built logistics centers within five years is expected to increase.

<Number of center / Dec 2022>



Logistics Center Distribution

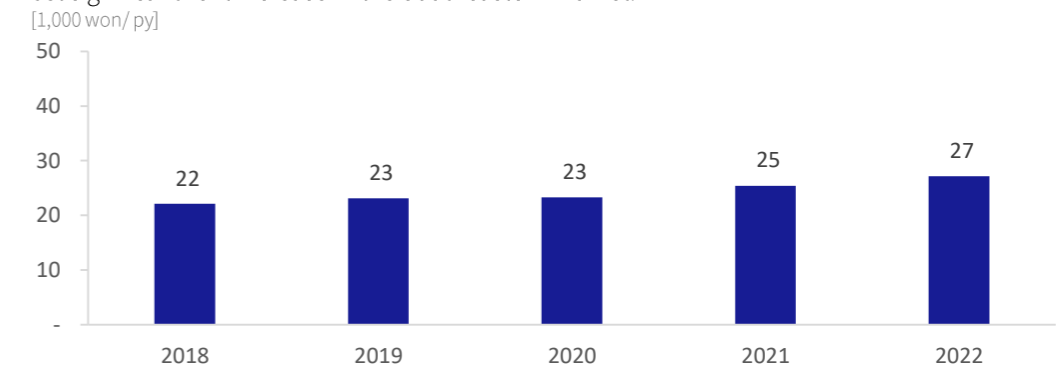
● Supplied ● Scheduled



Logistics Center	Address	Gross Floor Area(py)
Acosin Yeouju Logistics Center	Samgyo-dong, Yeouju-si, Gyeonggi-do	39,607
Simseok-ri, Ganam-eup, Logistics Center	Simseok-ri, Ganam-eup, Yeouju-si, Gyeonggi-do	33,242
Bondu-ri, Logistics Center	Bondu-ri, Ganam-eup, Yeouju-si, Gyeonggi-do	32,858

Rent

- In 2022, the average monthly rent per py for dry centers in Icheon-Yeouju was 27,154 won, an increase of about 6.8% from the previous year.
- It is an area with high demand for development and rental preference due to its geographical advantage. The influence of new supplies, such as Kendall Square Sujeong DC, resulted in the most significant rent increase in the Southeastern market.



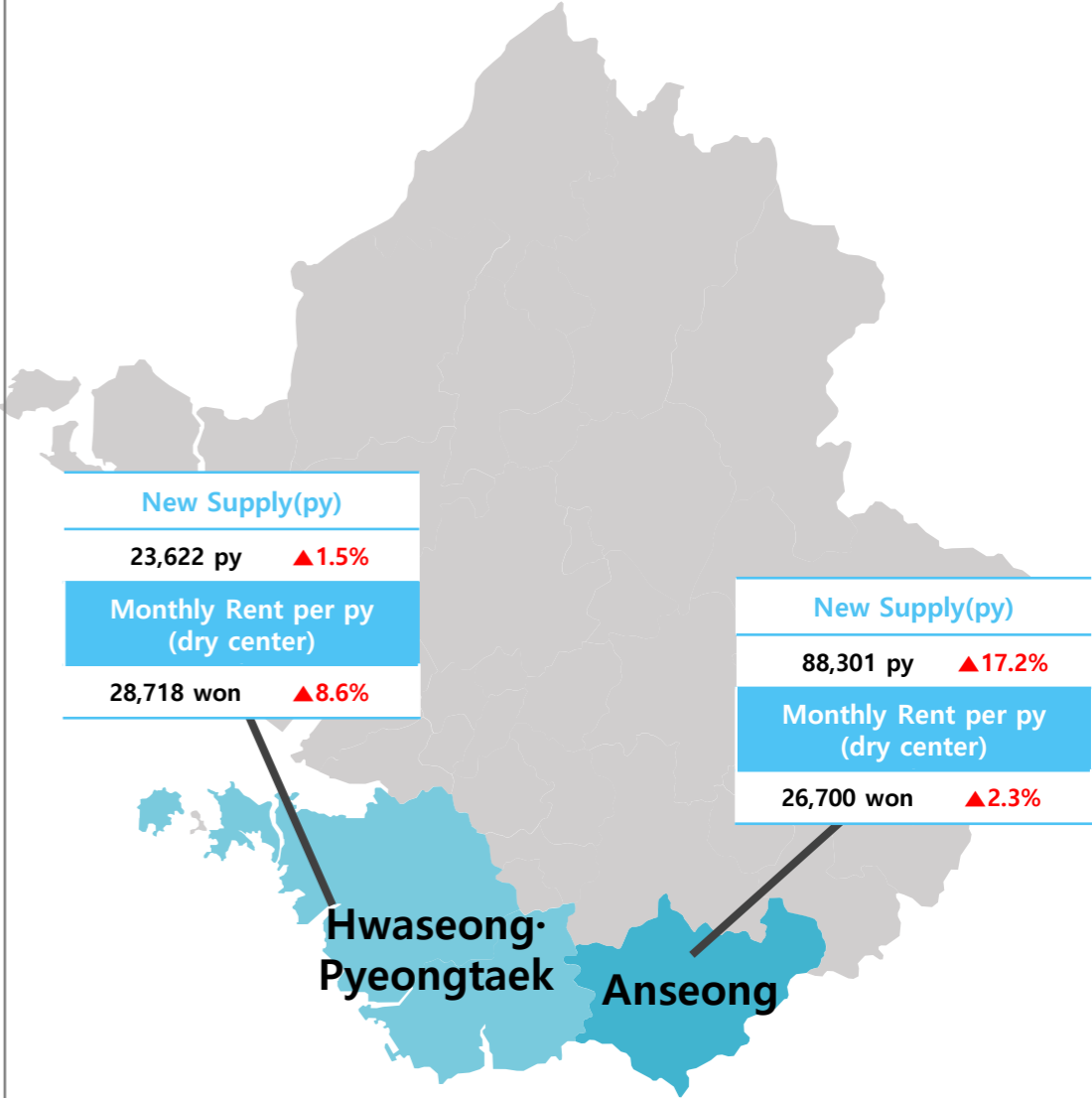


03

Southern

※ 2022 4Q, YoY

New Supply(py)	Monthly Rent per py (dry center)
112,923 py ▲13.4%	27,357 won ▲3.3%



- New supply in the Southern market in 2022 increased by 13.4% from the previous year to 112,923py, mostly comprised of medium and small-sized assets with less than 30,000 py.
- In 2023, a number of Prime-sized logistics centers are scheduled to be supplied mainly in the Pyeongtaek submarket, and the total cumulative supply in the southern market in 2023 is expected to exceed about 2 million py.
- The average monthly rent per py based on dry centers in the southern market was 27,357 won, an increase of 3.3% from the previous year.

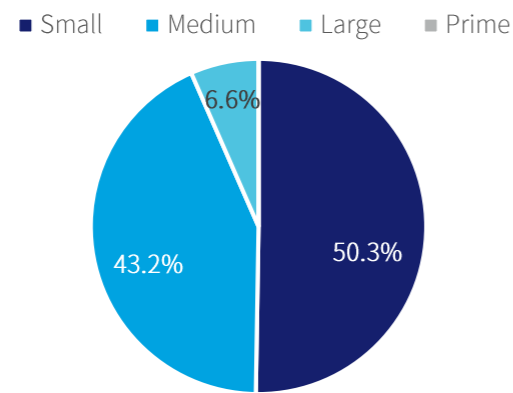
03-1

Anseong

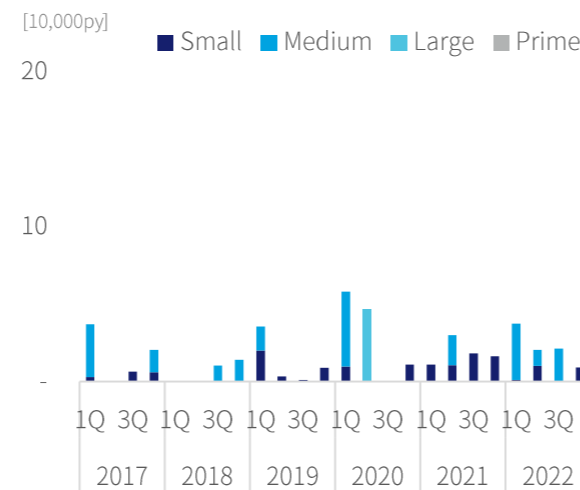
New Supply

- In 2022, the Anseong submarket still has the largest cumulative amount of small-sized assets under 10,000 py, but medium-sized logistics centers are also steadily supplied, increased by 28.4% compared to the previous year.
- New supply of various-sized assets are scheduled in 2023. In particular, the proportion of medium-sized logistics center is significantly increased, leading the size of logistics centers in Anseong expected to grow continuously.

Cumulative Supply Share By Size (based on GFA)



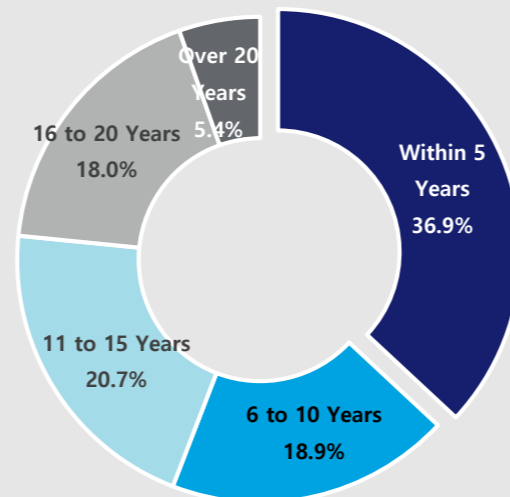
New Supply Trend (based on GFA)



Degree of Aging Analysis of Anseong

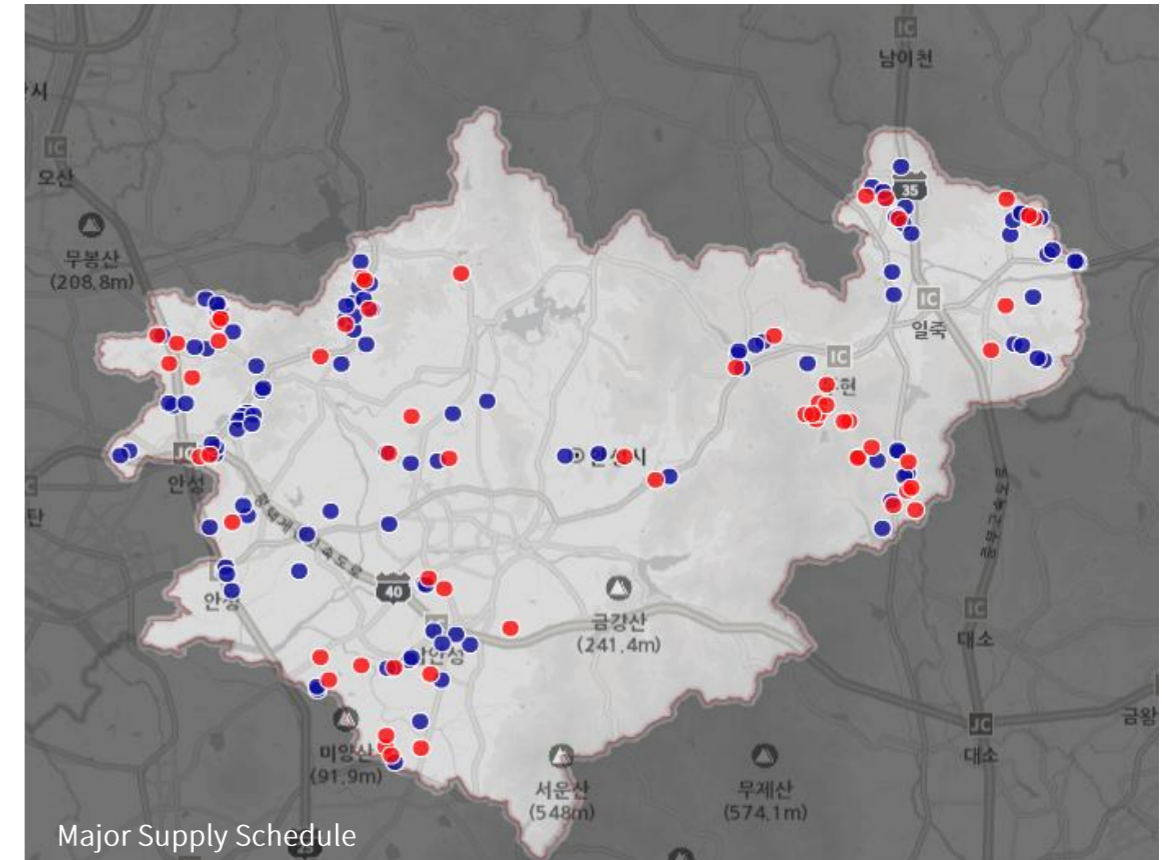
- Anseong submarket has easy access to other area using the Gyeongbu Expressway and the Pyeongtaek Jecheon Expressway, resulting in a concentrated supply of logistics centers recently.
- New logistics centers with an age of lower than 5 years accounted for the highest share at 36.9%, followed by those aging from 11 to 15 years ago at 20.7%.
- As logistics centers of various sizes are scheduled to be supplied in the Anseong in the future, the proportion of new logistics centers within 5 years is expected to increase.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled

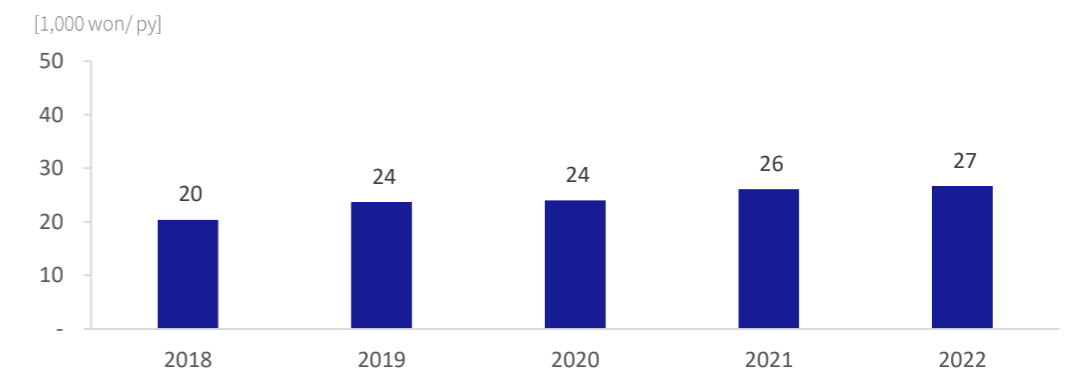


Major Supply Schedule

Logistics Center	Address	Gross Floor Area (py)
Iljuk Bangcho District Logistics Center	Bangcho-ri, Iljuk-myeon, Anseong-si, Gyeonggi-do	40,648
Seongeun-ri Logistics Center	Seongeun-ri, Wongok-myeon, Anseong-si, Gyeonggi-do	35,346
13-1, Sinheung-ri, Iljuk-myeon Storage Facility	Sinheung-ri, Iljuk-myeon, Anseong-si, Gyeonggi-do	27,238

Rent

- The monthly rent per py of the dry center in Anseong was 26,700 won, an increase of 2.3% from the previous year.
- It is found that the rent has increased in small and medium-sized logistics centers, and the average rent in the market increased due to a large number of new logistics centers in 2022.



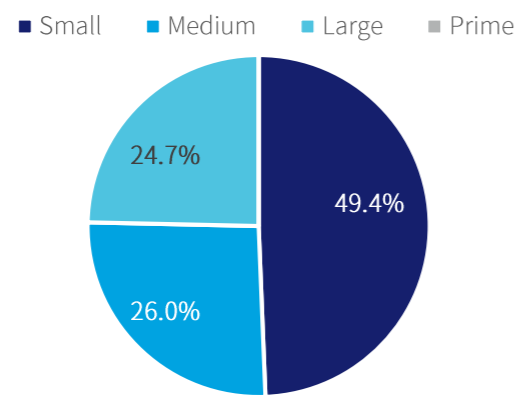
03-2

Hwaseong·Pyeongtaek

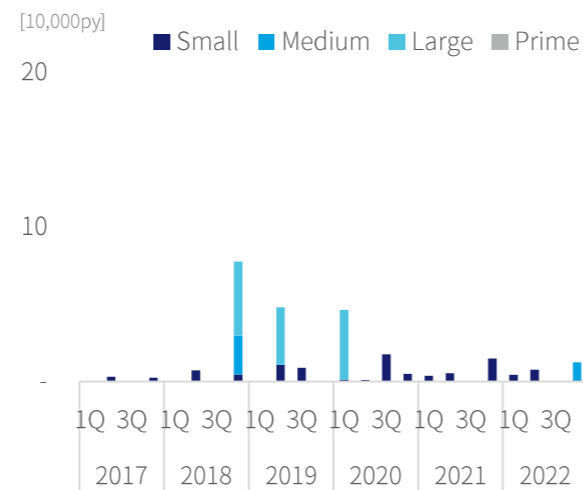
New Supply

- In 2022, the Hwaseong·Pyeongtaek submarket will be supplied mainly with small-sized assets of less than 10,000 py, a similar supply scale to the previous year.
- In the last 4 years, medium and small-sized assets of less than 30,000 py have been supplied. However, since the large and Prime-sized assets of more than 30,000 py are concentrated in the Poseung-eup and Cheongbuk-eup of Pyeongtaek in 2023, the cumulative amount is expected to increase significantly compared to the previous year.

Cumulative Supply Share By Size (based on GFA)



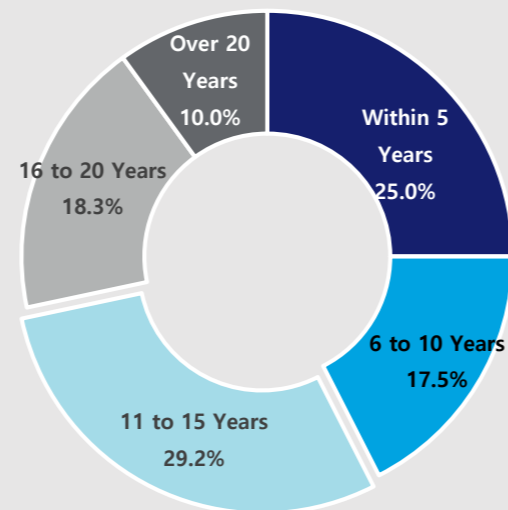
New Supply Trend (based on GFA)



Degree of Aging Analysis of Hwaseong·Pyeongtaek

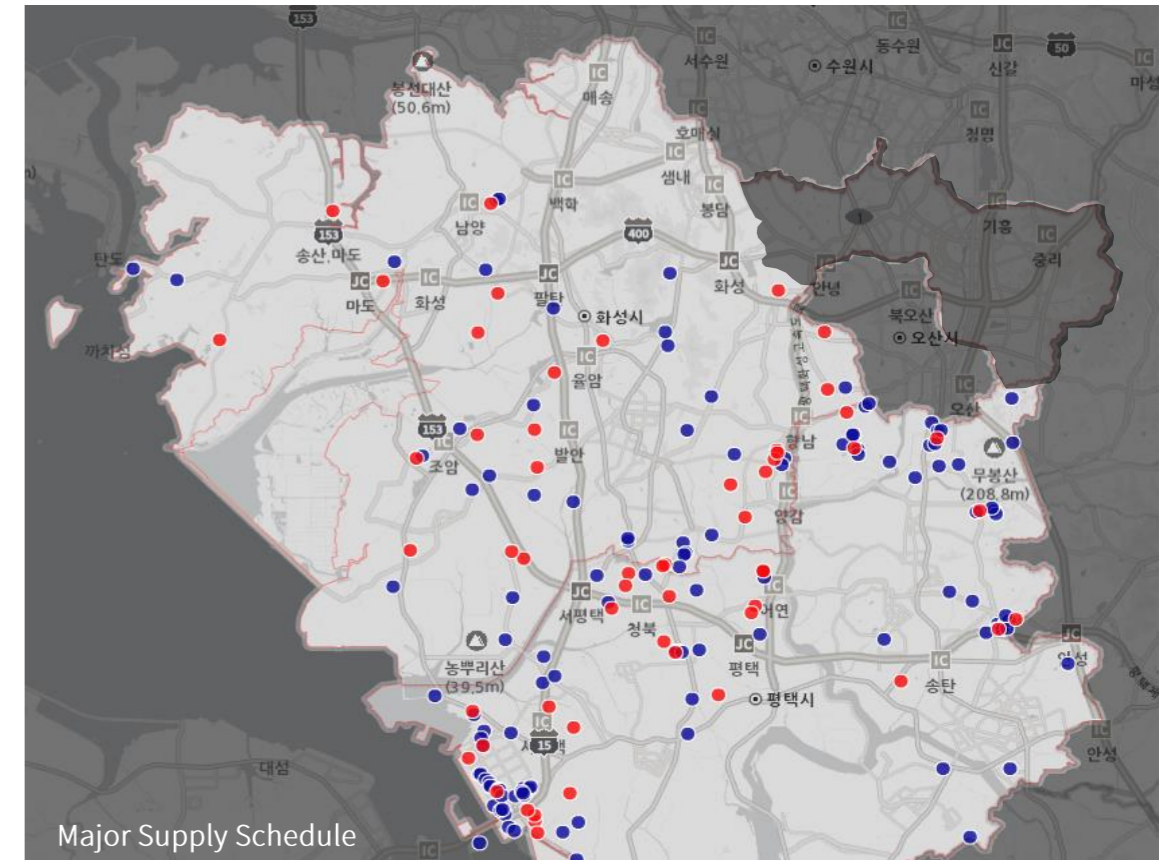
- In the Hwaseong·Pyeongtaek submarket, the Poseung industrial complex was established with Pyeongtaek Port. The supply of logistics centers for self-use, including manufacturing and steel industries, Etc., are concentrated.
- Along with the establishment of industrial complexes, the composition of the logistics centers with an age of 11 and 15 years in the Hwaseong·Pyeongtaek submarket accounted for 29.2%, followed by 25% within 5 years.
- In 2023, many large logistics centers with an area of 30,000 py or more are scheduled to be supplied, mainly in the Pyeongtaek city.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled

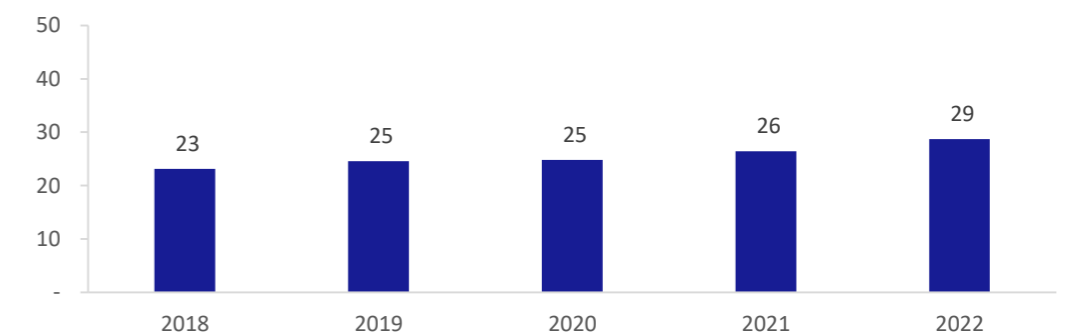


Logistics Center	Address	Gross Floor Area (py)
Pyeongtaek(Wonjeong-ri)General Logistics Center	Wonjeong-ri, Poseung-eup, Pyeongtaek-si, Gyeonggi-do	125,021
Pyeongtaek Poseong BIX Logistics 2BL	Heegok-ri, Poseung-eup, Pyeongtaek-si, Gyeonggi-do	81,842
LogisPoint Pyeongtaek Center	Goryum-ri, Chungbuk-eup, Pyeongtaek-si, Gyeonggi-do	60,438

Rent

- The monthly rent per py of dry centers in Hwaseong·Pyeongtaek in 2022 was 28,718 won, an increase of 8.6% from the previous year.
- It is found that the rent has increased in a large-sized logistics center with a gross floor area of 30,000 py or more, and regional rent increased significantly as the logistics complex near Pyeongtaek Dangjin Port continued to grow.

[1,000 won/py]



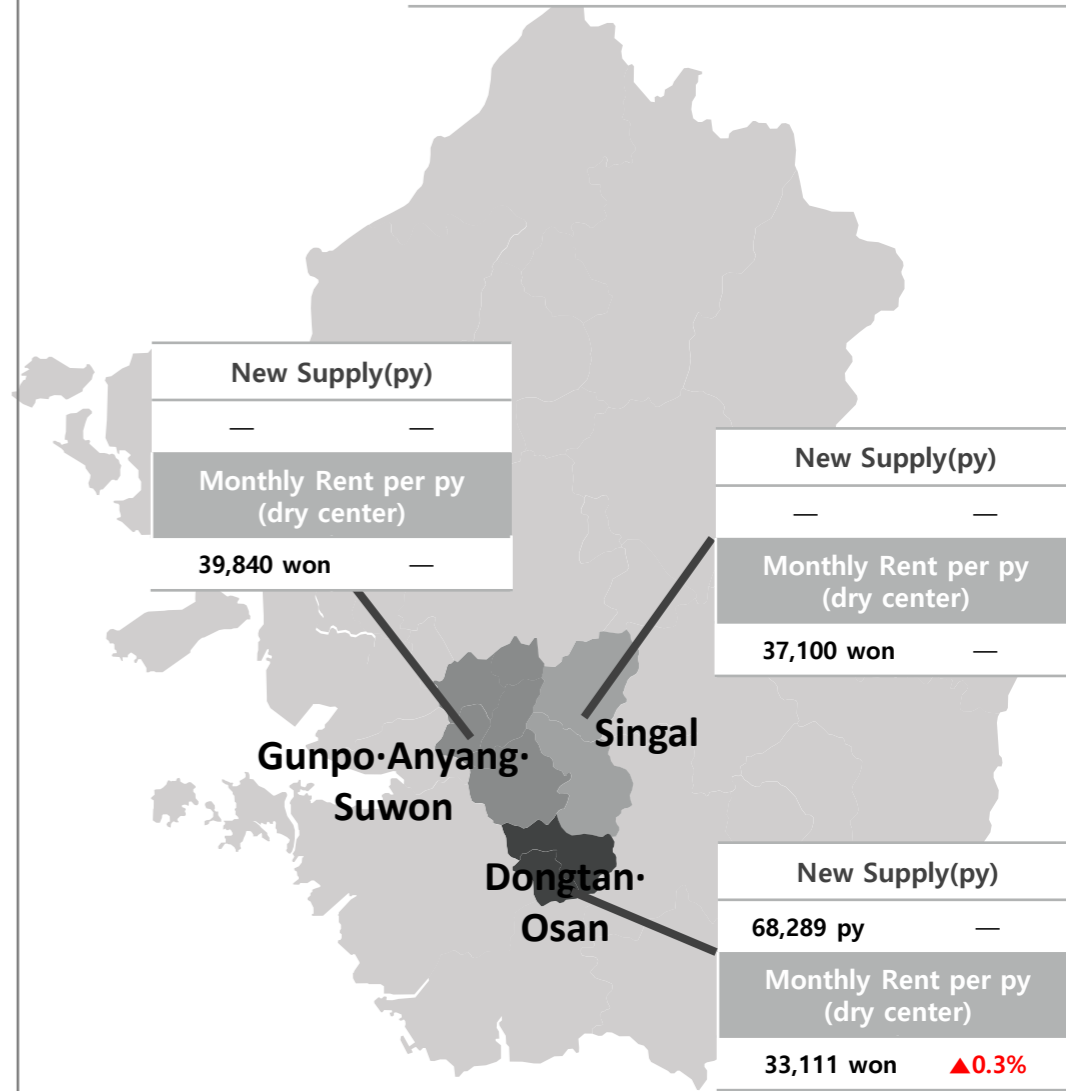


04

Central

※ 2022 4Q, YoY

New Supply(py)	Monthly Rent per py (dry center)
68,289 py ▲280.4%	35,932 won ▲0.1%



- Along with supply in Dongtan and Osan, Dongtan Central Logis Hub (22,000 py) and Osan Logipolis (45,000 py), about 68,000 py are newly supplied in the central market. Due to the characteristic of the central market with limited logistics center development sites, mainly medium and small-sized logistics centers will be supplied from the first half of 2023, followed by the supply of JW Pharmaceutical's Hwaseong Logistics Center.
- However, since many logistics centers in Singal are more than 20 years old, there is a need to reconstruct existing logistics centers and build new centers.
- The average monthly rent per py based on the dry center in the central market is 35,932 KRW, an increase of 0.1% from the previous year, the lowest increase rate compared to other markets.

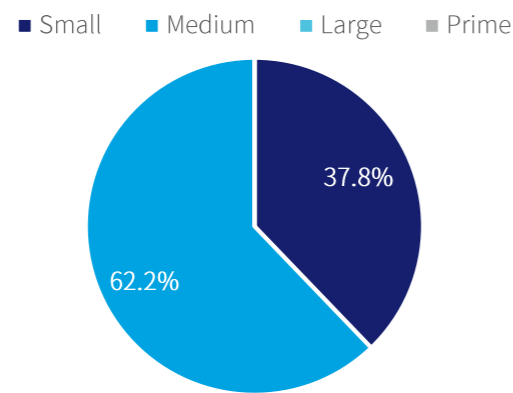
04-1

Gunpo·Anyang·Suwon

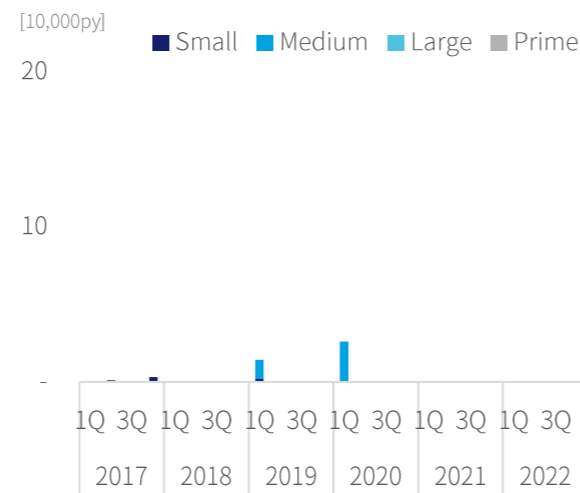
New Supply

- In 2020 1Q, a logistics center of about 25,000 py was supplied to the general industrial complex of Uiwang Techno Park, but there was no new supply for 2 consecutive years after that.
- The logistics centers scheduled to be completed in 2023 are the LF Anyang Complex Logistics Center (28,000 py) and the Gocheon-dong Logistics Center in Uiwang (7,000 py)., the cumulative amount is expected to increase significantly compared to the previous year..

Cumulative Supply Share By Size (based on GFA)



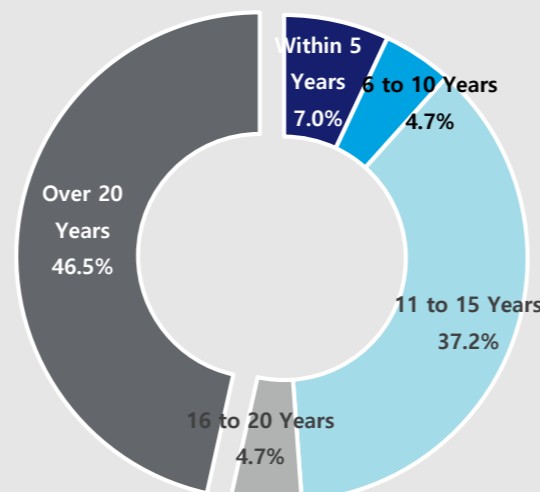
New Supply Trend (based on GFA)



Degree of Aging Analysis of Gunpo·Anyang·Suwon

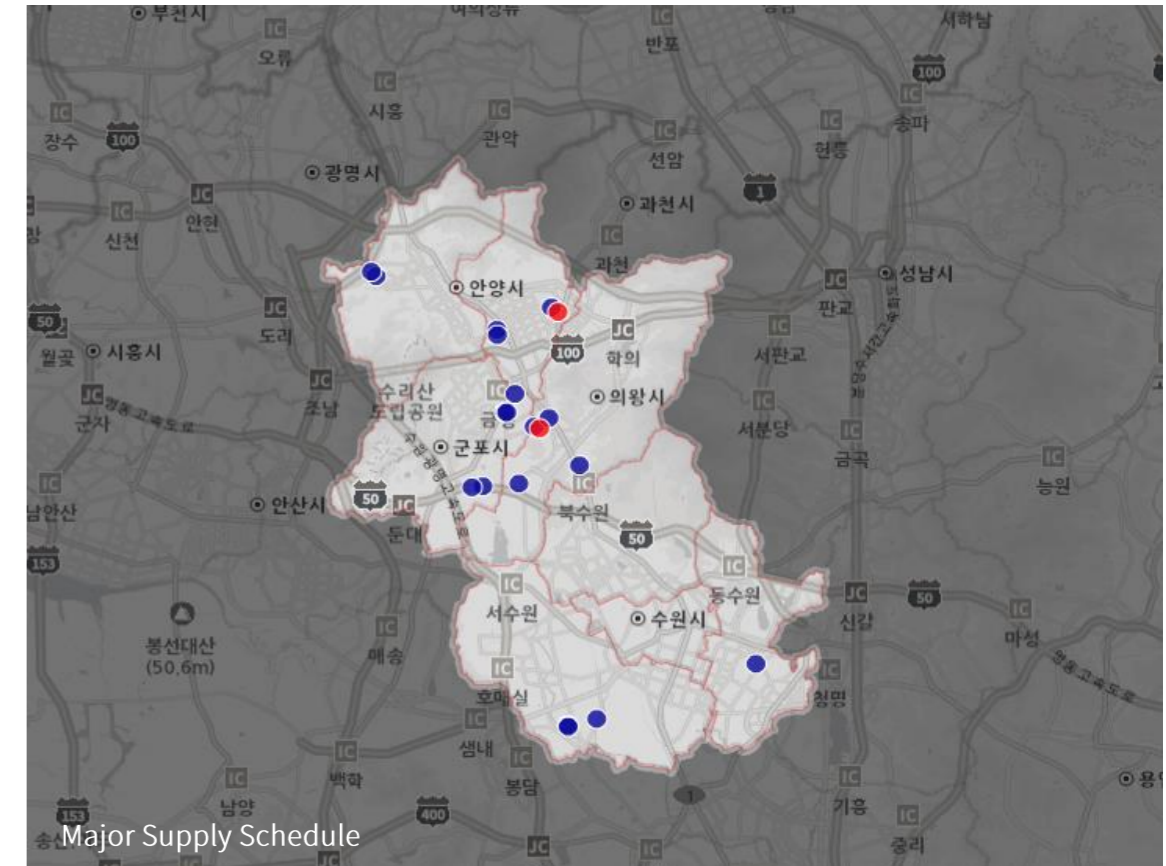
- Gunpo, Anyang, and Suwon Submarkets have a high proportion of residential areas due to the development of first-phase new towns given their geographical characteristics, so the supply of logistics centers is limited.
- However, the 1st Gunpo Logistics Complex, built in 1998, and the 2nd Gunpo Logistics Complex, completed in 2012, accounted for 83.7% of the total logistics centers.
- In the Gunpo, Anyang, and Suwon submarket, new supply is expected to be relatively minimal compared to other markets due to a lack of site availability for future logistics center development.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled

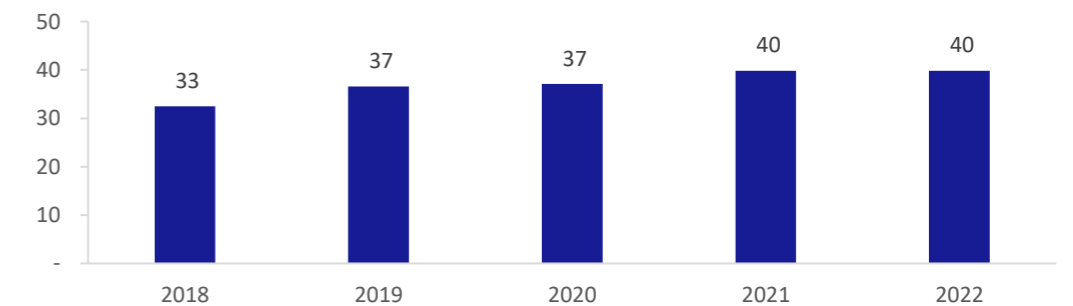


Logistics Center	Address	Gross Floor Area (py)
LF Anyang General Logistics Complex	Gwanyang-dong, Dongan-gu, Anyang-si, Gyeonggi-do	28,271
Uiwang Gocheon-dong Logistics Center	Gocheon-dong, Uiwang-si, Gyeonggi-do	7,233

Rent

- The monthly rent price per py of dry centers in Gunpo, Anyang, and Suwon in 2022 was 39,840, which is the same figure as the previous year.
- The area is close to Seoul and major cities in the SMA, tenancy preference is high. However, due to extremely limited supply, it is expected that the rent increase reflecting the construction of the new logistics center will be minimal.

[1,000 won/py]



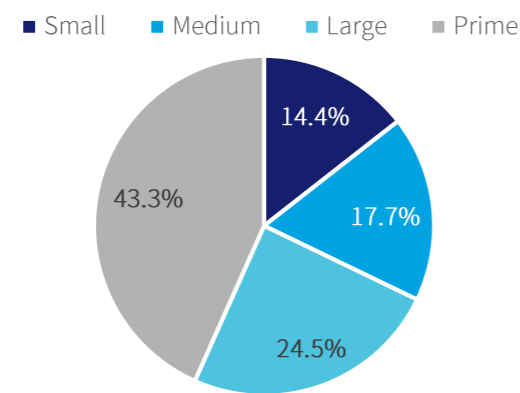
04-2

Dongtan·Osan

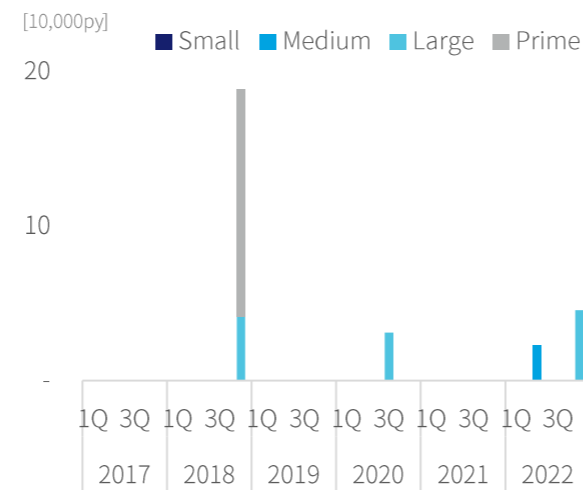
New Supply

- Although there was no new supply in 2021, Dongtan Central Logis Hub and Osan Logipolis were supplied in 2022, along with the completed pre-purchase by Pebblestone Asset Management and YNP Asset Management, respectively.
- With the new logistics center scheduled to be completed in 2023, including the JW Pharmaceutical Hwaseong Logistics Center (38,000 py) and Poongnong Osan Logistics Center (29,000 py), a total of 5 buildings is expected to continue to increase.

Cumulative Supply Share By Size (based on GFA)



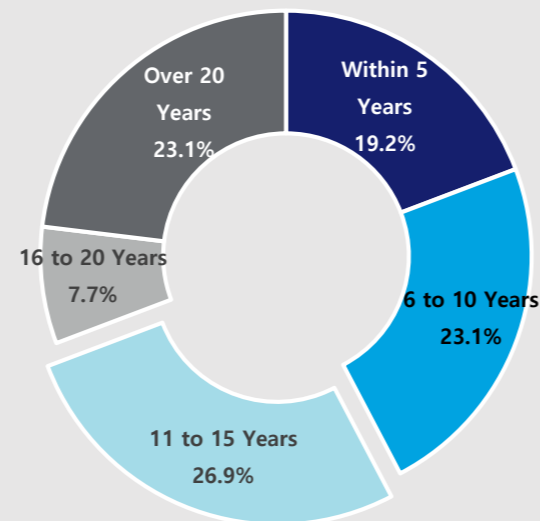
New Supply Trend (based on GFA)



Degree of Aging Analysis of Dongtan·Osan

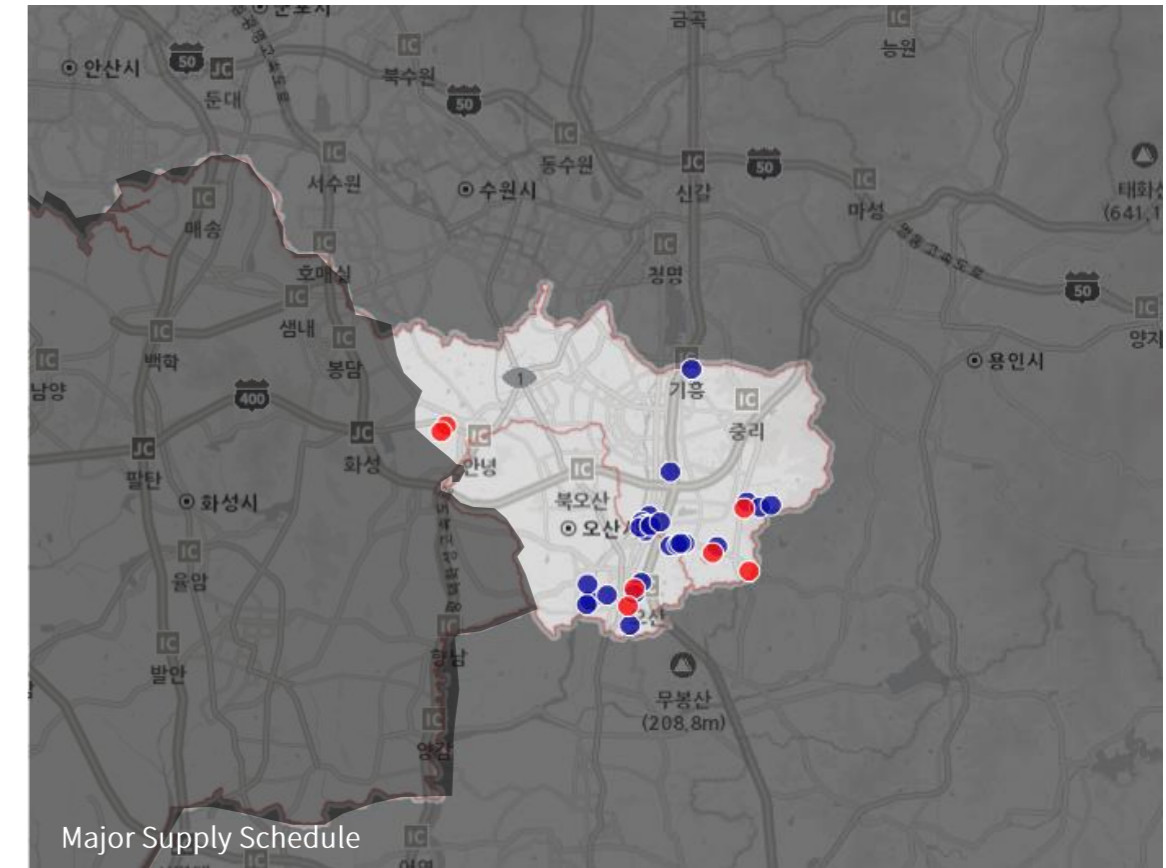
- The Dongtan and Osan submarkets support the logistics demand with the Gyeongbu Expressway, representing diverse logistics centers of age.
- As for the composition of service years of logistics centers in the Dongtan and Osan submarket, 11-15 years accounted for the highest portion at 26.9%, followed by 6-10 years and over 20 years at 23.1%.
- The companies with E-commerce, including Coupang, eBay Korea, Lotte Mart, and E-Land Retail, show great interest in the submarket, considering the advantage of the region's proximity to Seoul. However, with the lack of development sites, the demand is likely to overtake supply.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled

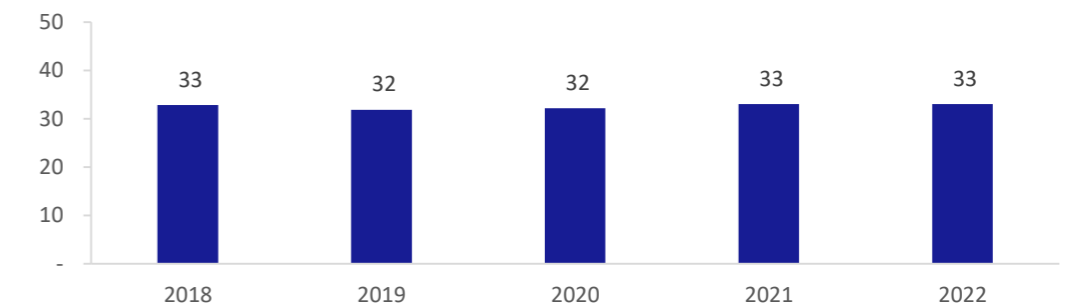


Logistics Center	Address	Gross Floor Area (py)
JW Pharmaceutical Hwaseong Logistics Center	Anyeong-dong, Hwaseong-si, Gyeonggi-do	37,913
Poongnong Osan Logistics Center	Won-dong, Osan-si, Gyeonggi-do	29,163

Rent

- The monthly rent per py in Dongtan and Osan in 2022 is 33,111 won, an increase of 0.3% from the previous year based on dry centers.
- Leasing of new supplied logistics centers in 2022, including Osan Logipolis, was identified. However, the new supply is limited due to the high density of residential complexes, indicating that future rent increases are not expected to be high.

[1,000 won/py]



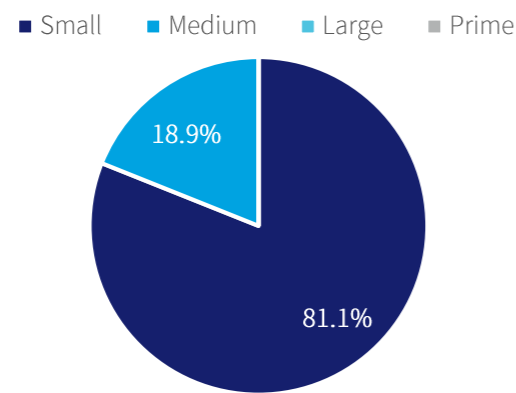
04-3

Singal

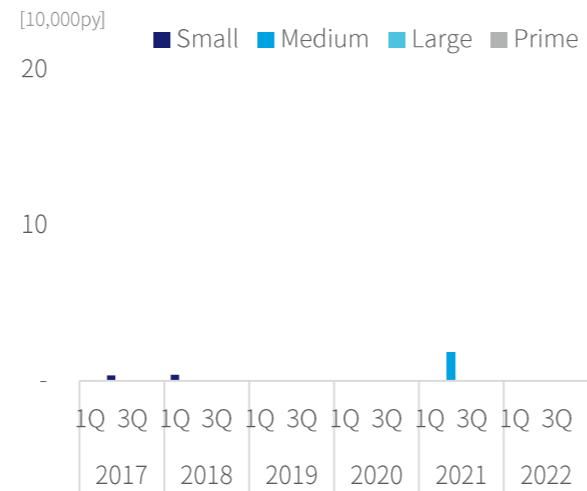
New Supply

- Although Dongwon Logistics Gomae Agricultural and Marine Product Distribution Center were supplied near Giheung IC in 2021, there was no new supply in 2022.
- It is expected that there will be no scheduled large-sized supply in Singal submarket except for the planned supply of self-use logistics centers in 2024.

Cumulative Supply Share By Size (based on GFA)



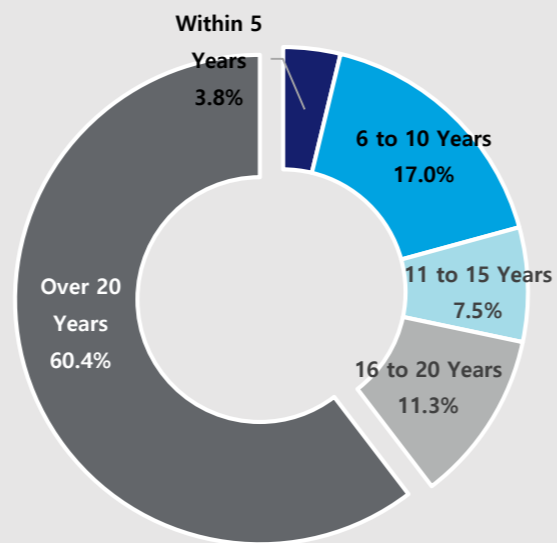
New Supply Trend (based on GFA)



Degree of Aging Analysis of Singal

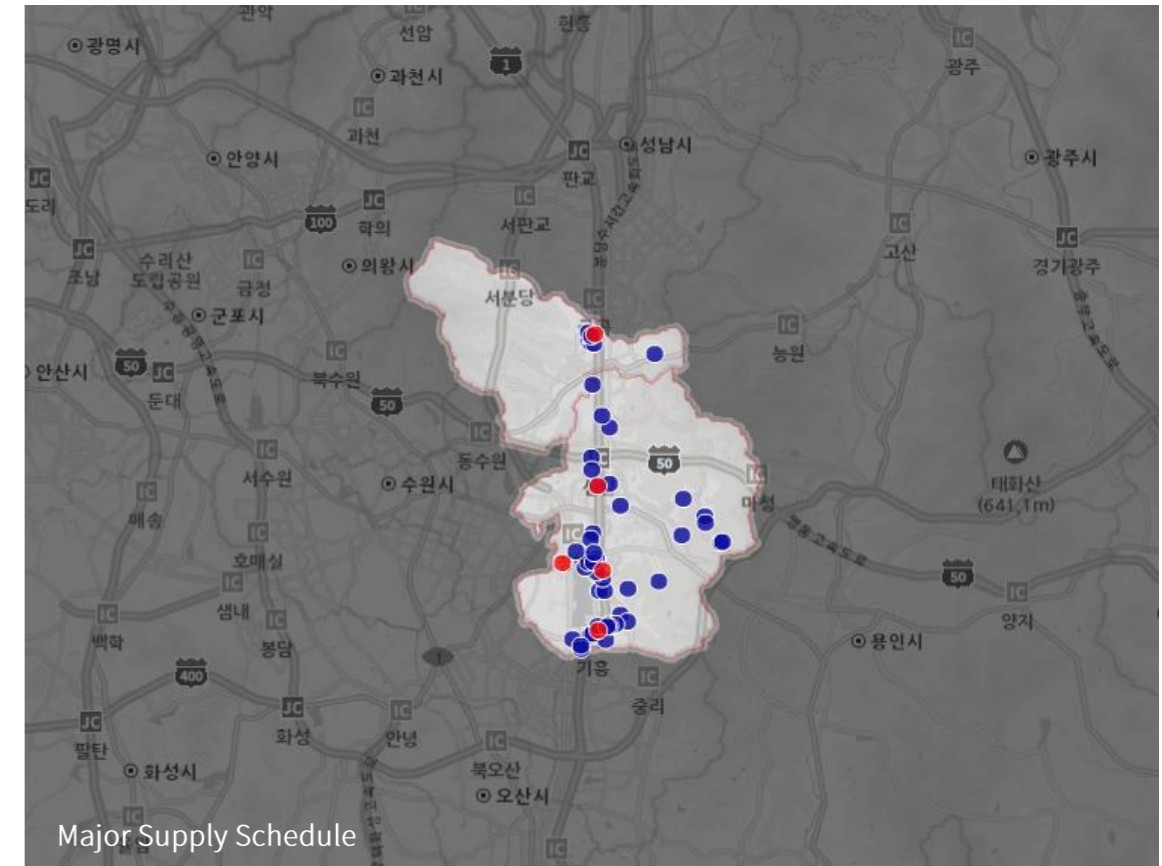
- Since the 1970s, small logistics centers have been supplied to the Singal submarket, mainly in Gongse-dong and Gomae-dong, Giheung-gu, Yongin-si, nearby the Gyeongbu Expressway.
- Starting with East Valley, completed in 1990, the proportion of outdated small cold centers such as Gangdong Cold Storage (1994) and Giheung Cold Storage (2000) is high. The proportion of logistics centers with an age of more than 20 years was 60.4%, the highest in the SMA.
- Most logistics centers scheduled to be supplied in the future are also small-sized. Given that there is severely no site for development, there's the chance that the area will be provided mainly by redeveloping the old logistics centers.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled

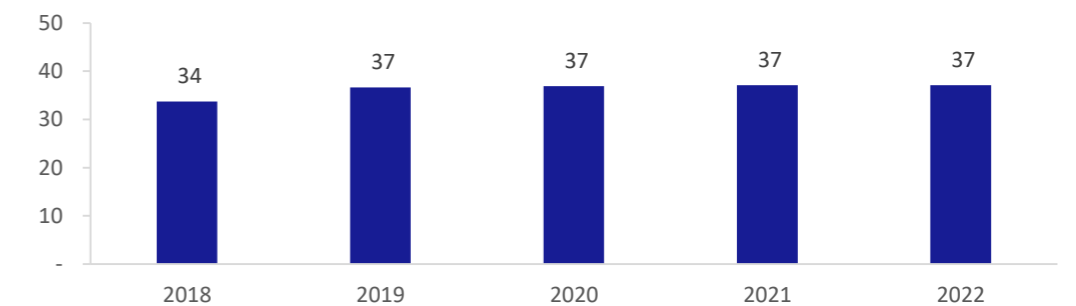


Logistics Center	Address	Gross Floor Area (py)
Meatbox Hour Cold Storage	Gomae-dong, Giheung-gu, Yongin-si, Gyeonggi-do	6,994
Bora CS Logistics Center	Bora-dong, Giheung-gu, Yongin-si, Gyeonggi-do	6,533

Rent

- The average rent per py for dry centers in Singal was 37,100 won, the same as the previous year.
- This is an area where many small-sized logistics centers were completed more than 20 years ago, and new cases of leasing of international logistics centers have been identified.

[1,000 won/py]



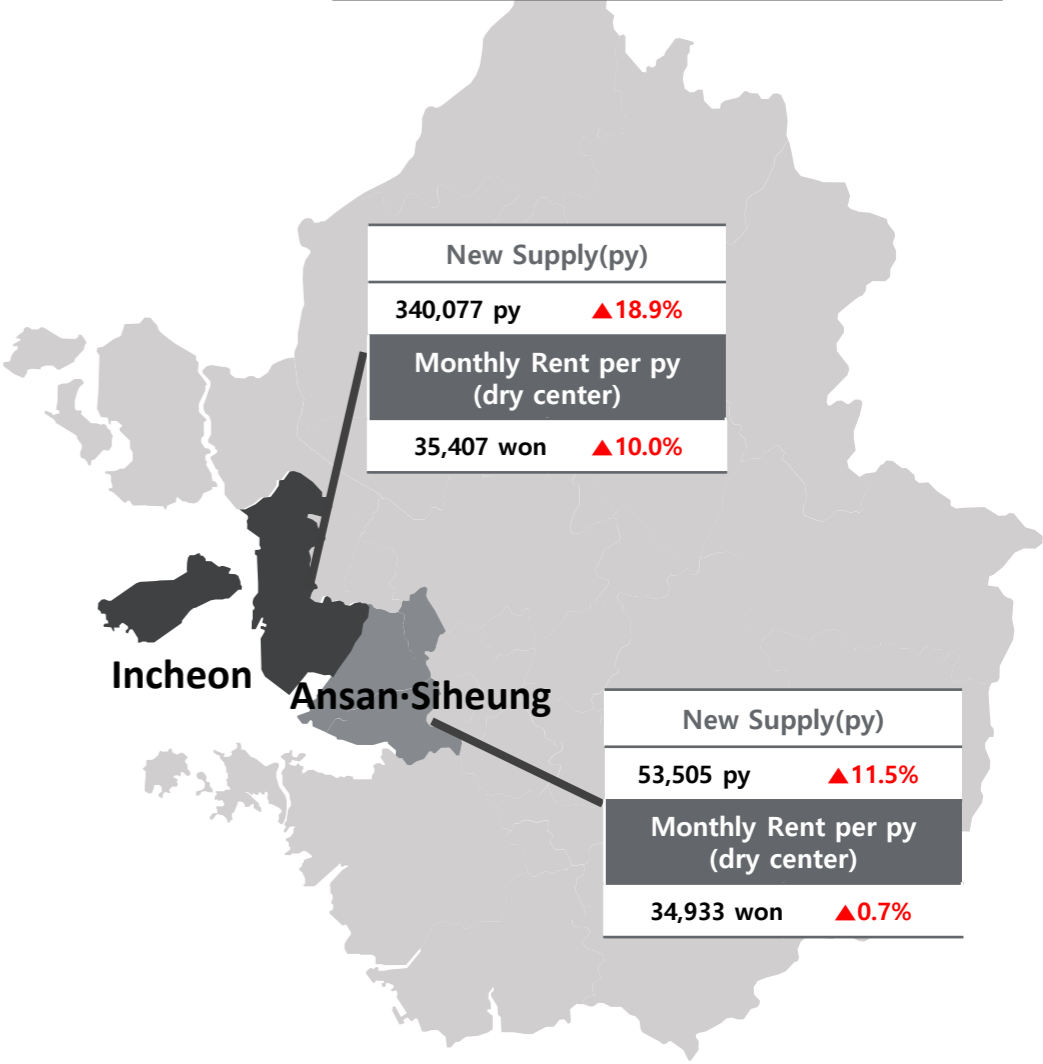


05

Western

※ 2022 4Q, YoY

New Supply(py)	Monthly Rent per py (dry center)
393,582 py ▲17.8%	35,328 won ▲8.3%



- In 2022, the new supply in the western market was 394,000 py, an increase of 17.8% from the previous year, recording the most significant supply area in history.
- In Incheon, 340,000 py and 54,000 py were supplied to Ansan and Siheung, and new supply from Incheon occupied the most in the western market. In particular, 238,000 py were supplied to Wonchang-dong, accounting for about 60.4% of the new supply in the market.
- The completion of some logistics centers, aimed to be finished within this year, will be delayed until next year, and the new supply volume of 2023 is expected to exceed that of 2022.
- The average monthly rent per py for dry centers in the western market was 35,328 won, which is an increase of 8.3% from the previous year.

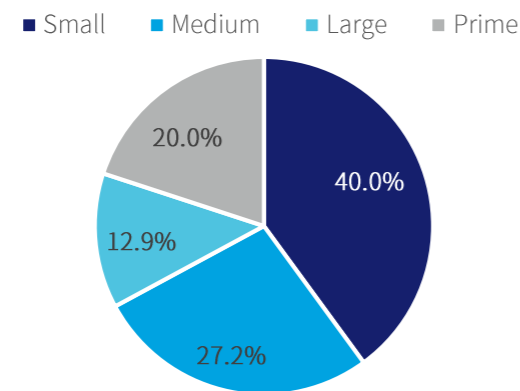
05-1

Incheon

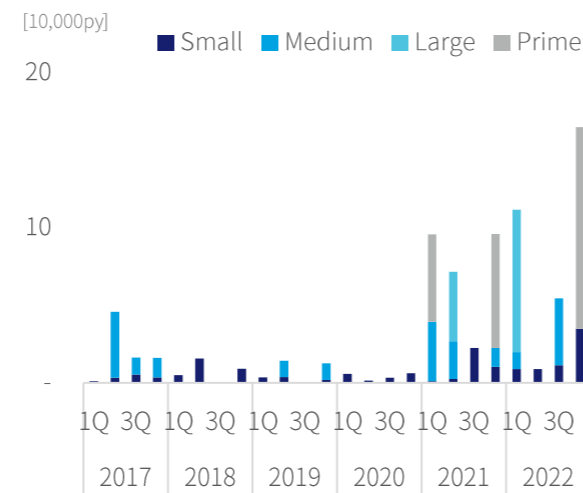
New Supply

- Since 2021, the new supply of logistics centers have been concentrated around Incheon's North and South ports, recording a total cumulative supply of 1.4 million py in 2022.
- In 2022, a total of 3 new large and extra large-sized logistics centers with an area of 30,000 py or more were supplied. In addition, among them, the Cheongna Logistics Center (130,000 py) was also supplied, the largest one in the western market.
- In 2023, the supply of extra large-sized logistics centers, including the Seoknam Innovation Logistics Center and the Wonchang-dong Logistics Center, is scheduled. Therefore, the new supply trend is expected to continue.

Cumulative Supply Share By Size (based on GFA)



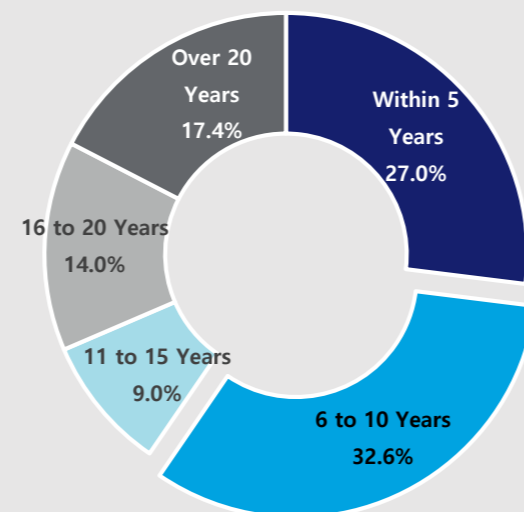
New Supply Trend (based on GFA)



Degree of Aging Analysis of Incheon

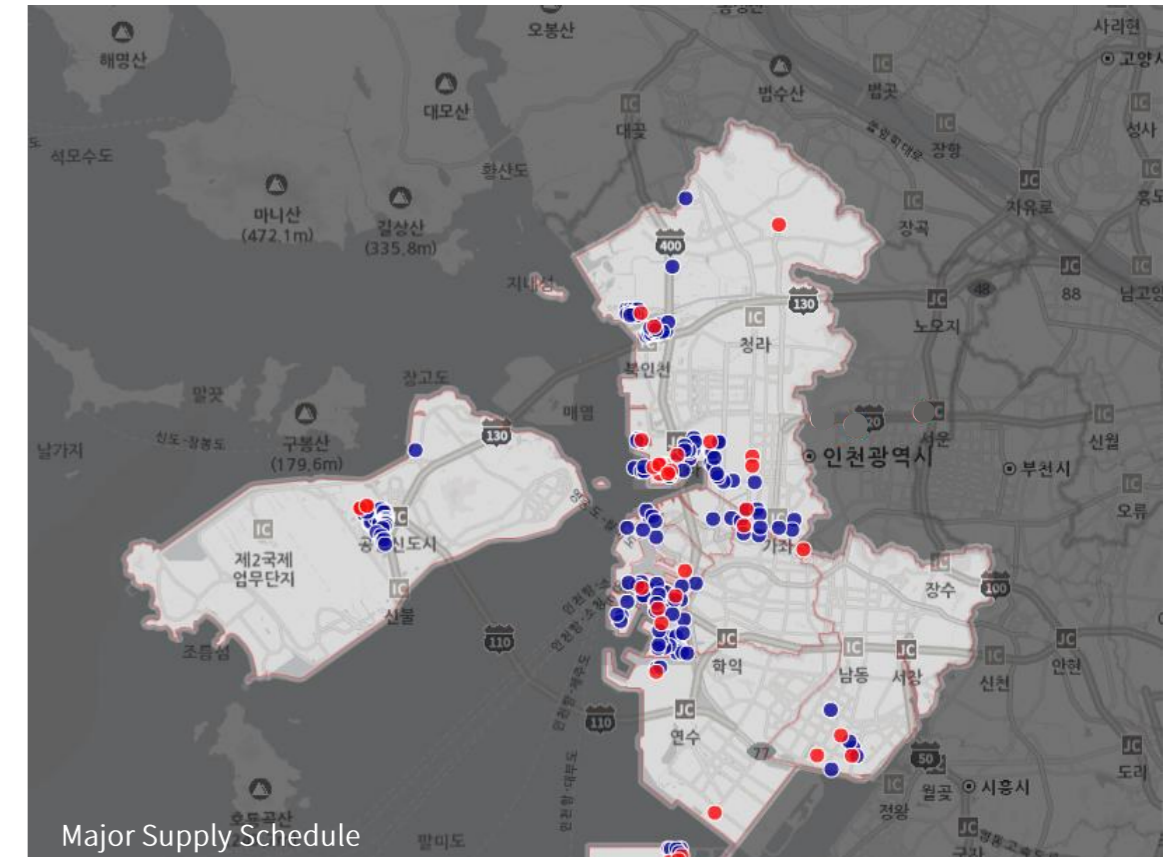
- Logistics centers in the Incheon submarket grow along with the development of SOCs, such as ports and airports with various age of logistics centers.
- Since the mid-2010s, with the opening of the Ara Waterway, a large logistics center has been supplied to the Incheon Terminal Logistics Complex, and the proportion of logistics centers with an age of 6 to 10 years is the highest at 32.6%.
- In addition, Prime-sized logistics centers are being supplied around the North Port (Wonchang-dong), South Port (Hangdong 7-ga, Wonchang-dong), and New Port (Songdo-dong), representing ages within 5 years at 27.0%.
- Incheon submarket is expected to increase its proportion significantly within 5 years due to a large amount of scheduled supply.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled



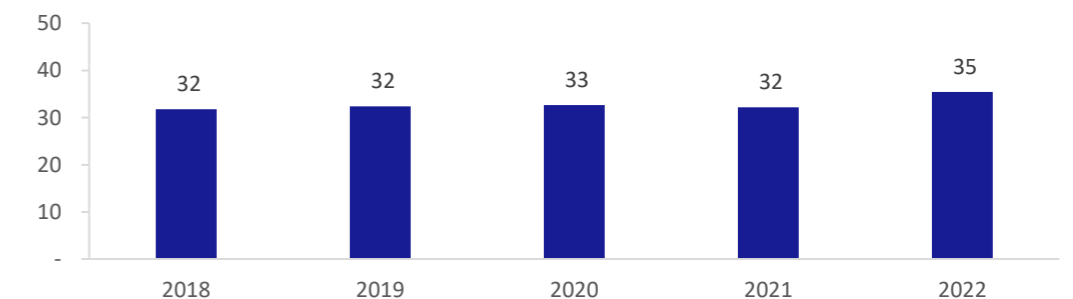
Major Supply Schedule

Logistics Center	Address	Gross Floor Area (py)
Incheon Seoknam Innovation Logistics Center	Seoknam-dong, Seo-gu, Incheon	90,522
Dohwa Logistics Warehouse	Dohwa-dong, Michuhol-gu, Incheon	75,801
Wonchang-dong 2nd Logistics Center	Wonchang-dong, Seo-gu, Incheon	59,684

Rent

- The monthly rent per py of the dry center in Incheon was 35,407 won, an increase of 10.0% from the previous year.
- Near Incheon Airport and Incheon Port, the new supply is increasing due to high accessibility to Seoul, increase in overseas direct purchases, Etc., A number of new logistics centers were supplied in 2022, which will lead to an increase in average rent in the western market.

[1,000 won/py]



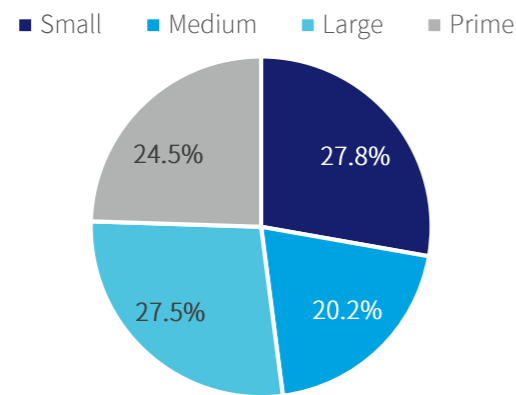
05-2

Ansan-Siheung

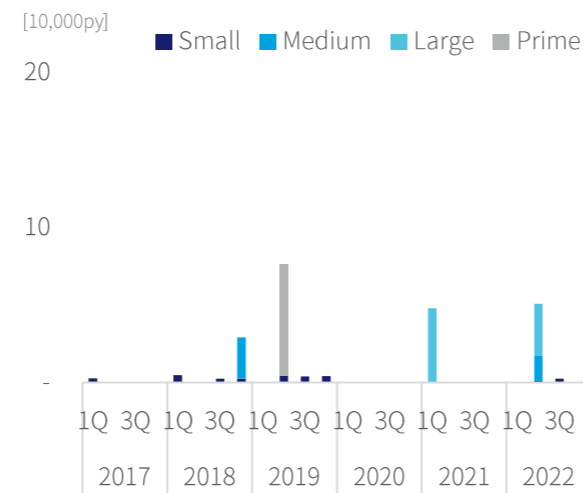
New Supply

- In 2022, a total of four centers were supplied in the Ansan and Siheung Submarket, most of which were for private use except for the pre-purchased Grey Box Ansan Logistics Center by KB Asset Management.
- In 2023, 3 logistics centers over 30,000 py and 4 logistics centers over 10,000 py are expected to be supplied, and a new supply of logistics centers in Ansan and Siheung is expected to record the largest ever.

Cumulative Supply Share By Size (based on GFA)



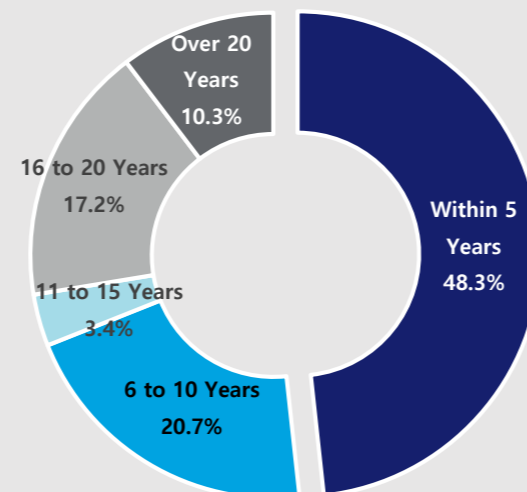
New Supply Trend (based on GFA)



Degree of Aging Analysis of Ansan · Siheung

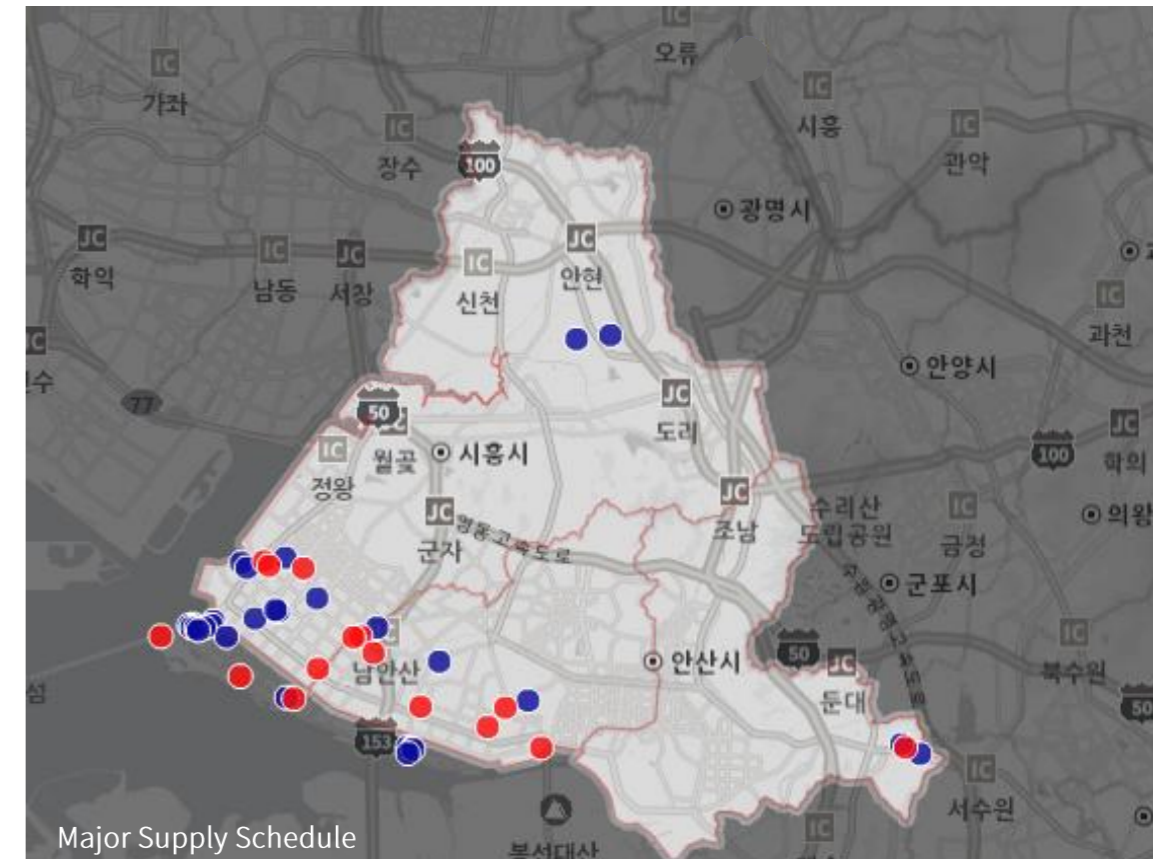
- The Ansan and Siheung Submarkets were traditionally sparse in logistics centers as industrial complexes were composed mainly of old factories, but logistics centers have been actively supplied centered on Sihwa MTV for the past ten years.
- Therefore, the proportion of ages within 10 years accounts for about 70%. However, most of the recently supplied logistics centers are small-sized assets in the outskirts, so the supply of new large logistics centers over 10,000 py is rare.
- Logistics centers scheduled to be supplied in the future are also expected to supply many large-sized logistics centers centered on Sihwa MTV.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled



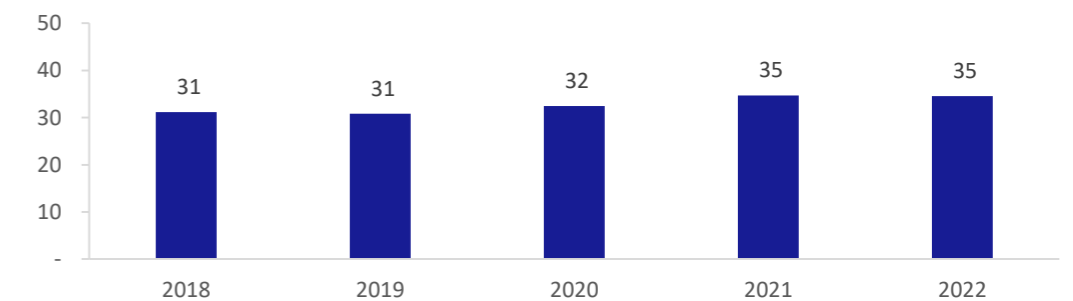
Major Supply Schedule

Logistics Center	Address	Gross Floor Area (py)
Sihwa MTV Logistics 2BL	Jeongwang-dong, Siheung-si, Gyeonggi-do	71,277
Sihwa MTV Logistics 1BL		42,102
Decon Smart Logistics Center		30,209

Rent

- In 2021, the monthly rent per py for the dry centers in Ansan and Siheung was 34,933 won, an increase of 0.7% from the previous year.
- Grey Box Ansan Logistics Center, supplied in 2022, was incorporated as a new sample,
- In addition, this is an area where the rent price could be fluctuated due to the scheduled supply of Prime and large-sized logistics centers centered on Sihwa MTV.

[1,000 won/py]



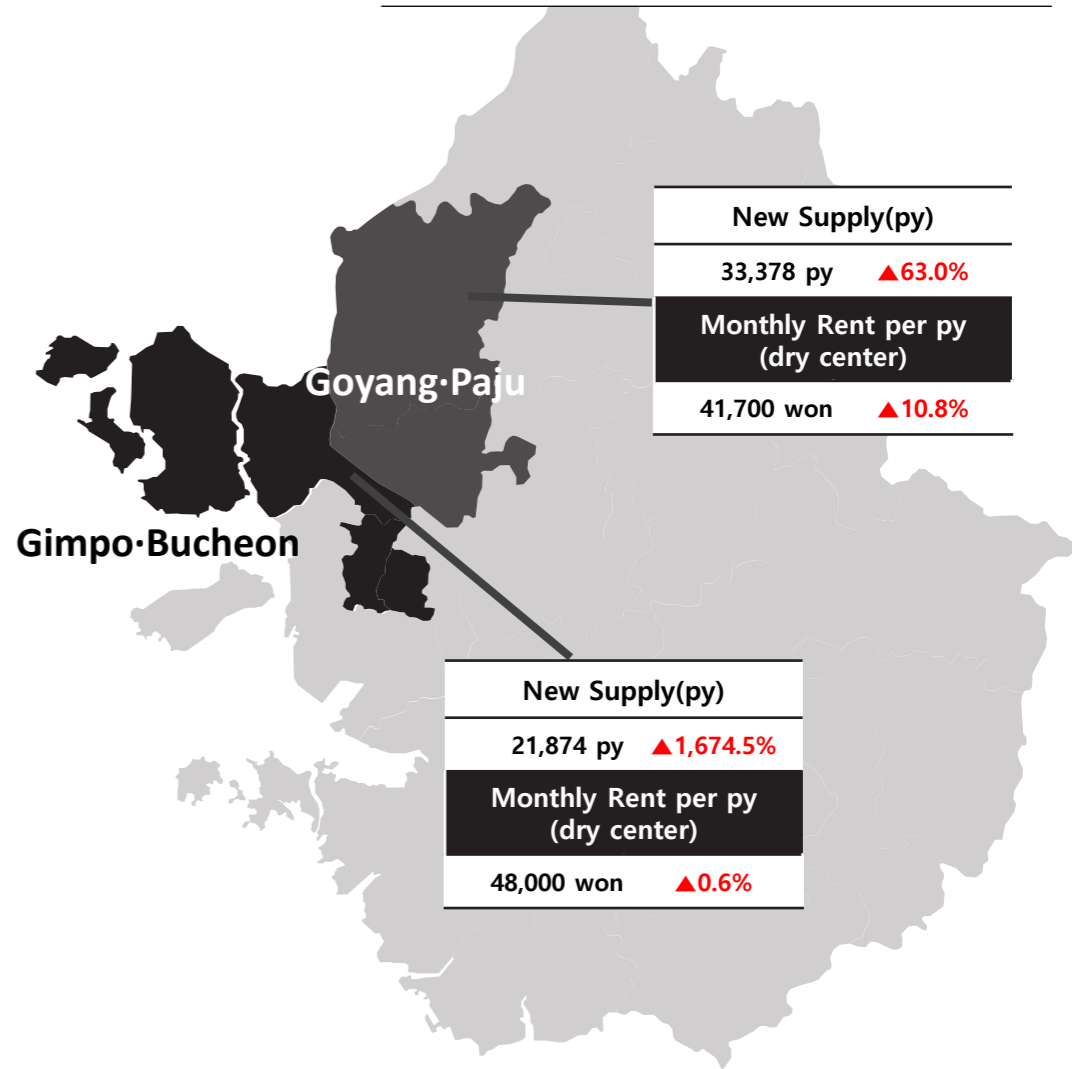


06

Northwestern

※ 2022 4Q, YoY

New Supply	Monthly Rent per py (dry center)
55,252 py ▲154.5%	45,900 won ▲1.9%



- In 2022, the new supply in the northwestern market increased by 34,000 py to 55,000 py. As the development of the Gimpo Gochon Logistics Complex was completed, the main new supply in the Gimpo and Bucheon submarket was concentrated around the Daepo Industrial Complex near the 2nd Metropolitan Ring Expressway.
- In Goyang, where there was no history of large-sized supply, a dry center with about 20,000 py was supplied in Ogeum-dong, the first large-sized supply in 3 years. In the 2023 1Q, a 13,000 py of cold center is scheduled to be supplied to an adjacent field, and the cumulative supply area in the northwestern market is expected to increase slightly.
- The average monthly rent per py of the dry center in the northwestern market is 45,900 won, the highest figure among the major markets in the SMA.

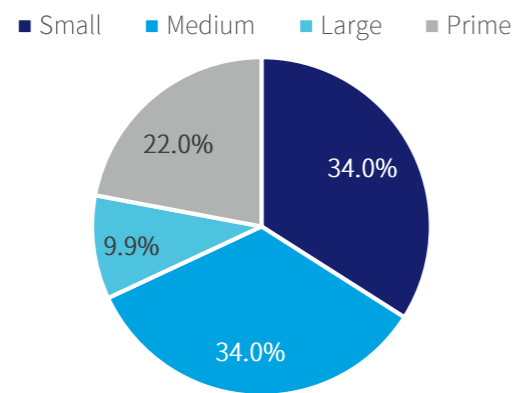
06-1

Gimpo·Bucheon

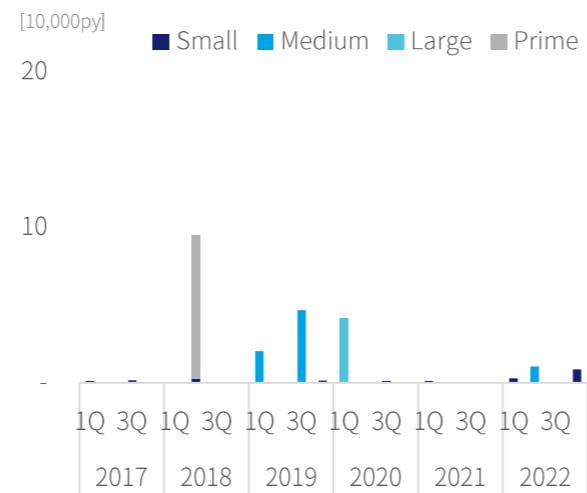
New Supply

- In the Gimpo and Bucheon Submarkets, only one small-sized logistics center of 1,000 py was supplied in 2021. However, a total of 22,000 py, including a 10,000 py of cold center, was supplied in 2022, representing a slight increase in new supply compared to the previous year.
- Since the 2018 3Q, there has been no logistics center supply with more than 50,000 py. However, the logistics centers with about 230,000 py, including logistics centers with more than 50,000 py, will be supplied massively in 2023.
- There are two new supply cases of more than 50,000 py, located in Yangchon-eup, Gimpo-si and Gurae-dong, Gimpo-si, respectively.

Cumulative Supply Share By Size (based on GFA)



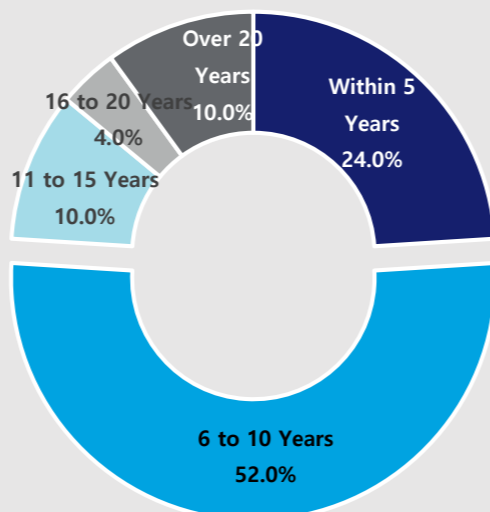
New Supply Trend (based on GFA)



Degree of Aging Analysis of Gimpo·Bucheon

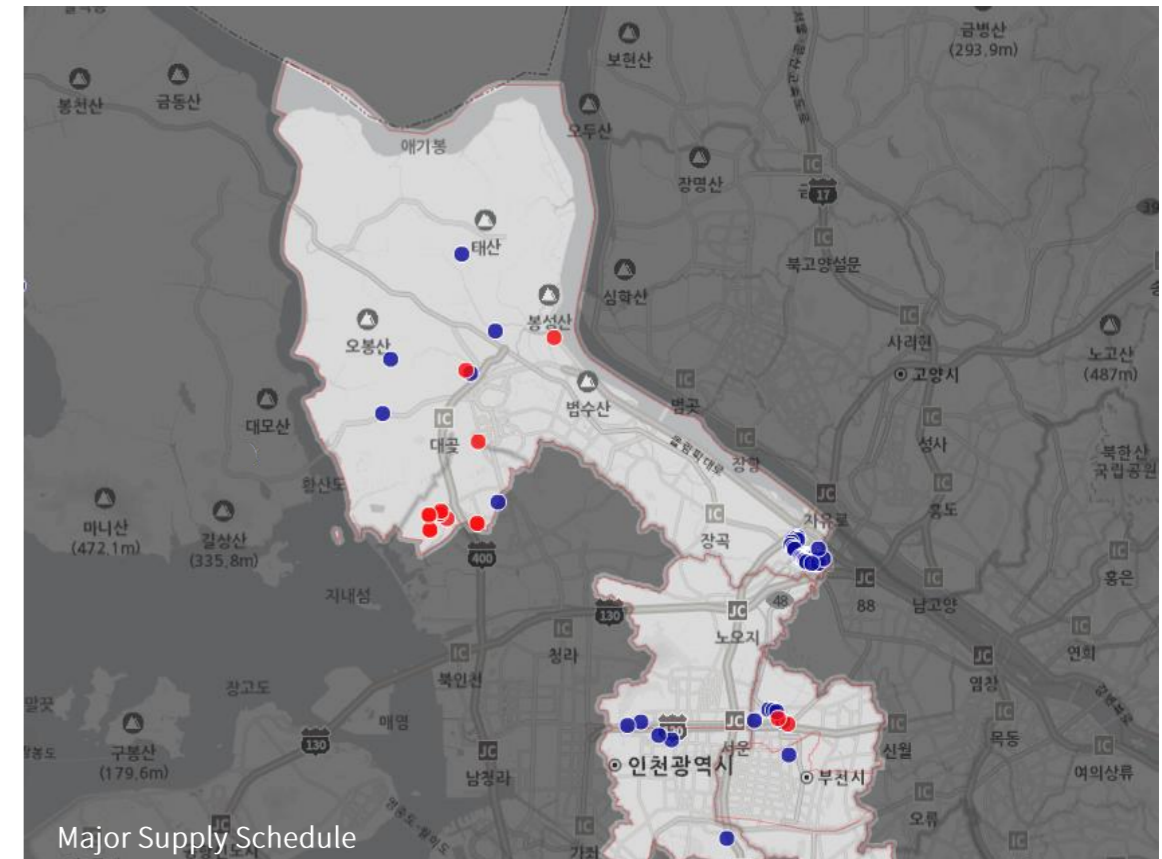
- Until the 2010s, the Gimpo and Bucheon Submarkets had only small-sized centers of less than 10,000 py, but a large-sized supply has been made with the establishment of the Gimpo Gochon Logistics Complex.
- In Gimpo and Bucheon Submarkets, the proportion of new logistics centers with ages within 10 years was approximately 76%, the highest in the SMA.
- However, no site is available for additional development in the Gimpo Gochon Logistics Complex, and most of the future logistics centers will be supplied to the Hakun Industrial Complex near the 2nd Metropolitan Ring Expressway.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled



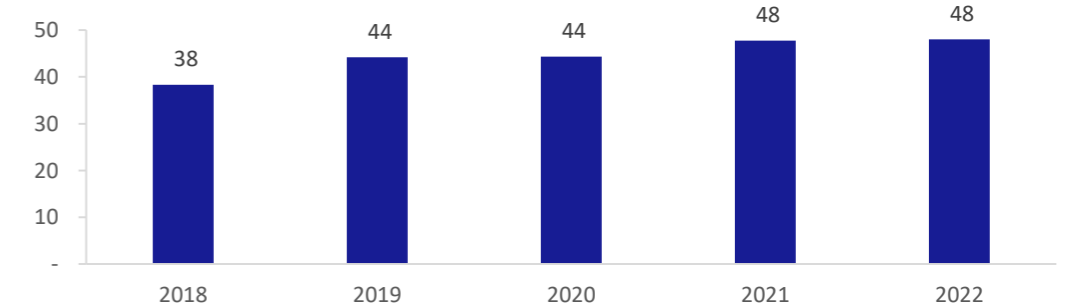
Major Supply Schedule

Logistics Center	Address	Gross Floor Area (py)
Gimpo M93 SMART Logistics Center	Hakun-ri, Yangchon-eup, Gimpo-si, Gyeonggi-do	60,365
K1 Gimpo Logis		54,555
Gimpo MS 12-2BL	Gurae-dong, Gimpo-si, Gyeonggi-do	50,001

Rent

- In 2022, the monthly rent per py based on dry centers in Gimpo and Bucheon is 48,000 won. Since there are many top-ranked logistics centers around Gimpo Airport, the rent is higher than that of other markets.
- Currently, a number of logistics centers are concentrated around the Gimpo Gochon Logistics Complex, but the area available for supply is limited. Therefore, local rents are expected to continue its increase.

[1,000 won / py]



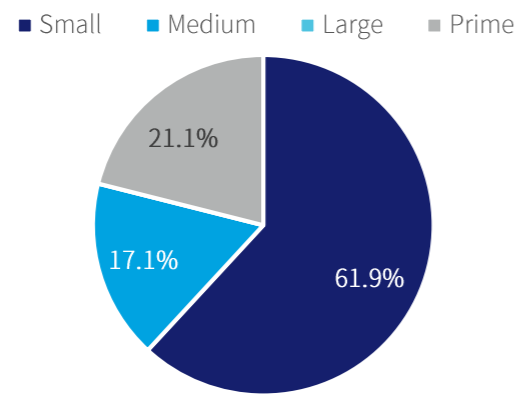
06-2

Goyang·Paju

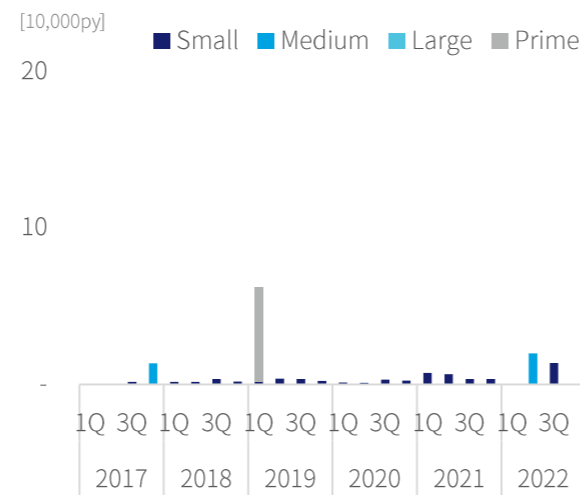
New Supply

- Since 2019, Goyang and Paju regions have been mainly supplied with small-sized logistics centers with less than 10,000 py. However, in 2022, medium-sized Goyang Samsung Logis Hill logistics centers (19,000 py), Etc, were supplied, and the new supply area increased by about 63% compared to the previous year.
- About 89,000 py will be supplied in 2023, most of which are concentrated in Jori-eup and Tanhyeon-myeon, Paju-si.

Cumulative Supply Share By Size (based on GFA)



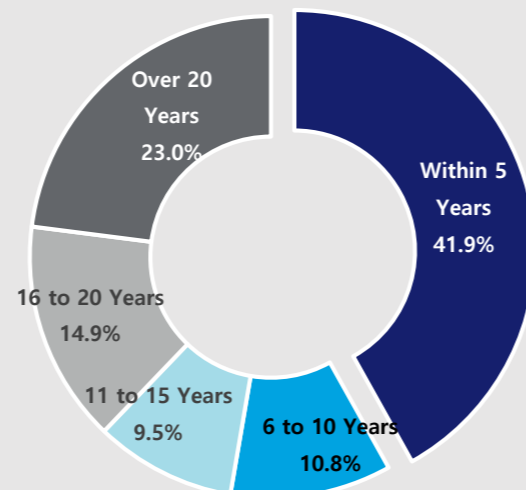
New Supply Trend (based on GFA)



Degree of Aging Analysis of Gimpo·Bucheon

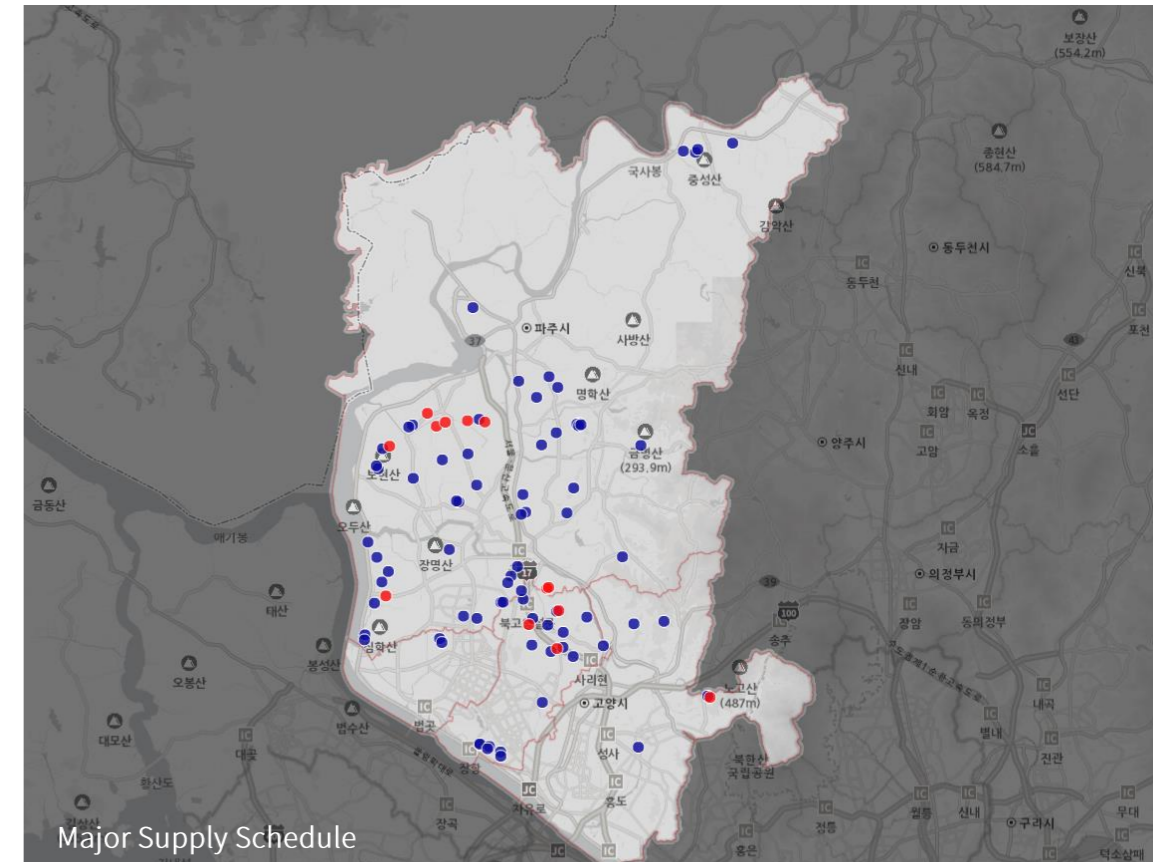
- The Goyang and Paju Submarkets are mainly used as small-sized logistics centers near the Paju Book Complex or a logistics base in the northwestern for the distribution companies due to the relatively strong influence of development restriction zones and lower nationwide accessibility.
- However, with the opening of the Seoul-Munsan Expressway in 2020, a number of new logistics centers were supplied near the expressway, and the proportion of logistics centers with ages within 5 years of construction was about 42%, the second highest after Ansan and Siheung.
- Paju has relatively more land available for developing logistics centers than Goyang, and most of the logistics centers scheduled to be supplied in the future are concentrated in Paju.

<Number of center / Dec 2022>



Logistics Center Distribution

● Supplied ● Scheduled



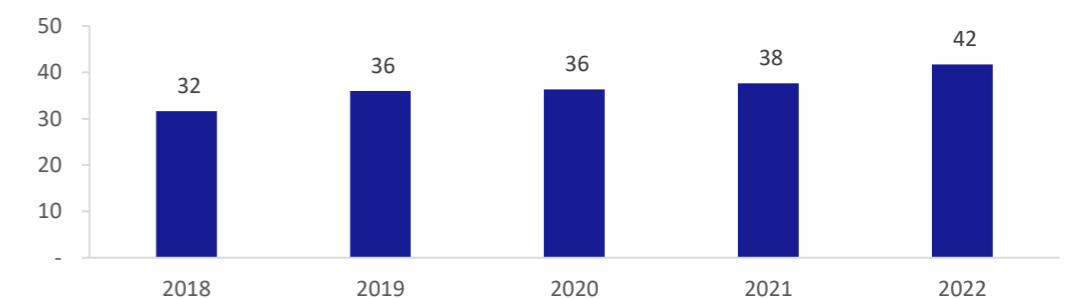
Major Supply Schedule

Logistics Center	Address	Gross Floor Area (py)
Goyang Samsung Logistics Center (Cold)	Ogeum-dong, Deogyang-gu, Gyeonggi-do	12,589
Daewon-ri Logistics Center	Daewon-ri, Jori-eup, Paju-si, Gyeonggi-do	11,103
Geumseung-ri Logistics Center	Geumseung-ri, Tanhyeon-myeon, Paju-si, Gyeonggi-do	7,106

Rent

- In 2022, the monthly rent per py based on dry centers in the Goyang and Paju Submarkets increased by 10.8% from the previous year to 41,700 won, showing the most significant increase among all submarkets.
- Supply of Goyang Samsung Logis Hill in 2022 drove the increase in regional average rent.

[1,000 won / py]



APPENDIX

Research Overview, New Indirect Investment Vehicles for Logistics Centers and New Supply of SMA

01

Research Overview

Region: Gyeonggi-do, Incheon, Seoul
Target: Logistics Center with gross floor area of 3,300m² or more which uses at least 50% of its area as warehouse facilities
Research method: Telephone/site investigation, Ministry of Land, Infrastructure and Transport
Contents of research: Logistics Center license and approval status, transaction cases, tenant status and rent level
Research period: Research on the 15th to the last day of the following month at the end of each quarter

Prime: Over 50,000py(over 165,289m²)
Large: 30,000py ~ 50,000py (99,174m² or more and less than 165,289m²)
Medium: 10,000py ~ 30,000py(More than 33,508m² and less than 99,174m²)
Small: Less than 10,000py(less than ~33,508m²)
Area unit: py=3.3m²

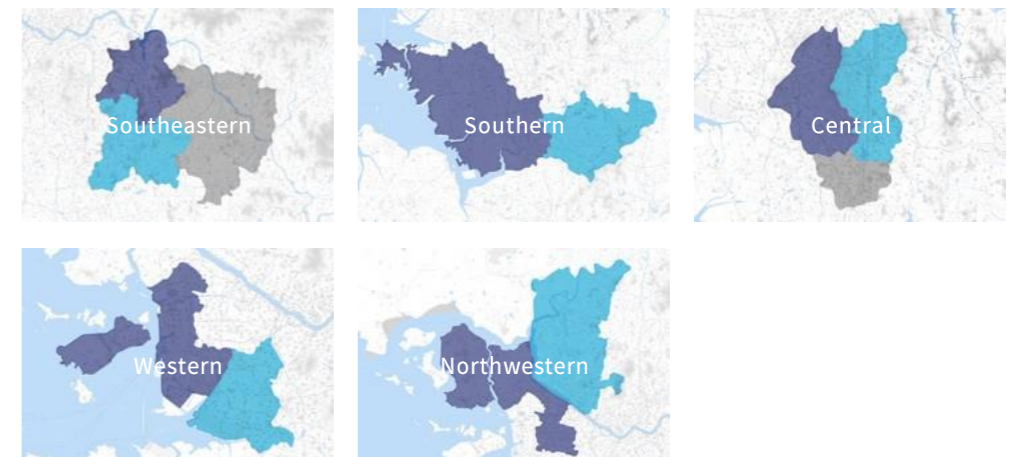
02

Logistics center grade and Submarket

Classification of Market & Submarket

Market	Submarket	Area
Southeastern	Gwangju · Gonjam, Icheon · Yeosu, Yangji · Deokpyeong	Gwangju City, Icheon City, Yeosu City, Yongin City (Cheoin-gu)
Southern	Anseong, Pyeongtaek · Hwaseong	Anseong City, Pyeongtaek City, Hwaseong City (excluding Dongtan Area)
Central	Gunpo · Anyang · Suwon, Dongtan · Osan, Singal	Gunpo City, Uiwang City, Anyang City, Gwacheon City, Suwon City, Osan City, Hwaseong City(Dongtan Area), Yongin City (Suji-gu, Giheung-gu), Seongnam City
Western	Incheon, Ansan · Siheung	Ansan City, Siheung City, Gwangmyeong City, Incheon Metropolitan City (Jung-gu, Dong-gu, Michuhol-gu, Seo-gu, Namdong-gu, Yeonsu-gu, Ongjin-gun)
Northwestern	Gimpo · Bucheon, Goyang · Paju	Goyang City, Paju City, Gimpo City, Bucheon City, Incheon Metropolitan City (Gyeyang-gu, Bupyeong-gu, Ganghwa-gun)
Others		Gyeonggi-do, Seoul Area

Map of Submarket



03

Indirect Investment Vehicles

2022 Indirect Investment Vehicles(REITs)

REITs	Permit/Registration Date	Asset Management	Investment Property
PAMCO Logistics No. 9 Externally managed REITs	'22.01.26	Pacific Investment Management	Logistics Center in Yongin, Gyeonggi
Logis Valley Shinhan Externally managed REITs	'22.01.26	Shinhan REITs Management	Logistics Center in Anseong, Gyeonggi
Korea Investment Anseong Logistics No. 1 Externally managed REITs	'22.04.29	Korea Investment Real Estate Trust	Logistics Center in Anseong, Gyeonggi
DDI Baekam Logistics No. 2 Externally managed REITs	'22.06.09	D&D Investment	Logistics Center in Yongin, Gyeonggi
KORAMCO Value Investment No. 4-4 Externally managed REITs	'22.11.07	Koramco REITs Management and Trust	Logistics Center in Icheon, Gyeonggi

2022 Indirect Investment Vehicles(Funds)

Fund	Setup Date	Asset Management	Investment Property
M Plus No. 30 General Private Real Estate Investment Company	'22.03.30	M Plus Asset Management	Logistics Center in Incheon
LB No.39 General Private Real Estate Investment Company	'22.05.26	LB Asset Management	Logistics Center in Yangju, Gyeonggi
Pebblestone No. 18 General Private Real Estate Investment Company	'22.06.10	Pebblestone Asset Management	Logistics Center in Hwaseong, Gyeonggi
Rifa No. 48 General Private Equity Real Estate Investment	'22.07.27	Rifa Asset Management	Logistics Center in Yongin, Gyeonggi
Baro No. 1 General Private Logistics Investment Company	'22.08.19	Baro Asset Management	Logistics Center in Jincheon-gun, Chuncheongbuk-do
Koreit No. 2 General Private Real Estate Investment Company	'22.08.22	Koreit Asset Management	Logistics Center in Changwon-si, Gyeongsangnam-do
ADF PrimeLogis No. 1 General Private Real Estate Investment Company	'22.10.12	ADF Asset Management	Logistics Center in Icheon, Gyeonggi

04

New Supply Centers

New Supply Logistics Center Lists

Region	Logistics Center	City, County, District	Eup/Myeon/Dong/Ri	Gross Floor Area (py)
	Kendall Square Opo Logistics Park	Gwangju-si	Munhyung-dong	57,136
	Logis Valley Gobaek-ri Logistics Center	Icheon-si	Gobaek-ri, Bubal-eup	28,010
Southeastern	SSG.com Gwangju Opo Logistics Center	Gwangju-si	Munhyung-dong	25,325
	Han Express Namicheon Center 2	Icheon-si	Sogo-ri, Moga-myeon	23,426
	Nara RED Icheon Center	Icheon-si	Naechon-ri, Baeksa-myeon	19,579
Southern	Kendall Square Iljuk Logistics Park A, B Block	Anseong-si	Neungguk-ri, Iljuk-meyon	36,311
	Cold Station Anseong	Anseong-si	Leehyun-ri, Yangseong-myeon	21,208
Central	Osan Logipolis	Osan-si	Gasu-dong	45,488
	Dongtan Central Logis Hub	Hwaseong-si	Jangji-dong	22,801
	Cheongna Logistics Center	Seo-gu	Wonchang-dong	130,152
	CBRE IM ILC Logistics Center	Jung-gu	Sinheung-dong 3-ga	49,759
Western	Namcheongna Smart Logistics	Seo-gu	Wonchang-dong	42,342
	Grey Box Ansan Logistics Center	Danwon-du, Ansan-si	Seonggok-dong	33,321
	Incheon Hang-dong Cold Logistics Center	Jung-gu	Hang-dong7-ga	22,998
	Incheon Namcheongna Complex 2nd Logistics Complex	Seo-gu	Wonchang-dong	20,085
Northwestern	Goyang Samsung Logis Hill	Deokyang-gu, Goyang-si	Ogeum-dong	19,856



GenstarMate

CEO	Changwook Lee	02-3775_7203
Marketing B.U	Head of BU Jinwon Choi	02-2003_8121
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Lease Consulting	Head of Div. Changhee No	02_2003-8030
Corporate Real Estate Management	Head of Div. Heebung Byun	02_6388_7777
Asset Management	Head of Div. Sanggu Jung	02_3775_7312
Retail Service	Head of Div. Changik Lee	02-3775-7230
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Research&Consulting	Head of Div. Hyunggoo Lee	02_3775_7290
Transaction	Head of Div. Heeduk Kang	02_2003-8133

MatePlus

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Logistics Real Estate Development	Head of Div Jongsu No	02_3775_7334
Logistics Consulting & Transaction	Director Yoonsik Hwang	02_3775_7333
Logistics Lease Consulting	Director Gunwoo Nam	02_3775_7264
Logistics Real Estate Management	Director Youngchul Park	02_3775_7322

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	2 Head of Div. Jin Seo	02_3775_7260
	3 Head of Div. Heeduk Kang	02_2003_8133
Retail Service	Head of Div. Changik Lee	02_3775_7230

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Operation&management of rental housing	Head of Div. Wonki Lim	02_6949_3186

MatePlus Appraisal

Real Estate Assessment&Valuation Business Feasibility Analysis	CEO Jungmin Kim	02_3775_7371
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MatePlus Realty

Real Estate Agent, Asset Management	CEO Kyusang Choi	010_4303_0377
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Scale of Real Estate Management | 568 buildings, 7,311,079m²

Major Clients



Contact

GenstaMate Real Estate Institute	Hyounggoo Lee 02_3775_7290 Head of Div.	Rita Kim 02_3775_7252 Head of Research	Inkoo Park 02_3775_7269	Jihee Baik 02_3775_7224	Moonkyung Jang 02_3775_7236
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