

FACILITY MANAGEMENT

PROPERTY MANAGEMENT

NEW RENEWABLE ENERGY

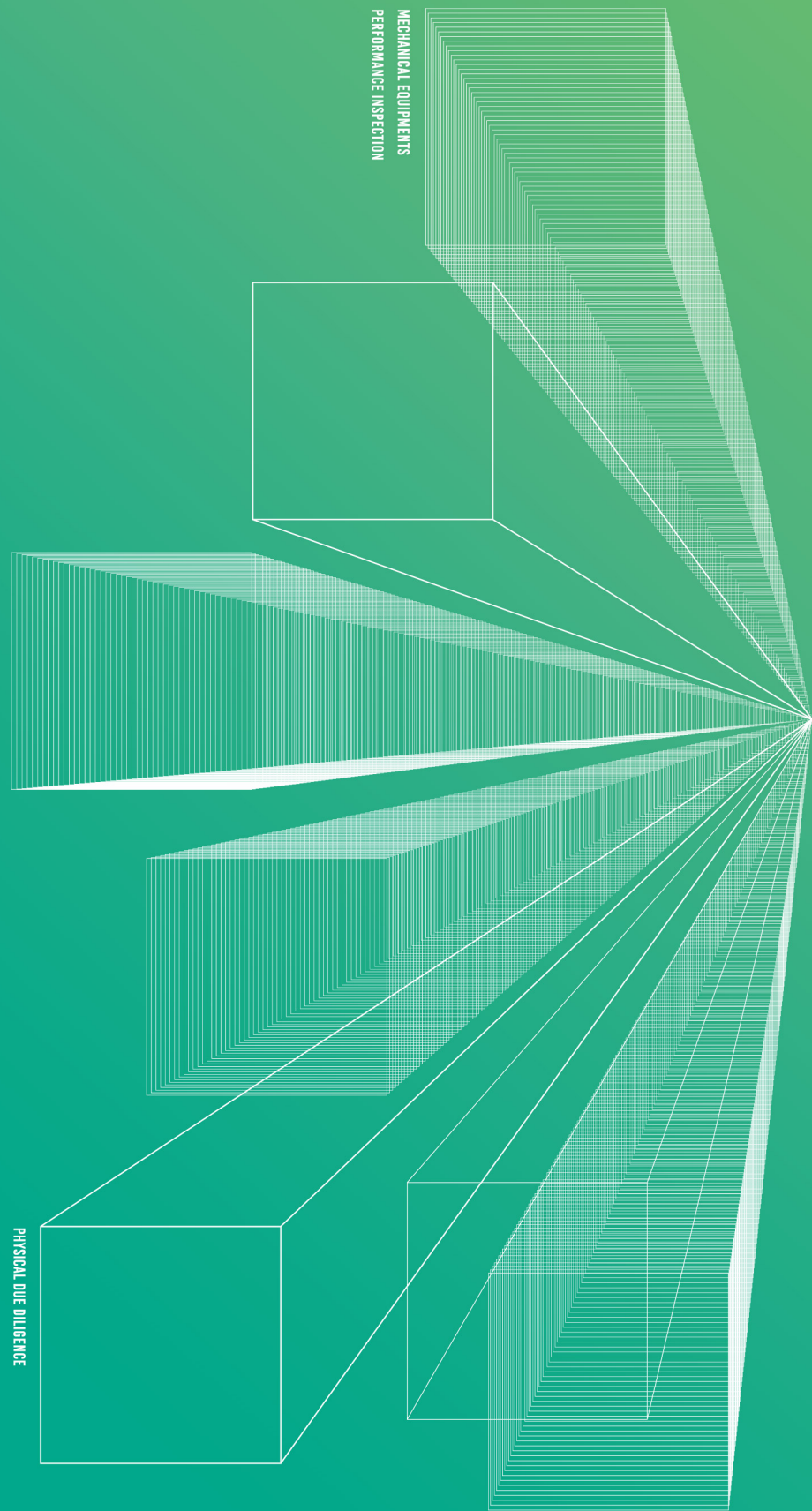
**BEYOND PARTNERSHIP
BUILDING FUTURE VALUE
KYOBO REALCO**

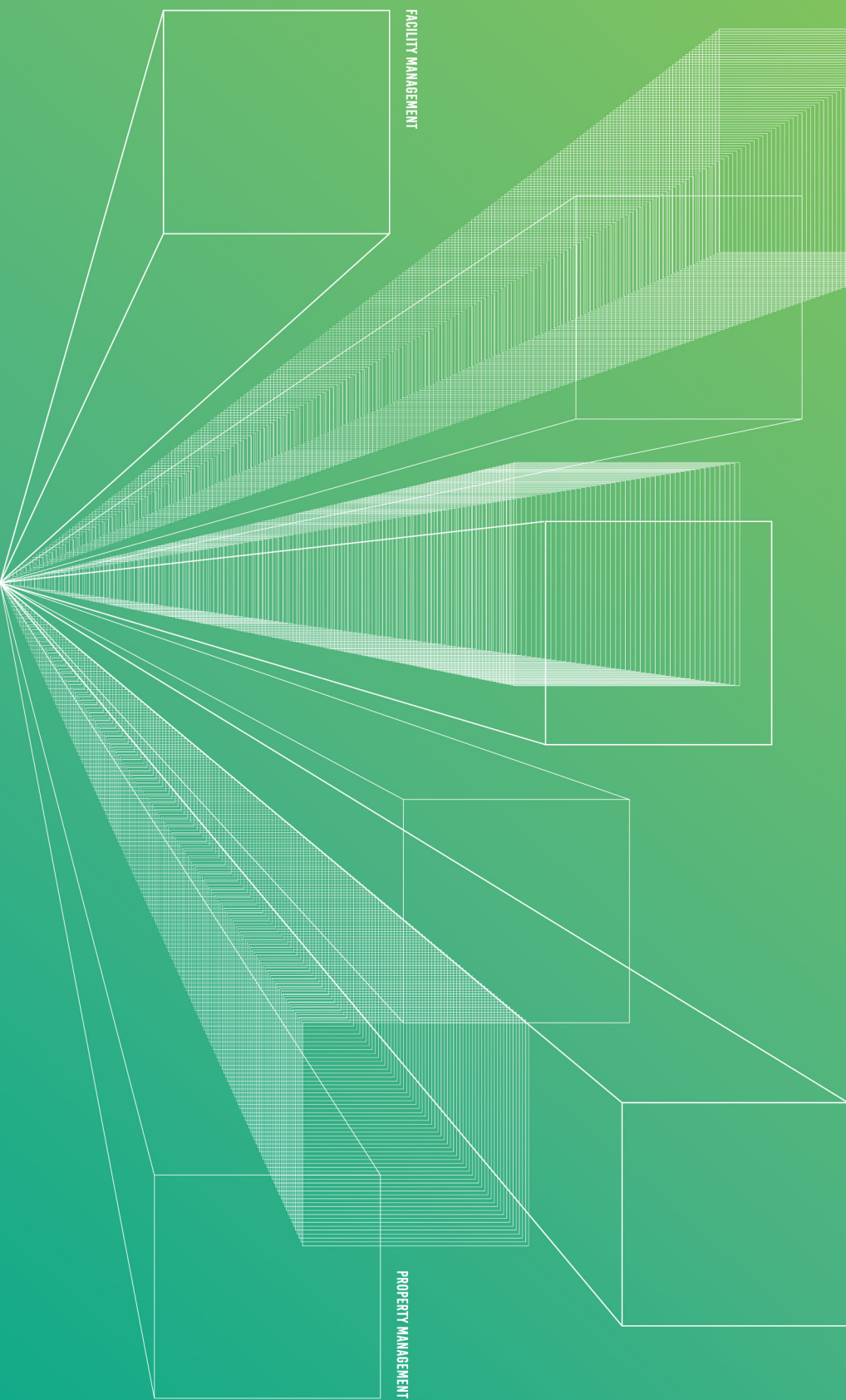
MAKE YOUR PROPERTY VALUE GO UP

Kyobo Realco manages asset conditions, returns, and risks through a comprehensive approach built on 47 years of expertise in real estate management. We provide support to ensure that every asset is operated in the most rational direction.

Through this, customers receive management that goes beyond simple facility management to include the experiential value created by the space, and can make clearer and more reliable choices based on data and digital technology.

Kyobo Realco is a partner that enables customers to make valuable choices and proves the value of assets as a result of those choices.





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KYOBO REALCO HERITAGE

The Standard of Management
Based on Trust

Built on the Kyobo brand's long-standing trust and management philosophy, Kyobo Realco has accumulated deep experience across diverse asset classes while consistently safeguarding clients' interests. This proven track record is the foundation of our legacy and gives our clients the confidence to entrust us with their assets.

Date of Establishment	November 15, 1979
Employees	475
Financial Status	Credit Rating A+
Revenue	KRW 121.6 Billion (As of 2025)
Equity	KRW 59.8 Billion
Address	Pine Avenue, 100, Eulji-ro, Jung-gu, Seoul, Korea

KYOBO REALCO SERVICE

Smart Solutions for Property Management

Kyobo Realco's multidisciplinary specialists work as one team under a unified strategy, delivering tailored solutions through a structured management framework aligned to each asset's condition and objectives. Through this, we maximize the utility of customer assets and generate stable, sustainable value, establishing ourselves as a trusted partner growing alongside our clients across the entire real estate spectrum.



Kyobo Realco's specialists in each field collaborate based on a single asset strategy to execute comprehensive real estate management solutions.

VALUE GROWTH MARKETING

Strategic Marketing for Asset Value Enhancement

Kyobo Realco ensures the stable management of both the physical condition and operational performance of assets, supported by our deep expertise and systematic management framework. Simultaneously, we implement strategic marketing initiatives including leasing strategies, tenant mix optimization, and market positioning to drive asset value enhancement, while continuously elevating customer experience and satisfaction across our entire real estate service spectrum. This accumulation of specialized management and experience strengthens client trust and bolsters asset utility and market competitiveness, ultimately resulting in stable and sustainable long-term value appreciation.



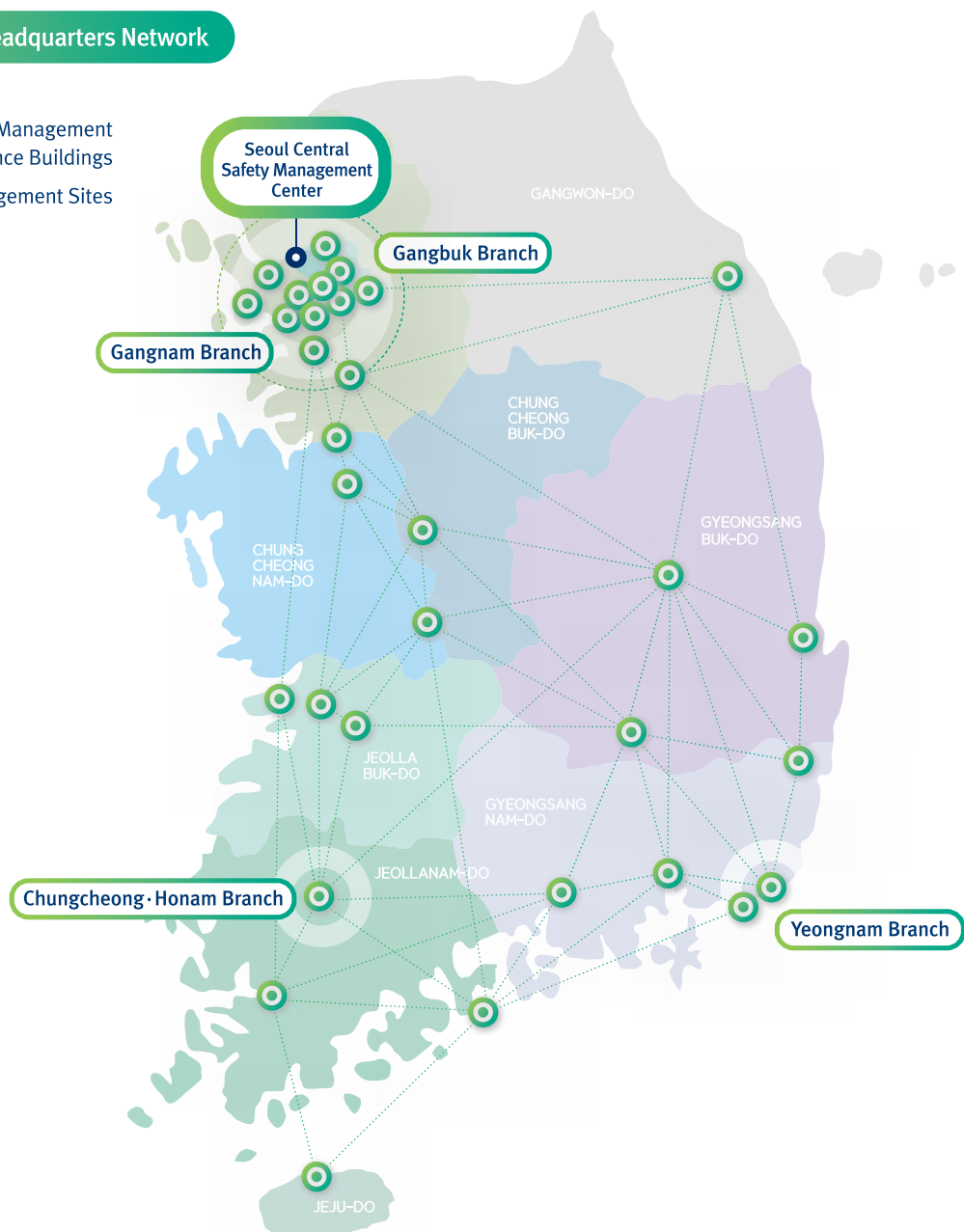
KYOBO REALCO NETWORK

Asset Management Perfected through a Nationwide Network

Headquartered in Seoul, Kyobo Realco operates a nationwide management platform through four regional branches Gangbuk, Gangnam, Yeongnam, and Chungcheong, Honam and the Seoul Central Safety Management Center. This network enables responsive, site-specific management reflecting local market dynamics and individual asset profiles, while maintaining consistent standards and stable operations across all locations.

Nationwide Regional Headquarters Network

- Operation and Leasing Management of 37 Kyobo Life Insurance Buildings
- Operation of 140 Management Sites Nationwide



REAL ESTATE EXPERTS

Real Estate Services Defined by Expertise and Experience

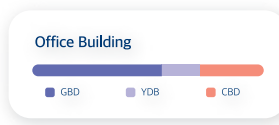
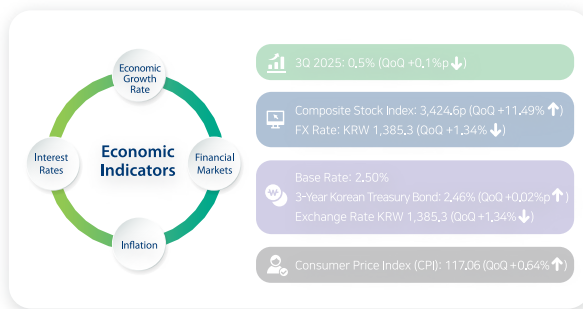
Kyobo Realco delivers real estate services through the integrated capabilities of specialist teams and extensive field experience. Our experts in asset management, leasing and market strategy, facility engineering, and safety & energy work together to provide end-to-end oversight across the asset lifecycle from operations to value enhancement, ensuring stable performance and long-term, sustainable value creation.



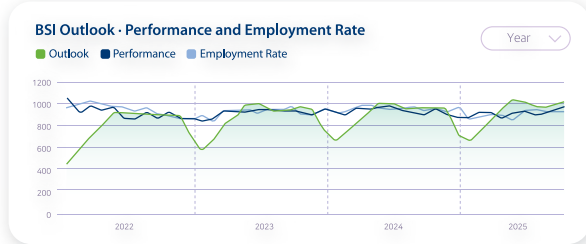
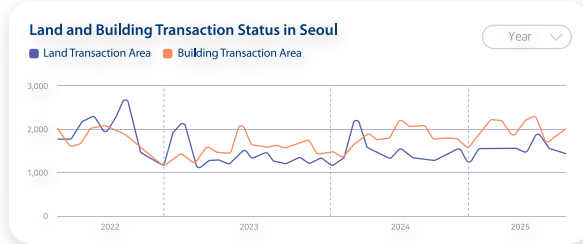
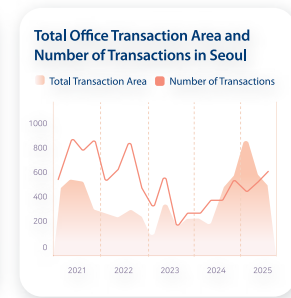
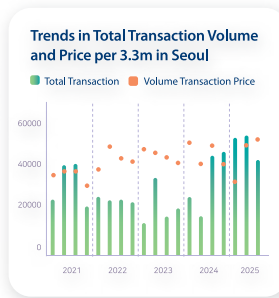
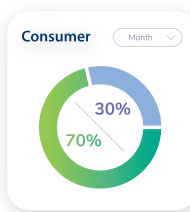
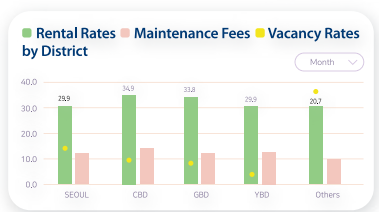
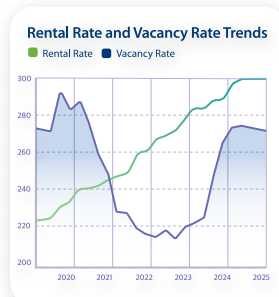
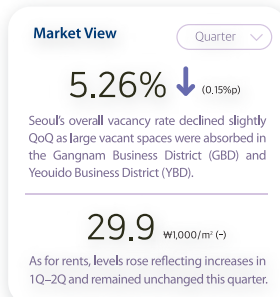
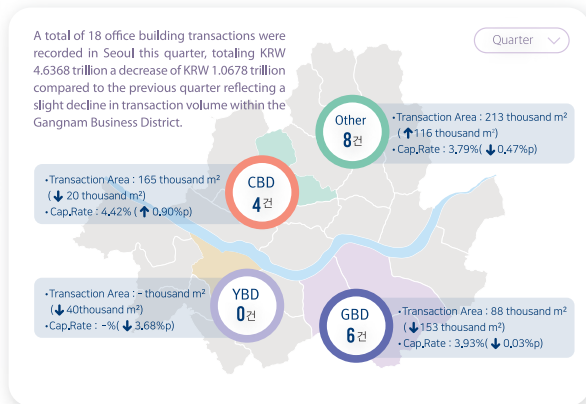
OFFICE MARKET REPORT

Office Market Report Based on a Nationwide Network

Kyobo Realco performs multi-dimensional analysis of real estate market trends, leveraging field data and diverse analytics accumulated through its nationwide network. These market insights are integrated into our leasing, operational, and value-enhancement strategies, enabling more rational and informed decision-making for our clients.



OFFICE MARKET REPORT



KYOBO REALCO HISTORY

Kyobo Realco Company History

Founded in 1979, Kyobo Realco began with facility management (FM) and has since expanded its business into the entire real estate spectrum, including asset management, development, investment advisory, eco-friendly/safety management, and renewable energy. Based on continuous innovation and client-centric management, we create stable and sustainable future value together with our clients.

2020 - Present

- 2026 Proclaimed Vision 2030
- 2025 Awarded the Grand Prize in the Building Safety Management category at the 26th Korea FM Association Awards
- 2024 Awarded the Minister of Land, Infrastructure and Commendation at the 9th Real Estate Industry Day
Obtained Housing Rental Management Business License
- 2023 Obtained KS Certification for Facility Management Services (KS S 1004-2)
Obtained Mechanical Equipment Performance Inspection License
Obtained ISO 45001 Certification (Occupational Health and Safety Management System)
- 2021 Proclaimed Vision 2025
Relocated Head Office to Pine Avenue Building B (Eulji-ro)

2000 - 2009

- 2009 Registered as a Real Estate Investment Advisory Firm (MOLIT)
Awarded at the 4th Korea Eco-Friendly Awards (Eco-friendly Facility Management category)
- 2005 Launched Real Estate Research & Investment Advisory Services
Launched Real Estate Leasing One-Stop Service
- 2003 Commenced management operations for Kyobo Tower
- 2002 Renamed Kyobo Realco Co., Ltd.
Established Real Estate Asset Management System (KPMS)
- 2001 Expanded into Interior sector
Registered for Interior Construction and Electrical Construction Business

2010 - 2019

- 2019 Launched the "SODIAN" brand
Obtained International CMS (Cleaning Management Standard) Certification
- 2018 Awarded the Minister of Land, Infrastructure and Commendation at the 3rd Real Estate Industry Day
Expanded into the Renewable Energy Sector
- 2017 Registered as an Engineering Consulting firm
- 2016 Proclaimed Vision 2020
Awarded Outstanding Enterprise at the 15th Korea Safety Awards
- 2015 Awarded Outstanding Enterprise at the 14th Korea Safety Awards
- 2014 Registered for Mechanical Construction Business
- 2013 Expanded into building Construction (Construction & Remodeling)
Registered for General Construction Business
- 2010 Awarded at the 5th Korea Eco-Friendly Awards (Eco-friendly Facility Management category)

1979 - 1999

- 1999 Obtained ISO 9001 Certification (Quality Management System)
- 1998 Commenced Sales & Acquisition Consulting Services
- 1994 Relocated Head Office to Seongdong Building
- 1993 Commenced Leasing Consulting Services
- 1985 Awarded the Presidential Citation for Outstanding Energy Conservation Enterprise
- 1980 Commenced Property Management (PM) for Kyobo Life Insurance Head Office
- 1979 Founded as Kyobo Real Estate Management Co., Ltd.
Commenced Facility Management (FM) operations

KYOBO REALCO IDENTITY

Through VISION 2030, Kyobo Realco represents our determination and commitment to firmly establish ourselves as the 'Most Trusted, Most Innovative, and Sustainable Comprehensive Real Estate Service Provider.'

VISION 2030

VISION 2030

**Korea's Leading Smart Real Estate Management Solution
Provider Prioritizing Customer Experience Value.**

Core Purpose Our mission is to grow together as a true business partner by enhancing our clients' real estate asset value and maximizing the experience value for customers utilizing the space, built on the highest level of comprehensive real estate consulting services and new renewable energy operational capabilities.

Core Values



CORE BUSINESS OVERVIEW

Areas of Business

Kyobo Realco provides comprehensive real estate management solutions that go beyond operations and maintenance to consider asset utility and value enhancement. We offer a one-stop solution covering the entire real estate lifecycle, including Asset Management, Facility Management, Leasing Consulting, Investment Advisory & Research, and Acquisition & Disposal Consulting.

Property Management

We generate stable profits through a nationwide network and systematic operations.

- Asset Operations Management
- Tenant Management
- Lease Management
- Legal Management
- Tax Management



Real Estate Services by Asset Type

- Office
- Retail
- Logistics Center
- Factory
- Theater
- Others

Property Management Business Division 1

- Property Management Team
- Lease Support Team
- One-Stop Service Team

One-Stop Service

We provide a perfectly tailored One- Stop Service through a profound understanding of our clients and their spaces.

- 1 Office Leasing
- 2 Interior
- 3 Operations Management
- 4 Lease Closing

Property Management Business Division 2

- Property Management Team 1
- Property Management Team 2
- PM Marketing Team
- Logistics Business Team
- Facility Management Business Team

Facility Management

We provide a pleasant and safe facility environment through cutting-edge systems, specialized experts, and a dedicated organization for serious accident prevention.

Kyobo Realco's exclusive premium facility management brand, combining smart technology and specialized experts.



Smart FM Management

- Preventive Equipment Inspection
- Fire Safety Inspection
- Equipment Maintenance History Tracking
- Daily Inspection Management
- Smart Safety Management

IoT Indoor Air Quality Management

KYOBO REALCO PROFESSIONAL MANPOWER

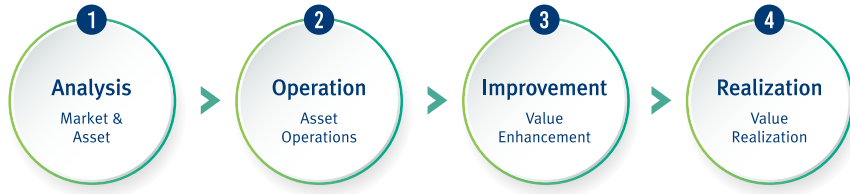
Certified Real Estate Development Professional

Certified Asset Management Professional

Licensed Real Estate Agent

ONE-STOP REAL ESTATE VALUE-ADDED SERVICES

From asset analysis to value realization in one single flow.



Real Estate Consulting

We generate stable profits through a nationwide network and systematic operations.

- Investment Advisory Consulting
- Lease Consulting
- Retail Consulting

Provision of Market Reports Through Quarterly In-House Research and Market Analysis

**OFFICE
MARKET
REPORT**

Consulting Division

- Leasing Marketing Team 1
- Leasing Marketing Team 2
- Leasing Marketing Team 3
- Associate of Investment Advisory Team 1
- Associate of Investment Advisory Team 2
- Research Part

Physical Due Diligence & Mechanical Equipments Performance Inspection

- 1 Physical Due Diligence
 - Assessment of Asset Condition and Identification of Defects
 - Risk Forecasting and Proposal of Improvement Measures
 - Investment · Decision-Making Support
- 2 Mechanical Equipment Performance Inspection
 - Statutory Inspection
 - Systematic History Management
 - Preventive Maintenance Management

Safety Technical Support Division

- Safety Technology Support Team 1
- Safety Technology Support Team 2

New Renewable Energy

We Provide Eco-Friendly Energy Solutions Including Solar Power.



- Project Site Review
- On-Site Inspection
- Licensing & Permitting



- Civil Works
- Structural Works
- Electrical Works



- Operational Inspection
- Completion Approval
- Maintenance Management

Renewable Energy Business Division

- Renewable Energy Team

A professional group of real estate specialists including Certified Real Estate Development Professionals, Certified Asset Management Professionals, and Licensed Real Estate Agents is structured to execute specialized projects across diverse real estate sectors. Our experts, equipped with extensive professional knowledge and hands-on experience in all areas of real estate, provide comprehensive services covering various Real Estate Investment Vehicles, Real Estate Development, Acquisition & Disposition, and Leasing Consulting.

PROPERTY MANAGEMENT

Integrated Asset Management Solutions for the Stable Growth of Client Asset Value

We maximize real estate value through customized operations, tenant management, and leasing management, delivering tailored one-stop services based on a profound understanding of our clients and their spaces.

1 Group Asset Operations & Leasing

- Kyobo Life Insurance Headquarters
- Kyobo Securities Headquarters
- Kyobo DTS Data Center
- Kyobo Bookstore Book City, etc.

2 External Asset Operations Management

- Office
- Retail
- Logistics Center
- Factory
- Theater
- Others

PRIME GRADE

Premium Integrated Management
Safeguarding the Iconicity of Korea's
No. 1 Business District

Kyobo Life Insurance Headquarters 94,634m²
CBD I Property Management PM, FM





1 Group Asset Operations and Leasing Management

- 37 Kyobo Life Insurance Buildings (Total : 586,287m²)

Starting with the asset management of Kyobo Life Insurance, we now operate a wide range of building assets. With the established Kyobo Life brand philosophy and domestic network infrastructure, we provide asset management services to grow together with our clients.



Lease Management

Systematic operations through a nationwide network



Green Buildings

Pleasant office environments through indoor air quality monitoring and management



Energy Management

Reduction and Optimization of Operating Costs through Energy Monitoring



Technical Expertise

Certified professionals from the headquarters' dedicated Safety & Technical Support Office



Enhanced Satisfaction

Regular satisfaction surveys and consistent communication with clients and tenants

- Kyobo Life Insurance Gyeseongwon Training Center 31,695 m²



- Kyobo Data Center 10,985 m²



PROPERTY MANAGEMENT

2 External Asset Operation Management

• Office

Office buildings are where people spend the most time outside the home, and requirements are evolving rapidly as workstyles diversify. We maximize asset value by managing owners' properties to enhance operational efficiency and improve profitability.

PRIME GRADE

Proven Integrated Management of Prime Assets in the Jung-gu

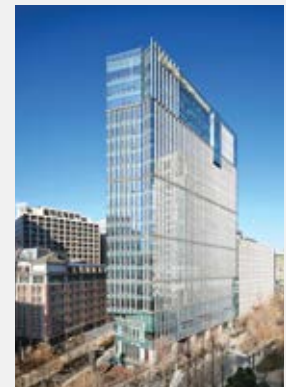
Signature Tower 99,997 m²
 CBDI Property Management PM, FM



Alpharium Tower 123,699 m²
 BBD I Property Management PM, FM



Ere Building 56,462 m²
 OBD I Property Management PM, FM



Centerpoint Gwanghwamun 38,946 m²
 CBD I Property Management PM, FM

We are performing real estate management for a total of 103 buildings, covering approximately 3.14 million m², centered around 8 major cities nationwide.

• **Logistics Centers**

The importance of logistics centers is growing significantly due to the expansion of online consumption patterns. In response to these changes, Kyobo Realco ensures the stability and operational efficiency of logistics centers and supports the continuous appreciation of real estate asset value through systematic management and professional expertise.

PRIME GRADE Integrated Management Realizing the Asset Value of a Single-Structure Mega Logistics Center
Arenas Logistics Center 349,722m² Property Management PM, FM



Logistics Center Asset Management

Based on our experience in systematic operation and safety management of logistics centers, we provide specialized asset management services for both ambient and cold storage logistics centers and enhance logistics center asset value by establishing asset operation plans utilizing the latest trends and economic indicators.

Logistics Center Activation

We actively execute logistics center activation by providing total real estate services, including logistics center market research, database construction, development consulting, leasing marketing, and acquisitions/disposals.



ONE - STOP SERVICE

Total One-Stop Service for Customized Corporate Workspace Leasing and Construction.

From selecting office locations to relocation, we provide a one-stop comprehensive service through a dedicated channel, including leasing, interior design, operations management, and lease closing.

- 1 Office Leasing
- 2 Interior Design
- 3 Operations Management
- 4 Lease Closing





We will help maximize real estate asset value by providing customized real estate services. We will provide a perfectly tailored One-Stop Service through a profound understanding of our clients and their spaces.

Kyobo Realco supports clients through professional consulting, allowing them to move beyond the burden of complex tasks and focus on strategic core business, while effectively reinvesting in other critical areas of the organization through cost and time savings. Furthermore, we promise to provide our best solutions for the success of your project.

1 Office Leasing

Supporting optimal leasing decision-making based on years of accumulated database and network.

2 Interior Design

Providing customized interior solutions that strengthen creativity and collaboration based on an understanding of the enterprise.

3 Operations Management

Providing swift and professional operational management solutions through a dedicated channel with facility management expertise.

4 Lease Closing

Smoothly finalizing all procedures related to contract termination and supporting preparations for the next lease.



FACILITY MANAGEMENT

Smart Facility Management
Solutions Completed with Trust
and Quality.

We provide a pleasant and convenient
work environment by maintaining
facilities in optimal condition through
functional improvements and extended
equipment lifespans.

Smart Premium Facility Management Brand



KS Certification for Facility
Management Service

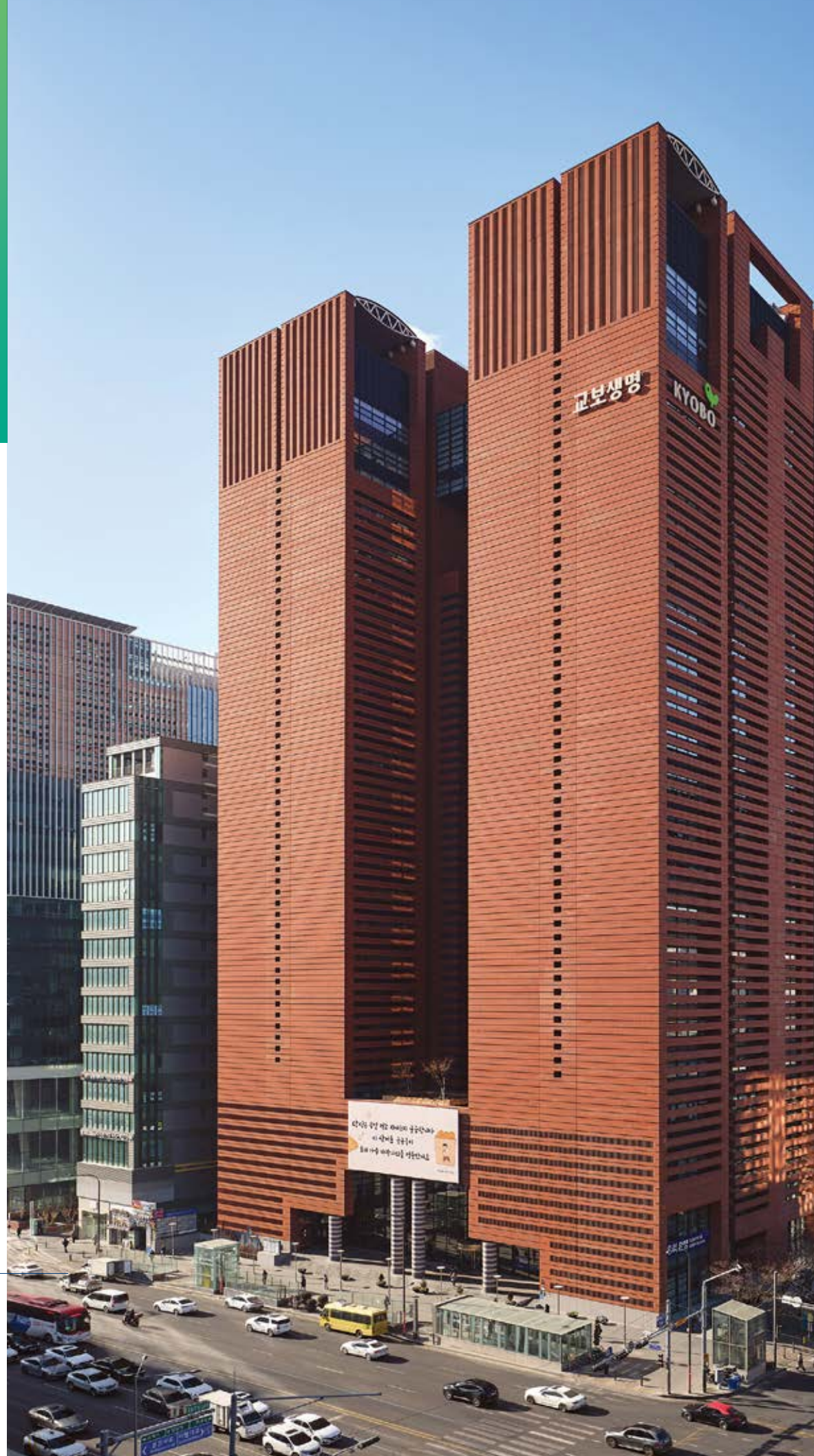


Occupational Health
and Safety Management
System Certification

PRIME GRADE

Integrated Management Demonstrating
the Value of Prime Assets in Gangnam's
Landmark District

Kyobo Tower 92,718 m²
GBD I Property Management PM, FM





Real Estate Facility Management Service



SODIAN : Smart Premium Facility Management

SODIAN is a smart premium facility management service that increases efficiency by connecting repetitive patterns of facility management into a system, allows for managed records to be easily checked via web and mobile, and implements full-time safety management through a safety center.



Safety Management Center



Dual monitoring by on-site and Central Safety Management Center (24/7/365 real-time) remote monitoring and alarm system service : We perform real-time detection, management, and supervision through the Safety Management Center, and manage asset safety via remote control.



NHN Pangyo Bldg.

52,335 m²



Park Bldg.

17,255 m²



KPX Mapo

19,809 m²

REAL ESTATE CONSULTING

Strategic Consulting Solutions for Enhancing Customer Asset Value

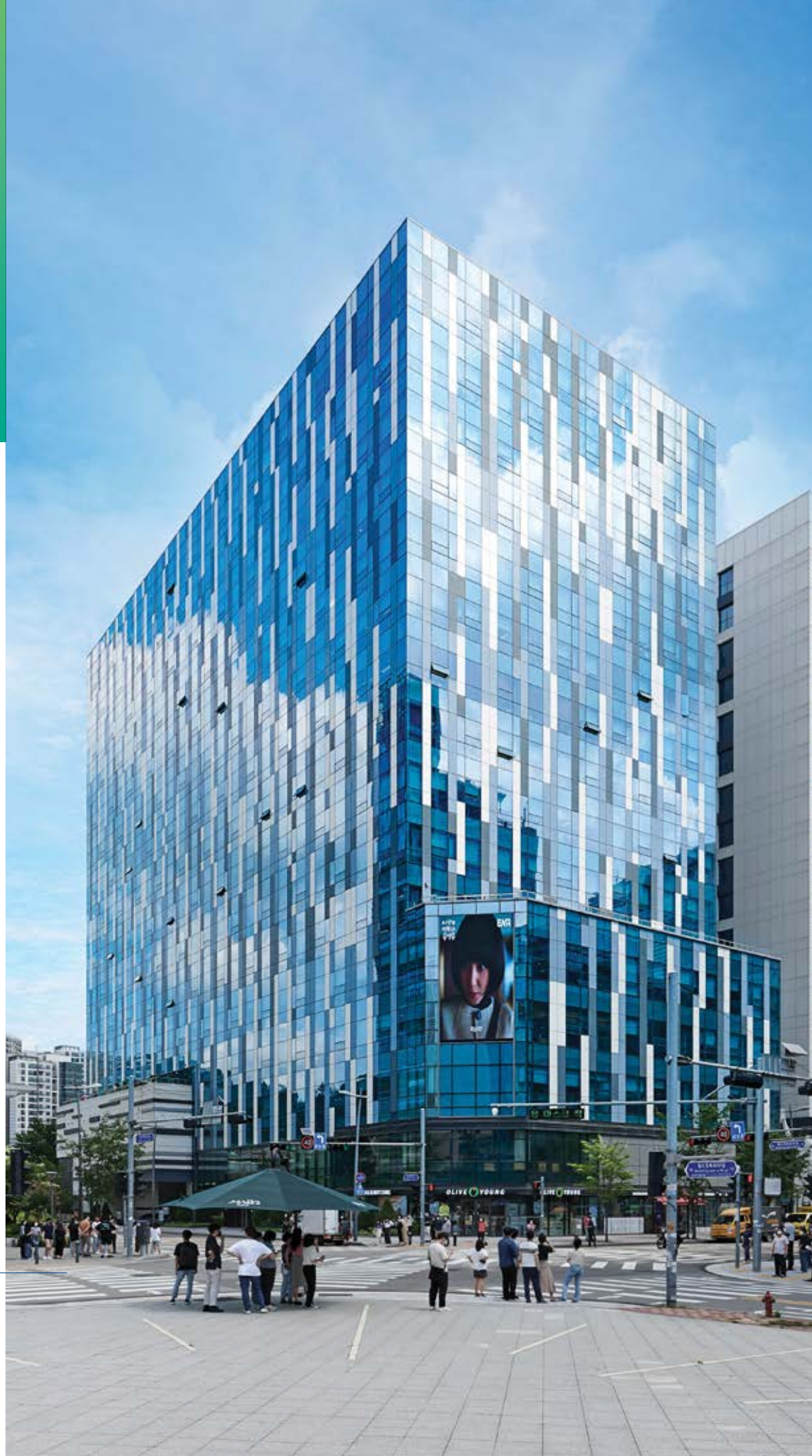
Beyond mere advisory, we provide differentiated and optimal solutions across the entire real estate asset lifecycle from development to acquisition, operation, and disposal based on years of accumulated market data and practical experience aligned with each client's unique objectives and direction. We serve as your ultimate strategic partner, maximizing satisfaction by delivering excellence at every stage.

- 1 Investment Advisory
- 2 Lease Consulting
- 3 Retail Consulting

PRIME GRADE

Redefining the Value of Core Assets in
Sangam DMC through Strategic Acquisition
and Disposition Advisory

Sangam DMC Prugio City S-City 94,469 m²
OBD | Acquisition & Disposition Consulting





1 Investment Advisory

We conduct in-depth analysis of investment environments by leveraging a systematic database built through asset management and regular, asset-centric market research. Based on these insights, we establish strategic investment plans and propose optimal structures tailored to client needs. Furthermore, we deliver customized advisory services that integrate market trends and risk factors to secure stability and profitability simultaneously.

Acquisition & Disposal Consulting

Providing stable, feasible, and optimal acquisition and disposal consulting.

We execute the entire transaction process, from identifying investors and buyers to Valuation, Deal Structuring, Negotiation, and Closing. We propose actionable disposition strategies and optimal transaction terms and plans that reflect asset characteristics and market conditions.

Investment Attraction & Investment Strategy Consulting

Capital Advisory combining capital raising and investment structure design.

By leveraging a strategic investor network based on corporate headquarters demand, we attract common and preferred stock investors for asset acquisitions and design investment structures.

Highest and Best Use (HBU) Analysis for Corporate Real Estate

Proposing asset value maximization strategies based on portfolio analysis techniques.

We provide mid-to-long-term asset management strategies by comprehensively analyzing corporate-owned assets from legal, physical, and economic perspectives to establish "Highest and Best Use" plans (disposal, holding, or development) for each asset.

Market Due Diligence Reports

Providing insights for investment and development decision-making.

Based on research data and market information accumulated through our nationwide network, we analyze market environments by sector and region to provide insights for investment and development decision-making.

Development Project Solutions

Multi-dimensional development reviews for optimal land use.

By three-dimensionally analyzing development concepts and conditions—the core of any project—we present optimal investment and development solutions that minimize potential risks and maximize feasibility.

REAL ESTATE CONSULTING

2 Leasing Consulting

We provide services based on Kyobo Realco's credibility and market analysis utilizing specialized networks and building-tenant databases of major districts. Through our one-stop integrated solution, we provide comprehensive support for the entire process, including property search and contract advisory, as well as interior design, construction, and relocation management.

PRIME GRADE

Providing Investment, Leasing Management (LM), Property & Facility Management (PFM), Comprehensive Services

Pine Avenue Bldg. A, B 130,000㎡
CBD I Property Management PM, FM, Consulting



Landlord Advisory

Vacancy Resolution and Profit Strengthening : We resolve vacancies early and create stable cash flow by attracting Blue-chip Tenants through targeted marketing.
Enhancing Asset Competitiveness : We strengthen the building's market competitiveness through strategic Tenant Mix optimization and the establishment of optimal lease terms.

Tenant Advisory

Space Strategy Establishment : We provide location analysis and office layout guides optimized for the company's business characteristics and personnel composition.
Occupancy Cost Optimization : We reduce leasing expenses and secure a stable occupancy environment through professional lease term negotiations (Rent Free, Fit-out, etc.).

Phased Market Strategy

1
Strategy Establishment

Establishing unique leasing strategies based on asset diagnosis and market analysis.

2
Execution & Sales

Executing diverse tenant attraction activities with dedicated sales teams and partners.

3
Contract & Aftercare

Negotiating optimal lease terms and providing consistent post-occupancy management.

3 Retail Consulting

We provide specialized services that increase the profitability and operational competitiveness of commercial facilities by analyzing changing consumption trends and commercial district environments. We maximize the value of retail assets through strategic approaches to leasing, MD, and overall operations.



Demand & Supply
Trend Analysis



Optimal
Space Analysis



Value-Based
Revenue Analysis

Retail Leasing Consulting

By establishing leasing strategies that consider the characteristics of commercial retail spaces and market conditions, we provide stable profit structures for landlords and optimal locations/conditions for tenants. We support the entire process from lease term negotiation to contract execution.

Retail MD Planning Consulting

We establish MD strategies based on commercial district, consumer, and competitive environment analysis for new developments and renewed commercial facilities.

We strengthen visitor attraction and spatial competitiveness through category composition and brand combinations suited to the facility's character.

Retail Anchor Pre-Leasing Consulting

For assets before completion or assets under acquisition review, we establish proactive anchor tenant attraction strategies considering asset value and business objectives.

We simultaneously secure leasing stability and asset competitiveness through anchor tenant composition and resolving vacancies in critical areas.

NEW RENEWABLE ENERGY

Energy Solutions Embodying
Eco-friendly Value and Efficiency

Renewable energy, a future growth engine, prevents environmental problems and creates a pleasant society. We provide comprehensive solutions ranging from energy project development to the operation of solar, wind power, and more.



Jeungpyeong Solar PV No.1 | EPC



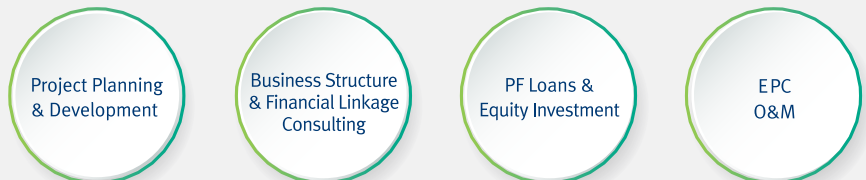
Construction Business
Registration



Electrical Construction
Business Registration

From Project Development to Construction and Operation One Pack Solution

We provide solutions that encompass the entire process, from new renewable energy project development to construction and operation. Going beyond simple construction, we maximize the value of our clients' energy assets through a systematic process including feasibility studies, design and construction, operation and management, and performance analysis.



- Project Sourcing
- Business Structure Planning
- Permitting & Licensing Operations

- Deriving Optimal Business Structures with Subject Matter Experts
- Financial Linkage Consulting through Kyobo Group Financial Affiliates

- Arranging Project Financing (PF) Loans
- Direct Investment in Promising Projects

- Optimized High-Efficiency Construction
- Providing Safe Operation



Process

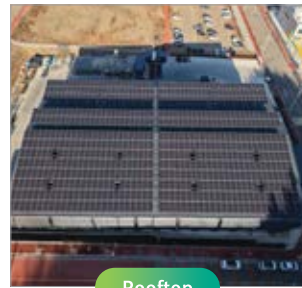


Construction Type



Ground-mounted

Stable large-scale solar power solutions utilizing idle land efficiently.



Rooftop

Eco-friendly power systems that reduce energy costs by utilizing building roof spaces.



Floating

High-efficiency solar power utilizing water surfaces such as reservoirs and dams.

Track Record Unit : MW

EPC			
Jeonnam Yeonggwang Solar PV	15	Gyeongbuk Andong Solar PV	1
Gyeongnam Hamyang Solar PV	2	Gangwon Jeongseon Solar PV	1.8
Gangwon Cheorwon Solar PV	2	Jeonbuk Buan Solar PV	1
Gangwon Hwacheon Solar PV	1	Gyeongbuk Pohang-Gyeongju Solar PV	1.6
Gyeongbuk Bonghwa Solar PV	2	Chungnam Cheonan Solar PV	1.3
Gyeonggi Yeosu Solar PV	2	Chungbuk Jeungpyeong Solar PV	2
Gyeongbuk Uiseong Solar PV	1	Sejong Jeonui Solar PV	0.7
Jeju Seogwipo Solar PV	3	Chungbuk Cheongju Solar PV	0.4
Jeonnam Haenam Solar PV	1	Chungnam Cheonan Solar PV	1.4
Jeonnam Yeosu Solar PV	2	Chungbuk Goesan Solar PV	1
Jeonnam Goheung Solar PV	11	Gyeongnam Hamyang Solar PV	1.5
Gyeongbuk Yeongdeok Solar PV	1	Jeonnam Haenam Solar PV	0.6
O&M			
Shinsegae Solar PV	4.8	ris Solar Cheorwon	12
Junkyu Solar PV	3	Green Road	1.6
DSP Energy No. 3	2	Oasis 4.0	4.4
PIT GLORY	35.3		

PHYSICAL DUE DILIGENCE

Comprehensive Building Diagnosis for Investment Decision-making

The purpose is to provide data for setting optimal asset management plans for investors' value judgment through objective due diligence based on facts—such as the building's current status, legal compliance, and physical condition—leveraging professional technical expertise (architecture, electricity, machinery, fire protection, and moving equipment), predicting future potential risks, identifying improvement plans, and estimating improvement costs (Capital and Operating Expenditures/CAPEX & OPEX).

Real Estate Technical Due Diligence and Comprehensive Diagnosis of Asset Management Plans

To enable rational choices during real estate transactions and operations, we provide objective operating standards, including the building's physical condition, risk prediction, improvement plans, and costs.

Inspection Overview

Building Overview, Major Facility Status, etc.

Key Contents

Inspection Details by Category

Cost Summary

Operating, Capital Expenditure by Category

Detailed Contents

Detailed Photos by Category



Due Diligence Experts

Due diligence conducted by expert teams in each field, including architecture, machinery, electricity, fire protection, and elevators.



Accumulated Know-how

Approximately 17 cases for office facilities, approximately 94 cases for commercial facilities, and approximately 113 cases for factories and logistics centers, etc.



High-Quality Reports

Preparing reasonable improvement plans reflecting requirements. (including due diligence overview, key details, cost estimation, detailed due diligence details, and requested data contents)

Types of Physical Due Diligence

Newly Constructed Buildings

We focus on identifying discrepancies between the design documents and actual construction, incomplete items, and defects at the time of completion.

Existing Buildings

We focus on inspecting buildings and facilities under management and operation, physical abnormalities, service life management, and legal compliance.



MECHANICAL EQUIPMENTS PERFORMANCE INSPECTION

We maintain mechanical equipment performance at its initial level and propose performance improvement plans to prevent accidents and minimize energy loss, thereby securing customer safety and equipment performance.

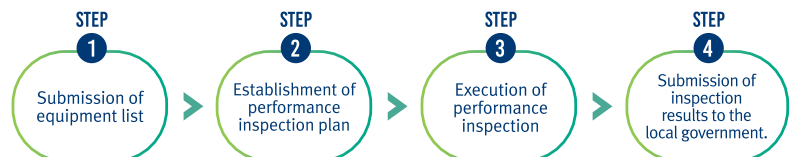
Inspections at least once a year for buildings with a total floor area of 10,000m² or more.



Equipment Subject to Inspection

Chillers, absorption chillers, cooling towers, boilers, heat exchangers, expansion tanks, pumps, thermal storage tanks, renewable energy equipment, precision air conditioners, package air conditioners, HVAC systems, ventilation systems, plumbing fixtures, water supply, domestic hot water, wastewater and sewage systems, venting, stormwater drainage, sewage treatment, water reuse, piping, ductwork, insulation, automatic controls, acoustic treatment, vibration isolation, and seismic systems, etc.

Procedures and Reporting



We prepare performance inspection sheets for each piece of mechanical equipment and an inspection result report using diagnostic instruments, and provide a performance improvement plan.

KYOBO REALCO TRACK RECORD

Unit : m²

Headquarters

Group Asset Management	82-2-2210-2041
External Asset Management	82-2-2210-2029
	82-2-2210-2067
Leasing Consulting	82-2-2210-2055
	82-2-2210-2066
Retail Consulting	82-2-2210-2055
	82-2-2210-2069
Investment Advisory & Transaction	82-2-2210-2018
Physical Due Diligence & Mechanical Equipments Performance Inspection	82-2-2210-2020
New Renewable Energy	82-2-2210-2180
Logistics Center	82-2-2210-2021
FM Services & SODIAN	82-2-2210-2121
One-Stop Service	82-2-2210-2039
Management Team	82-2-2210-2056

Branches

Gangbuk Branch	(02) 2210 - 2200
Gangnam Branch	(02) 2210 - 2300
Yeongnam Branch	(070) 4497-7470
Chungcheong & Honam Branch	(070) 4497-7540

Kyobo Life Insurance

Gangbuk Branch

Head Office Bldg.	94,634
Sinchon Bldg.	9,674
Yongsan Bldg.	6,369
Sanggye-dong Bldg.	20,602
Beon-dong Bldg.	14,542
Uijeongbu Bldg.	9,630
Guri Bldg.	7,865
Ilsan Bldg.	12,585
Wonju Bldg.	4,927
Gangneung Bldg.	8,360

Gangnam Branch

Kyobo Tower	92,718
Yeongdeungpo Bldg.	29,929
Ansan Bldg.	11,140
Incheon Bldg.	11,332
Suwon Bldg.	11,883
Pyeongtaek Bldg.	3,214
Songtan Bldg.	5,501

Chungcheong & Honam Branch

Gyeseongwon	31,695
Daejeon Bldg.	13,203
Cheongju Bldg.	4,934
Numun-dong Bldg.	13,372
Chipyong-dong Bldg.	4,992
Yeosu Bldg.	6,311
Jeonju Bldg.	9,773
Iksan Bldg.	7,943
Gunsan Bldg.	11,021
Jeju Bldg.	7,654
Yeongam Bldg.	1,426

Yeongnam Branch

Dongseong-ro Bldg.	33,406
Suseong-dong Bldg.	7,290
Pohang Bldg.	10,603
Ulsan Bldg.	5,783
Jungang-dong Bldg.	29,241
Bujeon-dong Bldg.	12,707
Masan Bldg.	9,063
Jinju Bldg.	9,355
Tongyeong Mujeon Bldg.	1,611

Real Estate Property Management

Office

Pine Avenue Tower Bldg. A, B	130,000
Alpharium Tower Bldg. 1, 2	123,699
Signature Tower	99,997
KDB Life (Gwangju)	83,498
Ere Bldg.	56,463
NHN Pangyo	52,336
Sangam S-CITY	46,630
Centum Science Park	44,761
Gangnam P Tower	44,168
Centerpoint Gwanghwamun	38,946
Dodam Bldg.	35,820
Calix Bldg.	27,630
Apro Square	27,220
IM Financial Center	24,854
Singongdeok IPARK	22,226
Protec Bldg.	21,819
SR 5-4 and 3 others	21,775
NH Nonghyup Capital	20,701
KPX Bldg.	19,809
Seohyeon Bldg.	17,437
Park Bldg.	17,256
Tmax Sunae Tower	16,579
Whanin Pharm	15,572
Jinyang Bldg.	15,485
FASTFIVE Bldg. Da	15,098
Innovally Bldg. A	14,095
Yekwang Enterprise	13,169
Bundang Top Bldg.	12,182
Cosmo Bukbusan	11,883
Yunhyeon Bldg.	11,340
And many others	

Logistics Center

Arenas Yangji	349,722
Yongsan Bukjeong	164,408
Seoknam SLC	148,573
Pacific L Gimhae	121,540
Eumseong Mixed-Use	118,340
Busan Mieum	77,280
North Cheonan Yulgeum	62,516
Yangji Distribution Complex	58,720
Changwon Dudong	54,756
Pocheon Logipolis	47,260
Icheon Daepo	46,975
Yeoju Simseok	43,273
Doripri	37,036
Cheonan (Bldg. D)	27,257
Core Logis	24,436
Cheonan (Bldg. C)	23,234
GL General	22,480
Cheongju	14,242
Jeju Logistics	14,233
Cheonil Cold Storage	11,940
Emart24 (Daegu Gyeongbuk)	11,661
And many others	
Factories, Theaters, etc.	
KAI (Korea Aerospace Industries)	98,765
Sangbong Duotris	30,026
Mercedes-Benz Multi Center (Gyeongcheon)	13,516
Megabox (KINTEX)	12,844
Yongsan Asterium	10,131
And many others	

Real Estate Consulting

Office_Public Institutions

MSS, ME, MOTIE, MOEL, KINFA, etc.

Office_Financial Institutions

KB Kookmin Bank, Meritz Fire & Marine Insurance, SGI Seoul Guarantee, Korea Investment & Securities, Samsung Securities, Sangsangin Securities, etc.

Office_Major Domestic Companies

NCSOFT, Samsung Medison, Bithumb Korea, Daangn Market, ABLY, Heesung Electronics, etc.

Retail_Service

Starbucks, Paul Bassett, Tim Hortons, Collectivo, Outback Steakhouse, etc.

Retail_Medical

BRIGHT EYE CLINIC, Jaseng Hospital of Korean Medicine, PPEUM Clinic, Seye Clinic, etc.

Retail_SERVICE

Kyobo Book Centre, Golfzon, Park Seung Chol Hair Studio, etc.

MD consulting

Nonghyup Development PJT Retail (Yeongdeungpo Sindaeabang Samgeori Station Branch)
Heukseok Dist. 2 PJT Commercial Facility
Hangang Mansion Reconstruction Project Non-residential Sector, etc.

Acquisition • Disposition

Sangam S-City, MDM Tower (Dangsan, Ingye) Acquisition Consulting
Bundang M Tower Disposition Consulting, etc.

Market Analysis

SD Biosensor Building Market Research, Dosan 150 Market Research Consulting
Apro Square Office Market Research Consulting, Mokdong Trapalace Commercial Facility, etc.

Highest and Best Use (HBU)

Shinhan Financial Group Real Estate HBU & Operation Strategy Consulting
NH Nonghyup Bank Nationwide Real Estate HBU
KB Kookmin Bank Nationwide Real Estate HBU, etc.

Development Consulting

Suncheon Nonghyup HQ Parking Lot Site Development Consulting
MND (Ministry of National Defense) Old Residence Site Development Consulting
Seocho Baroseum 3rd Development Consulting, etc.

