

RENAULT SAMSUNG MOTORS PORTFOLIO



Various Locations, Korea

■ NATURE OF INSTRUCTION

: Opinion on Market Value

■ CLIENT

: Renault Samsung Motors

■ SIZE

: 17 owned properties with total GFA* of over 202,620 sq m

■ SERVICE LINES INVOLVED

: Valuation & Advisory Services

■ COUNTRIES INVOLVED

: Korea

■ PROJECT BRIEF

CB Richard Ellis Korea was instructed by the client to provide opinion on market values of the client's owned real estate portfolio in Korea, for corporate reporting purposes.

The valuation reports were prepared based on our site inspections, investigations and analysis which were conducted for each property.

(* GFA: Gross Floor Area)



■ PROPERTY DESCRIPTION

The real estate portfolio comprises 17 owned properties with a total GFA of over 202,620 sq m. The properties are located in various cities throughout Korea, among which 9 are located within Seoul-Gyeonggi area.

There are four (4) types of properties in the portfolio and the breakdown of the total GFA by property type is as follows:

- Industrial/Logistics	: 97,069.56 sq m
- Residential	: 18,468.60 sq m
- R&D facility	: 79,178.98 sq m
- Office	: 7,903.38 sq m

■ BREAKDOWN OF GFA (By District)

- Seoul	: 28,775.87 sq m
- Busan	: 32,033.50 sq m
- Gyeonggi	: 119,123.14 sq m
- Others	: 22,688.01 sq m

■ CHALLENGE

CB Richard Ellis Korea was assigned to arrive at an opinion of market values, in order for the client to have a better understanding / evaluation of their real estate portfolio. The valuation reports also included analysis of market data and comparable data for each property type.

■ SOLUTION

Thorough on-site investigations for the properties as well as personal interviews of the major market participants were conducted to arrive at our opinion of the market values of the properties. The client's real estate portfolio re-structuring plan was formulated on the foundation of our valuation assessments.