



MARKET FUNDAMENTALS

	YOY Chg	Outlook
1.5T Total Volume (KRW)	▼	▲
8 Total Properties Sold	▼	▲
0.5M New Supply Area (SQM)	▼	▼

(Properties with a GFA exceeding 16,500 sqm)

ECONOMIC INDICATORS

	YOY Chg	Outlook
0.0% GDP Growth	▼	▲
2.2% CPI Growth	▼	▼
2.6% Unemployment Rate	▼	▲

Source: KOSIS, Bank of Korea

SUPPLY

New logistics center supply in the Greater Seoul Area (GSA) reached approx. 0.53 million sqm in 1H 2025, down 73% y-o-y. The significant drop from the initially projected 1.2 million sqm was driven by construction delays and timeline extensions. A total of nine assets were delivered across the East (three), West (one), South (three), and North (two) submarkets. Just eight further new projects broke ground, raising the likelihood of further supply decline. The South saw concentration in large-scale assets, including the Bangcho Logistics Center (130,399 sqm) and Anseong Gayu Logistics Center (96,027 sqm). The North was the only area with a rise in gross new supply versus 2H 2024, including K Logis Goyang (53,352 sqm) and Yangju Logistics Center (44,017 sqm). All other districts experienced gross new supply contractions.

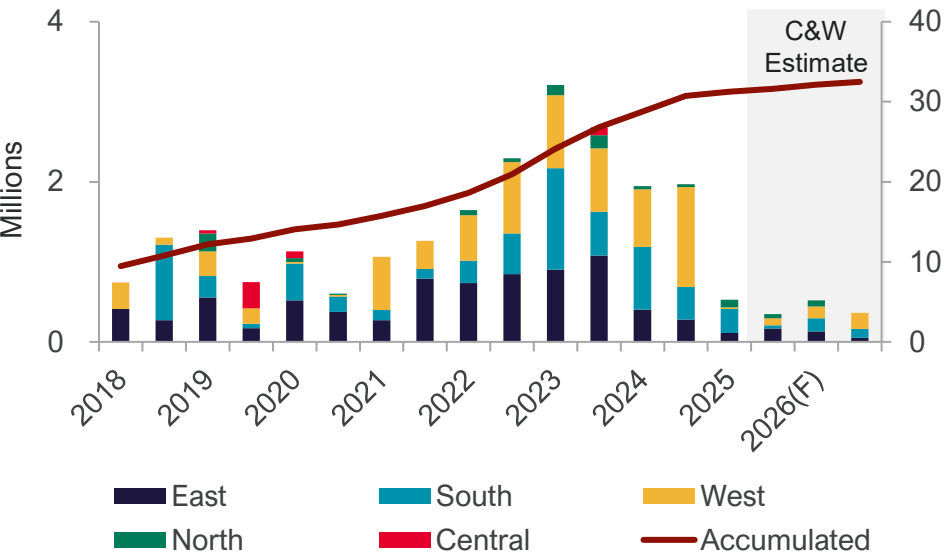
TRANSACTIONS

Logistics center transactions in the GSA totaled approximately KRW1.5 trillion in 1H 2025, down 45% y-o-y. Despite ample assets on the market, deal volume remained limited due to pricing gaps between buyers and sellers. As demand concentrated on core assets with stable income, most transactions involved properties master-leased by E-commerce, 3PL, or manufacturing tenants — such as ADF AMC’s forward purchase of the Eoyeon-ri Logistics Center, fully leased to a manufacturing tenant. Global investor activity continued to grow, participating in nearly all non-end-user deals. Notable transactions included the Koramco–GIC joint venture’s KRW230 billion acquisition of the Hang-dong Dream Logistics Center, and KKR’s Kreate Asset Management Co.’s KRW121 billion purchase of the Miyang-myeon Logistics Center A & B.

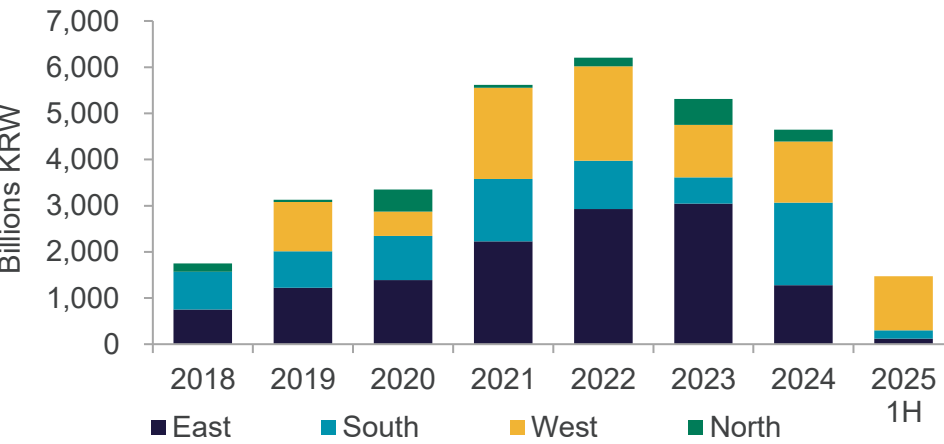
OUTLOOK

Total 1H 2025 transaction volume was weak, but adjusted unit prices are approaching levels acceptable to buyers, indicating potential for gradual recovery — mainly in dry or dry-heavy mixed-use assets. Investor preference for core assets persists, while high vacancy in cold storage continues to limit disposals. Dry vacancy fell 0.6 pp from 2H 2024, while cold rose 1.9 pp. With new permits halved over the same period, the ongoing supply shortage is expected to lower dry vacancy further and support rent growth for prime assets. Stabilizing interest rates and construction costs have also led to more global investors engaging in development projects, expanding their market presence.

LARGE-SCALE SUPPLY BY SUBMARKET (SQM)



TRANSACTION VOLUME BY SUBMARKET



Source: Ministry of Land, Infrastructure and Transport, RCA, Cushman & Wakefield

KEY SALES TRANSACTIONS 1H 2025

PROPERTY	LOCATION	SUBMARKET	BUYER	SELLER	TOTAL SQM	PRICE (Mn. KRW)	PRICE / UNIT (10K KRW/3.3m²)	Type
Greenwave Sihwa	Siheung	West	JB AMC	Sihwa Road	235,627	475,000	666	Mixed
S&K Logistcis Center	Bucheon	West	Brookfield AMC	S&K Logistics	148,238	245,037	546	Mixed
Hang-dong Dream Logistics Center	Incheon	East	KoramcoREITs&Trust	Dream Remicon	133,310	230,000	570	Mixed
Megawise Cheongna	Icheon	East	LX Pantos	KB Real Estate Trust	142,853	225,000	521	Dry
Miyang-myeon Logistics Center A,B	Hwasung	South	Kreate AMC	Sunwoo Logis/ Sunwoo C&D	69,100	121,000	579	Dry
Hoeok-ri Logistics Center	Gimpo	West	IGIS AMC	GF Logis	44,730	80,000	591	Mixed
Samsung Logis Logistics Center	Anseong	South	Qube Industrial AMC	Kyobo Asset Trust	34,216	53,800	520	Dry
Hanmi Logistics Center	Icheon	East	M Global	Mastern IM	24,791	43,000	573	Dry

KEY CONSTRUCTION COMPLETIONS 1H 2025

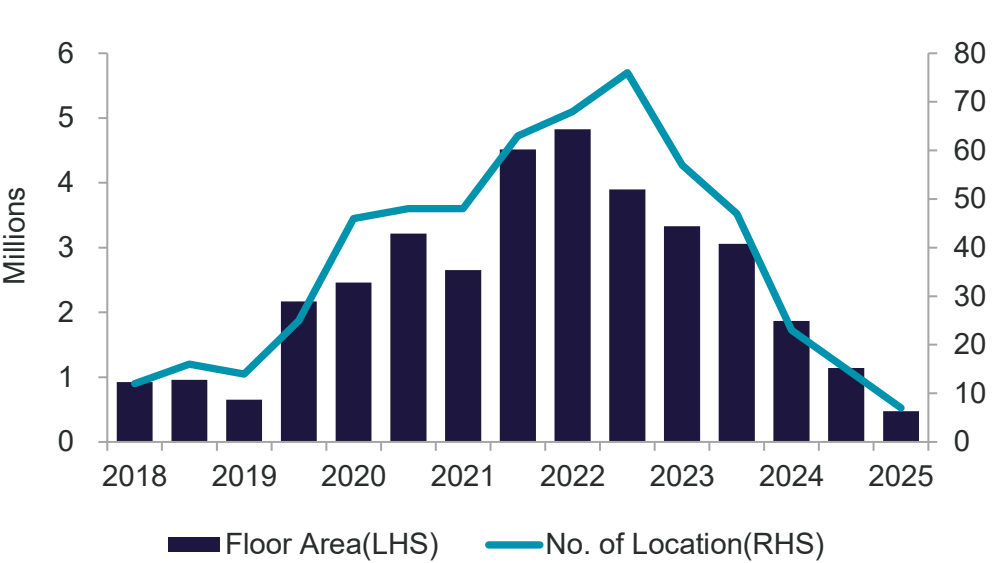
PROPERTY	LOCATION	SUBMARKET	COMPLETION	SQM	TYPE
Ilguk Bangcho Logistics Center	Anseong	South	2025Q2	130,399	Dry
Anseong Gayu Logistics Center	Anseong	South	2025Q1	96,027	Dry
Husa-ri Logistics Center	Pyeongtaek	South	2025Q2	71,870	Mixed
K Logis Goyang	Goyang	North	2025Q2	53,352	Mixed
GST East Gonjam	Yeoju	East	2025Q2	50,232	Mixed
Yangju Logistics Center	Yangju	North	2025Q1	44,017	Mixed
Samgun-ri Logsitcs Center	Yeoju	East	2025Q2	43,392	Mixed
Incheon port Aam Smart Logistics Center	Incheon	West	2025Q2	19,085	Dry
Mok-dong Logistics Center	Gwangju	East	2025Q2	17,844	Mixed

KEY PROJECTS PLANNED 2H 2025

PROPERTY	LOCATION	SUBMARKET	COMPLETION	SQM	TYPE
Jeongwang-dong Logistics Center	Siheung	West	2025Q4	86,805	Mixed
Sinhae-ri Logistics Center	Yeoju	East	2025Q3	52,881	Mixed
YES24 Smart Fulfillment Center	Paju	North	2025Q4	52,451	Dry
Kyowon Life Logistics Center	Yeoju	East	2025Q4	49,292	Dry
Haengjuk-ri Logistics Center	Icheon	East	2025Q3	41,149	Dry
Anseong CDC Logistics Center	Anseong	South	2025Q4	39,770	Mixed
Jangcheon-ri GNR Logistics Center	Icheon	East	2025Q4	36,260	Mixed

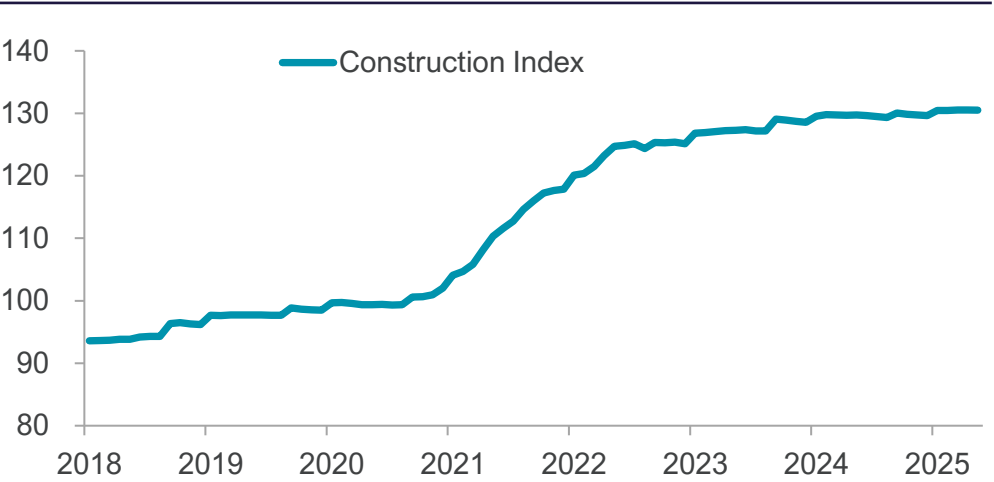
*All data is based on logistics center construction permits.

CONSTRUCTION PERMITS VOLUME (SQM)



Source: Ministry of Land, Infrastructure and Transport

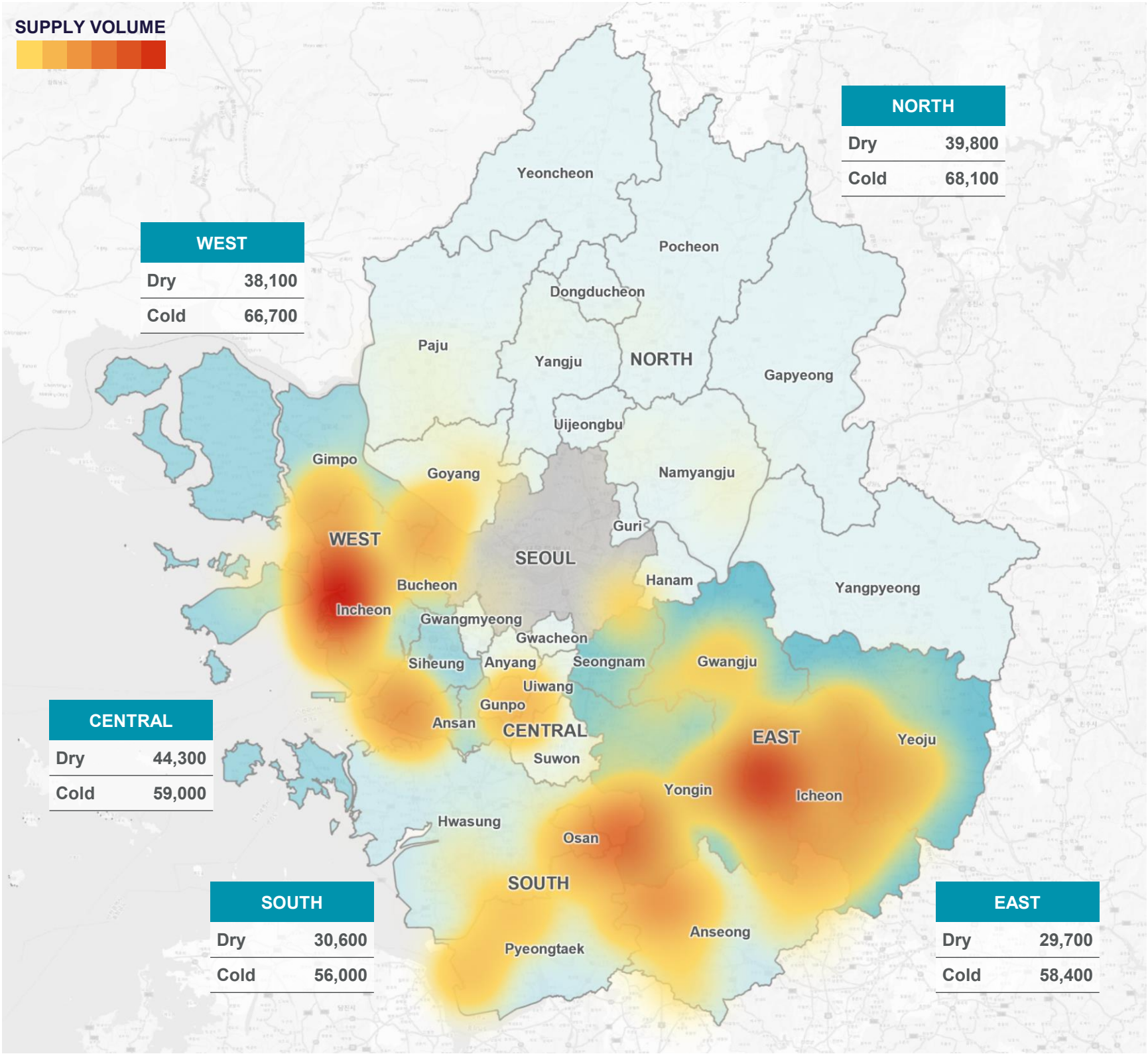
KOREA CONSTRUCTION COST INDEX



Source: Korea Institute of Construction Technology

- Note.
- 1. All data is based on logistics center construction permits.
 - 2. Submarkets Criteria
 - East : Seongnam, Gwangju, Yongin, Icheon, Yeoju
 - South: Osan, Hwasung, Pyeongtaek, Anseong
 - North: Paju, Goyang, Yangju, Uijeongbu, Guri, Hanam, Yeoncheon, Pocheon, Gapyeong, Dongducheon, Yangpyeong, Namyangju
 - West: Incheon, Gimpo, Bucheon, Siheung, Ansan
 - Central: Gwangmyeong, Anyang, Gwacheon, Gunpo, Uiwang, Suwon
 - Seoul: Seoul

LOGISTICS CENTER RENTS BY SUBMARKET



LUCAS JEE
Head of Logistics Leasing, Seoul
Tel: +82 10 2761 9258
Lucas.Jee@cushwake.com

SUKI KIM
Head of Research, Seoul
Tel: +82 10 7153 0867
Suki.kim@cushwake.com

CHLOE KWON
Assistant Research Manager, Seoul
Tel: +82 10 3407 4060
Chloe.kwon@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.

©2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.