

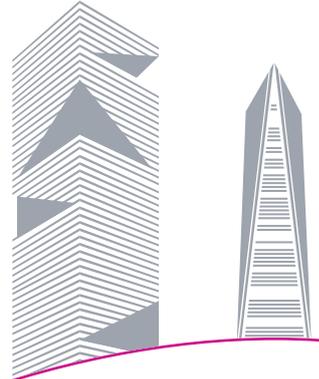
IFEZ



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IFEZ INVESTMENT CATALOG

Global Business Frontier





SONGDO

Global Hub of CuttingEdge Knowledge and Service Industries

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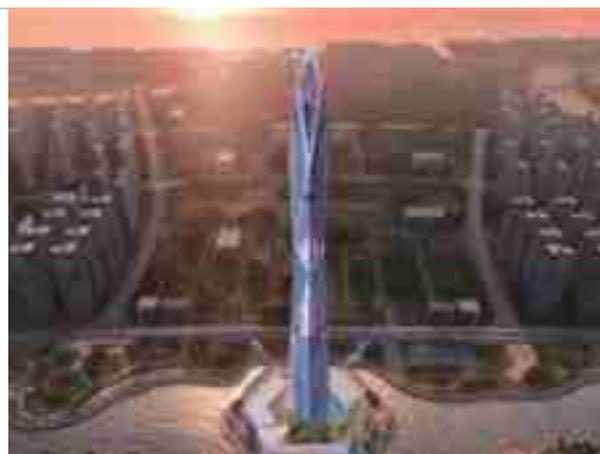
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YEONGJONG

Ideal Location for Logistics and Tourism Equipped with World-Class Airport Facilities

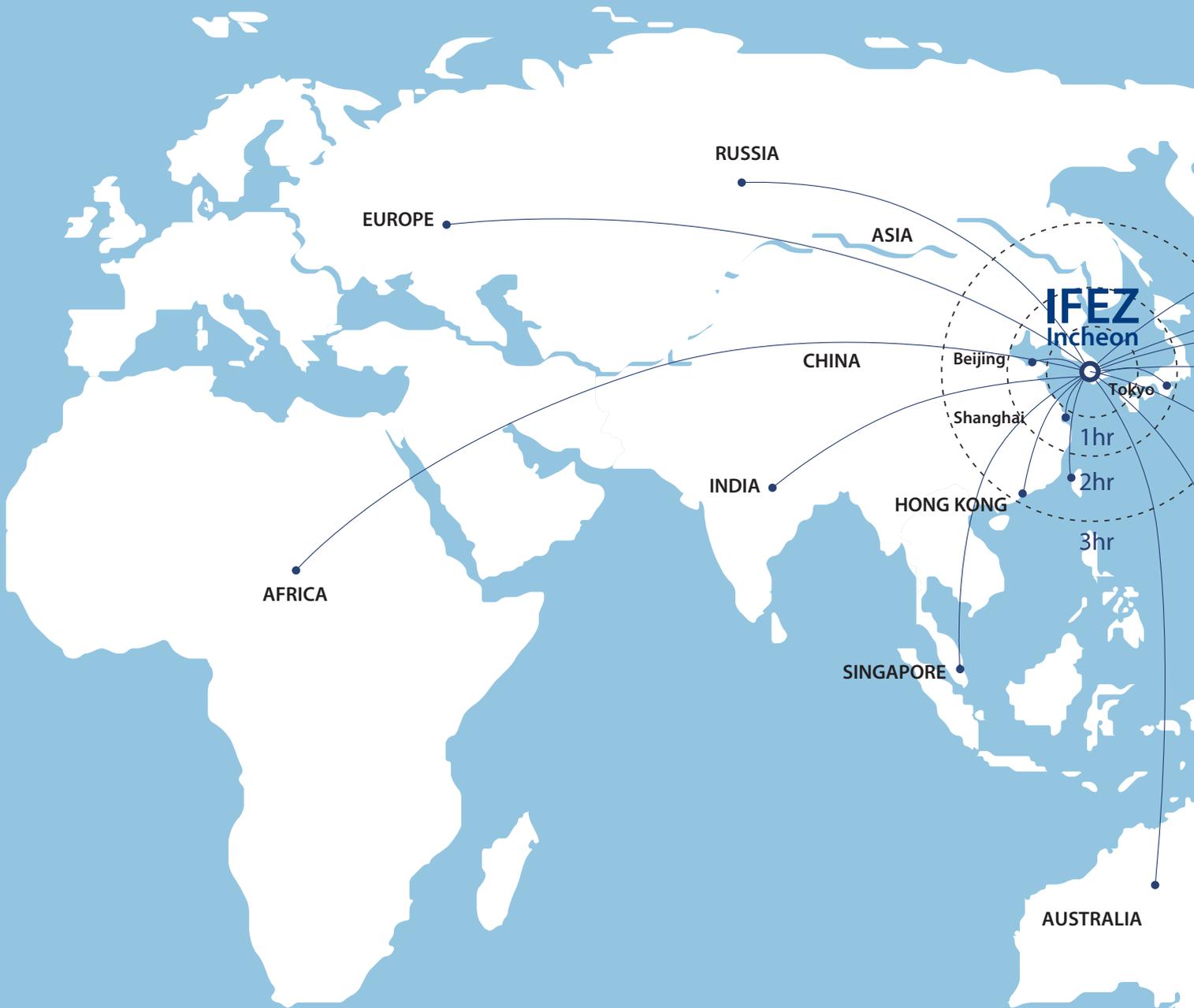
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CHEONGNA

Global Business Town Offering Optimal Business and Living Environments

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Korea, the Center of Northeast Asia

Korea is located between China, the world's second-largest economy, and Japan, the world's 3rd-largest economy, and is within a three-hour flight from 147 cities with a population of over one million.

Global Business Frontier IFEZ

IFEZ is creating an optimal business environment powered by its geographical advantage as the center of Northeast Asia and its infrastructure ensuring successful business activities.



STRENGTHS

Ideal for logistics and transportation

Incheon Port recording dramatic logistics growth and Incheon International Airport ranking 1st in the Airport Service Quality Awards for 12 consecutive years

Rich in high-caliber human resources

World-renowned universities on Songdo Global Campus and talented human resources in the metropolitan area

Optimal for business

Full support of the central government and diverse incentives offered by IFEZ

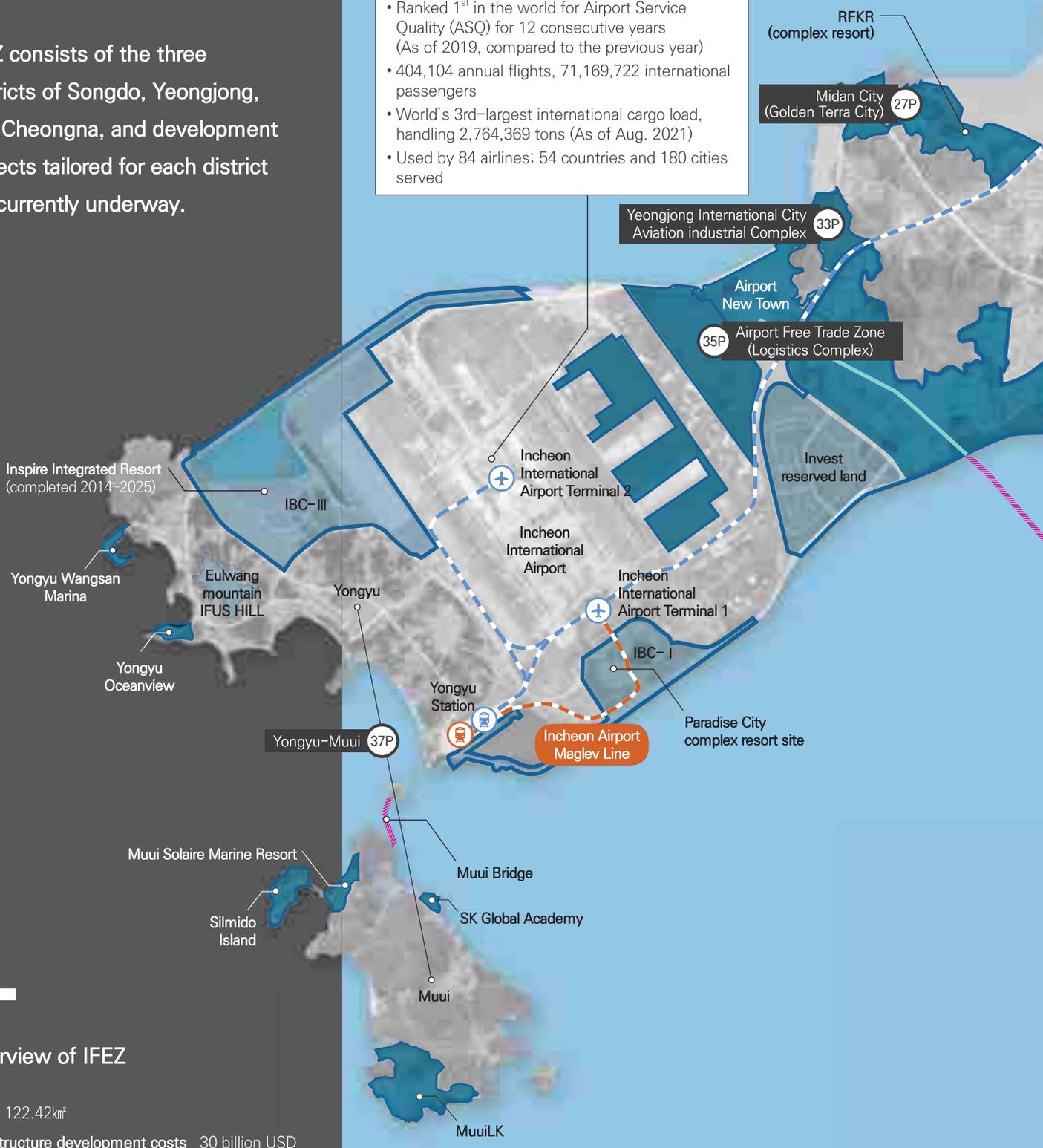
Excellent for living

World-class quality of life thanks to infrastructure fulfilling international standards

Business Triangle

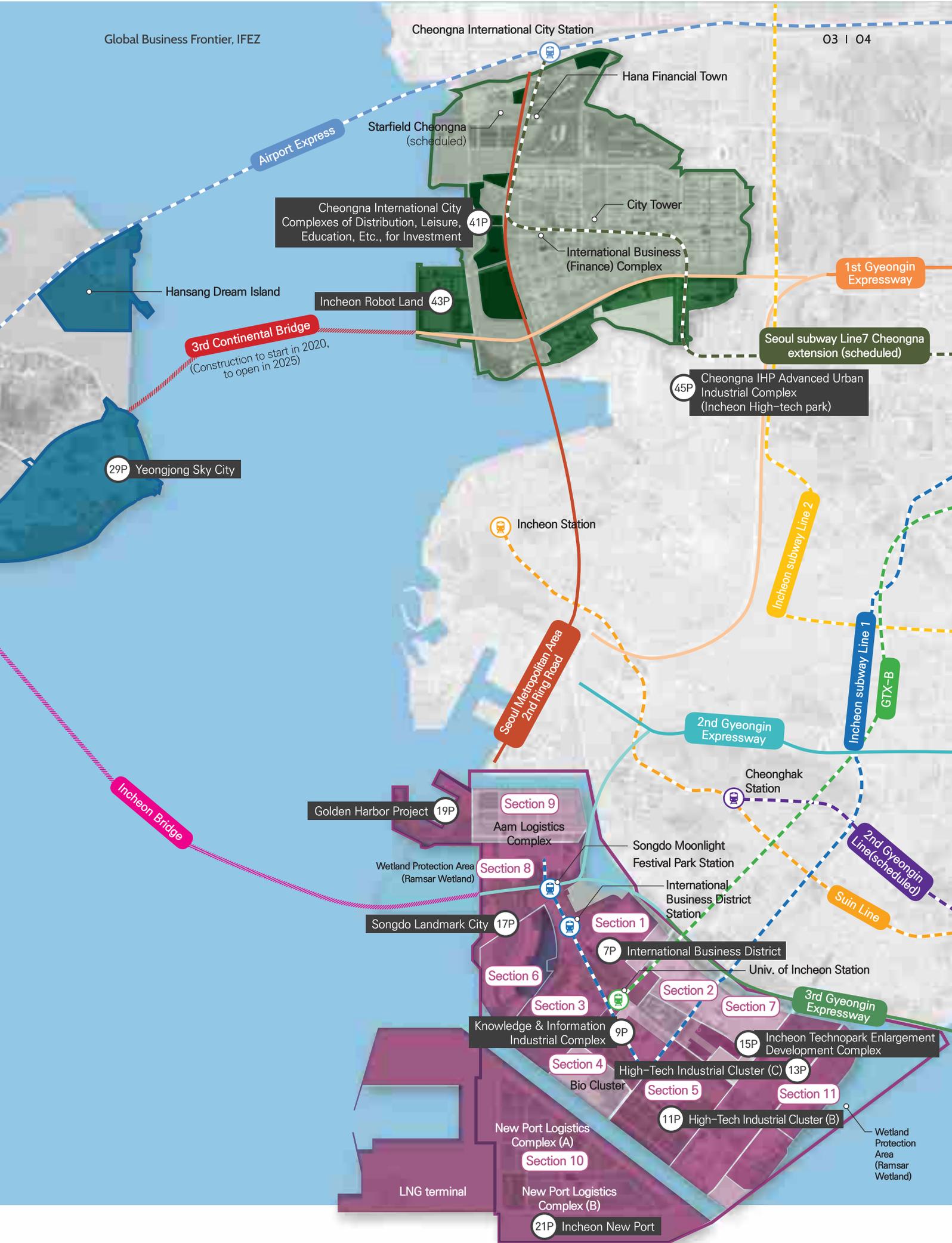
IFEZ consists of the three districts of Songdo, Yeongjong, and Cheongna, and development projects tailored for each district are currently underway.

- Ranked 1st in the world for Airport Service Quality (ASQ) for 12 consecutive years (As of 2019, compared to the previous year)
- 404,104 annual flights, 71,169,722 international passengers
- World's 3rd-largest international cargo load, handling 2,764,369 tons (As of Aug. 2021)
- Used by 84 airlines; 54 countries and 180 cities served



Overview of IFEZ

Area 122.42km²
 Infrastructure development costs 30 billion USD
 Project period 2003 ~ 2030
 Projected population 544,695(210,503 households)



Airport Express

Starfield Cheongna (scheduled)

Hana Financial Town

Cheongna International City Complexes of Distribution, Leisure, Education, Etc., for Investment

41P

City Tower

International Business (Finance) Complex

1st Gyeongin Expressway

Hansang Dream Island

Incheon Robot Land 43P

Seoul subway Line 7 Cheongna extension (scheduled)

3rd Continental Bridge (Construction to start in 2020, to open in 2025)

45P Cheongna IHP Advanced Urban Industrial Complex (Incheon High-tech park)

29P Yeongjong Sky City

Incheon Station

Seoul Metropolitan Area 2nd Ring Road

Incheon subway Line 2

2nd Gyeongin Expressway

Incheon subway Line 1 GTX-B

Incheon Bridge

Golden Harbor Project 19P

Section 9

Aam Logistics Complex

Songdo Moonlight Festival Park Station

Wetland Protection Area (Ramsar Wetland)

Section 8

International Business District Station

Songdo Landmark City 17P

Section 1

7P

International Business District

Univ. of Incheon Station

Section 6

Section 3

Section 2

Section 7

Knowledge & Information Industrial Complex

Section 4

High-Tech Industrial Cluster (C) 13P

Bio Cluster

Section 5

Section 11

3rd Gyeongin Expressway

15P Incheon Technopark Enlargement Development Complex

New Port Logistics Complex (A)

Section 10

New Port Logistics Complex (B)

21P Incheon New Port

Wetland Protection Area (Ramsar Wetland)

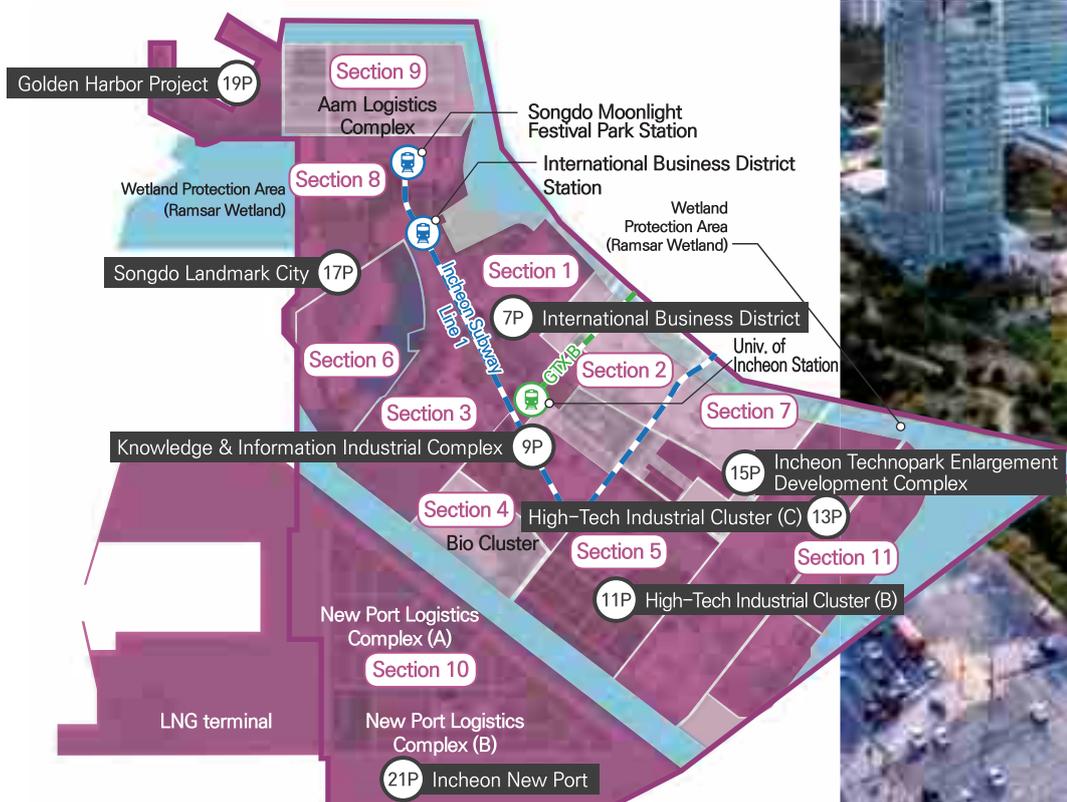
LNG terminal

SONGDO

Global hub of cutting-edge knowledge and service industries

Songdo International City is the center of international business and IT and BT development. With a wave of companies from Korea and abroad moving in, the completion of Phase II of the Songdo Convensia Convention Center is serving as a catalyst in the advancement of the MICE industry.

- International Business District
- Knowledge & Information Industrial Complex
- High-Tech Industrial Cluster (B)
- High-Tech Industrial Cluster (B)
- Incheon Technopark Enlargement Development Complex
- Songdo Landmark City
- Golden Harbor Project
- Incheon New Port



Overview of Songdo International City

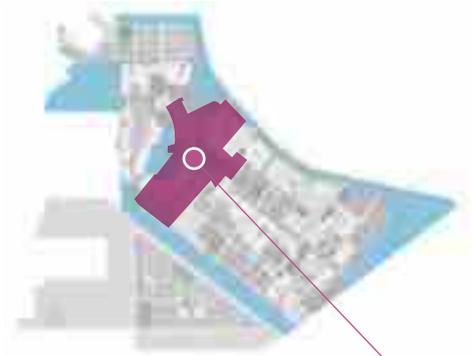
Location	Songdo-dong, Yeonsu-gu, Incheon
Area	53.36 km ²
Infrastructure development costs	KRW 21 trillion 54.42 billion
Project period	2003 ~ 2030
Projected population	265,611 (104,112 households)



International Business District (IBD)

IBD will enhance the premium value of the central commercial district of Songdo International City.

With Songdo Central Park, a true urban shelter, in its center, the district is the first in Asia to host the headquarters of the Green Climate Fund and other UN offices. The district also boasts a concentration of various forms of infrastructure from business facilities to high-end hotels and large discount stores, implying strong underlying demand.



Location 11-13, Songdo-dong, Yeonsu-gu, Incheon, Republic of Korea (Section 4)



Development Plan for IBD (B)

IFEZ Authority

Area of lots distributed for purchasing **102,005.6m²**

Block	Lot number	Area (m ²)	Building-to-land ratio (%)	Floor area ratio (%)	Height	Details
I6	28-6	22,369.3	70	450	70m or lower	<p>Permitted Uses</p> <ul style="list-style-type: none"> Business facilities (parts excluding officetels over 70% of total floor area) – Sales facilities for designated uses (Item B and C) Sports facilities (Item A), cultural and assembly facilities (concert, exhibition, and wedding halls only) Lodging facilities Entertainment facilities (limited to I6, I7, I8 blocks) Class 1 neighborhood living facilities: Supermarkets, general stores, resting restaurants, confectioneries, bookstores, barbershops, clinics, and dental clinics Class 2 neighborhood living facilities: Restaurants, resting restaurants, confectioneries, bookstores, fitness centers, financial offices, and singing rooms (limited to I6, I7, I8, I9 blocks) <p>Prohibited Uses</p> <ul style="list-style-type: none"> Other than the permitted uses Officetels where the exclusive area per office zone does not exceed 60m²
I7	28-5	22,366.7			80m or lower	
I8	28-2	21,536.5			85m or lower	
I9	28-3	21,754.8			75m or lower	
I10	28-4	13,978.3			90m or lower	

Development Planning Department ☎ 032-453-7842,7843

Incheon Metropolitan City Development Corporation

Area of lots distributed for purchasing **33,731.9m²**

Block	Lot number	Area (m ²)	Building-to-land ratio (%)	Floor area ratio (%)	Height	Details
C3-1	29-6	9,476.3	80	600	100m or lower	<p>Permitted Uses</p> <ul style="list-style-type: none"> Business facilities (parts excluding officetels over 70% of total floor area) – Designated uses C4-2, C6-2, 68-1: Parts excluding officetels over 60% of building area – Designated uses ※ In the case of developing C8-1, C1, and C2 blocks into lodging facilities of Item A (over 80% of building area) or the entire district into lodging facilities of Item B, there is no restriction on the total floor area ratio for business facilities. - F6-2: In the case of mixed-use development of lodging and business facilities, there is no restriction on the total floor area ratio for business facilities. - Lodging facilities (limited to C8-1, F6-2, C1, C2 blocks) <ul style="list-style-type: none"> ▶ C8-1, C1, C2: Item A and B ▶ F6-2: Item B - Sales facilities (Item B and C) - Entertainment facilities (limited to C2, C4-2, C4-3, C6-1, C6-2 blocks) - Storage and treatment facilities for hazardous substances (gas filling and selling stations in Item A, limited to C4-2 block) - Sports facilities (Item A) - Cultural and assembly facilities (concert/exhibition halls only) - Class 1/2 neighborhood living facilities <p>Prohibited Uses</p> <ul style="list-style-type: none"> Other than the permitted uses, officetels where the exclusive area per office zone does not exceed 60m² Massage therapy shops and the facilities of Item H (substations, pumping plants, water treatment plants, and other similar facilities) among Class 1 neighborhood living facilities Religious assembly facilities, firearm stores, Item G (youth gaming, combined distribution and gaming, internet computer gaming, and other similar facilities), funeral parlors, golf ranges with outdoor steel towers, communal living facilities (small studio apartment), Item O (manufacturing facilities, repair shops, and other similar facilities), public pubs, and singing rooms among Class 2 neighborhood living facilities ※ However, singing rooms are permitted only for C2, C4-2, C4-3, C6-2, C8-1, and C8-2 blocks.
C3-2	29-7	12,032.2			125m or lower	
C4-3	29-5	12,223.4			125m or lower	

Incheon Metropolitan City Development Corporation ☎ 032-260-5622

Knowledge & Information Industrial Complex



The Knowledge & Information Industrial Complex is an ecofriendly, cutting-edge industrial complex serving as a home of manufacturing, R&D, education, living, and business facilities.

A robust industrial cluster is being built with companies and research institutes focused on IT, automobile, and robotics moving into the knowledge information industrial complex, which continues to attract organizations in state-of-the-art industries based on world-class IT technologies

- Location** 11-13, Songdo-dong, Yeonsu-gu, Incheon, Republic of Korea (Section 4)
- Resident companies** 53 companies including IBM KOREA, Kyungshin, HL klemove, and Hellermann Tyton
- For inquiries** Emerging Industry Division IFEZ Authority ☎ 032-453-7374, 7382



Development Plan for the Knowledge & Information Industrial Complex

Knowledge-Based Services

Block	Lot number	Area (㎡)	Building-to-land ratio (%)	Floor area ratio (%)	Height	Details
Ia-5 (1, 4)	10-41	5,381	50	200	Determined by deliberation of the IFEZ Authority Landscaping Committee prior to granting construction authorization	Permitted Uses • Designated uses – Main uses: Over 80% of total floor area (excluding parking lots and machine rooms) • Business facilities (excluding officetels) – Sub uses: 20% or less of total floor area (excluding parking lots and machine rooms) • Class 1 neighborhood living facilities (Item A, B, C, and D only; excluding massage therapy shops among the facilities of Item D) • Class 2 neighborhood living facilities • Research institutes and Academy • Exhibition halls Prohibited Uses • Other than the designated uses
	10-80	9,076				
Ia-6 (2)	11-92	1,926				
	11-95	2,181				
	11-96	1,703				
	11-97	1,912				
Ia-7 (2)	11-1	9,085		300		

Knowledge-Based Manufacturing

Block	Lot number	Area (㎡)	Building-to-land ratio (%)	Floor area ratio (%)	Height	Details
Ic-18	11-7	5,414	60	200	5-story or lower	Permitted Uses • A knowledge industrial center under the Industrial Cluster Development and Factory Establishment Act • Excluding facilities that discharge atmosphere pollutants pursuant to Article 2 of the General Air Conservation Act and Article 5 of the Enforcement Regulations thereof and facilities that discharge odors pursuant to Article 2 of the Malodor Prevention Act and Article 3 of the Enforcement Regulations thereof • Urban factories stipulated in the Industrial Cluster Development and Factory Establishment Act ※ Allowed facilities: Facilities for semiconductor equipment (excluding Ic-1, 1c-8), electronics and information devices, mechatronics, precision equipment and new materials (permitted for the area under the Incheon Metropolitan City Urban Planning Ordinance, hereinafter the "Ordinance") Prohibited Uses • Other than the permitted uses



High-Tech Industrial Cluster (B)

The High-Tech Industrial Cluster is being developed into an R&D-centered industrial cluster occupied by major companies from Korea and abroad based on its world-class IT facilities.

Through the convergence and clustering of the IT, BT, and NT technologies of Korea and abroad, industry-academia-research synergy is maximized.



- Location** 201-2, Songdo-dong, Yeonsu-gu, Incheon, Republic of Korea (Section 5)
- Resident companies** 22 companies including Mando Brose, TOK Advanced Materials, and Amkor Technology Korea
- For inquiries** Emerging Industry Division IFEZ Authority ☎ 032-453-7654, 7374, 7382, 7371, 7656



Development Plan for the High-Tech Industrial Cluster (B)

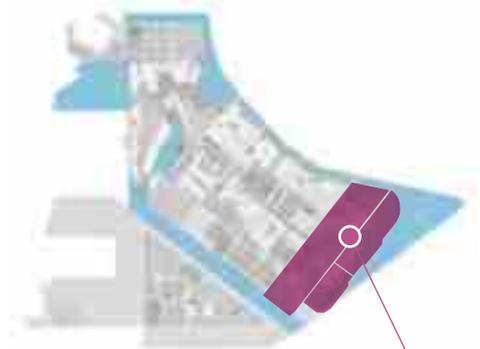
Block	Lot number	Area (㎡)	Building-to-land ratio (%)	Floor area ratio (%)	Height	Details
Er2-2	193-4	43,105.1		150		<p>Permitted Uses (Er2-2, Er5-2, Er6)</p> <ul style="list-style-type: none"> ▪ Main uses <ul style="list-style-type: none"> • Education research facilities
Er5-2	196-3	13,999.0	30	250	Below 60m	<p>Permitted Uses (Ks7, Ks11)</p> <ul style="list-style-type: none"> ▪ Main uses <ul style="list-style-type: none"> • Business facilities (excluding officetels) • Medical facilities (Item A only, excluding mental hospitals and sanitariums: except KS10) • Education/research facilities (Item B and E only) <ul style="list-style-type: none"> - Facilities related to the knowledge-based R&D business and other types of business permitted for knowledge-based manufacturing (Ki) • Factories (less than 30% of total floor area) <ul style="list-style-type: none"> - Limited to factories of the BT or IT business (urban factory) permitted for knowledge-based manufacturing (Ki)
Er6	197-2	43,595.6				
Ks7	204	22,366.7		350	80	<p>Permitted Uses (Kr1)</p> <ul style="list-style-type: none"> ▪ Main uses <ul style="list-style-type: none"> • Education/research facilities (Item E only) <ul style="list-style-type: none"> - Research facilities (excluding officetels) and factories (less than 40% of total floor area) of the knowledge-based R&D business and other types of business permitted for knowledge-based manufacturing (Ki) • Factories permitted for knowledge-based manufacturing (Ki) (knowledge industry center, formerly apartment-type factory) <ul style="list-style-type: none"> ※ Limited to factories that can be built following Article 36 of the Ordinance Excluding facilities that discharge odors pursuant to Article 2-3 of the Malodor Prevention Act
Ks11	212-3	26,144	50			
Kr1	213-12	5,265		300	60	<p>Prohibited Uses</p> <ul style="list-style-type: none"> • Other than the permitted uses



High-Tech Industrial Cluster (C)

The world-class Songdo Global Bio Hub and Science Park (state-of-the-art industrial-academic-research complex for R&D) will be created through investments from multinational bio companies.

We are establishing an optimal cluster system designed to maximize technological exchanges and productivity through the efficient connection with the cluster of state-of-the-art industries (B) and the concentration of industrial, academic, and research functions.



Location Songdo-dong, Yeonsu-gu, Incheon, Republic of Korea (Section 11)



Development Plan for the High-Tech Industrial Cluster (C)

Block	Lot number	Area (m ²)	Building-to-land ratio (%)	Floor area ratio (%)	Height	Details
R&D1	564-2	10,009	60 or less	300 or less	20m or lower	<p>Permitted Use (Ks6, Ks10, Ks11)</p> <ul style="list-style-type: none"> ▪ Main uses: Over 90% or more of total floor area (excluding parking lots and machine rooms) <ul style="list-style-type: none"> • Education/research facilities (Item B and E only, over 50% of total floor area) <ul style="list-style-type: none"> – Those permitted for industrial facility site (Ki) only, and subject to the requirements of urban factory location (environmental criteria such as water and air quality) and the condition that the treatment of all specific water-hazardous substances, if any, should be outsourced • Business facilities (excluding officetels, 40% or less of total floor area) <ul style="list-style-type: none"> – Among the types of business permitted for industrial facility site (Ki), limited to the factories permitted for this area (quasi-residential area) ▪ Sub uses: 10% or less of total floor area (excluding parking lots and machine rooms) <ul style="list-style-type: none"> • Class 1 neighborhood living facilities (excluding massage therapy shops among Item D) • Class 2 neighborhood living facilities (excluding firearm stores, funeral parlors, outdoor golf ranges, communal living facilities, and massage parlors) • Cultural and assembly facilities (conference and exhibition halls only) • Sales facilities (Item C) – Except general gaming facilities • Education/research facilities (excluding Item A and D) • Facilities for seniors and children (excluding rest homes among Item B) • Sports facilities (excluding outdoor golf ranges among Item A) • Business facilities (excluding officetels among the facilities of Item B) <ul style="list-style-type: none"> ※ Except facilities prohibited within the school environmental sanitation and cleanup zone ※ Excluding facilities that discharge odors pursuant to Subparagraph 3 of Article 2 of the Malodor Prevention Act <p>Prohibited Uses</p> <ul style="list-style-type: none"> • Other than the permitted uses
R&D2	565	13,179				
R&D3	565-7	13,801				
R&D4	565-9	23,207				
R&D5	566	43,751				
R&D6	-	75,799				
R&D7	-	49,891				
R&D8	-	56,883				
R&D9	-	54,179				
R&D10	-	42,605				
R&D11	-	30,802				
R&D12	479	9,893				
R&D13	479-2	5,721				
R&D14	476	14,917				
R&D15	475	18,398				

Block	Lot number	Area (m ²)	Building-to-land ratio (%)	Floor area ratio (%)	Height	Details
Ki17	470	94,391	60 or less	250 or less	60m or lower	<p>Permitted Use (Ks6, Ks10, Ks11)</p> <ul style="list-style-type: none"> • Factories (except those described in the environmental impact assessment) <ul style="list-style-type: none"> – Excluding facilities that discharge specific harmful air substances pursuant to Subparagraph 9 of Article 2 of the General Air Conservation Act – Excluding facilities that discharge odors pursuant to Subparagraph 3 of Article 2 of the Malodor Prevention Act – Excluding facilities that discharge specific water-hazardous substances under Subparagraph 8 of Article 2 of the Water Environment Conservation Act • Knowledge industry centers (limited to Ki17, Ki18, Ki22, Ki23) <ul style="list-style-type: none"> – Pursuant to Subparagraph 13 of Article 2 of the Industrial Cluster Development and Factory Establishment Act and Article 4-6 of the Enforcement Decree thereof – According to the size of support facilities as provided in Article 36-4 of the Enforcement Decree thereof – Except massage therapy shops, firearm stores, funeral parlors, outdoor golf ranges, communal living facilities, and massage parlors among support facilities • Education/research facilities (Item B and E, 40% or less of total floor area) <ul style="list-style-type: none"> – Subject to the requirements of urban factory location (environmental criteria such as water and air quality) and the condition that the treatment of all specific water-hazardous substances, if any, should be outsourced • Storage and treatment facilities for hazardous substances (10% or less of total floor area) <ul style="list-style-type: none"> – Only those needed for the manufacturing process of factories, knowledge industry centers, and urban factories • Animal testing facilities (10% or less of total floor area) <ul style="list-style-type: none"> – Only those as provided in Subparagraph 4 of Article 2 of the Laboratory Animal Act ※ Factories, educational and research facilities, and facilities related to animals and plants should follow Attached Table 2 Classification Code of Business Types <p>Prohibited Uses</p> <ul style="list-style-type: none"> • Other than the permitted uses
Ki18	469	81,498				
Ki21	-	145,930				
Ki22	-	39,780				
Ki23	-	63,052				

Incheon Technopark Enlargement Development Complex

State-of-the-art research facilities aimed at fostering next-generation growth engines will become the center of Songdo International City.

They will be further expanded to lay the foundation in building an international R&BD hub that attracts diverse industries.



Location Songdo-dong, Yeonsu-gu, Incheon, Republic of Korea (Section 7)

For inquiries Emerging Industry Division IFEZ Authority ☎ 032-453-7654, 7374, 7382, 7371, 7656



Development Plan for the Incheon Technopark Enlargement Development Complex

Development plans

Block	Lot number	Area (㎡)	Building-to-land ratio (%)	Floor area ratio (%)	Details
Sr9	174-7	5,536.2			<p>Permitted Uses</p> <ul style="list-style-type: none"> ▪ Main use : More than 90% of the total floor area (excluding parking lots, machine rooms, etc.) <ul style="list-style-type: none"> • Education and research facilities (limited to research institutes), business facilities (excluding officetels) • Factories (less than 40% of the total floor area, within the range of factories allowed in the use area under the Incheon Metropolitan City Urban Planning Ordinance) <ul style="list-style-type: none"> - Urban factories, as defined by the Industrial Cluster Development and Factory Establishment Act - Business types <ul style="list-style-type: none"> Korea Standard Industry Code applies to 20 (2042* only), 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 33 (*2042: Manufacture of cleaning materials, cosmetics, and polish) ※ Following the Incheon Technopark Urban Factory Management Regulations (Revised on October 1, 2019) ※ Limited to factories that can be built under Article 36 of the Incheon Metropolitan City Urban Planning Ordinance Excluding malodor-emitting facilities, as defined in Article 2(3) of the Malodor Prevention Act • Business facilities (excluding officetels, 40% or less of total floor area) <ul style="list-style-type: none"> - Among the types of business permitted for industrial facility sites (Ki), limited to the factories permitted for this area (quasi-residential area) ▪ Sub uses : Less than 10% of the total floor area (excluding parking lots, machine rooms, etc.) • Use of facilities, as defined by Article 28-5(1)(3) of the Industrial Cluster Development and Factory Establishment Act and Article 36-4(2) of the Enforcement Decree of the Act <p>Prohibited Uses</p> <ul style="list-style-type: none"> • Other than the permitted uses
Sr10	177-1	7,776.2			
Site for research facilities			60	350	
Sr11	177-3	10,604.2			
Sr12	179-10	4,827.9			



Songdo Landmark City

The International Development Plan Contest is expected to bring Section 6 and 8 to perfection.

Songdo International City is a forward-looking city and world-class residential complex situated at the center of IFEZ. It offers a living environment exceeding international standards that is further enriched by a marine park.



Location Songdo-dong, Yeonsu-gu, Incheon, Republic of Korea (Section 6-8)



Development Plan for the Songdo Landmark City

International Business Site

Area of lots distributed for purchasing **51,463.7m²**

Block	Lot number	Area (m ²)	Building-to-land ratio (%)	Floor area ratio (%)	Details
B1	318	32,269.7	70	500	180m or lower Permitted Uses • Class 1 neighborhood living facilities • Class 2 neighborhood living facilities (excluding funeral parlors and firearm stores in Item I) • Cultural and assembly facilities (Item A and D only) • Sales facilities (Item C only) • Sports facilities (Item A only) • Education and research facilities • Business facilities Prohibited Uses • Other than the permitted uses
B2	317	19,194			

Planning Policy Division, IFEZ Authority ☎ 032-453-7144

Area of lots distributed for purchasing **158,905.6m²**

General Commercial Site

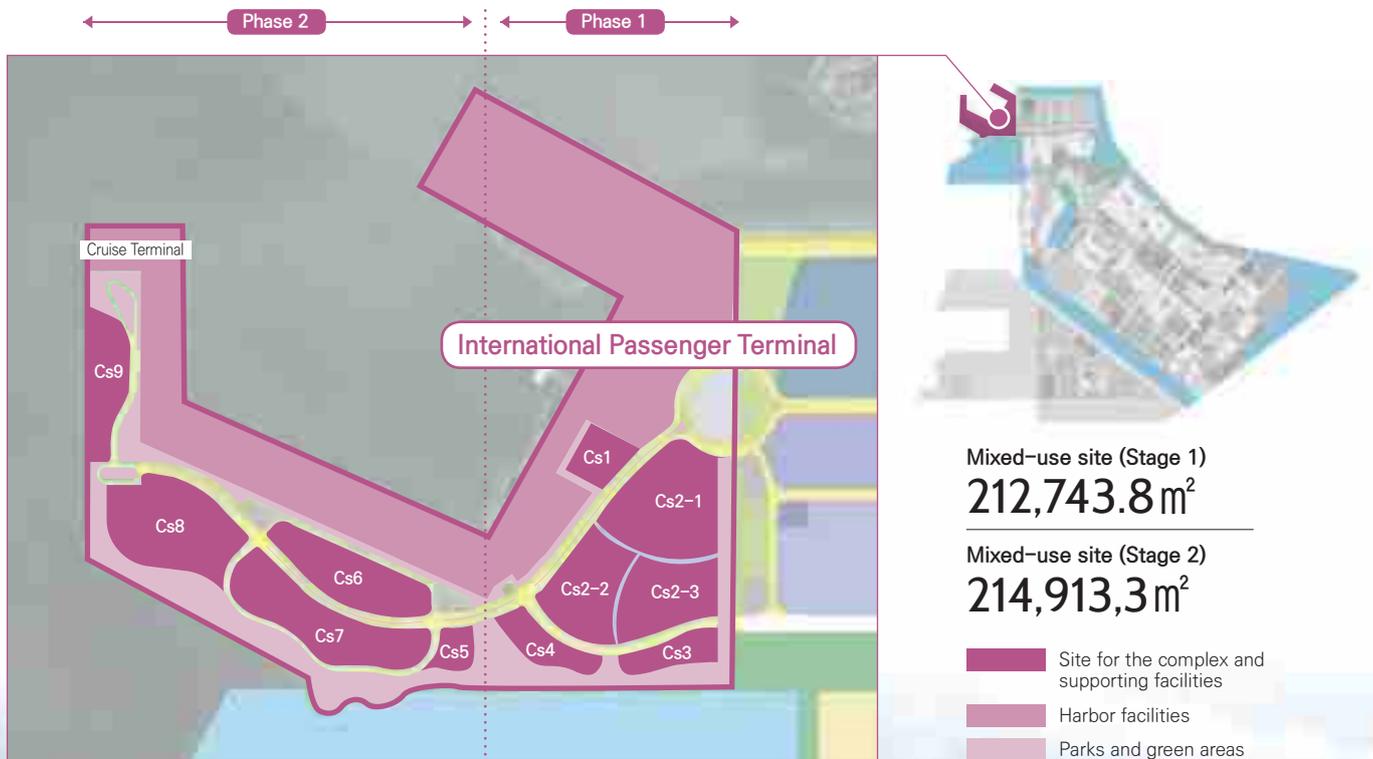
Block	Lot number	Area (m ²)	Building-to-land ratio (%)	Floor area ratio (%)	Details
R2	324	158,905.6	70	600	Permitted Uses • Class 1:2 neighborhood living facilities ※ Excluding religious assembly halls, funeral parlors, firearm stores, morticians, public pubs, massage parlors, and massage therapy shops • Cultural and assembly facilities – Item A (theaters and movie theaters only among concert halls) – Item B (wedding halls only among assembly halls) – Item D (museums, galleries, science halls, memorial halls, and expo halls only among exhibition halls) • Sales facilities (Item C only) • Business facilities (officetels: however, not permitted for floor 1 and 2) • Medical facilities – Item A (dental clinics only among hospitals) • Education and research facilities (Item D only) • Facilities for seniors and children – Item A (childcare centers and kindergartens only among children facilities) • Tourist resting facilities (Item A and B only) ※ Special planning district pursuant to the Songdo Landmark City Class 1 District Plan Prohibited Uses • Other than the permitted uses

Incheon Metropolitan City Development Corporation ☎ 032-260-5622

Golden Harbor Project

A golden port rising as a new hub of logistics at sea and equipped with a new international passenger terminal to usher in the new maritime era

Golden Harbor is the intersection of the ocean and the city. It is being cultivated into a globally renowned tourist destination and Korea’s representative landmark, brimming with activities and attractions to enjoy.



Development Plan for the Golden Harbor Project

Location

Songdodong 300-5, Yeonsu-gu, Incheon, (Section 9)

For inquiries

For inquiries Investment team
Logistics strategy division
Incheon Port Authority
☎ 032-890-8078

Service Industry Division,
IFEZ Authority
☎ 032-453-7344

Hybrid Complex – Widening the Horizon of Tourism

- **Luxurious complex for tourism and relaxation** against the backdrop of the beautiful, expansive Yellow Sea
- **Complex** where shopping, entertainment, accommodation, and leisure activities **can be offered in a single place**
- State-of-the-art **oceanfront complex** closest to the metropolitan area

• Phase 1 – Dynamic space

Shopping + entertainment

An urban commercial complex, a condominium, business hotels, and officetels (Cs1, Cs2-1, Cs2-2, Cs2-3, Cs3, Cs4)

• Phase 2 – Relaxing space

Leisure + vacation

A waterpark, high-end hotels and resorts, and a marina complex (Cs5, Cs6, Cs7, Cs8, Cs9)

Classification		Area (㎡)
Site for commercial facilities	Site for the complex and supporting facilities (Phase 1)	212,743.8
	Site for the complex and supporting facilities (Phase 2)	214,913.3
Site for public facilities	Roads	118,021.9
	Parks	148,931.7
	Green areas	38,320.5
	Ports	395,865.6
	Parking lots and supply and treatment facilities	8,839.3

Block	Lot number	Use	Area (㎡)	Building-to-land ratio (%)	Floor area ratio (%)	Height
Phase 1	Cs1	300-5	16,531.8	70	350	60m
	Cs2-1	300-6	82,151.1			40m
	Cs2-2	300-7	41,689.3			40m
	Cs2-3	300-8	35,822.7			40m
	Cs3	300-9	17,862.7			115m
	Cs4	300-10	18,686.2			15m
Phase 2	Cs5	300-28	9,941.6	350	40m	
	Cs6	300-25	44,746.8	500	250m	
	Cs7	300-26	61,183.3	350	50m	
	Cs8	300-23	68,502.7		80m	
	Cs9	300-20	30,538.9		35m	
Total			427,657.1			

Authorized use

Business facilities, commercial facilities, and accommodation facilities (excluding officetels, resorts, hotels, and shopping malls)

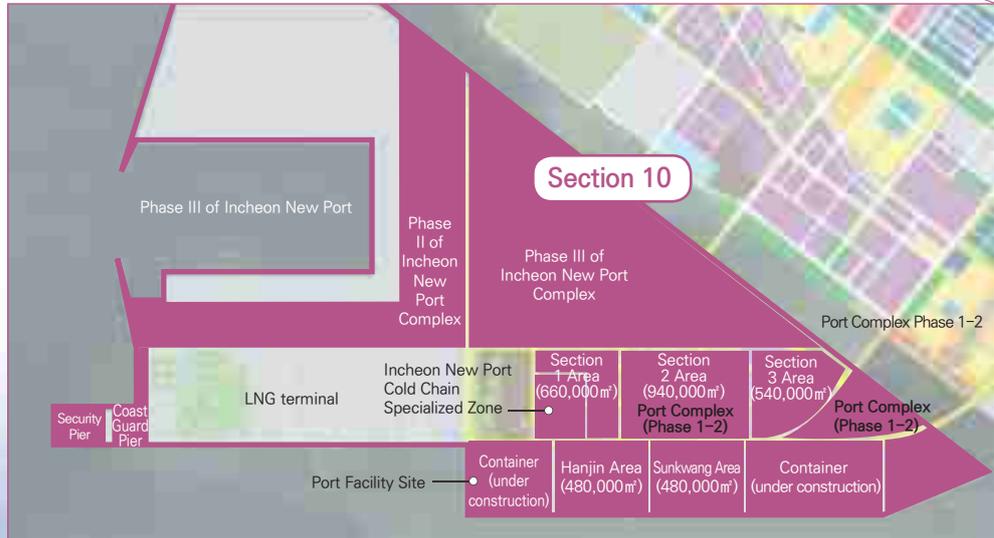
Incheon New Port

The Incheon New Port Development Project is underway to build a new port boasting world-class infrastructure and premium services.

By 2030, Nine berths servicing up to 4,000-TEU containers and an expansive nearby complex will be constructed on the southern shores of Songdo International City to support the imports and exports of the industrial complexes in the metropolitan area and serve as a logistics base.



<p>9/2,650m</p> <p>Number of berths/ Total pier length</p>	<p>2,550,000m²</p> <p>Area of port complex site</p>
<p>3,540,000 TEU</p> <p>Cargo handling capacity</p>	<p>(-)16m</p> <p>Anchorage depth</p>



Development Plan for the Incheon New Port



Incheon New Port Development Plan (Phase 1)

Project costs	KRW 2.447 trillion (KRW 994 billion from the government, KRW 590.2 billion from IPA, and KRW 460.5 billion from the private sector)
Project period	2007~2030
Cargo handling capacity (container)	3.54 million TEU per year
Berthing capacity	9 berths (3,000TEU x 2, 2,000TEU x 4, 4,000TEU x 3)
Details	<ul style="list-style-type: none"> - Servicing up to 4,000-TEU ships and water depth set at 16m - By the government: Shore protection (15.9km), government-managed pier (410m), approach road (6.8km), port complex site (540,000m²), etc. - By IPA: Container ship pier (2,650m with 9 berths), port complex site (660,000m²), etc. - Private Investment : Port Complex site (1,890,000m²)

Current Status of Phase I-1

Classification	Hanjin Incheon Container Terminal	Sunkwang New Container Terminal
Area (m ²)	Pier wall (800m) / CY (480,000m ²) 3,000 TEU x 1 / 2,000 TEU x 2	Pier wall (800m) / CY (480,000m ²) 3,000 TEU x 1 / 2,000 TEU x 2
Period	To be leased for 30 years after opening	

Incheon New Port Development Plan

Phases I-2 of Incheon New Port	By 2027(scheduled)		Container	3 berths for 4,000 TEU	
	Planned			1 berth for 4,000 TEU	
Phase II of Incheon New Port	Planned		Container	2 berth for 4,000 TEU	

Incheon New Port Complex Development Plan

Phase I (2019-2030)	Port Complex Phase I-1	2,146,000m ²
	Port Complex Phase I-2	406,635m ²
	New Port Facility Site I	3,676,000m ² (incl. 6.281 km of shore protection)
	New Port Facility Site II	2,560,000m ² (incl. 6.000km of shore protection)

Location

407, Songdo-dong,
Yeonsu-gu, Incheon,
Republic of Korea

For inquiries

Port Development Office, IPA
☎ 032-890-8156

Service Industry Division
IFEZ Authority
☎ 032-453-7323

Location Map of Bio Cluster Tenant Companies

※ As of December 2020

Section 1

- Rehoboth Songdo Bio Convergence Center

Section 2

- Incheon Technopark
 - ITP Bio Industrial Center
 - Binex
 - Gachon Univ. Lee Gil Ya Cancer & Diabetes Institute
 - Bio Convergence Technology Laboratory of Korea Conformity Laboratories (KCL), etc.

Section 4

- Incheon University
- Bio Complex
 - i-SENS
 - KD Corporation
 - Janssen Korea
 - EONE Life Science Institute
 - EONE Laboratories
 - EDGC
 - HLB biostep
- Celltrion
- Next Biomedical
- Utah-Inha DDS Research Center
- Macrogen Medical Foundation & Research Center

Section 5

- Bio Research Complex(BRC)
 - BRC
 - Smart Valley
 - Neuroscience Research Institute of Gachon Univ. Gil Medical Center
 - Cytiva Korea
 - RudaCure, etc.
- Olympus Korea Medical Training & Education Center
- Korea Polar Research Institute
- Dong-A Socio Group
- Samsung Bioepis
- Samsung Biologics(1st campus)
- Saint-Gobain Korea
- Merck Korea
- Ajinomoto Genexine
- Macrogen
- Satorius

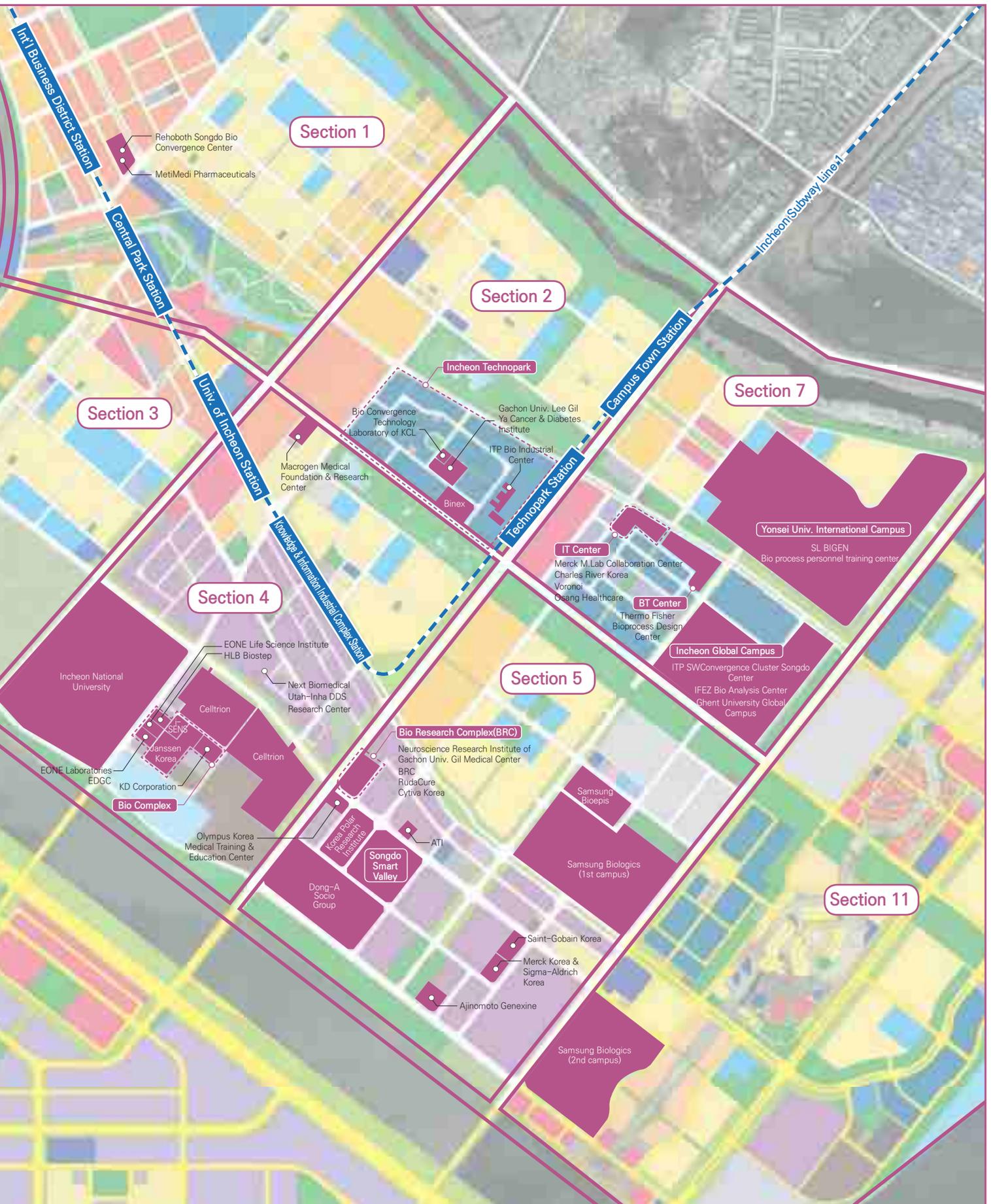
Section 7

- IT Center
 - Merck M.Lab Collaboration Center
 - Charles River Korea
 - Voronoi, etc.
- Yonsei University International Campus
 - Bio process personnel training center
 - Bio-pharma commercialization
 - SL BIGEN
- Incheon Global Campus
 - ITP SW Convergence Cluster Songdo Center
 - IFEZ Bio Analysis Center
 - Ghent University Global Campus, etc.
- BT Center
 - Thermo Fisher Bioprocess Design Center
- SK bioscience
- Osang Healthcare

Section 11

- Samsung Biologics(2nd campus)



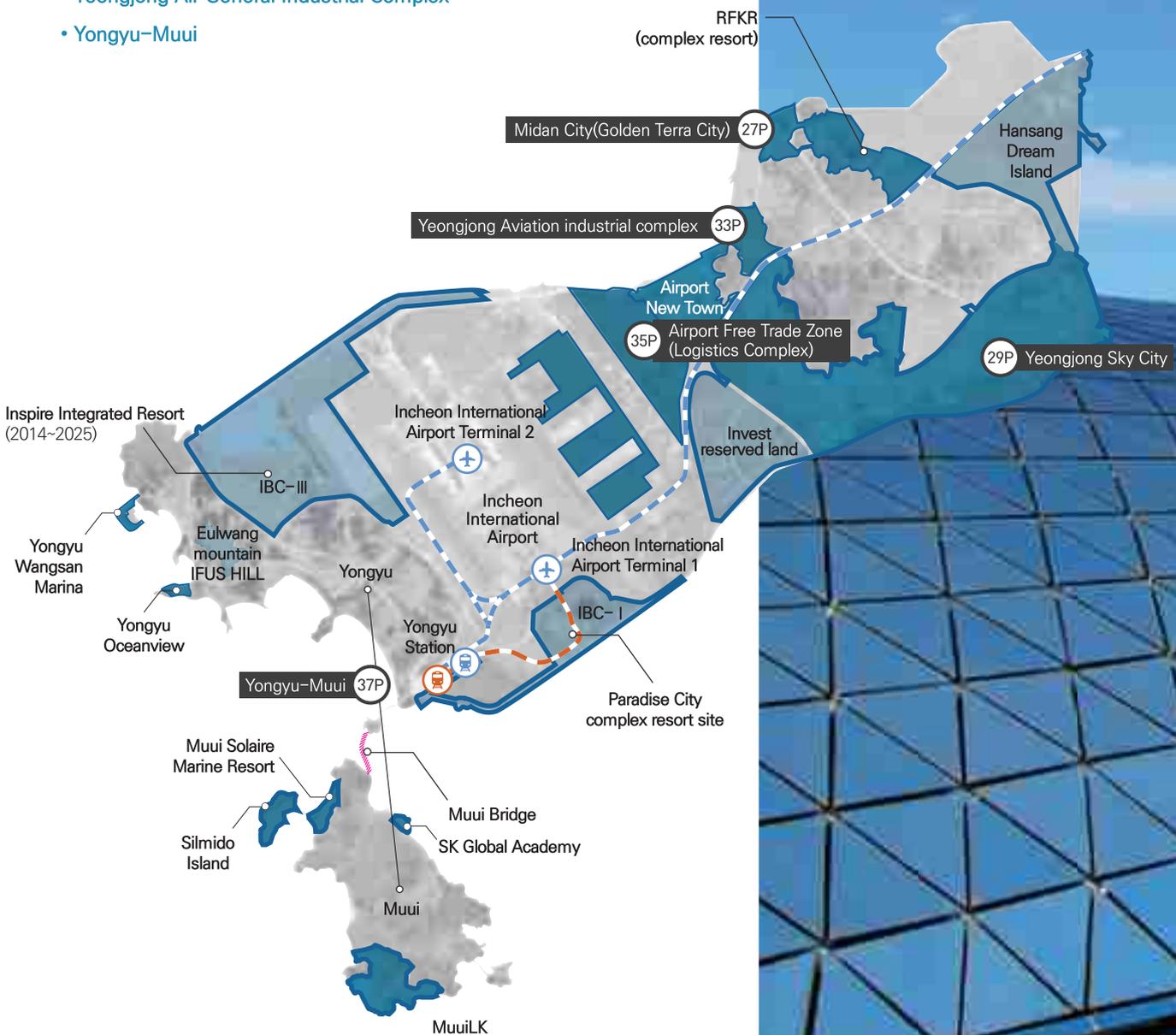


YEONGJONG

Ideal Location for Logistics and Tourism Equipped with World-Class Airport Facilities

Yeongjong International City is rising as a popular tourist destination thanks to its various development projects. It continues to grow into the global center of marine tourism through the development of shopping malls, casinos, and resorts.

- Midan City(Golden Terra City)
- Yeongjong Sky City
- Yeongjong Air General Industrial Complex
- Yongyu-Muui



Overview of Yeongjong International City

Location	Yeongjong, Yongyudo and Muuido, Jung-gu, Incheon
Area	51.24 km ²
Infrastructure development costs	KRW 14 trillion 55.79 billion
Project period	2003 ~ 2030
Projected population	181,024(70,207 households)



Midan City (Golden Terra City)

A leisure complex centered around a casino

Midan City aims to grow into a self-sufficient international city, ideal for living, business, commercial activities, and culture and serve as the prime mover of cultural exchanges.



Location Unbuk-dong, Jung-gu, Incheon, Republic of Korea

For inquiries Incheon Metropolitan City Development Corporation
☎ 032-260-5623
Service Industry Division IFEZ Authority
☎ 032-453-7344

Area of lots distributed for purchasing

1,467,336m²

Project developer

Incheon Metropolitan City Development Corporation



Development Plan for the Midan City

Sites Subject to Sale

Block	Lot number	Area (m ²)	Building-to-land ratio (%)	Floor area ratio (%)		
Central commercial facility site 1	1271-1	6025.7	80	500		
Central commercial facility site 2	1271-2	6724				
Central commercial facility site 3	1271-2	7177.7				
Central commercial facility site 4	1271-3	7053.1				
Central commercial facility site 5	1271-4	6959.1				
Central commercial facility site 6	1271-4	7612.5				
Central commercial facility site 7	1271-5	5919.8				
Central commercial facility site 8	1271-5	5487.6				
Central commercial facility site 13	1271-6	5570.4				
Central commercial facility site 14	1271-7	5605.7				
Central commercial facility site 15	1271-7	5614.6				
Central commercial facility site 16	1271-8	7693.7				
Exclusive 5	1285-1	12999.6			50	100
Accommodation facility site 1	1270-1	46628.8			70	260
Accommodation facility site 2	1270-2	47492.4				300
Accommodation facility site 3	1283	35037.9				300
Entertainment facility site 1	1284	91038.2	70	300		
Reservation area 1	1278-3	76410.5	60	250		
Reservation area 2	1282	56728.3	50	195		
Hospital site	1280-1	39712.8	60	250		
Education and Research facility site 1	1280-6	31199.7	60	150		
Education and Research facility site 2	1280-5	32820.8				
Education and Research facility site 3	1280-4	32072.8				
Cultural facility site 1	1267	12000.4	60	200		



Yeongjong Sky City

The global center of business and logistics in Northeast Asia

It is being fostered into the business hub of Northeast Asia by enhancing the business conditions for foreign investment companies as well as its living conditions, thereby reinforcing the city's global competitiveness.



Location Yeongjong-dong, Jung-gu, Incheon, Republic of Korea

For investment attraction inquiries

LH ☎ 031-738-4386
Incheon Metropolitan City Development Corporation
☎ 032-260-5622, 5403

For inquiries

LH ☎ 032-745-4114
Incheon Metropolitan City Development Corporation
☎ 032-540-1745

Area of lots distributed for purchasing

19,300,049.1m²

Joint developers

LH (70%) and Incheon Metropolitan City Development Corporation (30%)

Period

2003~2030





Development Plan for the Yeongjong Sky City



Yeongjong Sky City aimed at helping Korea rise as the center of Northeast Asia

- Construction of the city of aviation logistics and industry with high added value in connection with Incheon International Airport
- Creation of a prestigious residential community for those working at Incheon International Airport and foreign residents
- Construction of an international city serving the areas of industry, business, accommodation, tourism, etc., to support Incheon International Airport and industrial and logistics complexes
- Creation of a city of recreation utilizing its waterfront location

Classification		Area (㎡)	Percentage (%)	
Total		19,300,049.1	100	
Site for housing construction	Subtotal	4,172,056.7	21.6	
	Site for multi-family housing	2,757,710.9	14.3	
	Site for single-family housing	1,414,345.8	7.3	
	Site for neighborhood living facilities	113,926.2	0.6	
	Site for buildings of residential and commercial purposes	136,733.8	0.7	
	Site for commercial facilities	479,614.9	2.5	
	Site for industrial and logistics facilities	489,714.0	2.5	
	Subtotal	108,084.1	0.6	
	Site for business facilities	Site for business facilities	97,535.6	0.5
		Site for logistics business facilities	10,548.5	0.1
Site for tourist and entertainment facilities	Subtotal	350,700.0	1.8	
	Site for tourist, rest, and accommodation facilities	215,365.0	1.1	
	Site for cultural and business facilities	135,335.0	0.7	
	Site for public facilities	10,917,132.4	56.6	
Reservation areas		2,532,087.0	13.1	



Area of lots distributed for purchasing

794,233m²

Location

Yeongjong-dong, Jung-gu, Incheon, Republic of Korea

For inquiries

Service Industry Division
IFEZ Authority
☎ 032-453-7343

Block	Area (m ²)	Building-to-land ratio (%)	Floor area ratio (%)	Maximum stories
RV6	136,362	70	800	20 stories or lower
RV7	65,160			15 stories or lower
RV8	79,098			-
CB1	135,335	60	500	-
T1	187,551	70	800	-
ME1	105,139	60	500	-
Other1	85,588	60	250	5 stories or lower

Block	Use	Details
RV6		<ul style="list-style-type: none"> Class 1 neighborhood living facilities Class 2 neighborhood living facilities Cultural and assembly facilities (excluding parimutuel betting ticket facilities) Sales facilities Transportation facilities Medical facilities (excluding hospitals for patient-isolation treatment and intermediate care hospitals) Education and research facilities (excluding schools)
RV7	Site for general commercial facilities	<ul style="list-style-type: none"> Class 1 neighborhood living facilities Class 2 neighborhood living facilities Facilities for cultural activities and assembly (excluding parimutuel betting ticket facilities and religious assembly halls) Sales facilities Transportation facilities Medical facilities (excluding hospitals for patient-isolation treatment and intermediate care hospitals) Education and research facilities (excluding schools)
RV8		<ul style="list-style-type: none"> Class 1 neighborhood living facilities Class 2 neighborhood living facilities (excluding karaoke bars and massage parlors) Facilities for cultural activities and assembly (excluding parimutuel betting facilities and mortuary chapels installed within religious assembly facilities) Business and sales facilities (excluding wholesale markets) Medical facilities (excluding hospitals for patient-isolation treatment) Education, research, and welfare facilities (Limited to research institutes) Training facilities Business facilities
CB1	Sites for Cultural and Business Facilities	<ul style="list-style-type: none"> Facilities for senior citizens and children Training facilities (excluding playgrounds) Business facilities Lodging facilities Amusement facilities Facilities for motor vehicles (limited to parking lots and car washes) Tourism and leisure facilities
T1	Sites for Tourism/Leisure and Lodging Facilities	<ul style="list-style-type: none"> Facilities for senior citizens and children Training facilities (excluding playgrounds) Business facilities Lodging facilities Amusement facilities Facilities for motor vehicles (limited to parking lots and car washes) Tourism and leisure facilities
ME1	Site for comprehensive medical facilities	<ul style="list-style-type: none"> Gas stations among storage and treatment facilities for hazardous substances Parking lots and car washes among facilities for motor vehicles Public facilities (limited to broadcasting stations, telegraph and telephone offices, and communication facilities) Outdoor concert halls, outdoor theaters, and children's halls among tourism and leisure facilities
Other 1	International Schools	<ul style="list-style-type: none"> Class 1 neighborhood living facilities Class 2 neighborhood living facilities Facilities for cultural activities and assembly (excluding parimutuel betting ticket facilities and religious assembly halls) Business and sales facilities (limited to stores and other similar facilities) Medical facilities (excluding hospitals for patient-isolation treatment) <p>Main uses: Medical facilities (excluding hospitals for patient-isolation treatment) Sub uses: Cases defined as incidental businesses under Article 49 of the Medical Service Act</p> <ul style="list-style-type: none"> Education and research facilities Welfare facilities for senior citizens among facilities for senior citizens and children Parking lots among facilities for motor vehicles (limited to attached parking lots) Funeral parlors (as the ancillary facilities of medical facilities) Incidental business use, as defined in Article 60 of the Enforcement Regulations of the Medical Service Act as Class 1 and Class 2 neighborhood living facilities Public bathhouses business under Article 2(1) 3 of the Public Health Control Act

Yeongjong Sky City Development Plan–Yeongjong Aviation Industrial Complex(scheduled)

Location

Yeongjong-dong, Jung-gu, Incheon, Republic of Korea

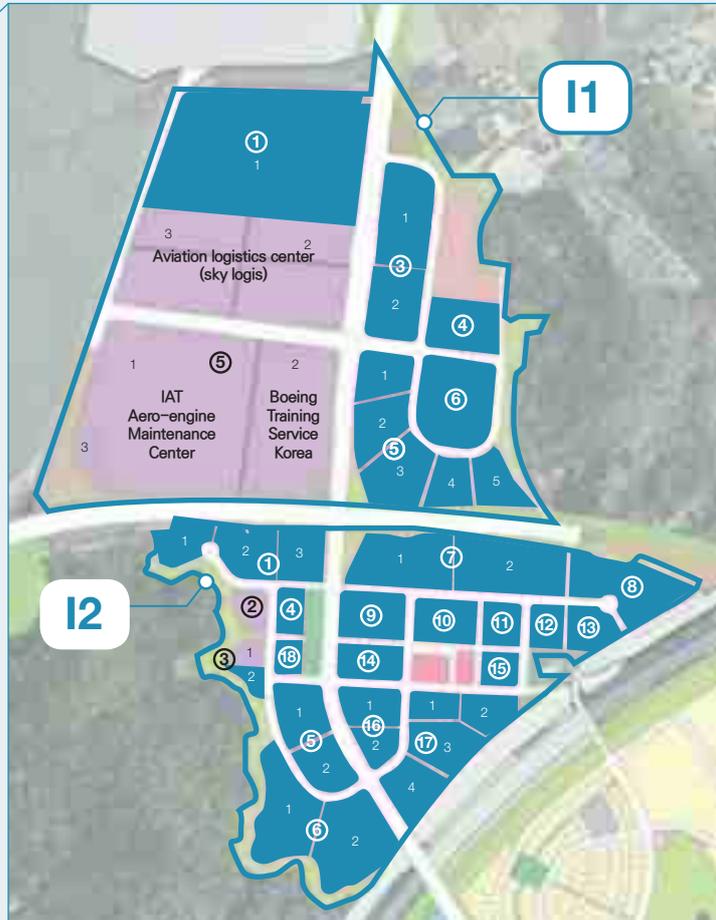
For inquiries

Emerging Industry Division
IFEZ Authority
☎ 032-453-7382



Strategic establishment of infrastructure for aviation-related industries, such as aviation parts and aviation air freight service, using the geographical advantage of its proximity to Incheon International Airport

- The IAT Aero-Engine Maintenance Center and Boeing-Korean Air Flight Training Center are currently in operation.
- The aviation logistics center is scheduled to be sold to foreign investment companies.



Sites for Industrial (Logistics) [Designated section of industrial complex] Facilities Building Use

- Uses under Attachment 1 of the Enforcement Decree of the Building Act among buildings that can be built in the quasi-industrial area
 - Factories
 - Warehouse facilities
- Uses under the Industrial Cluster Development and Factory Establishment Act
 - Knowledge Industry Center under Article 2(13)
 - Urban factories under Article 28
- Uses under the Act on the Development and Management of Logistics Facilities
 - Logistics and auxiliary facilities

Sites for Industrial (Logistics) [Section outside industrial complex] Facilities Building Use

Uses under Attachment 1 of the Enforcement Decree of the Building Act among the buildings that can be built in the quasi-industrial area

- Dormitories among multi-family housing units (limited to ancillary uses)
- Class 1 neighborhood living facilities (limited to ancillary uses)
- Sales facilities (limited to facilities selling products from factories in the heavy industry area)
- Facilities for collection and storage before delivery (among transportation facilities)
- Education and research facilities (limited to aviation-related) among education and research facilities
- Facilities for senior citizens and children (excluding welfare housing for senior citizens subject to business plan approval under the Housing Act)
- Business facilities (excluding officetels), factories, and warehouse facilities
- Storage and treatment facilities for hazardous substances (excluding gas/LPG stations and oil/LPG sales facilities)
- Facilities for motor vehicles

Building-to-land ratio (%)	Floor area ratio (%)	Maximum stories
70	350	-

Designated section of Industrial Complex

Area of lots distributed for purchasing **320,334.3m²**

Business categories permitted to move in	Block	Block Number	Area (m ²)	
Aviation-related manufacturing	I1	I1-①-1	63,082	
		I2-①-1	4,883	
		I2-①-2	6,873	
		I2-①-3	7,169	
		I2-②	3,515.7	
		I2-④	3,184.3	
		I2-⑦-1	11,899	
		I2-⑦-2	15,909	
		I2-⑧	12,486	
		I2-⑨	7,860	
	I2	I2-⑩	3,501	
		I2-⑪	4,194	
		I2-⑫	3,704	
		I2-⑬	4,684	
		I2-⑭	5,749	
		I2-⑮	3,294	
		I2-⑰-1	5,709	
		I2-⑰-2	3,233	
		I2-⑰-3	7,429	
		I2-⑰-4	6,155	
I2-⑱	2,326.5			
subtotal			185,853.3	
Air transportation and services	I1	I1-⑤-1	5,612	
		I1-⑤-2	5,466	
		I1-⑤-3	11,442	
		I1-⑤-4	6,118	
		I1-⑤-5	6,145	
	I2	I1-⑥	15,909	
		I2-⑤-1	6,859	
		I2-⑤-2	6,709	
		I2-⑥-1	12,795	
		I2-⑥-2	15,388	
	subtotal			92,443
	Warehousing and transportation-related services (H52)		I1-③-1	7,899
			I1-③-2	5,986
I1-③-3			9,373	
I1-④			9,175	
I2-⑯-1			5,201	
I2-⑰-1	4,404			
subtotal			42,038	

Section outside Industrial Complex

Area of lots distributed for purchasing **169,379.7m²**

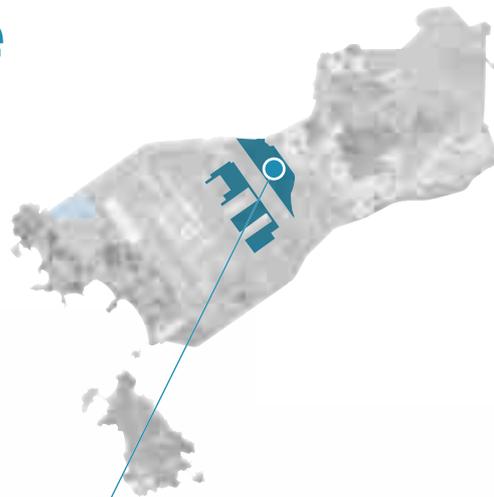
Business categories permitted to move in	Block	Block Number	Area (m ²)	Percentage (%)
The aviation logistics center	I1	I1-①-2	31,249.6	
		I1-①-3	30,966.1	
Aero-Engine Maintenance Center	I1	I1-②-1	65,922.5	
		I1-②-3	3,282.9	
Air Flight Training Center	I1	I1-②-2	32,614.5	
Land Rearrangement	I2	I2-②	3,515.7	
		I2-③-1	1,828.4	

※ Uses and business categories for each site will be finalized in the implementation plan to be established in 2020.

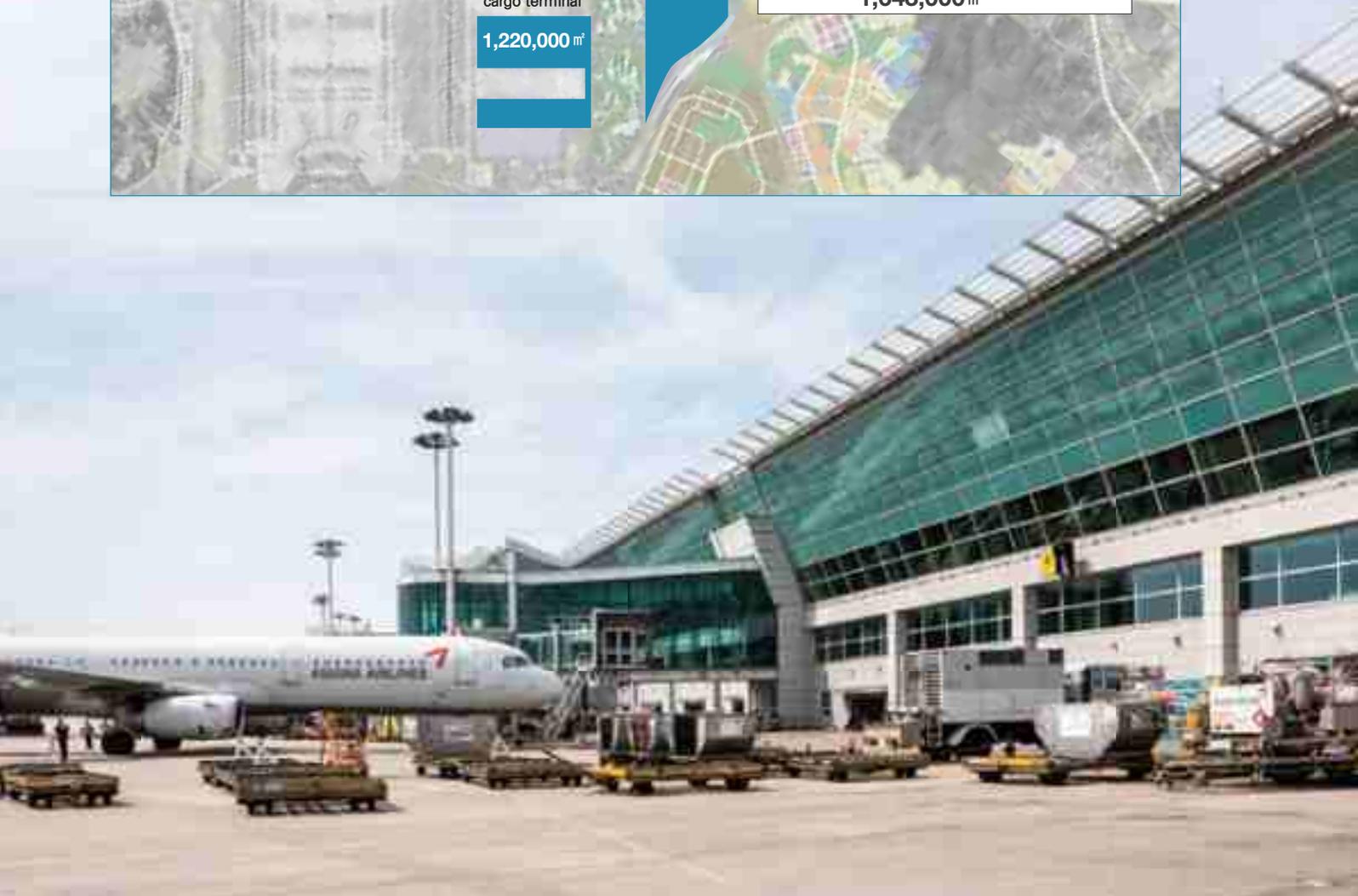
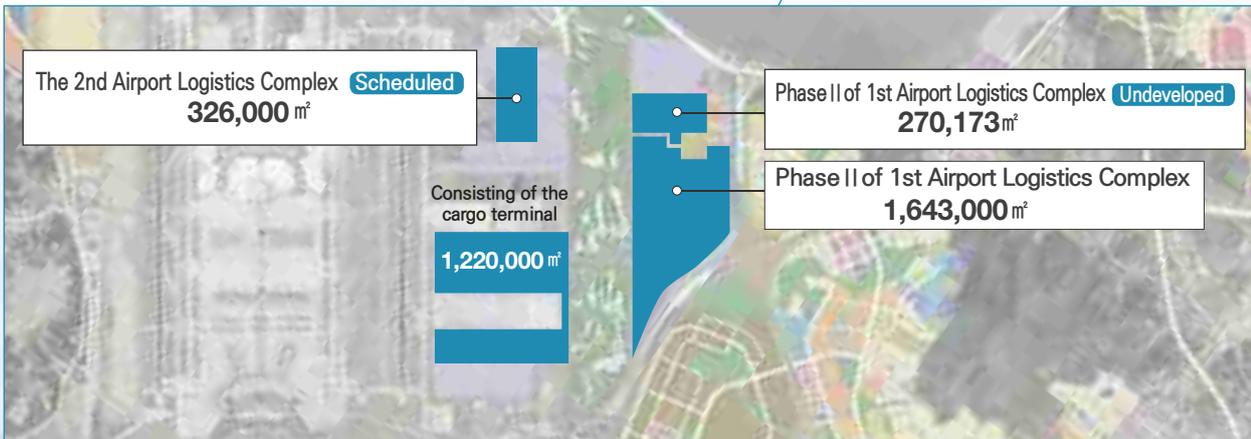
Airport Free Trade Zone (Logistics Complex)

The Airport Free Trade Zone will give wings to your company and help it take flight into the world

The city requires no customs clearance procedures, offers tariff preferences and zero-rated VATs, and exempts land rents. Also, partnerships with domestic and international companies add to the quality of the city's logistics services.



Consisting of the cargo terminal (approximately 1,123,967 m²) and airport logistics complex (approximately 1,652,893 m²)



Development Plan for the Airport Free Trade Zone



Move-In Qualifications

- Adherence to the business as defined in article 10, paragraph(1), sub paragraph 5 of the act on designation and management of Free Trade Zones
 - Wholesalers mainly engaging in export and import transactions
 - A business that involves loading and unloading, transporting, storing, and displaying good

Construction Conditions

- Building-to-land ratio of 70% and floor area ratio of 350% for logistics and manufacturing businesses
- Adherence to the obstacle limitation surface criteria as defined in the Airport Facilities Act

Land Rent Reduction and Exemption Offered by Incheon International Airport Corporation

- Paperless, expedited import and export are made possible based on carry-in and carryout without the need to undergo customs clearance
- Greater synergy with existing global logistics companies is expected
- The combination of the optimal location for global delivery centers and connection with production bases will also add to the competitiveness of resident companies

Location

Unseo-dong, Jung-gu,
Incheon, Republic of Korea

For inquiries

Logistics Development Team,
Incheon International
Airport Corporation
☎ 032-741-2276

Service Industry Division
IFEZ Authority
☎ 032-453-7323

Investment amount	Tax reduction and exemption
USD 10 million or more	50% of rent for three years
USD 20 million or more	100% of rent for five years
USD 30 million or more	50% of rent for seven years

Tariff advantage and 0% VAT are applicable

Exemption from customs duties and Zero value-added tax on export-bound products imported into the Free Trade Zone from abroad

Yongyu-Muui

A haven with a captivating natural environment, the Yongyu–Muui District will be recreated into an oceanfront tourist complex providing healing experiences.

Yongyu and Muui will emerge as new destinations for healing with their pristine natural environment. They will be developed into a globally renowned hub of tourism and leisure in connection with their surrounding areas by 2030.

Location Muui-dong & Yongyu-dong, Jung-gu, Incheon, Republic of Korea

Propulsion project Yongyu Oceanview, Muui LK, Muui Solaire Marine Resort, Eulwang mountain IFUS HILL

For inquiries IFEZ Yeongjong/Cheongna Planning Division
☎ 032-453-7592 / 7594



Development Plan for the Yongyu Oceanview

Area	124,530 m²	<ul style="list-style-type: none"> Strategically important location on the coastal areas near Incheon International Airport Oceanfront vacation hotel for marine tourism designed to cater to the needs of today's discerning tourists
Total project cost	KRW 264.8 billion	
Project period	2014~2023	
Major use	Lodging facilities, recreational facilities	
Project developer	Ocean View	

Classification	Area (m ²)	Percentage (%)
Total	124,530	100
Site for tourist facilities	48,886	39.3
Site for public facilities	75,644	60.7

Development Plan for the Muui LK

Area	1,246,106 m²	<ul style="list-style-type: none"> Recreational marine complex resort Entertainment resort for families Eco-friendly marine resort and marine leisure and sports complex
Total project cost	KRW 190 billion	
Project period	2014~2023	
Major use	Healing Garden, villas and private villas, condominiums	
Project developer	Grand Development	

Classification	Area (m ²)	Percentage (%)
Total	1,246,106	100
Site for housing construction	178,722	14.4
Site for multi-family housing	29,920	2.4
Site for single-family housing	148,802	12.0
Site for commercial facilities	63,017	5.1
Site for tourism and entertainment facilities	156,583	12.6
Others	156,583	12.6
Subtotal	837,291	67.9
Roads	17,471	1.4
Parks	188,596	15.3
Public green areas	614,058	49.8
Sewage treatment and disposal facility	1,284	0.1
Parking lots	15,882	1.3

Muui Solaire Resort Complex Development Plan

Area	445,098 m²	<ul style="list-style-type: none"> Recreational marine complex resort Lodging facilities including resort hotels, meditels, and ocean view hotels Entertainment facilities such as Ocean View Garden, Water Park, and Art & Culture Hub
Total project cost	KRW 1.5,000 trillion	
Project period	2016~2023	
Major use	Tourism and leisure facilities	
Project developer	Solaire Korea	

Classification	Area (m ²)	Percentage (%)
Site for tourist facilities	445,098	100

Development Plan for the Eulwang mountain IFUS HILL

Area	807,733 m²	Major use	Complex video industry, knowledge industry, media and convention, and lodging facilities
Total project cost	KRW 230 billion	Project developer	SG Industrial Development
Project period	2022~2025		

CHEONGNA

Building cultural infrastructure that adds prestige to business and everyday life

We aim to make Cheongna International City an optimal residential district. Currently, Hana Financial Group's integrated data center is already in operation. The construction of shopping complex(Construction period: 2013-2027), and Cheongna City Tower by 2025

- Cheongna International City Complexes of Distribution, Leisure, Education, Etc., for Investment
- Incheon Robot Land
- Cheongna IHP Advanced Urban Industrial Complex (Incheon High-tech park)



Overview of Cheongna International City



Location	Cheongnadong area, Seo-gu, Incheon
Area	17.80 km ²
Infrastructure development costs	KRW 6 trillion 58.95 billion
Project period	2003 ~ 2030
Projected population	98,060 (36,184 households)

Cheongna International City Complexes of Distribution, Leisure, Education, Etc., for Investment

Building cultural infrastructure that adds prestige to business and everyday life

Cheongna International City is the transportation hub of the region west of the metropolitan area. It is connected with a series of expressways, national roads, and railways and easily accessible from all directions. It is a leading-edge business town also optimized for residential and industrial purposes, ensuring rich, forward-looking lifestyles.

Area of lots distributed
for purchasing

957,339 m²

Location

Cheongna-dong, Seo-gu, Incheon,
Republic of Korea

Resident companies

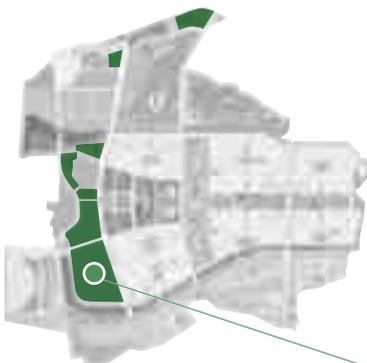
Hana Financial Town

For inquiries

Planning Policy Division, IFEZ Authority

☎ 032-453-7142

LH ☎ 055-922-4363



Development Plan for the Complexes Subject to Investment in Cheongna

Block	Lot number	Use	Area (㎡)	Building-to-land ratio (%)	Floor area ratio (%)	Height
Complex 1-1	7-7	Investment target sites, including tourist, entertainment, leisure, and education and research facility sites	99,457	30	100	10 stories or lower for off-street parking lots
Complex 1-2	7-20		8,432			
Complex 2-1	6-9		33,080			
Complex 5-2	12-4		81,652			
Complex 5-3	12-12		39,416			
Complex 5-4	12-16		188,282			
Complex 6	101-6		450,685			
Reservation areas			165,964.1			

Classification	Classification Sites for investment, including tourist, entertainment, leisure, and education and research facility sites
Authorized use	Buildings permitted to be constructed within natural green areas pursuant to Article 46 of the Incheon Metropolitan City Urban Planning Ordinance ※ However, as for the sites permitted to accommodate foreign-capital-invested facilities, construction should be carried out in accordance with the authorized uses defined in Table 2. Also, the approval of those in charge of authorizing development plans should be gained in advance for those facilities not specified in Table 2
Building-to-land ratio (%)	30% or lower (80% or lower for off-street parking lots)
Floor area ratio (%)	100% or lower (600% or lower for off-street parking lots)
Maximum stories	10 stories or lower for off-street parking lots
Block	Complexes 1, 2, 5, and 6

Classification	Authorized uses
Theme-parklike golf courses	<ul style="list-style-type: none"> Golf courses Theme-park-like facilities in connection with golf courses Facilities related to golf courses and auxiliary facilities Housing complexes within golf courses
Theme parks	<ul style="list-style-type: none"> Related facilities and auxiliary facilities of the theme park Class 1 neighborhood living facilities under Subparagraph 3 and Class 2 neighborhood living facilities under Subparagraph 4 of Attachment 1 of the Enforcement Decree of the Building Act, which are connected to the theme park Accommodation facilities under Subparagraph 15 of Attachment 1 of the Enforcement Decree of the Building Act, which are connected to the theme park Tourist and rest facilities under Subparagraph 27 of Attachment 1 of the Enforcement Decree of the Building Act
Sports facilities	<ul style="list-style-type: none"> Sports facilities under Attachment 1 of the Enforcement Decree of the Installation and Utilization of Sports Facilities Act (excluding golf courses) Single-family housing Tourist and rest facilities under Subparagraph 27 of Attachment 1 of the Enforcement Decree of the Building Act
International educational institutions and schools	<ul style="list-style-type: none"> Education and research facilities under Subparagraph 10 of Attachment 1 of the Enforcement Decree of the Building Act (excluding driving and repair-related vocational training centers under Clause C) Facilities for seniors and children under Subparagraph 11 of Attachment 1 of the Enforcement Decree of the Building Act International educational institutions and international high schools under the Special Act on Designation and Management of Free Economic Zones International schools under the Elementary and Secondary Education Act
International hospitals	<ul style="list-style-type: none"> General hospitals, hospitals, dental clinics, and Oriental medicine clinics among medical facilities under Subparagraph 9 of Attachment 1 of the Enforcement Decree of the Building Act Facilities for seniors and children under Subparagraph 11 of Attachment 1 of the Enforcement Decree of the Building Act
Social welfare facilities	<ul style="list-style-type: none"> Hospitals among medical facilities under Subparagraph 9 of Attachment 1 of the Enforcement Decree of the Building Act Education and research facilities under Subparagraph 10 of Attachment 1 of the Enforcement Decree of the Building Act Facilities for seniors and children under Subparagraph 11 of Attachment 1 of the Enforcement Decree of the Building Act Training facilities under Subparagraph 12 of Attachment 1 of the Enforcement Decree of the Building Act
Parking facilities	<ul style="list-style-type: none"> Automobile-related facilities under Subparagraph 20 of Attachment 1 of the Enforcement Decree of the Building Act (excluding junkyards) Building uses permitted by Article 2 of the Parking Lot Act and the Incheon Metropolitan City
Large retailers	<ul style="list-style-type: none"> Large retailers notified by the Minister of Trade, Industry and Energy in consultation with the heads of pertinent central administrative institutions among buildings that can be constructed within natural green areas under Attachment 17 of the Enforcement Decree of the National Land Planning and Utilization Act
Headquarters and supporting facilities of financial service providers	<ul style="list-style-type: none"> Sports facilities under Subparagraph 13 of Attachment 1 of the Enforcement Decree of the Building Act (excluding outdoor golf driving ranges) Clause A (warehouses) and Clause D (facilities for collection and storage before delivery) among warehouse facilities under Subparagraph 18 of Attachment 1 of the Enforcement Decree of the Building Act Clauses A, B, C, and D among Class 1 neighborhood living facilities under Subparagraph 3 of Attachment 1 of the Enforcement Decree of the Building Act <ul style="list-style-type: none"> Clause A: Retailers selling daily necessities, such as food, miscellaneous goods, clothing, toys, books, and building materials, measuring less than 1,000㎡ Clause B: Restaurants where alcoholic beverages are not allowed, bakeries, etc., measuring less than 300㎡ Clause C: Beauty shops, dry cleaners, public bathhouses, etc., measuring less than 1,000㎡ Clause D: Clinics, dental clinics, Oriental medicine clinics, etc., measuring less than 1,000㎡ Clause D (dormitories) among multi-family housing under Subparagraph 2 of Attachment 1 of the Enforcement Decree of the Building Act Cultural and assembly facilities under Subparagraph 5 of Attachment 1 of the Enforcement Decree of the Building Act Education and research facilities under Subparagraph 10 of Attachment 1 of the Enforcement Decree of the Building Act (excluding Clauses C and D) Facilities for seniors and children under Subparagraph 11 of Attachment 1 of the Enforcement Decree of the Building Act Clauses H, I, M, and N among Class 2 neighborhood living facilities under Subparagraph 4 of Attachment 1 of the Enforcement Decree of the Building Act <ul style="list-style-type: none"> Clause H: Restaurants where alcoholic beverages are not allowed, bakeries, etc., measuring less than 1,800㎡ Clause I: General restaurants measuring less than 2,700㎡ Clause M: Tennis courts, fitness clubs, etc., measuring less than 500㎡ Clause N: Financial service providers, offices, etc., measuring less than 500㎡

Incheon Robot Land

We are rising as the global hub of the intelligent robotics industry.

We aim to stand tall and firm as the pivot of Korea's robotics industry armed with world-class infrastructure and relevant theme parks.

Location 440-1 Wonchang-dong, Seo-gu, Incheon Metropolitan City

Area **769,281**m²(about 230,000 pyeong)

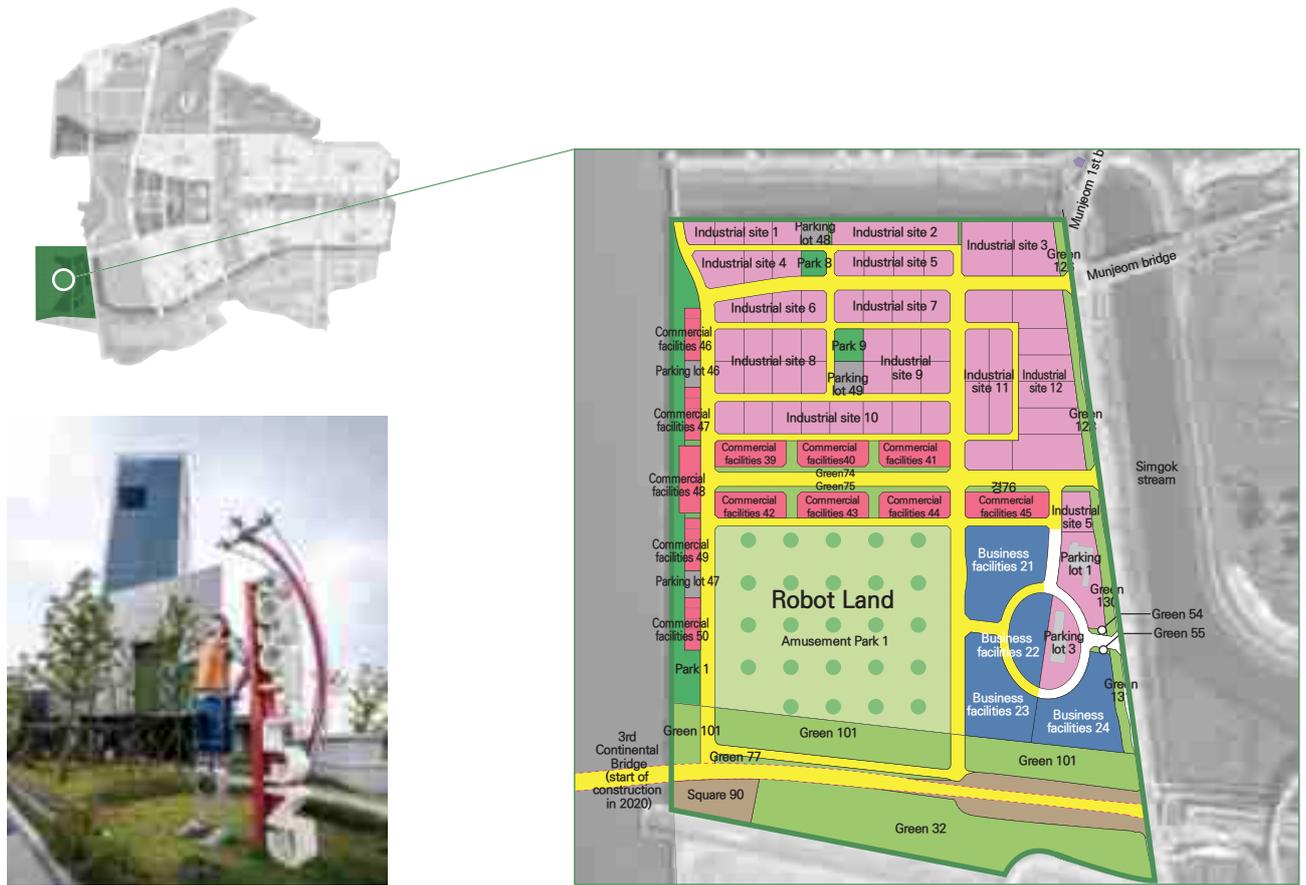
Project costs KRW 711 billion

Project period 2009~2024

Project developer Incheon Metropolitan City

SPC(agent) Incheon Robot Land





Development Plan for the Incheon Robot Land

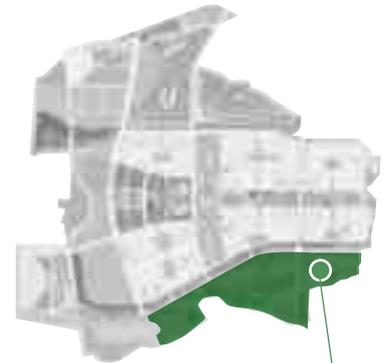
Land Use Plan

Classification	Area (㎡)	Percentage (%)
Total area	769,281.1	100.0
Robot industry promotion facilities	242,133.2	31.5
Robot industry facilities	217,129.0	28.2
Robot industry promotion facilities	25,004.2	3.3
Recreation facilities	153,292.6	19.9
Auxiliary facilities	138,131.4	18.0
Commercial facilities	68,880.7	9.0
Business facilities	69,250.7	9.0
Infrastructure	235,723.9	30.6

Cheongna IHP Advanced Urban Industrial Complex (Incheon High-Tech Park)

State-of-the-art urban industrial complex that fosters technological innovation

We will focus on creating sustainable industrial ecosystems to cultivate a state-of-the-art industrial complex by attracting advanced auto parts makers, R&D companies, and research institutes and by fostering future specialists in relevant fields.



- Location** Cheongna-dong, Seo-gu, Incheon, Republic of Korea
- Resident companies** Hyundai movex, AIT, Kometer, BMW Korea
- For inquiries** Emerging Industry Division IFEZ Authority ☎ 032-453-7832
LH Cheongna Sales ☎ 032-540-1721

Area of lots distributed for purchasing
1,169,241.9 m²



Development Plan for the Cheongna IHP Advanced Urban Industrial Complex

R&D & High-Tech Industrial Sites on the Supply List (F type)

Block	Lot number	Area (㎡)	Building-to-land ratio (%)	Floor area ratio (%)
F2-3	201-8	83,084.3(25,133 pyeong)	70	350

※ Regardless of the landscaping deliberation process, the abovementioned sites are subject to consultation with IFEZ Authority regarding compliance with the detailed landscaping plan prior to gaining building permission.

Types of Businesses to Be Housed

Classification	Types of businesses to attract	Korea Standard Industry Code
F2	IT <ul style="list-style-type: none"> • Electronic parts, computer, video, audio and communications equipment manufacturing business • Medical, precision, optical equipment and watch manufacturing business • Solar-power generation among electricity, gas, steam, and air-conditioning supply businesses 	26, 27, 35114
	Automotive <ul style="list-style-type: none"> • Other automotive parts related IT manufacturing business • Solar-power generation among electricity, gas, steam, and air-conditioning supply businesses • Engine and body parts manufacturing business • Power transmission and electrical device manufacturing business • Other auto parts manufacturing business • Solar-power generation among electricity, gas, steam, and air-conditioning supply businesses 	26, 27, 28, 29, 35114
	Robot <ul style="list-style-type: none"> • Other machinery and equipment manufacturing business • Solar-power generation among electricity, gas, steam, and air-conditioning supply businesses 	29, 35114
	New materials <ul style="list-style-type: none"> • Rubber and plastic product manufacturing business • Non-metallic mineral product manufacturing business • Primary metal manufacturing business • Fabricated metal product manufacturing business • Solar-power generation among electricity, gas, steam, and air-conditioning supply businesses 	22, 23, 24, 25, 35114
	R&D Companies <ul style="list-style-type: none"> • Metal and plastic mold design field • Factory line design and drawing field • Performance and durability related test and design field • Automobile and parts analysis (structure, performance, etc.) related fields • Advanced parts, material technology research, and automobile software development fields • IT, electricity, electronics, other precision machinery, new materials, and mechatronics related fields • Solar-power generation among electricity, gas, steam, and air-conditioning supply businesses 	70, 71, 72, 73, 35114

※ Independent attraction (introduction) of new and renewable energy (solar-power generation business) is not permitted, though it is permitted to attract IT, automotive, robot, (new) materials, and R&D companies.

Block	Lot number	Use	Area (㎡)	Building-to-land ratio (%)	Floor area ratio (%)	Height
LF①-2	196-5	Long-term lease Industrial land	10,271.0	70	350	5F
LF②	198-6		16,740.2			

Authorized uses

- The following building uses are permitted in general industrial zones [Building Act Enforcement Decree Annex 1]
 - Factory (Only urban factories allowed)
 - Dormitory among multi-unit dwelling (For incidental use only)
 - Educational research facilities (Research Lab Only)
 - Storage and processing facilities for hazardous materials (For incidental use only)
- Cluster facility for venture businesses under [Special Measures Act on Venture Business Development]
- Affiliated software promotion facilities under the [Software Industry Promotion Act]
- Urban factory established in accordance with the [Act on Industrial Cluster Activation and Factory Establishment]
- According to the Korean Standard Industrial Classification (D35114), facilities and equipment related to solar power generation.
 - ※ Target Industries: IT (information and communication), Automobile, (new) Material, Robot-Related Industry, and R&D enterprises
 - ※ Independent investment(introduction) of new and renewable energy (limited to solar thermal power generation) is not permitted; however, inversion is possible with the aforementioned target industries.

Special Benefits Offered by IFEZ

Tax Reduction and Exemption

Incentives

Classification	Tax	Tax exemption and reduction period and rate	Conditions
Foreign-invested resident companies of IFEZ	National taxes	Exempted for 5 years from the date of import declaration	Imported capital goods
	Customs duties	Exempted for 5 years from the date of import declaration	Imported capital goods
	Acquisition tax	100% exempted up to 15 years based on the ordinance	Manufacturing: USD 10 million or more Tourism: USD 10 million or more Logistics: USD 5 million or more Healthcare service providers: USD 5 million or more R&D: USD 1 million or more
Cash	Local taxes	Property tax	Tax break for 13 years pursuant to the Ordinance: 100% reduction for the first decade 50% reduction for the next three years
	<ul style="list-style-type: none"> To be negotiated but at least 5% of FDI to be provided Installation costs for production plants and research facilities and employment and education/ training subsidies (Condition) For companies with at least 30% foreign investment To be determined by comprehensively assessing technologies serving as new growth engines, effects of technological transfers, scale of job creation, etc. 		
	Infrastructure	<ul style="list-style-type: none"> Roads, railroads, airports, ports, drainage systems, waste treatment facilities, etc. (Condition) 50% to be supported through government spending and 100% to be supported when approved by the IFEZ Committee 	
	Support for foreign educational and research institutions	<ul style="list-style-type: none"> Installation preparation costs for foreign education and research institutions, initial operating expenses, construction costs, etc. (Condition) Assessment criteria, such as reputation and contribution to the nation's development, to be fulfilled 	
Financial support	Rental costs, etc.	<ul style="list-style-type: none"> Lease allowed for 50 years for national and public lands (the lease contract may be renewed within the contract period of 50 years) Rental costs standing at 1% of the site price Rental costs to be reduced or exempted by 50–100% for national and public lands Purchasable at the actual development cost for national and public lands 	
	Deregulation of labor	<ul style="list-style-type: none"> Excluded from the obligation to prioritize hiring the disabled, men of national merit, senior citizens, and other specified disadvantaged groups in the labor market Excluded from regulations concerning employment periods and target jobs of dispatched workers Unpaid leave allowed, etc. 	
Other benefits	Free from sanctions on foreign currency transactions	<ul style="list-style-type: none"> Direct ordinary transactions allowed between the concerned parties for amounts up to USD 10,000 	
	Exclusion of the Metropolitan Area Reorganization Planning Act	<ul style="list-style-type: none"> Excluded from limits of overconcentration control zones and growth management zones specified in the Seoul Metropolitan Area Readjustment Planning Act Excluded from overconcentration charges, total-quantity regulations for population-concentrating facilities, and regulations for large-scale development projects 	

Project Developer

Taxes	Details	Conditions (investment amount, etc.)
National taxes	Customs duties	Exempted for 5 years
Local taxes	Municipal tax	100% exempted up to 15 years pursuant to the local government body's ordinances
	Acquisition tax	100% exempted up to 15 years pursuant to the local government body's ordinances
	District tax	Property tax
		Investment of the amount required for the exemption and reduction of corporate and income taxes for 5 years
		Investment of the amount required for the exemption and reduction of corporate and income taxes for 5 years or longer

※ All benefits are applied based on the current law.

※ Applicable Acts

Articles 18 and 25 of the Special Act on Designation and Management of Free Economic Zones

Articles 121-2 (1) 2 (a), Article 121-2 (1) 2-3, Article 121-2(1) 2-3, and Article 121-2 (1) 3 of the Resurrection of Special Taxation Act

※ Corporate and income taxes (National taxes) were abolished as of January 1, 2015

Tax Reduction Application Procedure

Application for prior confirmation of tax reduction or exemption

Application institution |
Ministry of Strategy and Finance (044-215-7621)
Check in advance whether you are eligible for tax reduction or exemption

Foreign Investment Report (New/Increased)

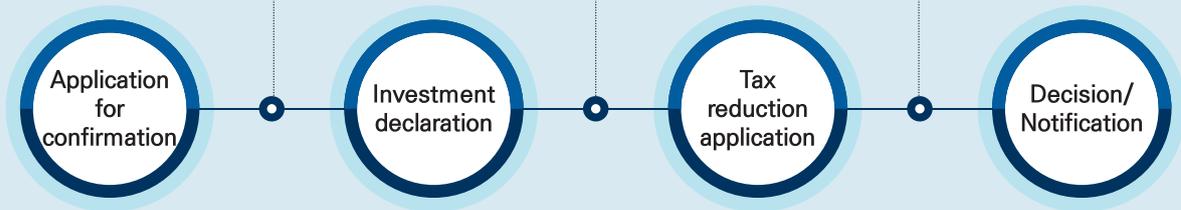
New investment report |
Applications can be made by the end of the tax year in which the business is opened
Report an increase in investment |
Conform to new
Change Investment Report |
Within 2 years from the date of change

Tax reduction application

Processing deadline |
Within 20 days from the date of application for tax reduction or exemption

Tax reduction decision/ notification

Processing deadline |
Within 20 days from the date of application for tax reduction or exemption
Notification agency |
Applicant,
Commissioner of the National Tax Service,
Commissioner of the Korea Customs Service,
Head of the competent local government



Tourism and Recreation Facility Investment Immigration system

Overview

Invest in IFEZ now and gain permanent residency!

Public Notice of the Ministry of Justice No. 2023-255(May 19, 2023)

Public notice on the criteria regarding real estate investment areas, targets, Investment standard amounts, etc., which form the eligibility for the F-2 (long-term residency) visa status under Clause J, Subparagraph 27, Attachment 1 of the Enforcement Decree of the Immigration Act

Target areas

Songdo International City, Yeongjong International City, and Cheongna International City within IFEZ

Target facilities

Vacation condominiums, living and accommodation facilities, housing constructed in connection with sports facilities, tourist pensions

Eligible investment amount

KRW 1 billion at minimum

Time limit

April 30, 2026

Benefits of Permanent Residency

- 1 Eligibility to freely visit and reside in areas other than IFEZ throughout Korea
- 2 Eligibility to receive compulsory education given to Korean citizens
- 3 Eligibility to be covered by national health insurance just as Korean citizens

※ For more information, please visit our website (www.ifez.go.kr) > Investment support > Investment Benefit > Investor immigration system

Criteria for Investment by Foreign-Capital-Invested Companies

Overview

- Articles 2, 9–7, and 16 of the Special Act on Designation and Management of Free Economic Zones
- Articles 2 (1) 1 and 2 (1) 6 of the Foreign Investment Promotion Act
- Article 33 of the Industrial Cluster Development and Factory Establishment Act

Selection Criteria

• Criteria

Basic Requirement

In order to be accepted as an investor, the company must reach the preset amount of foreign direct investment (both new and expanded investments) and fulfill at least one of the following requirements for investment.

Requirements for Investment

(One or more of the following criteria for investment must be fulfilled.)

- Listed on major global stock markets (NYSE, NASDAQ, and Euronext as well as London, Tokyo, and Hong Kong Stock Exchanges)
- Recently ranked in the Fortune 1,000
- Recently ranked in the top 1,000 firms selected by Maeil Business Newspaper
- Recognized as a hidden champion
- Ranked among the global top-three companies in the industry

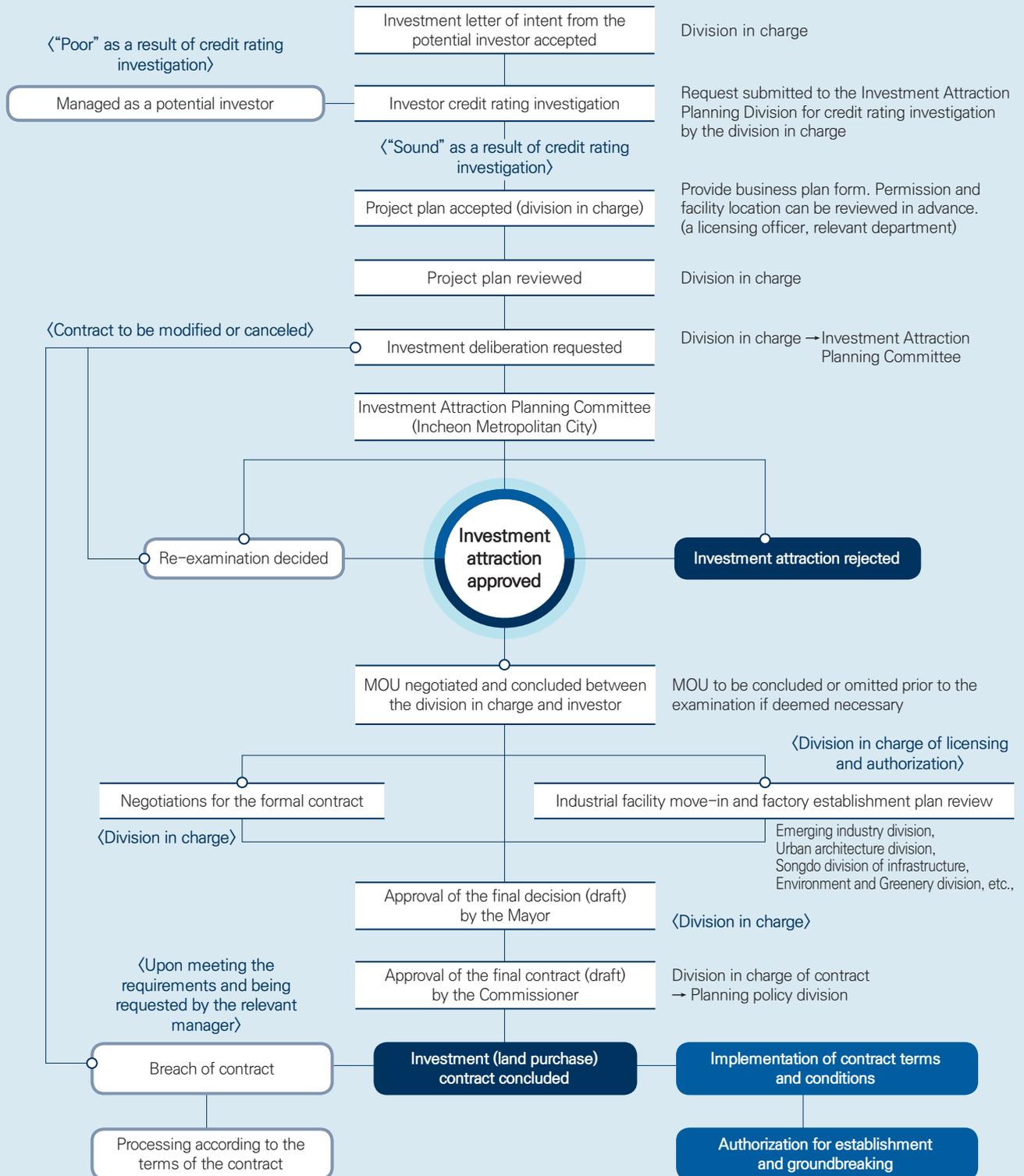
Project Developers

	Classification	Recommended criteria for land supply
1. Investment amount	1-1. Total project costs	KRW 3.2 billion per 1,000m ²
	1-2. Foreign investment amounts	USD 1 million per 1,000m ²
2. Building-to-land ratio and floor area ratio		60% or more of the standard building-to-land ratio and floor area ratio in the initial project stage and 75% or more of the standard building-to-land ratio and floor area ratio in the final project stage recommended
3. Aesthetics and landscaping of the building		Artistic value, lighting effect, etc. of the building

기타 사항

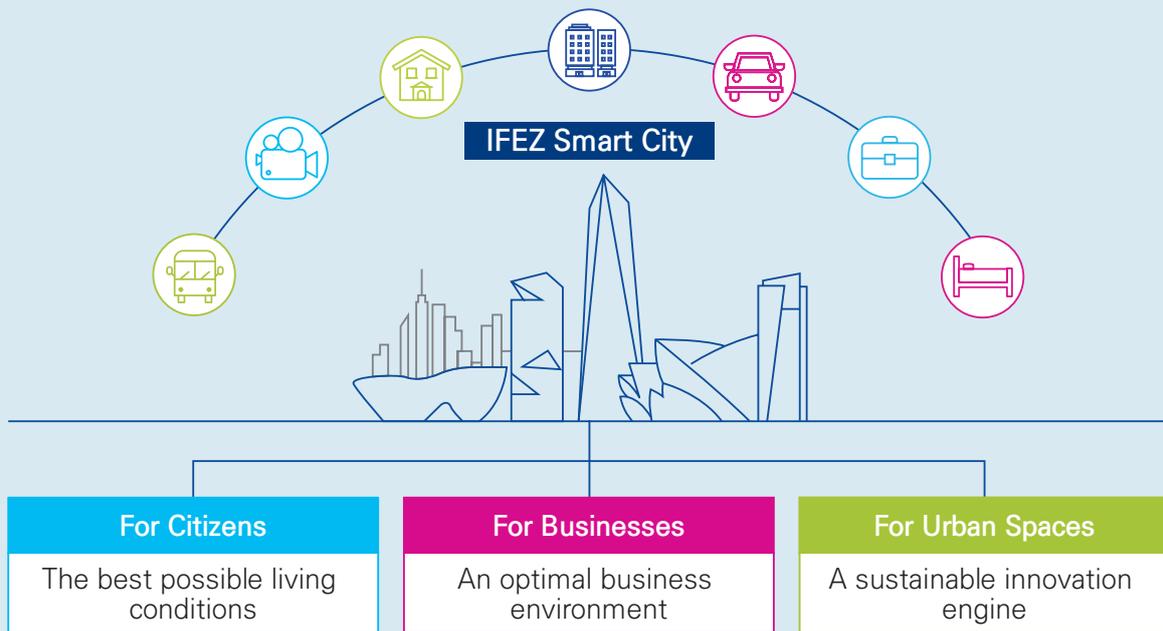
- Those focusing on the creation of new jobs with the top priority on hiring Incheon citizens and revitalization of the economy
- Cutting-edge industries and eco-friendly companies
- Those providing opportunities for local companies of Incheon related to the construction field to take part in the project

Investment Attraction Procedures for Resident Companies



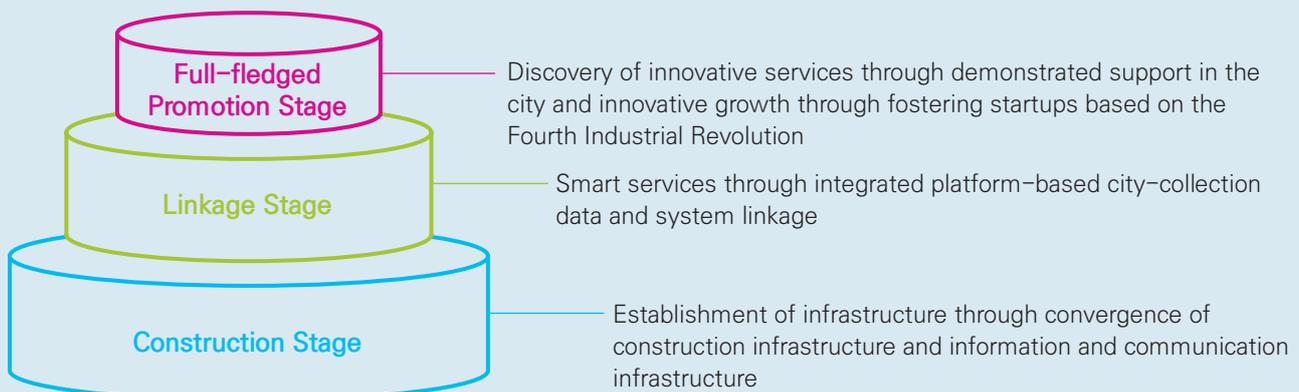
IFEZ, Global Leading Smart City

IFEZ, which has advocated the Greenfield Smart City, a new city concept from the urban-planning stage, provides the best living conditions for citizens, an optimal business environment for businesses, and a sustainable innovation engine for urban spaces.



The Stages of IFEZ Smart City Project

The IFEZ Smart City project proceeds in three phases: the construction stage to create infrastructure (2003–2009), the platform-based linkage stage (2010–2017), and the full-fledged promotion stage to nurture new industries (2018–2030).



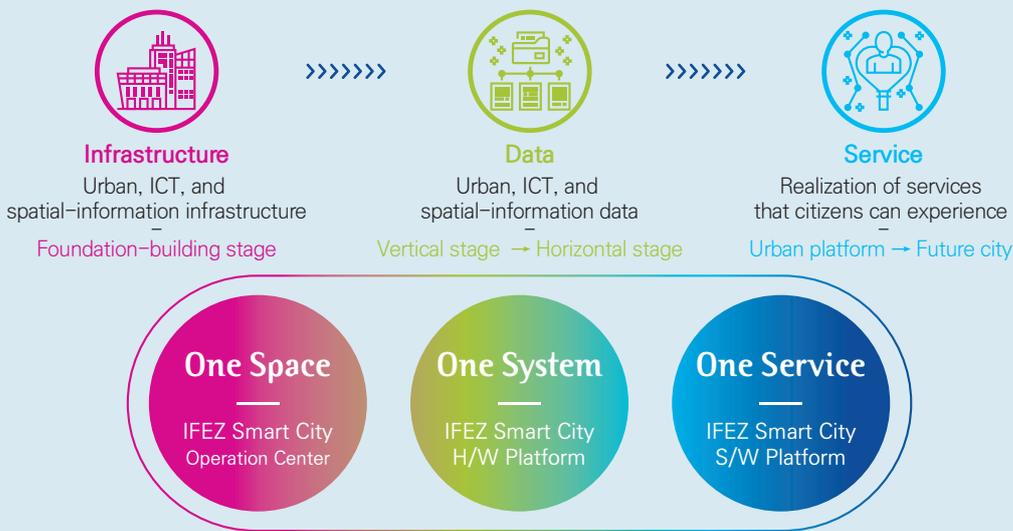
IFEZ Smart City Operation Center

- Construction and operation of the City Integrated Operation Center that consolidates the centers for IFEZ’s three districts (Songdo, Yeongjong, and Cheongna)
- Data collection and provision in connection with public institutions in Incheon, such as the Incheon Traffic Information Center, Incheon Fire Department, and Incheon Metropolitan Police
- Building a consistent monitoring and management system for smart city services based on the Fourth Industrial Revolution technology



The Roles of IFEZ Smart City

IFEZ Smart City builds ICT infrastructure throughout the city to collect real-time data. Once the data is processed and analyzed, as needed, it is used to solve various urban problems and to provide smart services to citizens, such as disseminating information on transportation, safety, the environment, and other urban elements.



IFEZ Smart City Platform

Smart city services feature flexible changes. By integrating and managing these services on a single platform, their efficiency can be maximized in an urban environment. The IFEZ Smart City Platform is an example of core software and hardware that can be applied to any city's planning in order to build a smart city.

IFEZ Smart City S/W Platform

One of the Smart City Operation Center's core SW platforms, whose main purpose is to provide a unified software framework for easy expansion and operation of smart city services

- Increasing efficiency and reducing construction and operating costs when applying the new service development
- Centralized operation and management within the same environment when using existing services

IFEZ Smart City H/W Platform

An HW platform that optimizes and operates numerous system resources for operating smart city services using virtualization technology to reduce operating costs and ensure scalability

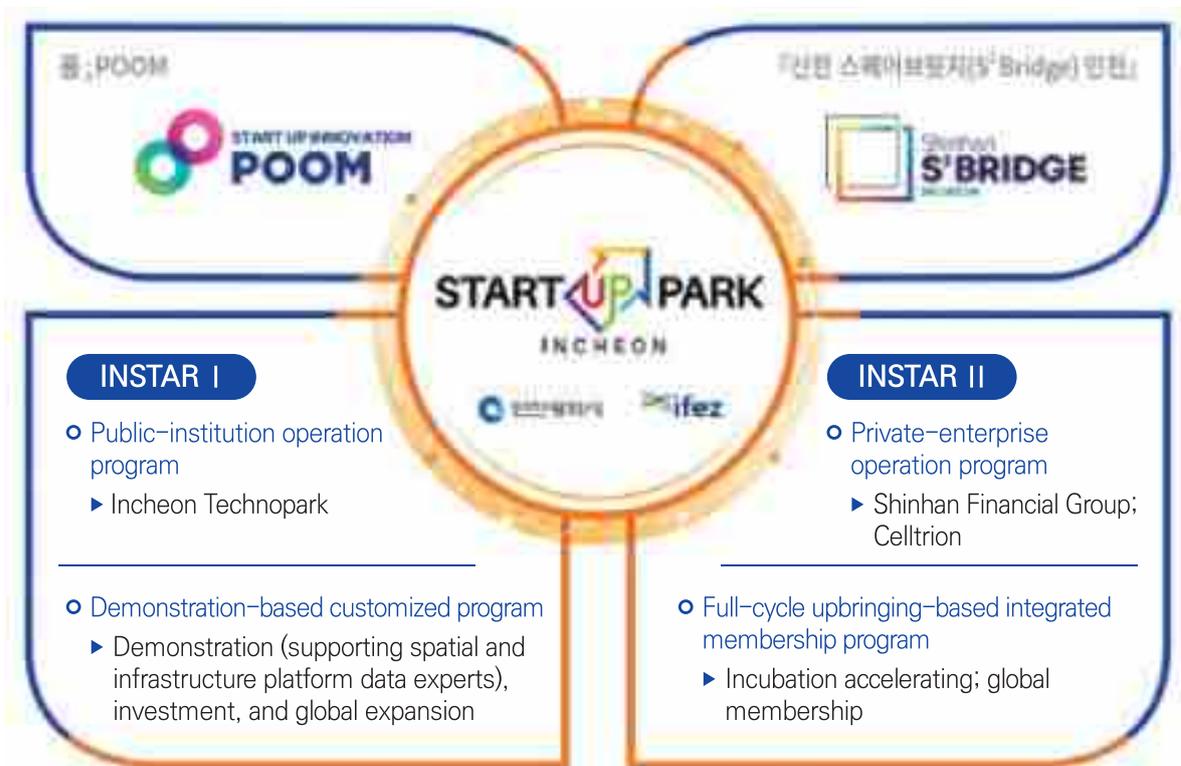
- Establishing a system to share and expand data-center resources like servers and networks
- Dramatic reduction of existing operating costs

IFEZ Smart City Development Direction

IFEZ focuses on creating a startup-innovation ecosystem through open innovation centered on Incheon Startup Park. Smart city startups will play a key role in creating an industrial ecosystem and growing smart city innovation through innovative services.

Incheon Startup Park, Korea’s First Public-Private Partnership Startup-Nurturing Model

Incheon Startup Park creates a startup ecosystem that aims to become the cradle of unicorn companies by establishing a comprehensive startup-support system that combines private experiences, capabilities, and public resources.



IFEZ Smart City Achievements



Awards



- e-Government best practice 2017 from Ministry of the Interior and Safety
- Smart City Asia Pacific Awards 2016 & 2017 from International Data Corporation (IDC)
- GIS Excellence Software Award from GEO Smart 2017
- WSCE(World SmartCity Expo) City Awards 2022

Patent and Certification



- Intellectual Property – 3 Software Copyrights / 5 Patents
- “Smart City Platform Standard” Certified by Ministry of Land, Infrastructure and Transport
- “GS(Good Software)” Certified by Ministry of Science and ICT
- “GDC(Green Data Center)” Certified by Ministry of the Interior and Safety



Achievements in Korea and Overseas



Domestic

- Supplied the IFEZ Smart City platform to 11 local governments
 - MSIT's AI-convergence technology R&D project for smart city industrial productivity innovation (03. 2019 – 12. 2021)
 - MSIT's data map-based big data search technology R&D project (03. 2020.3 – 12. 2023)
 - MSIT's IoT test-field creation project (01. 2020 – 12. 2021)
 - MLIT : Smart City Innovation Technology Discovery Citizen participation Living Lab Project(6.2022~4.2023)
- * MSIT: Ministry of Science and ICT

Overseas

- 2013 Master planning for Yachay Knowledge City, Ecuador
- Jul 2015 – Feb 2016 Smart city feasibility study for Valledupar & Villavicencio, Colombia
- Jun 2017 – May 2018 Smart city operation center consulting for Vietnam
- May 2017 – present Drone-enabled air quality monitoring service based on IFEZ Smart City Platform India
- July 2018 – MOU for cooperation for the Smart City (IFEZ-Surco District of Lima, Peru)



With IFEZ

Come to IFEZ fully equipped with infrastructure to turn your investment into a success!

IFEZ is home to companies and institutions that are at the forefront of advanced industries and work to shape a brighter tomorrow. As a mecca of business selected by globally renowned organizations in Korea and abroad, we will remain dedicated to bringing your dreams into reality.



IFEZ making leaps forward!

IFEZ continues to make leaps forward driven by its remarkable growth of today and its unlimited growth potential of tomorrow.

A new growth engine that sets the direction for Korea's future Explore IFEZ, where professionals and companies from around the globe are gathered together, and create thriving synergy.





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※ This booklet is a compilation of promotional materials provided by institutions implementing different projects. The information included in this booklet is subject to change in accordance with the policy changes and investment attraction developments of each institution.

