



WONJU HOJEORI MANJONG DISTRICT URBAN DEVELOPMENT PROJECT PLAN

October 2023

Gold and Terra Co. Ltd

1. CONCEPTUAL DRAWING



● Perspective Rendering of Apartment Complex New Construction for the Wonju City Hojeo Manjong Residential Development Project

2. CEO BUSINESS PROJECT PLAN

The Wonju City Manjong District Urban Development Project aims to understand and enhance the quality of life and convenience for its residents. It seeks to foster a sense of pride among the residents, respect their rights and emotions, and become a trustworthy project. From the planning stage, we have incorporated and integrated the 'Smart Life Research' project from the University of Manchester in the United Kingdom. Additionally, we plan to upgrade the residential environment by applying the environmental and waste management systems of the '00 Environmental Research Institute' to create a pleasant living environment.

We are also planning to prepare facilities for Urban Air Mobility (UAM), which is expected to be commercialized in the next 10 years, making Wonju City a leading residential area in South Korea. In this endeavor, G&T (Gold & Terra) has been selected as the construction company, which has extensive experience to ensure optimal design, the highest quality, and utmost safety. We are committed to completing the Wonju City Manjong District Urban Development Project to the utmost satisfaction of the residents, making their lives more convenient and something they can take pride in. Every member of the G&T team is dedicated to achieving this goal.

October 2023

Gold and Terra Co. Ltd

CEO and Chairman Hyang Jae Lee

3. BUSINESS LOCATION AND ANALYSIS

3-1 Introduction to Wonju

Wonju is a green city filled with hope and dreams, aiming to become a dynamic urban center rooted in its original and stunning natural surroundings.

To the east, the Chiaksan Mountain's ridges, featuring Birobong, Hyangnobong, and Daebong Peaks, encircle the city like a protective folding screen. In the west, the Seomgang River gracefully meanders, offering breathtaking vistas that define the city. Wonju proudly holds its rich heritage, with the Gangwon Gamyong, once a political, economic, and cultural hub during the Joseon era, as a testament to its splendid culture and traditions that continue to flourish in harmony with the present.

As a vital transportation nexus with the Yeongdong Expressway and Jungang Expressway connecting in all directions, Wonju has evolved into a national center for industries and logistics. Presently, it is poised for a remarkable transformation, envisioning itself as an Enterprise City and an Innovation City. Wonju, preserving its pristine, natural beauty, aspires to become a green city filled with hope and a dynamic city in the capital region.

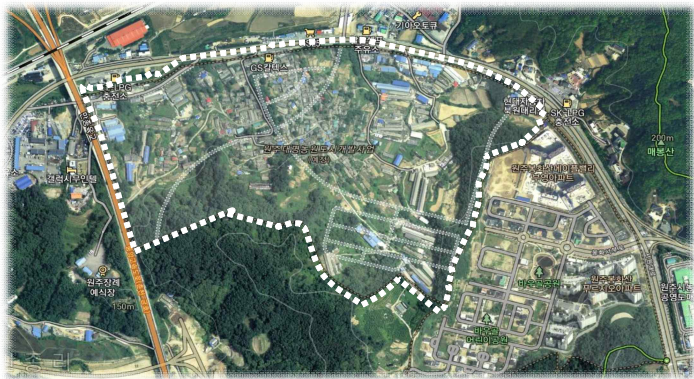


3-2 Location & Project Merit



- Due to long project delays and the bankruptcy of previous developers, the local government and residents have cooperated to maintain historical land prices, resulting in significantly lower land prices compared to neighboring areas.
 - The scale and pricing of the project site are exceptionally uncommon in Korea.
 - All necessary permits, licenses, and residence transfers have been completed, allowing for the immediate commencement of construction upon the investment of funds.
-
- The population of Wonju-si has been steadily increasing each year.
 - Wonju-si has been actively promoting the new town project in the area encompassing the project site, which has long been a cherished endeavor for the city.
 - Within a 5-kilometer radius of the project site, there are four highway interchanges (IC), more than 20 schools (including primary, middle, and high schools), the KTX train station, the First Logistics Support Command, and Wonju City Hall. Furthermore, Wonju-si boasts six universities, and various plans are in motion, such as attracting a Samsung semiconductor factory, COSTCO, and more.
 - The name of Gangwon-do originates from combining "Gang" from Gangneung and "Won" from Wonju. This reflects the significance and scale of Wonju as a city, making it a definite advantage for land lot sales.

3-3 Land Satellite View: Gangwon Province, Wonju City, Hojeo-myeon, 00-ri 386, and vicinity / Approximately 181,000 pyeong.



3-4-1 Land Use Plan



3-4-2 Land Use Plan

Development Purpose: Development of an apartment and retail district

Location: 386 Manjong-ri, Hojeo-myeon, Wonju-si, Gangwon-do, and the surrounding area

Scale:

Site area: Approximately 598,347m²

- Total Apartment floor area: Approximately 848,419m²(including a basement level and 34-story buildings)
- Floor Area Ratio (F.A.R): 255%
- Building Coverage Ratio (B.C.R): 20.0%

Facility:

- 5,963 households of apartments, detached houses, commercial districts, parks, etc.
- Apartment Site: 362,665m²
- Detached House Site: 30,425m²
- Retail Site: 14,566m²

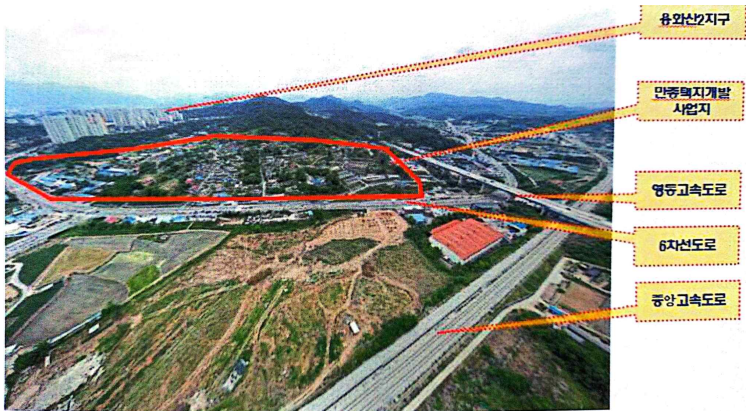
Earnings and expenses

- Total Sales Amount: \$2,287,027,946
- Land Costs: \$208,221,215
- Construction Costs: \$1,324,814,526
- Total Expenditure: \$1,801,074,446
- Profit Before Tax: \$485,953,500
- Rate of Return: 21.25%

1 pyeong = 3.3 square meters

Exchange rate : \$1 = ₩1,300

3-5 Project Site Overview

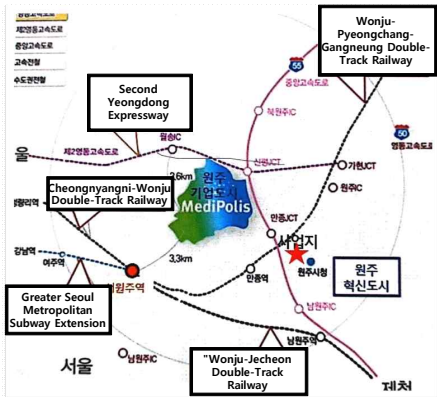


3-6 Land Use Plan by Area Segmentation

Segment		Area(m ²)	Composition Ratio (%)	Comments
Total		534,573	100	161,700 pyeong
Residential Area	Apartment	235,682	44.1	3 Blocks (71,293 pyeong)
	Detached House	30,425	5.7	9,204 pyeong
	Subtotal	266,107	49.8	80,497 pyeong
Community Living Facilities		14,566	2.7	4,406 pyeong
Park Green Areas	Community Park	92,005	17.2	3 Places
	Children's Park	3,203	0.6	2 Places
	Buffer Green Area	22,386	4.2	11 Places
	Landscape Green Area	7,437	1.4	3 Places
	Subtotal	125,031	23.0	

Segment	Area(m ²)	Composition Ratio (%)	Comments
General Road	72,906	13.6	
Pedestrians Only Road	1,929	0.4	
School	16,002	3.0	Elementary School 1 (Supply Facility)
Public Office Building	1,663	0.3	1 Place (Supply Facility)
Education Research Facility	9,610	1.8	1 Place (Supply Facility)
Parking Lot	3,457	0.6	3 Places (Supply Facility)
Intermediate Pumping Station	616	0.1	
Reservoir	3,929	0.7	
River	1,994	0.4	
Preservation Zone	16,767	3.1	

3-7 Site Conditions Analysis



Transportation Conditions

- Gyeonggang Line (Greater Seoul Metropolitan Subway Extension): 30 minutes from Seoul Gangnam
- KTX Gangneung Line (Seoul-Wonju-Pyeongchang-Gangneung)
- Jungang Line (Cheongnyangni-Seowonju-Wonju Station)
- Jungang Expressway (Chuncheon-Daegu)
- Yeongdong Expressway (Seoul-Wonju-Gangneung)

Educational Environment

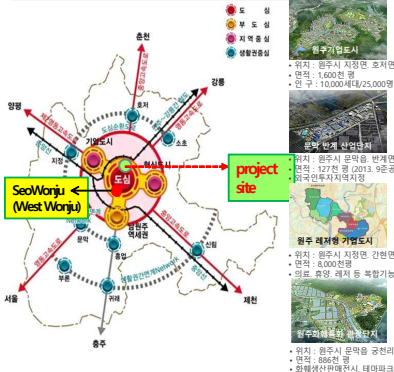
- New School Establishment within the Development Area
- Dangae, Usan, and Jungang Elementary Schools: 2.0 to 3.5 kilometers
- Wonju Chiak Middle School: 1.5 kilometers
- Pyungwon Elementary and Middle School: 2.2 kilometers
- Bokwon Girls' High School: 1.8 kilometers

Lifestyle Convenience

- Medical Facilities: Yonsei University Severance Hospital, Gangwon Wonju Medical Center, Wonju Saint Hospital, Wonju Centum Hospital.
- Shopping Centers: E-Mart, Homeplus, AK Plaza, Lotte Mart, Wonju City Agricultural Wholesale Market.
- Parks and Hiking Trails: Park Kyung-ri Literature Park, Hangsu Reservoir Park, Chiaksan National Park.
- Financial Institutions: Banks, National Agricultural Cooperative Federation (NACF), Post Office.

3-8 Wonju City 2030 Urban Master Plan Infrastructure

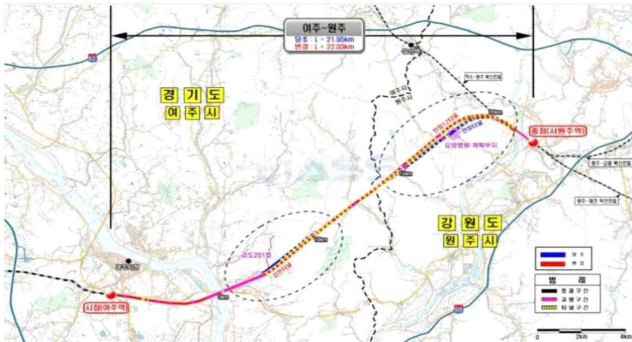
Urban Development Transportation Plan and Western Region Development Status and Plans



Transportation Network Survey Almost Completed as of the Reference Date



3-9 Gyeonggang Line Extension (Extension from Pangyo to Yeosu to Wonju)

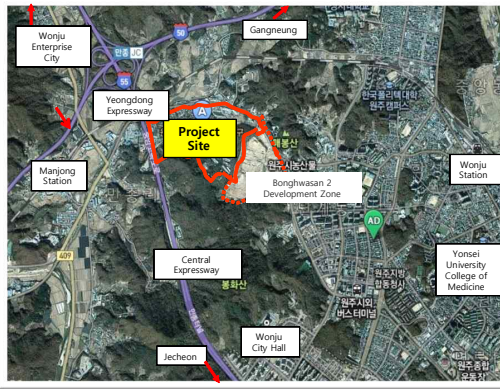


The Gyeonggang Line is currently operational between Pangyo and Yeosu. It extends to the left towards Songdo and to the right towards Seowonju. Once the extension from Seowonju to Gangneung is completed, a transpeninsular railroad crossing from the east to the west of the Korean Peninsula will be established.

3-10 Incheon Airport~Seoul Station ~ Cheongnyangni ~ Seowonju ~ Pyeongchang ~ Daegwallyeong ~ Gangneung Railway Plan



3-11 Area Surrounding the Project Site Roads



Adjacent Facilities :

- Wonju City Hall
- Wonju City Terminal
- High-Speed Railway Manjong Station
- Wonju Enterprise City
- Wonju Agricultural Wholesale Market
- Elementary Schools
- Bonghwasan 2 Development Zone
- AK Department Store
- Lotte Mart

Surrounding Environment

- Connection roads and railways between Wonju city center and the enterprise city
- Proximity to the Gyeongdong Expressway Manjong Interchange (IC)
- A large-scale area of 16,000 square meters to ensure excellent transportation accessibility

3-12 Wonju Innovation City

● Wonju Innovation City Development Project

Business Overview			
Location	Wonju, Bangok-dong area	Project Scale/Planned Population	3,596,000 m ² / Approximately 31,000 people (11,930 households)
Project Cost	Approximately 839.6 billion Korean won	Project Duration	2007 to 2017
Executor	Korea Land & Housing Corporation), 원주시 (Wonju City) for the construction of a convention hotel	Introduced Industry	Health Insurance Review and Assessment Service) and 13 other organizations
Source : Wonju City website (2019)			

● Status of Public Institutions after Relocation to the Innovation City

	Agency Name	Relocation Completion Date		Agency Name	Relocation Completion Date
1	National Forensic Service	2013.12.12.	8	Korea Gas Safety Corporation	2015.09.01.
2	Korean Veterans Health Service	2013.12.19.	9	Health Insurance Review and Assessment Service Office 1	2016.01.27.
3	Korea Forest Aviation Headquarters	2014.01.15.	10	Korea Expressway Corporation	2016.02.12.
4	Korean Red Cross Blood Service	2014.06.10.	11	National Health Insurance Service	2016.03.09.
5	Korea Coal Corporation	2014.12.12.	12	Korea Local Administration Research Institute	2016.12.29.
6	Korea Tourism Organization	2015.03.10.	13	National Park Service	2017.03.27.
7	Korea Resources Corporation	2015.07.01.	14	Health Insurance Review and Assessment Service Office 2	2019.12.29.



● Relocation of 13 Public Institutions to the Innovation City

3-13 Wonju Enterprise City Development Project

- Wonju Enterprise City Development Project

Business Overview			
Location	Wonju, Jijeong-myeon, Ga-gok-ri, and Sin-pyeong-ri	Project Scale/ Planned Population	5,278,000 m ² / 31,788 people (12,715 households)
Project Cost	975 billion Korean won	Project Duration	2007 April~2019 September (goal year of 2025)
Executor	(Ju) Wonju Enterprise City and Wonju City (joint implementers)	Introduced Industry	Advanced Medical, Research, Pharmaceuticals, Health Bio-Industries, and more

Source : Wonju City website (2019)



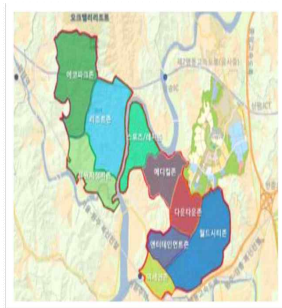
- 3.0 kilometers from the Manjong District Land Development Project Site

3-14 Peripheral Development Plan - Tourism and Leisure-Oriented Enterprise City Development Project

- **Wonju Tourism and Leisure-Oriented Enterprise City Development Project**

❖ Utilizing excellent accessibility based on the construction of the Yeosu-Wonju railroad, expansion of the double-track railway line along the Central Line, and the Gwangju-Wonju Expressway, a mixed-use tourism and leisure-oriented enterprise city is being created, with a focus on the Ganghyeon tourist area and West Wonju Station as the center.

Business Overview	
Location	Wonju, Jjeong-myeon, Ganghyeon-ri area
Project Duration	2012 to 2029 (Phases 1 to 3)
Area	19,945,000 m ² (Approximately 6 million pyeong: Commercialization Area)
Project Cost	20,920 billion Korean won (Commercialization Standard - Private Sector 20,920 billion won)
Hosted by / Organized by	Private Sector Project
Source : Wonju City website (2019)	



- 8.0 kilometers from the Manjong District Land Development Project Site.

3-15 Peripheral Development Plan - Establishment of General Industrial Complex

● Establishment of Wonju Buron General Industrial Complex

- ❖ By establishing a growth hub for development in the southern region of Wonju, the area's strength and vitality will be enhanced, and infrastructure will be expanded, contributing to balanced regional development
- ❖ Proactive responses are provided to meet the demands of metropolitan companies that wish to relocate to Wonju City

Business Overview			
Location	Wonju, Buron-myeon, 317-1Nolim-ri area	Project Scale	1,621,187m ² (Phase 1: 610,455m ²)
Project Cost	259.4 billion Korean won (Private sector, Phase 1: 96.7 billion won)	Project Duration	2008 ~ 2022
Executor	Wonju Buron General Industrial Complex Corporation	Operating Method	The 3rd sector (Public-Private Partnership) development method
Source : Wonju City website (2019)			

● Implementation Plan

- ❖ 2018. 01 : Commencement of the residential complex construction
- ❖ 2021. 12 : Completion of the residential complex construction (Phase 1: 2019. 12)
- ❖ 2022. 12 : Transfer of public facilities and project completion



- 15.0 kilometers from the Manjong District Land Development Project Site

3-16 Peripheral Development Plan - Current Status of Industrial and Agricultural Complexes in Wonju City

● Current Status of Industrial Complexes and Agricultural Complexes in Wonju City

Division	Number of Complexes	Total Area (Thousand m ²)	Area Available for Sale (Thousand m ²)	Number of Occupying Companies	Number of Employees	Sales Revenue (Hundred million won)	Export Value (Thousand US dollars)
Total	10	3,525	2,688	268	9,295	27,238	585,190
General Industrial Complex	7	2,395	1,746	80	4,306	14,005	256,345
Munmak Industrial Complex	1	410	329	22	967	3,232	22,185
Donghwa General Industrial Complex	1	409	285	27	1,019	3,112	49,695
Usan General Industrial Complex	1	355	302858	19	1,557	5,201	183,671
Munmak Sub-General Industrial Complex	1	422	79308	11	547	2,121	
Automotive Parts General Industrial Complex	1	92	38679	4	218	339	794
Buron General Industrial Complex	1	609	73386	Under presale			
Pojin General Industrial Complex	1	95	73	Under development			
Agricultural and Industrial Complex	3	1,130	921	188	4,989	13,233	328,845
Munmak Agricultural and Industrial Complex	1	500	419	34	2,584	2,331	27,545
Donghwa Agricultural and Industrial Complex	1	332	258	49	1,360	6,086	278,116
Taejang Agricultural and Industrial Complex	1	297	243	105	1,045	4,816	23,184

Source : Wonju City website (2019)

3-17 Nearby Development Plan - Urban Space Formation for a NEW LIFE START

● Background and Necessity

- ❖ The city of Wonju aims to make a leap towards becoming a central city in the central region with a target population of 500,000 (based on the standard for a living area population of 1 million), and for this purpose, it is necessary to implement strategic policies for attracting population from the metropolitan area and the surrounding areas of Gangwon Province.
- ❖ The specific meaning of LIFE includes various age groups, including women (LADY), infants (INFANT), young entrepreneurs (FOUNDER), and middle-aged and elderly individuals (ELDER), creating a city and living space where they can start anew and embark on new journeys.

● Project Overview

- ❖ Location and Target
 - Northern Living Zone Area (Socho District Area) : Advanced Senior Complex Residential Area
 - Western Living Zone Area (Ijeong District Area) Advanced Young Adults and Newlyweds Complex Residential Area
- ❖ Project Duration: 20 years (2022 ~ 2041)
 - Planning and Preparation : (Phase: 3 years (2027 ~ 2029): Appointing the project executor and approval of the implementation plan, issuing official notices, determining land acquisition or exchange methods.
 - Implementation Phase: 10 years (2030 ~ 2041): Construction commencement, construction and inspection, project completion.
- ❖ Project Initiator: Private Sector
- ❖ Project Cost: 12000 billion KRW
- ❖ Project Funding: Private Sector – 11980 billion KRW / Public Sector - 20 billion KRW
- ❖ Goal is to have a population of 500,000 people in Wonju by 2040, with a larger regional population of 1 million within the living area.

3-18 Surrounding Development Plan - Development of an Advanced Tourism City Project

● Background and Necessity

- ❖ There is a need to develop Wonju into the largest advanced integrated tourism city in the central region of South Korea to secure self-sufficiency and enhance the city's competitiveness.
- ❖ The timing is crucial to discover new growth drivers for Wonju to prepare for the Fourth Industrial Revolution, ensuring the city's future urban development and fostering new industries.

● Project Overview

- ❖ Location and Target: area around Seowonju Station in the designated region of the western residential area.
- ❖ Project Duration: 20 years (2020 - 2039)
 - Preliminary Planning Phase 2 years (2020 - 2021) - Zone designation proposal
 - Zone Designation Phase 2 years (2022 - 2023) - Designation and announcement of urban development zones
 - Detailed Planning Phase 2 years (2024 - 2025) - Appointment of project implementer, approval of detailed plans, announcement, acceptance, or land exchange method decision
 - Implementation Phase 14 years (2026 - 2039) - Construction contract awards, construction, inspection for completion, project completion
- ❖ Project Initiator: Private sector
- ❖ Project Cost: 50,000 billion won
- ❖ Project Funding: Private sector 49,980 billion won / Public sector 20 billion won

● Business Description

- ❖ Creation of Wonju Advanced Tourism and Leisure Park: Development of smart tourism, leisure, and theme parks
- ❖ Establishment of Smart Tourism Resorts: Development of smart city-style resorts

3-19 Perimeter Development Plan - Status of Metropolitan Road Networks

Category	Route Name	Origin Destination	Round Trip Lanes	Connection Points / Major Access Points
Expressway	Yeongdong Expressway	Incheon to Gangneung	4 lanes	Wonju Interchange, Manjong Junction, Munmak Interchange
	Gwangju to Wonju Expressway	Gyeonggi Gwangju to Wonju	4 lanes	Seowonju Interchange, Sinpyeong Junction, Wonju Junction
	Central Expressway	Chuncheon to Daegu	4 lanes	Bukwonju Interchange, Namwonju Interchange, Sinrim Interchange
National Highway	National Route 5	Masan to Wonju to Jungangjin	2~4 lanes	Yeongdong Expressway, Central Expressway, and others.
	National Route 19	Namhae to Wonju	4 lanes	National Route 5, Local Route 404, and others
	National Route 42	Incheon to Wonju to Donghae	2~4 lanes	Yeongdong Expressway, Jungang Expressway, and others.

3-20 Surrounding Development Plan - Construction of Metropolitan Circular Road

- ❖ Project Section: Establishing a metropolitan circular road network connecting the outskirts of Wonju, neighboring municipalities, highways, and major national roads
- ❖ Project Scale: Approximately 90 kilometers in length with a 4-lane width

- ❖ The project section covers the following locations: From Gwirae-myeon to Boron-myeon, through Munmak-eup, Jeongseon-myeon, Wonju Airport, Socho-myeon, Yeongwol-gun, and Sinrim-myeon, creating a connected road network.



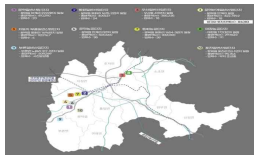
3-21 Adjacent Development Plan - Wonju Medical Device Complex and Related Facilities

(Unit: Square Meters (m²), Million Won (백만원))

Complex and Facilities	Number of Companies	Site Area	Building Area	Construction Cost	Key Facilities	Year of Construction
Total	152	452,706		121,324		
Wonju Medical Device Industry Technology Tower	34	33,007	24,031	14,000	Rented Factory	2003. 05
Advanced Medical Device Techno Tower	4	14,015	8,848	14,000	Support Facilities	2003.05
Donghwa Advanced Medical Device Industrial Complex	24	333,001	By Company	22,000	Medical Institution	2004.10
Donghwa Medical Device Production Plant	4	10,310	2,625	2,928	Rented Factory	2005.06
Gangwon TP Wonju Venture Plant	12	15,862	5,157	4,151	Rented Factory	2006.11
Gangwon TP Wonju 2nd Venture Plant			4,292	3,995		2008.08
Traditional Medicine Medical Device Industry Promotion Center	6	3,750	2,104	3,150	Support Facilities	2006.12
Advanced Medical Device Venture Center	2	5,644	4,638	5,200	Venture Promoti-on	2007.08
Medical Device Comprehensive Support Center	42	37,117	31,968	51,900	Rented Factory, etc.	2013. 06

Source: (Je) Wonju Medical Device Techno Valley- 2018

❖ Since the opening of the Medical Device Startup Incubation Center in 1998 (consisting of 10 centers), continued support from the central government, Gangwon Province, and Wonju City has been provided for the establishment of the Wonju Medical Device Cluster infrastructure.



3-22 Surrounding Development Plan - Specialized Medical Tourism Zone and Medical Tourism Cluster Formation

● Background and Necessity

- ❖ Creating differentiated medical tourism zones that optimize urban, rural, and natural therapy environments, as well as an advanced smart care joint treatment-focused medical tourism zone, reflecting regional characteristics
- ❖ Developing a forward-looking medical tourism zone plan that integrates advanced medical equipment, digital healthcare, smart health, and wellness tourism, creating an integrated medical tourism cluster
- ❖ Evolving senior (silver) towns into multifaceted facilities that not only provide healthcare services in the era of centenarians and active seniors but also serve people of all ages, as highlighted by the aging population (POSCO Management Research Institute - 2018).

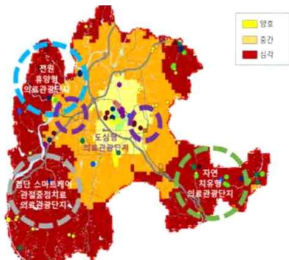
● Project Overview

- ❖ Location and Target: All of Wonju City
- ❖ Project Duration: 2023 - 2045
- ❖ Project Cost: 38 trillion KRW

Wonju's strategic industries that are integrated with advanced medical, health, healing, medical tourism, and tourism clusters.

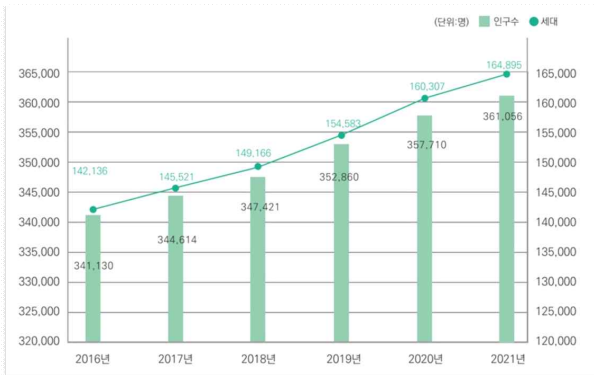
● Business Description

- ❖ Development of an urban medical tourism district
 - Location: Attracting it within the compound newly developed Wonju Innovation City do set to the newly developed Wonju Station area
 - Attraction of new medical institutions, including Yonsei University and Sangji University medical centers, as well as traditional Korean medicine and health examination centers
 - Attraction of specialized medical hotels
- ❖ Development and linkage of surrounding tourism resources
 - Establishment of a forward-looking specialized medical tourism complex development plan
 - Rural healing-type medical tourism complex
Location: Part of Wibeong Tourism Complex in Jjeong-myeon (City-owned land)
 - Cutting-edge smart care joint treatment medical tourism complex
Location: Part of the Boron Industrial Complex in Boron-myeon (City-owned land)
 - Nature healing-type medical tourism complex
Location: Part of Sinrim-myeon (National-owned land and City-owned land)



3-23 Population Status in Wonju City

- Population and Household Count by Year



Source: 2022 Wonju City Statistical Annual

3- 24 Wonju City Housing Supply Rate

단위 : 가구, 호

Unit : household, dwelling

연별	일반 가구수 ¹⁾ No. of general household s(A)	주택수 Number of housing by type						주택보급률(%) Housing supply rate (B)/(A)*100	
		합계 Total(B)	단독주택 Detached housing	다가구주택 Multi-hou sehold housing	아파트 Apartment	연립주택 Town housing	다세대 주택 Multi-unit housing		비거주용 건물내 주택 Housing in non-reside ntial buildings
2016	131,233	138,685	49,318	27,451	86,868	1,624	875	...	105.68
2017	134,649	143,009	51,450	29,389	89,006	1,648	905	...	106.21
2018	149,166	152,907	53,587	30,963	96,725	1,648	947	...	102.50
2019	157,676	163,804	55,188	32,648	105,961	1,648	1,007	...	103.89
2020	160,307	167,334	55,780	33,275	108,906	1,648	1,000	...	104.45
2021	164,895	170,367	56,980	33,595	110,725	1,608	1,054	-	103.32

주 : 1) 일반가구를 대상으로 집계(비월연가구, 1인가구 포함), 단, 집단가구(6인이상 비월연가구, 기숙사, 사회시설 등) 및 외국인 가구는 제외

자료 : 건축과, 주택과

Source: 2022 Wonju City Statistical Annual

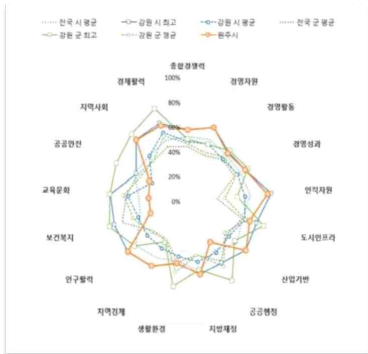
3-25 Analysis of Wonju City's Local Competitiveness (KLCI)

❖ According to the analysis of local competitiveness among 75 cities in South Korea, **Wonju City's overall competitiveness is 528.29 points, ranking 20th out of the 75 cities.** It is broken down into the following sectors: Resource Management is ranked 15th with a score of 192.40 points, Business Activities are ranked 31st with 157.91 points, and Business Performance is ranked 23rd with 227.97 points.

- Among the 13 areas assessed in these three sectors, Wonju City shows relatively high competitiveness in areas such as human resources, industrial infrastructure, local finance, regional economy, population vitality, local society, and economic vitality.

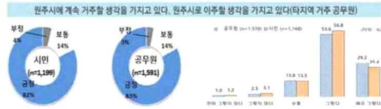
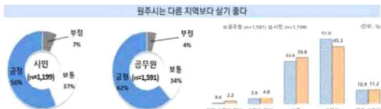
❖ When analyzing the local competitiveness of cities and counties within Gangwon Province, Wonju City is identified as the city with the highest local competitiveness among the 18 cities and counties in the province. In particular, Wonju City exhibits remarkable competitiveness in areas such as industrial infrastructure, local finance, quality of life, regional economy, population vitality, and local community, ranking at the top in these domains within Gangwon Province.

- However, in some indicators related to public administration, health care, welfare, education, and culture, Wonju City is found to have a relatively lower level of competitiveness.



- Wonju City is ranked 20th in regional competitiveness nationwide
- ▶ demonstrating strong competitiveness in areas such as human resources, industrial infrastructure, regional economy, population vitality, local community, and economic power.

3-26 Wonju City: A Great Place to Live (Survey Results)



※ 『Wonju City will become an even better place to live in the future.』

- Citizens ▶ 71% positive response
- Govern ▶ 77% positive response + 20% average = 97%

❖ In response to the question, "Wonju City is a better place to live compared to other areas," approximately 50% of the citizens gave a positive response. Among government employees, 62% responded positively, and 34% responded with "average."

- As a point of comparison, in the nearby city of Yeosu, approximately 43.5% of citizens responded positively, while government employees in Yeosu had a positive response rate of 28.6%.

❖ In response to the question, "Wonju City will become an even better place to live in the future," approximately 71% of citizens responded positively, while 22% responded with "average." Among government employees, the response was similar, with 77% giving a positive response and 20% responding with "average."

❖ In response to the question, "Will you continue to reside in Wonju City?" approximately 82% of citizens gave a positive response. Among government employees, including those who may consider moving to Wonju City from other areas, 83% responded positively with 14% responding with "average."

- Citizens ▶ 56% positive response
- Government Employees ▶ 62% positive response + 34% average = 96%

3-27 Business Outlook

● Business environment

- ❖ With a geographical advantage due to being located in the border area between Gangwon Province's Wonju City and Gyeonggi Province's Yeosu City, the project anticipates a synergy effect, as the apartment prices are lower than those in Gyeonggi Province.
- ❖ The project site is advantageous for securing the target market, with seven general industrial complexes and three agricultural and livestock complexes operating in the vicinity.
- ❖ The proximity to industrial cities, Wonju City's agricultural wholesale market, a well-established transportation network, and potential development opportunities contribute to the goal of reaching a population of 400,000 by 2030 (compared to 360,000 in 2022).

● marketing environment

- ❖ plan to set the square meter selling price of the properties at a competitive range, aiming for approximately 85% to 90% of the average square meter transaction price of nearby apartments

● plan characteristics

- ❖ Located just a 30-minute subway ride from Gangnam in Seoul, it is a prime residential area at the intersection of advanced industries, medical tourism, three major highways, and three national railway routes

● projected sales rate

- ❖ Taking into account factors such as product competitiveness, location characteristics, and market trends, with the application of adjustment rates, it is predicted that a sales success rate of over 95% is achievable.

3-28 Investment Outlook

- ❖ A highly valuable investment area with the potential for over 15% or more returns, making it an outstanding location.
- ❖ Anticipated future increases in property values post-development due to national highways, expressways, regional railways, new industrial and logistics areas.
- ❖ With major development projects underway in Wonju, the region shows high growth potential due to favorable development conditions.

4. RESIDENTIAL COMPLEX

4-01 Condominium Floor Plan (34A pyeong)



Basic Type



Extended Type

● The floor area and specific details may be subject to change during the detailed design phase

4-02 Condominium Floor Plan (34B pyeong)



Basic Type



Extended Type

● The floor area and specific details may be subject to change during the detailed design phase

4-03 Condominium Floor Plan (31A pyeong)



Basic Type



Extended Type

● The floor area and specific details may be subject to change during the detailed design phase

4-04 Condominium Floor Plan (31B pyeong)



Basic Type



Extended Type

● The floor area and specific details may be subject to change during the detailed design phase

4-05 Condominium Floor Plan (25 pyeong)



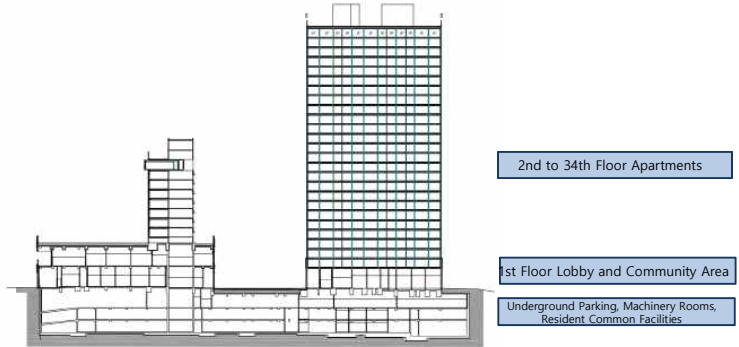
Basic Type



Extended Type

● The floor area and specific details may be subject to change during the detailed design phase

4-06 Apartment Complex Cross-Section



● The floor area and specific details may be subject to change during the detailed design phase

4-07 Apartment Complex Resident Common Facilities

Play Place



- The floor area and specific details may be subject to change during the detailed design phase

4-08 Apartment Complex Resident Common Facilities

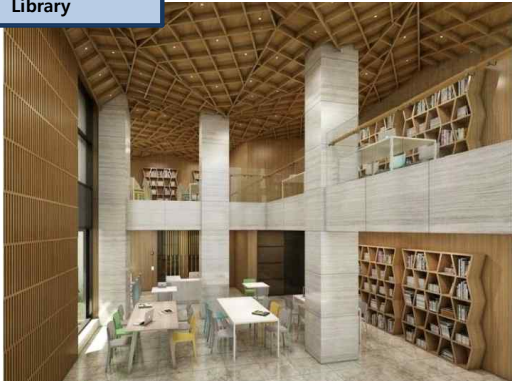
Multipurpose Conference Room



- The floor area and specific details may be subject to change during the detailed design phase

4-09 Apartment Complex Resident Common Facilities

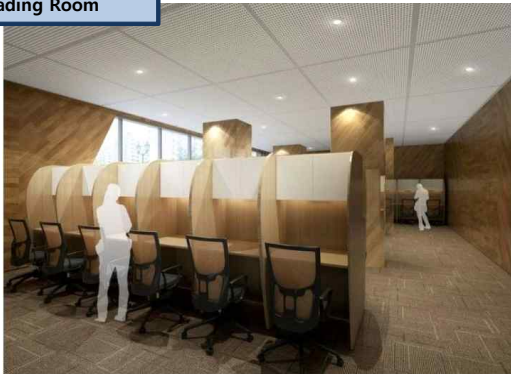
Library



- The floor area and specific details may be subject to change during the detailed design phase

4-10 Apartment Complex Resident Common Facilities

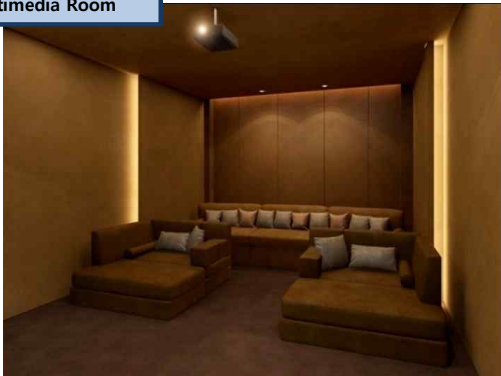
Reading Room



● The floor area and specific details may be subject to change during the detailed design phase

4-11 Apartment Complex Resident Common Facilities

Multimedia Room



- The floor area and specific details may be subject to change during the detailed design phase

4-12 Apartment Complex Resident Common Facilities

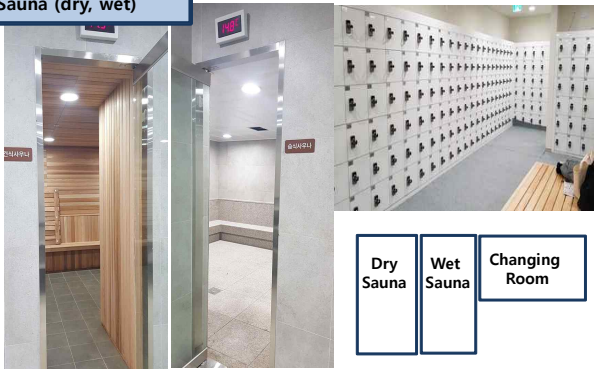
Sky Lounge



- The floor area and specific details may be subject to change during the detailed design phase

4-13 Apartment Complex Resident Common Facilities

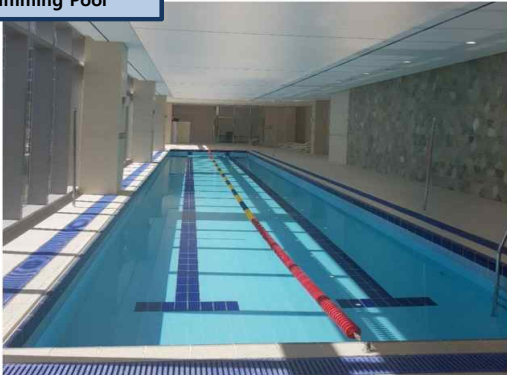
Sauna (dry, wet)



● The floor area and specific details may be subject to change during the detailed design phase

4-14 Apartment Complex Resident Common Facilities

Swimming Pool



- The floor area and specific details may be subject to change during the detailed design phase

4-15 Apartment Complex Resident Common Facilities

Screen Golf Clubs



- The floor area and specific details may be subject to change during the detailed design phase

4-16 Apartment Complex Resident Common Facilities

Gym



- The floor area and specific details may be subject to change during the detailed design phase

4-17 Apartment Complex Resident Common Facilities

Kindergarten



- The floor area and specific details may be subject to change during the detailed design phase

4-18 Apartment Exterior Landscaping

Gazebo and Water Features



- The floor area and specific details may be subject to change during the detailed design phase

4-19 Apartment Exterior Landscaping

Landscaping and Water Features



- The floor area and specific details may be subject to change during the detailed design phase

4-20 Apartment Exterior Landscaping

Playground for Children



- The floor area and specific details may be subject to change during the detailed design phase

4-21 Apartment Exterior Landscaping

Complex Walking Trails



- The floor area and specific details may be subject to change during the detailed design phase

4-22 Apartment Exterior Landscaping

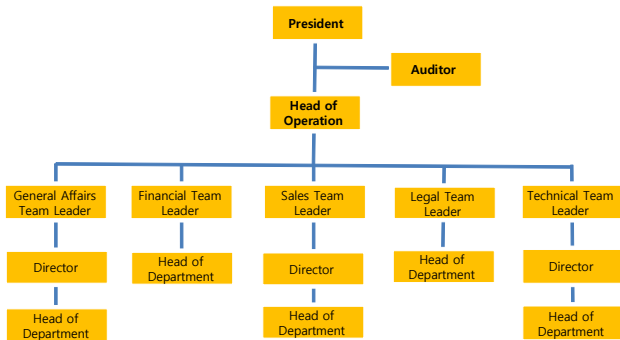
Landscaping Facilities



- The floor area and specific details may be subject to change during the detailed design phase

5. ORGANIZATION CHART OF THE PROJECT TEAM

- ❖ A company consisting of real estate experts and professionals skilled in planning to create a new culture.
- ❖ A company with extensive experience and a strong network for building successful businesses.



6. BUSINESS SCHEDULE

Category	2023	2024	2025	2026	2027	2028
1. Land acquisition	November					
2. Civil engineering design and construction	Design selection in December		Completion in March			
3. Selection of architectural design firm	Design selection in December	Submission of approval after completion of various reviews such as fire safety review, traffic impact assessment, and environmental impact assessment				
4. Application for construction permit		June				
5. Construction permit		August				
6. Commencement of construction work		December				Completion in June
7. Project team settlement						October

7. BALANCE SHEET

7-1 Project Name and Building Overview

- ▶ **Project Name:** Wonju Hojeo Manjong Land Development Joint Housing Project
- ▶ **Project Location:** Various areas including 386 Manjong-ri, Hojeo-myeon, Wonju, Gangwon Province
- ▶ **Area Zone:** Urban Development Area, General Residential Area Type 3
- ▶ **Purchase Area :** 598,347.1074m² (181,000.00 pyeong)
- ▶ **Project Area :** 235,682.0000m² (71,293.805 pyeong)
- ▶ **Building Area :** 46,315.6148m² (14,010.4735 pyeong)
- ▶ **Floor Area Ratio :** 255% ▶ **Building Coverage Ratio :** 20%
- ▶ **Total Floor Area :** 848,419.10m² (256,646.78 pyeong)
- ▶ **Above-Ground Floor Area :** 600,989.10m² (181,799.20 pyeong)
- ▶ **Below-Ground Floor Area :** 199,421.20m² (60,324.91 pyeong)
- ▶ **Scale and Number of Units for Joint Housing**
 - ▷ 59 Type (24.40 pyeong) : 1,422 units
 - ▷ 74A Type (30.21 pyeong) : 1,367 units ▷ 74B Type (30.43 pyeong) : 1,271 units
 - ▷ 84A Type (34.27 pyeong) : 1,207 units ▷ 84B Type (34.27 pyeong) : 696 units
- ▶ **Total :** 5,936 units
- ▶ **Business Method:** Urban Development Project

7-2 Balance Sheet Summary

(Unit: Thousand Won)

Item	Category	Amount	Comments
Sales Amount	Joint Housing	2,798,254,574	
	Balcony Expansion Project	71,595,116	
	Land Sale	99,314,140	
	Community Facilities	13,612,500	
	Total	2,973,136,330	Separate VAT
Expenditure Amount	Land Acquisition Cost	270,687,580	
	Construction Cost	1,772,258,884	
	Development Fee	23,785,091	
	Sales and Operating Costs	96,632,454	
	Management Costs	108,402,185	
	Financial Expenses	119,630,586	
	Total	2,341,396,780	Separate VAT
Pre-Tax Profit		631,739,550	
Rate of Return		21.25%	

7-3 Balance Sheet Summary -3 of 1

원주 호저 만중택지개발사업										2023년 10월	
조 건	1. 도시개발지역, 제3종 일반주거지역 2. 용적률 : 300%, 간체율 : 60% (법정) 3. 지하주차장비율 : 41.17%									(단위:천원)	
	4. 아파트 : 5,963세대 / 계획주차대수 7,156대 5. 중도금비율 : 50% 6. 분양가 : 1,550만원/평										
주요지표	7. 건축공사비 : 1,642,839,378 천원										
	위 치	강원 원주시 호저면 만중리 386번지 일원	보지평당인가	1,110 천원	공사기간	48개월	시공인가	6,400 천원			
	지역,지구	도시계획지역, 제3종 일반주거 지역	세대수	5,963 세대	사업기간	60개월					
토 지 계 요			건 축 계 요			비 고					
배입면적(토지)	598,347.1074 m ²	181,000.00 평	전체면적(건물)	848,419.10 m ²	256,646.78 평	B/L 이자율			9.0%		
특지용 면적	362,665.1074 m ²	109,706.19 평	지상연면적(건물)	600,989.10 m ²	181,799.20 평	PF 이자율			9.0%		
기부면적(도로,공원등)	- m ²	- 평	지하연면적(건물)	247,430.00 m ²	74,847.58 평	취급수수료	ABL			3.0%	
사업면적(토지)	235,682.0000 m ²	71,293.81 평	건축규모	지하:2층, 지상 : 34층		ABL			3.0%		
건축면적(건물)	46,315.6148 m ²	14,010.47 평	용적률	255%		중도금			3.0%		
			건체율	20%		금융자문수수료			3.0%		
매출내역		금 액	상환 내역			총세대수	1세대당분양가	발코니확장비		비율	
공통주택	25 평형	537,809,216	24,4004 평	× 15,500 천원	X 1,422 세대	1,422 세대	378,206 천원	9,760 평당	18.09%		
	31 평형	640,098,228	30,2097 평	× 15,500 천원	X 1,367 세대	1,367 세대	468,250 천원	12,084 400	21.53%		
	31 평형	599,436,964	30,4275 평	× 15,500 천원	X 1,271 세대	1,271 세대	471,626 천원	12,171	28.16%		
	34 평형	641,187,066	34,2725 평	× 15,500 천원	X 1,207 세대	1,207 세대	531,224 천원	13,709	21.87%		
	34 평형	369,723,100	34,2717 평	× 15,500 천원	X 696 세대	696 세대	531,211 천원	13,709	12.44%		
	소 계	2,788,254,574	179,887.39 평			5,963 세대		71,955,116	93.78%		
택 지	단독주택용지	46,017,800	9,203.56 평	× 5,000 천원	X 1 식					1.55%	
	근린생활용지	39,655,980	4,406.22 평	× 9,000 천원	X 1 식					1.33%	
	학교용지 부담금		4,841.61 평	× 천원	X 1 식						
	주차장용지		1,045.74 평	× 천원	X 1 식						
	교육연구시설용지	11,628,120	2,907.03 평	× 4,000 천원	X 1 식					0.39%	
	공공청사	2,012,240	503.06 평	× 4,000 천원	X 1 식					0.97%	
	기반시설용지		평	× 천원	X 1 식						
		소 계	99,314,140	22,907.22 평							3.34%
합 계		2,887,568,714	202,794.61 평							97.12%	
발코니확장금액		71,955,116							2.42%		
근생	지상1층	9,075,000	907.50 평	× 10,000 천원					0.31%		
	지상2층	4,537,500	907.50 평	× 5,000 천원					0.15%		
	소 계	13,612,500							0.48%		
부가세		816,750	상가	× 6 %					0.83%		
매 출 합 계		2,973,136,330	2,973,953,080							100.00%	

7-3 Balance Sheet Summary -3 of 2

		지출내역	금 액	부가세	산 출 내 역	산출근거	비율	
비	토지비	취득시	토지취득비	200,910,000		181,000 명 × 1,110 천원		0.08%
			취득세	9,241,860		200,910,000 천원 × 4.6%		0.39%
			통기대행료	401,820	40,182	200,910,000 천원 × 0.2%		0.02%
			사업권인수비용	50,000,000		50,000,000 천원 × 1 식		2.14%
		자주적업비	7,031,850		200,910,000 천원 × 3.5%		0.30%	
		담보신학수수료	401,820		200,910,000 × 0.2%		0.02%	
	보유시	중합보지세	1,446,552		200,910,000 × 80.0%	0.3% × 3 년	0.06%	
		도시계획세	964,368		200,910,000 × 80.0%	0.2% × 3 년	0.04%	
		지방교육세	289,310		1,446,552 × 20.0%		0.01%	
	소 계		270,687,580	40,182	270,727,762			11.98%
	건축비	직접공사비	건축공사비	1,642,539,378		256,646.78 명 × 6,400 천원		70.15%
			본요이장	300,000		30.00 기 × 10,000 천원		0.01%
		간접공사비	각종인업비	6,416,169		256,646.78 명 × 25 천원		0.27%
			예술장식용비	1,577,211	157,721	848,419.10 명 × 1,859 천원 × 0.1%	면면적 1만㎡이상(주거용 0.1%)	0.07%
상하수도·가스 분담금			7,155,600		5,963 세대 × 1,200 천원		0.31%	
용역수수료			2,000,000		그린스마트 라이프 리서치	영국 캔체스터 메트로폴리탄대학	0.09%	
용역비		설계용역비(건축)	28,231,146		256,646.78 명 × 110 천원		1.21%	
		설계용역비(토목)	2,715,000		181,000.00 명 × 15 천원		0.12%	
		감리비	20,531,742		256,646.78 명 × 80 천원		0.88%	
		지구단위용역비	5,132,936	513,294	256,646.78 명 × 20 천원		0.22%	
		지질조사·측량비	1,810,000	181,000	181,000.00 명 × 10 천원		0.08%	
		기타용역비	3,849,702	384,970	256,646.78 명 × 15 천원		0.16%	
소 계		1,722,258,884	1,236,985	1,723,495,869			73.94%	
부담금		학교용지 부담금	23,785,091		2,973,136,330 천원 × 0.8%		태출잡계금액	1.02%
	광역교통시설부담금			명 ×				
소 계		23,785,091					1.02%	
판매운임비	M/H 부지임차료	720,000	72,000	30,000 천원 × 24 개월			0.03%	
	M/H 건립해체비	1,875,000	187,500	7,500 천원 × 250 명			0.08%	
	M/H 운영비	720,000	72,000	30,000 천원 × 24 개월			0.03%	
	관리신학수수료	11,892,545	1,189,255	2,973,136,330 천원 × 0.4%		태출잡계	0.51%	
	문양보증수수료	17,671,921	1,767,192	2,887,568,714 천원 × 60%	0.34% × 3 년		0.75%	
	광고홍보비	29,731,363	2,973,136	2,973,136,330 천원 × 1%			1.27%	
	분양대행수수료	34,021,625	3,402,163	5,963 세대 × 5,500 천원		+ 11,612,900 × 9%	1.45%	
소 계		96,632,454	9,663,246				4.13%	

7-3 Balance Sheet Summary -3 of 3

관리비	일반관리비	PM수수료	11,892,545	1,189,255	2,973,136,330	환원 x	0.4%		0.51%	
		예비비	14,865,682		2,973,136,330	환원 x	0.5%		0.63%	
		인원처리비	14,437,844		2,887,568,714	환원 x	0.5%		0.62%	
	사무관리비	시정운영비	19,800,000		300,000	환원 x	66	개월		0.85%
		보존통기비	45,617,214		1,425,537,927	환원 x	3.2%			1.95%
		입수관리비	1,788,900	178,890	100	환원 x	5,963	세대	x 3	개월
소 계		108,402,185	1,368,145						4.67%	
금융비용	금융주관수수료	8,107,346		2,702,448,750	환원 x	10.0%	x ##	년 x 2.0%	중사입비 · 토지비	0.35%
	PF			2,973,953,080	환원 x	x	년 x		매출합계	
	PF 취급수수료				환원 x	x	x			
	중도금유이자	66,913,944		2,973,953,080	환원 x	50.0%	x ##	년 x 3.0%	매출합계	2.86%
	중도금취급수수료	44,609,296		1,486,976,540	환원 x	3.0%	x	x		1.91%
	소 계	119,630,586								5.11%
지 출 합 계		2,341,396,780	12,308,558	지출총합계	2,353,705,338				100.00%	
세전이익		631,739,550	수익률	21.25%						

8. BUSINESS REGISTRATION CERTIFICATE & REGISTRY EXTRACT

8-1 Business Registration Certificate

8-2 Registry Extract

9. FINANCIAL AUDIT FIRM'S BUSINESS VIABILITY ASSESSMENT REPORT

