

EAST-BUSAN CONDOMINIUM PLAN



2014. 09



Ocean & Land
Development & Investment



U.S, Development Group Seoul



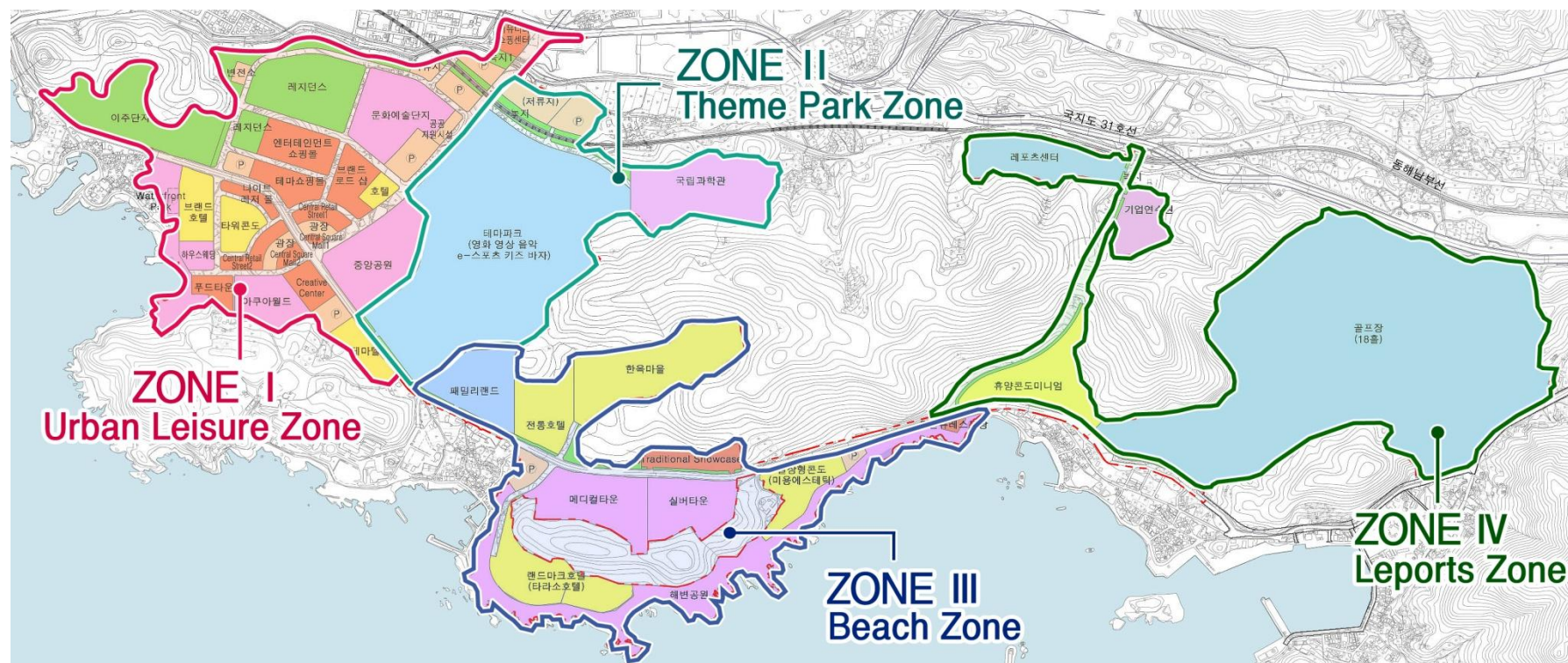
1) EAST-BUSAN TOURISM COMPLEX OUTLINE



CLASSIFIED	CONTENTS
LOCATION	Shirangri, Kijangup, Busan-city
SQUARE	905acer(약110만평)
OBJECTS	Development for tourist complex
PERIOD	2014~2017yr
BUDGETS	About 4Billion\$
VISITORS	1,059,000people/yr(2017)
DEVELOPMENT	Master development



2) USAGE OF THE LAND



CLASSIFIED	LAND(ac)	%	FACILITIES
PUBLIC FACILITY	117ac(142,748 평)	12.5	PARKING LOT, ROADS, PLAZA, ELECTRICITY,ETC.
ACCOMMODATIONS	110ac((134,558 평)	13.2	HOTELS, VILLAGE, CONDOMINIUM,ETC.
SHOPPING	50ac(60,645 평)	2.6	COMMUNITY & ENTERTAINMENT SHOPPINGMALL,ETC.
LEPORTS	382ac((467,727 평)	42.6	THEME PARK, GOLF COURSE, LEPORTS, FAMILIY LAND,ETC
REST & CULTURE	150ac(183,448 평)	18.0	AQUA WORLD, SCIENCE CENTER, MEDICALTOWN, CULTURE&ART
OTHERS	97ac(118,844 평)	8.1	RESIDENCE, GREEN LOT,ETC
TOTAL	905ac(1,107,969 평)	100.0	



1) ANALYSIS OF LOCATION BACKGROUND

EXCELLENT ACCIBILITY BY VARIOUS TRAFFICS FROM THE WORLD

LOCATION
CONDITION

- Busan city : Latitude 35°, Longitude 129° in Northeast
- Surrounded by Ulsan-city in North, East-sea, Haeundae-gu in South, Keumjung-gu in West
- About 300Km to Seoul, About 105Km to Daegu, About 50Km to Ulsan

ACCESSIBILITY

- Easy through Airport, Port
- International Airport: 10 countries, 27 cities, 210flights
China, Japan within 2 hrs
- Domestic traffics
- 1 hr by airline, 3 hrs by KTX, 4hrs by car

MAIN TRAFFICS

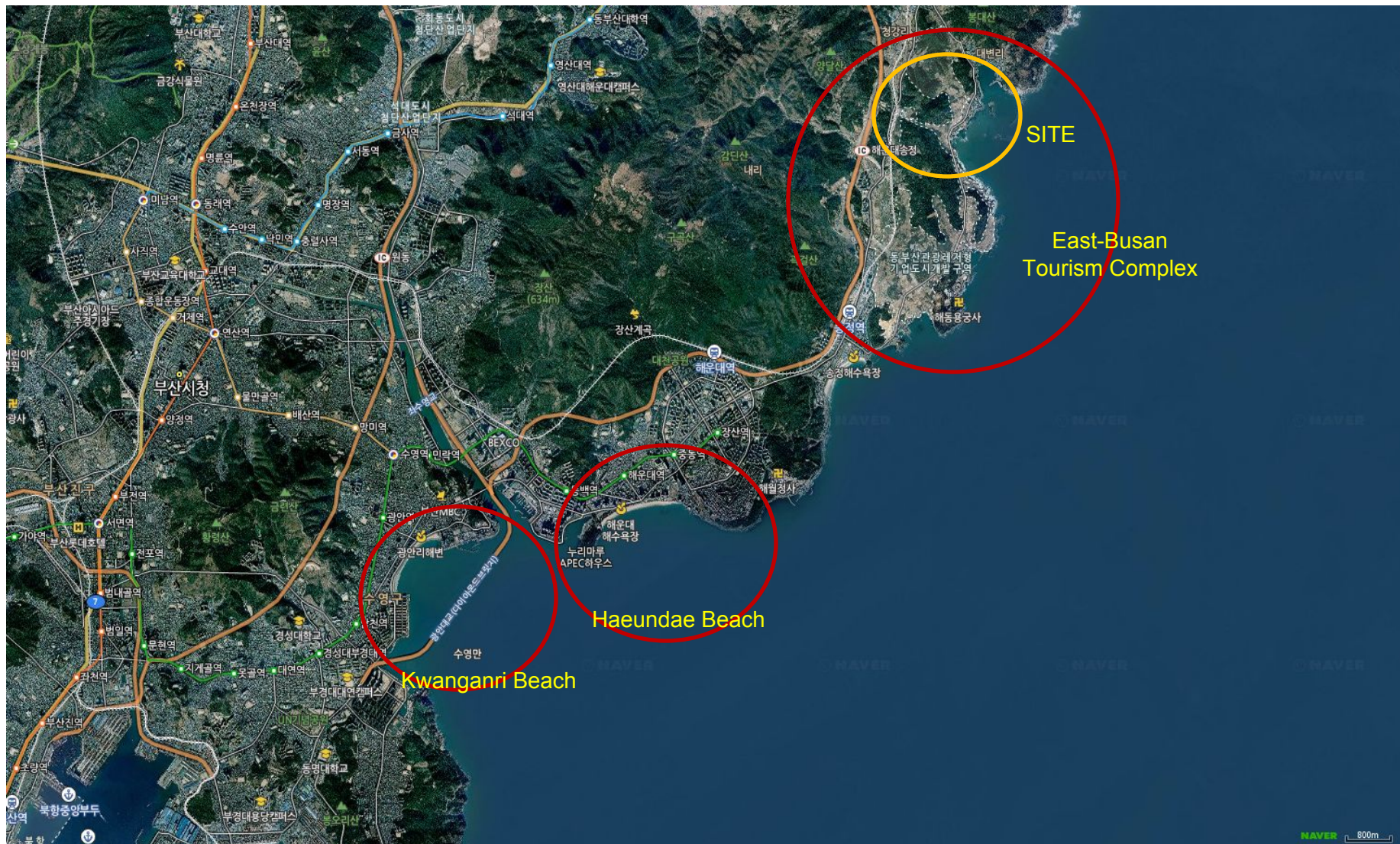
RAILROAD	Esay accessibility by KTX from anywhere
AIRPORT,PORT	International Kimhae airport & port
HIGHWAY	To Seoul,Ulsan,Namhae,etc.
ROUTE, LOCAL	No.14 route, No.31 local road





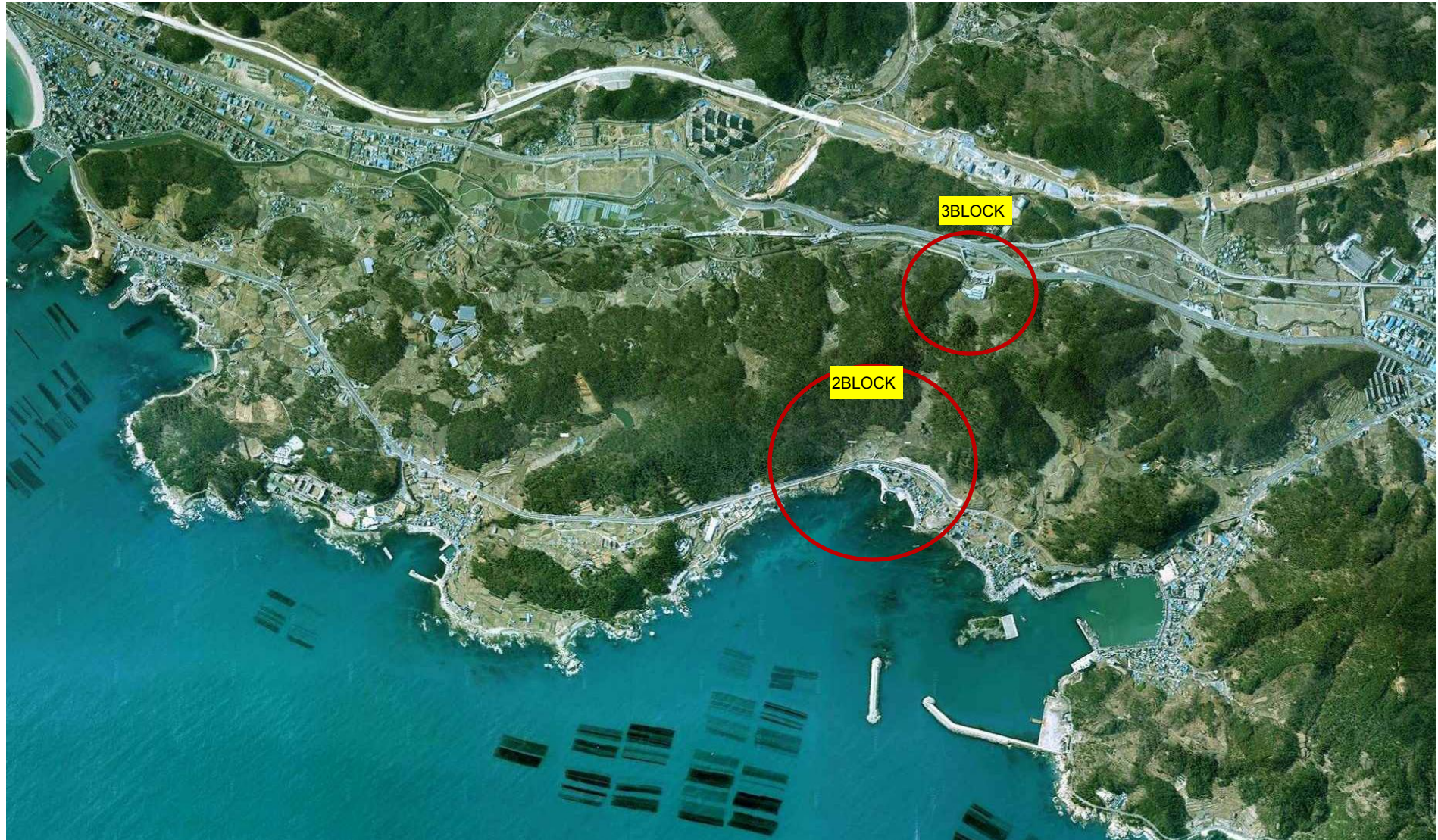
2) ANALYSIS OF LOCATION BACKGROUND 1







3) SATELLITE PICTURE 1



4) SATELLITE PICTURE 2





5) BIRD'S-EYE VIEW

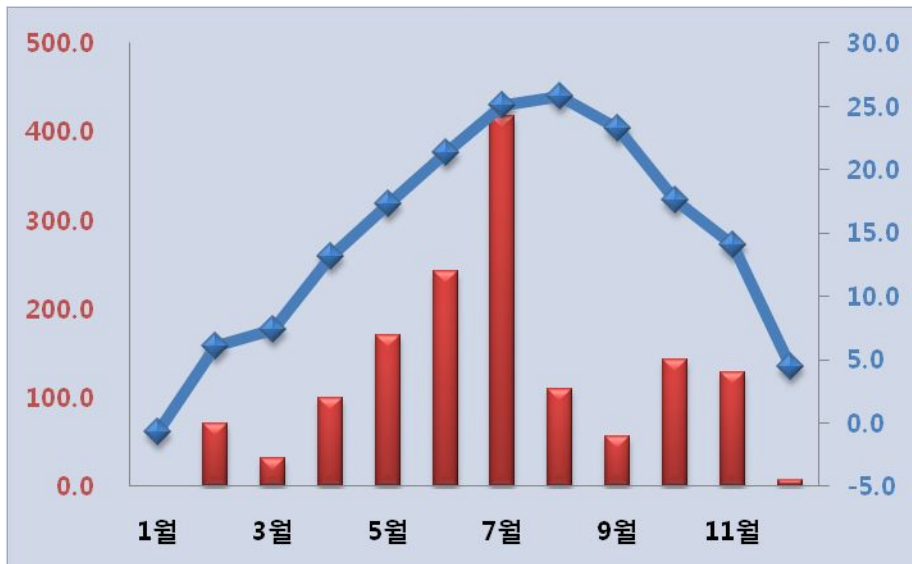


6) ANALYSIS OF NATURAL ENVIRONMENT

4 SEASONS & WARM, HIGH PRECIPITATION IN SUMMER

CLIMATE

- Clear 4 seasons, warm seasonal wind
- High precipitation focused in summer
(Yearly clear days : 119, rainy : 101)



DATA: NWS(2011)

TOPOGRAPHY

- Many beaches including Haeundae along the rias coast.
- Good view for the sea from anywhere thanks to west-high, east-low



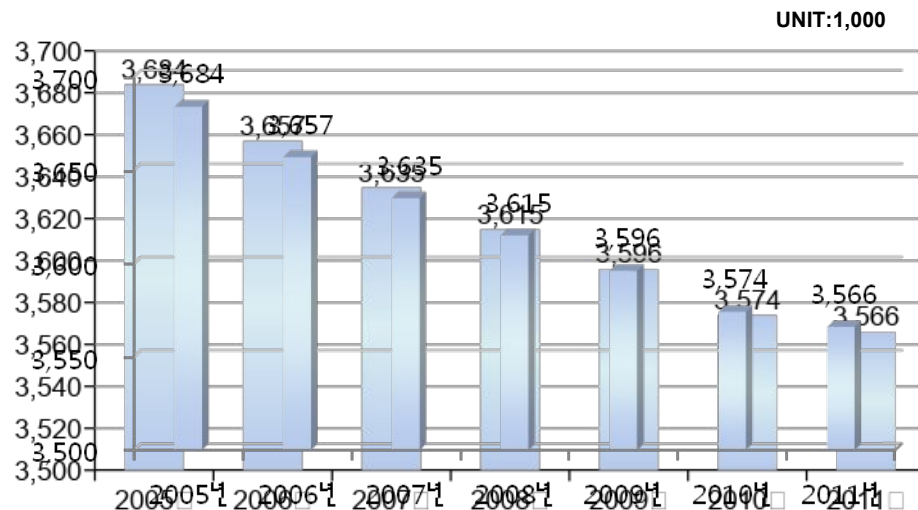
7) ANALYSIS OF HUMAN ENVIRONMENT

2ND LARGEST CITY IN KOREA WITH 360 MILLIONS, 1,200 MILLIONS AROUNDING
(ULSAN, KIMHAE, CHANGWON, YANGSAN)

POPULATION

- 2ND largest city in Korea with 360 million population
- Enlarging the city to outer area since 1995

BUSAN POPULATION



DATA: BUSAN, 2011

MAIN DEVELOPMENT PLANS IN BUSAN

- Many various plans under construction, expecting rising population and economic effects
- Main development plans in Busan
 - Haeundae tourist resort, Busan north port redevelopment
 - Busan new port for the international distribution industry, Munhyun innovation city including Dongbusan.



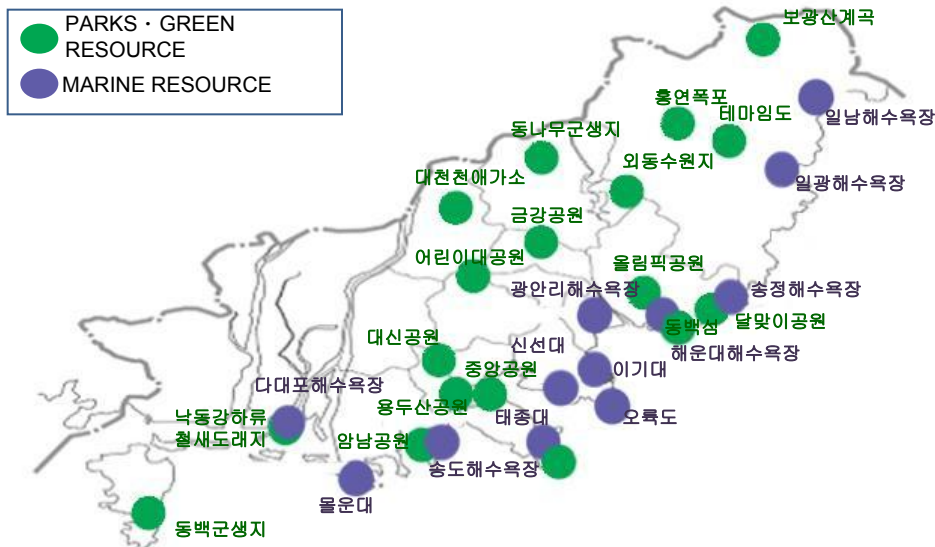


8) ANALYSIS OF TOURIST BACKGROUND

PLENTY OF NATURE RESOURCE, HISTORICAL SITES FOR VISITORS
VARIOUS INTERNATIONAL EVENTS FOR CULTURE, TOUR, CONVENTION

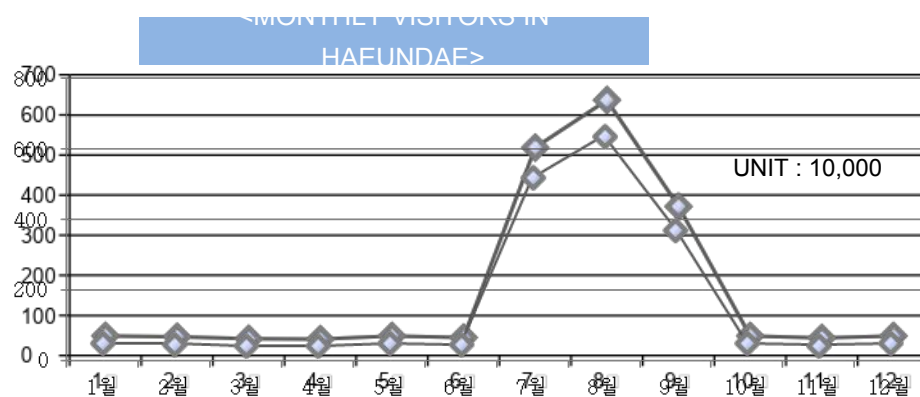
TOURIST SPOTS IN BUSAN

- 99 natural tour resources including Haeundae beach
- Historical resources with Bumu temple, UN park, historical shell site
- Famous beaches with Haeundae, Kwanganri Songjung, Ilkwang



YEARLY VISITORS IN BUSAN

- Monthly 470,000 visitors coming
- Yearly 19,500,000 visitors, peak in July~August



MONTHLY MAIN EVENTS

1월	North bear swimming event	7월	Songdo beach festival
2월	Festival viewing the moon	8월	Busan magic festival
3월	3.1 independent event	9월	Busan biennale
4월	Tomato festival	10월	Busan movie festival
5월	International motor show	11월	Culture festival
6월	Haeundae sand festival	12월	Dadaepo sunset festival



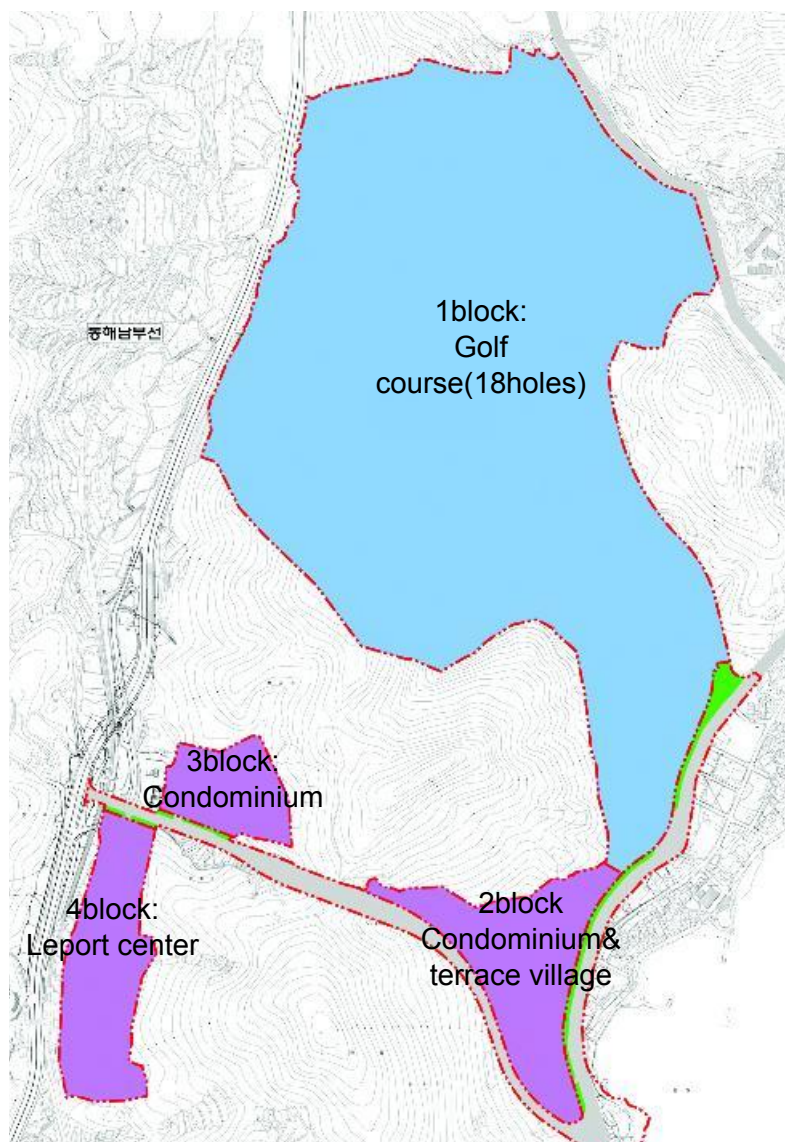
1) BUSINESS PLAN IN EAST-BUSAN TOURISM

COMPLEX 동부산관광단지사업계획

CLASSIFIED	CONTENTS
BUSINESS	East-busan excise&rest development business
LOCATION	Within the business site in Kijang-gun, busan-shi
SQUARE	271ac (331,250평)
FACILITIES	Golfcourse(18holes)7,234Yd/village(132rooms)/condo (161rooms)/condominium(405rooms)/Par3golf/golf hitter box/spa/fitness,business,food center

2) DETAILED FACILITY PLAN

BLOCK	ZONING	FACILITIES	SQUARE	REMARKS
1	sports,entertainments	Golf club&facilities	225ac (275,255평)	Tea/club house,guest house
2	accomodation	condominium	19ac ((23,575평)	condo(161rooms),terrace village(132rooms)
3	Rest,culture	condominium	9.38ac (11,488평)	3 bldg.(405rooms)
4	excise,entertainments	leports	17ac ((20,931평)	Golf hitterbox96, 9holes,spa land
합 계			271ac (331,250평)	





LOCATION	WITHIN EAST-BUSAN TOURIST COMPLEX LOT
TITLE	EAST-BUSAN GOLF & RESORT

PLOTTAGE		GUIDE AREA	PRESERVE AREA	USABLE AREA	REMARK
(GUIDE)		785,170sft (23,751평)	72,740sft (2,200평)	712,430sft (21,551평)	
LOCAL & DISTRICT		2 GENERAL RESIDENCE ZONE			
PLOTTAGE (PLAN)		299,620sft (9,063평) -ACCOMODATION : 87,960sft (2,661평) -ROAD AREA : 12,650sft (383평)			
BUILDING AREA		23,790 (720평)			
BUILDING-TO-LAND RATIO		7.94%			
TOTAL FLOOR AREA	BASEMENT	32,750sft (99,052평) 50type 60rooms			
	ABOVE	165,600sft (5,009평) 75type 40rooms total 100rooms			
	TOTAL	198,440sft (6,003평)			
FLOOR AREA RATIO		55.27%			
PARKING		160			





LOCATION		WITHIN EAST-BUSAN TOURIST COMPLEX LOT		
TITLE		EAST-BUSAN GOLF & RESORT		
PLOTTAGE (GUIDE)	GUIDE AREA	PRESERVE AREA	USABLE AREA	REMARK
	785,170sft (23,751평)	72,740sft (2,200평)	712,430sft (21,551평)	
LOCAL & DISTRICT		2 ND GENERAL RESIDENCE ZONE		
PLOTTAGE (PLAN)		412,810sft (12,487평) -ROAD AREA: 95,350sft (2,884평) -ACCOMODATION AREA:317,460sft (9,603평)		
BUILDING AREA		188,410sft (5,699평)		
BUILDING-TO-LAND RATIO		45.64%		
TOTAL FLOOR AREA	A TYPE	50houses(78type)		
	B TYPE	85houses(83.2type) total 135houses		
	TOTAL	36,270sft (10,972평)		
FLOOR AREA RATIO		87.86%		
PARKING		282		



3. 3BLOCK CONDOMINIUM PLANNING



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LOCATION		WITHIN EAST-BUSAN TOURIST COMPLEX LOT			
TITLE		EAST-BUSAN GOLF & RESORT			
PLOTTAGE (GUIDE)		GUIDE AREA	PRESERVE AREA	GREEN AREA	USABLE AREA
		379,770sf (11,488평)	133,260sf (4,031평)	6,200sf (188평)	240,310sf (7,269평)
LOCAL & DISTRICT		2 GENERAL RESIDENCE ZONE			
PLOTTAGE (PLAN)		240,310sf (7,269평)			
		-Facilities:197,530sf(5,975평) - Condominium:42,777sf (1,294평)			
BUILDING AREA		42,780sf (1,294평)			
BUILDING-TO-LAND RATIO		11.26%(guide:20%)			
TOTAL FLOOR AREA	BASEMENT	76,080sf (2,302평)		30type 270houses	
	ABOVE	314,640sf (9,518평)		50type 135houses total 405houses	
	TOTAL	390,730sf (11,819평)			
FLOOR AREA RATIO		82.85%			
PARKING		270			



SCHEDULE OF PAYMENT



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(unit:\$million)

BLOCK	SECTION	TOTAL	DOWN PAYMENT		MIDDLE PAYMENT				BALANCE	
SCHEDULE OF PAYMENT			1ST	2ND	1ST	2ND	3RD	4TH	2013.11	2016.11
			2010.09	2010.11	2011.05	2011.11	2012.11	2014.02		
BLOCK1	% PAID	100%	5%	5%	20%	20%	40%		10%	
	AMOUNT PAID	47.841	2.392	2.392	9.568	9.568	19.137		4.784	
BLOCK 2,3,4	% PAID	100%	5%	5%				50%		40%
	AMOUNT PAID	102.159	5.108	5.108				51.079		40.864
TOTAL		150.000	7.500	7.500	9.568	9.568	19.137	51.079	4.784	40.864

- Block1 paid up(2013.11)

- Block2,3,4 to be balanced (2016.11)



o Investors Composition

(unit: \$ million)

Item	Co. name	% of Share	Amount	Remarks
FI	Korea Asset In Trust Co. Ltd	10.0%	1.000	
CI	Seohee Construction Co. Ltd	10.0%	1.000	
	Joongang Design Co. Ltd	10.0%	1.000	
	Jangwon Gold Engineering	5.0%	0.500	Acquired by C&S
	Ocean And Land Co. Ltd	22.5%	2.250	
SI	C&S Corporation Co. Ltd	22.5%	2.250	
	Global Network And Communication Co. Ltd	20.0%	2.000	
Total		100.0%	10.000	

Financial Investors(FI)	1.000(10%)	Construction Investors(CI)	2.500(25%)	Strategic Investors(SI)	6.500(65%)
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