



The Future of High-Tech Knowledge Industries

GOYANG ILSAN TECHNO VALLEY

Goyang Special City



Size

268.08km² (2.6% of Gyeonggi-do Province)

Deokyang-gu 165.58km² / Ilsan Dong-gu 59.95km² / Ilsan Seo-gu 42.56km²



Population

1,079,216 people(domestic population)

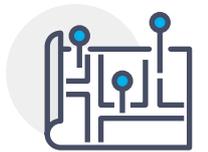
Goyang Special City

What is a special city?



A city with a population of more than **1 million**

A new type of local government that retains its status as a basic self-governing body and is granted administrative and financial autonomy discretion suitable for the legal status and name of 'special city' and the status of 'metropolitan city' differentiated from general cities Goyang Special City



Administrative districts

3 districts

Deokyang-gu / Ilsan Dong-gu / Ilsan Seo-gu



Financial size

USD 2,648,015,569 (As of October, 2022)

General account USD2,162,727,651

Special account USD485,471,986



Schools of jurisdiction

356 schools



Healthcare Facility

1,242 hospitals
(6 general hospitals)



Public Library

19



Cultural Spaces

39

(performance halls,
art galleries, museums, etc.)



Sports Facilities

294

(Including 7 golf courses)



Enterprises

69,687

business

Data : 2021 Goyang Statistical Yearbook

Project Overview(1/2)



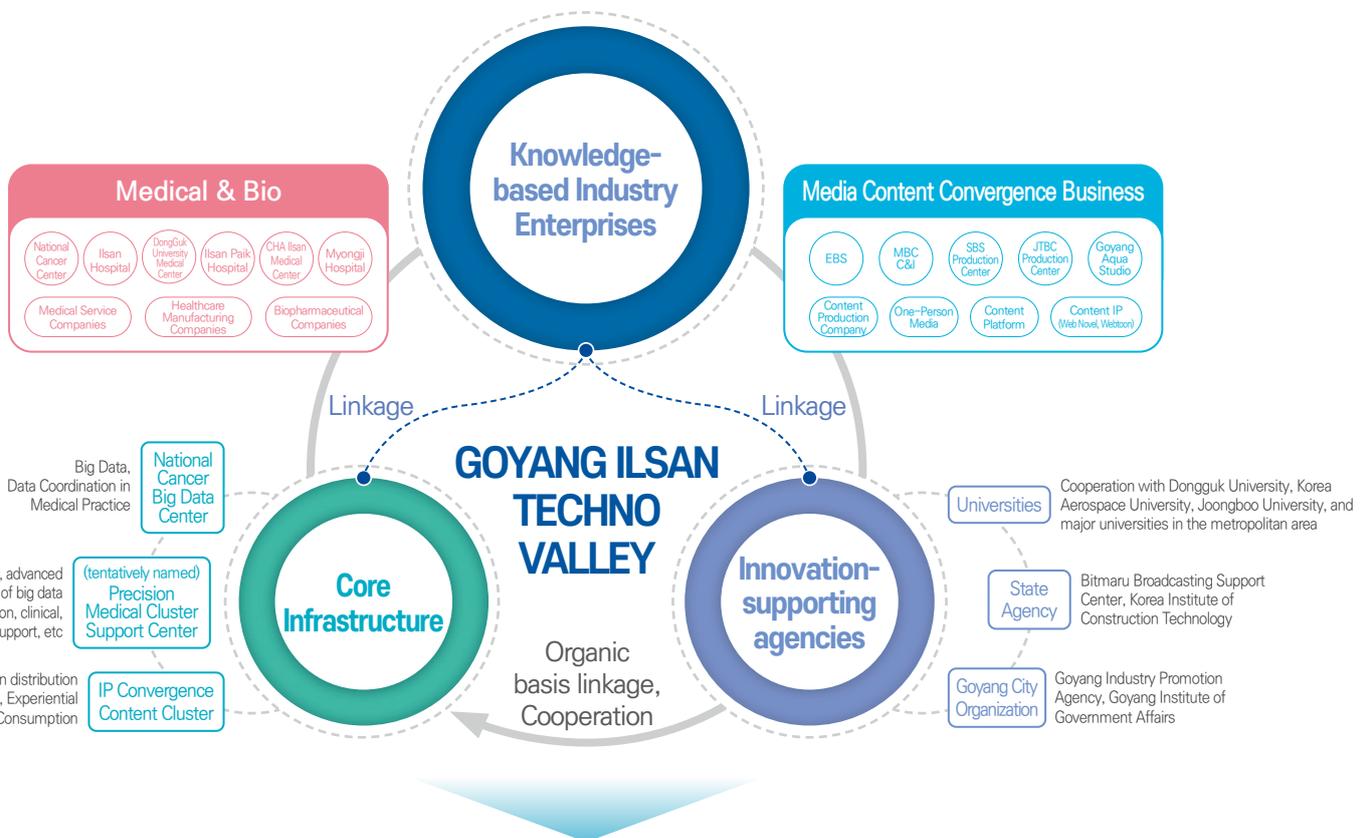
The Future of High-Tech Knowledge Industries

GOYANG ILSAN TECHNO VALLEY

We will promote balanced development in the northern and southern Gyeonggi Province by establishing a new growth base in northern Gyeonggi, and create jobs and realize a future self-sufficiency city by establishing core project of the 4th industrial revolution.

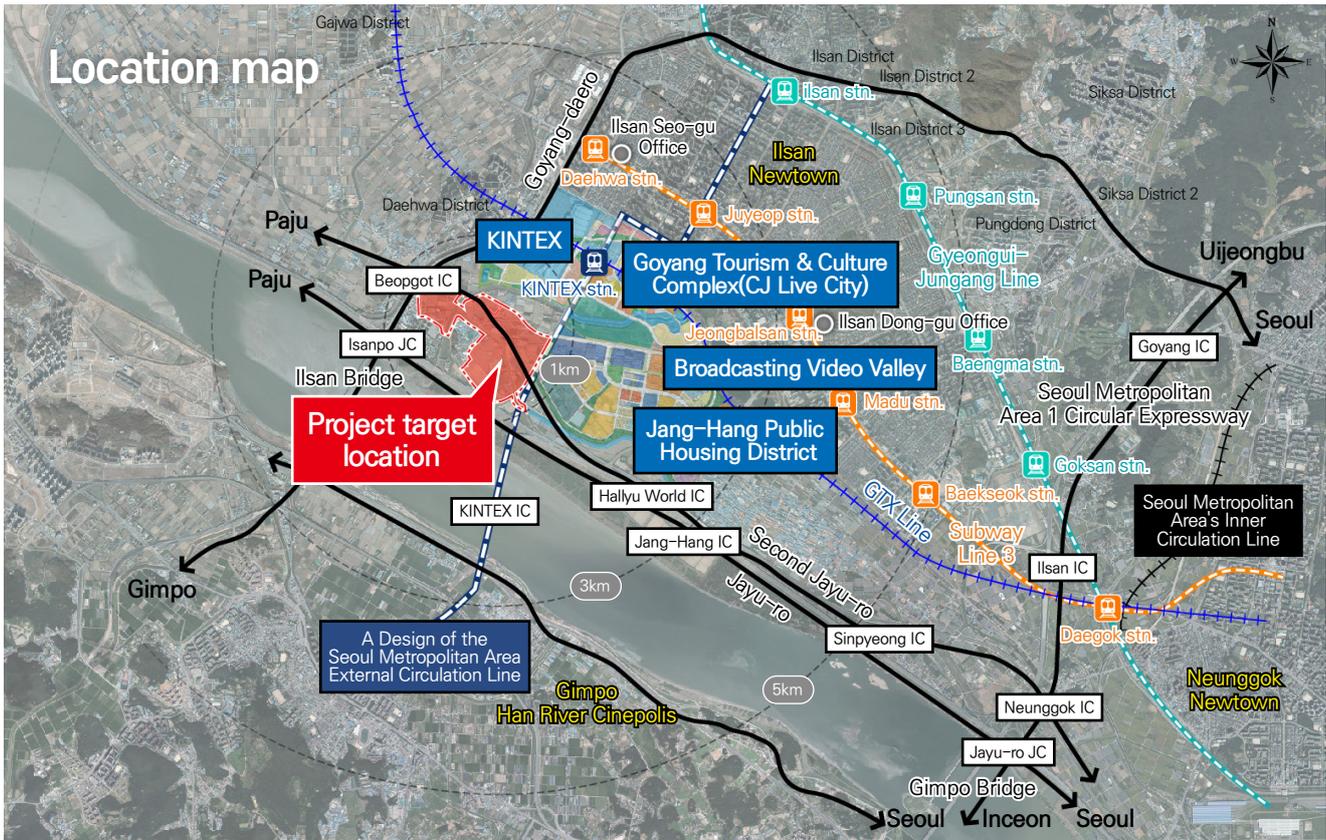
GOYANG ILSAN TECHNO VALLEY

High-tech Industrial Innovation Cluster, Collection of Corporate Innovative Behaviors



Developing new knowledge and technologies through the innovation behaviors of companies

The cluster of innovation is a grouping of companies and institutions that interact to develop new technologies and knowledge within a specific field



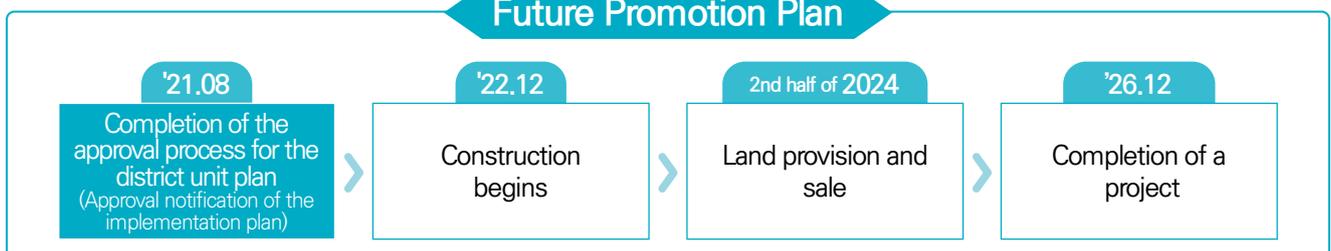
It will be built in Seo-gu, Ilsan, with a size of about 9,251,625ft² (86 hectare) and will be sold in 2024 - with a completion date of 2026.

[Located near KINTEX, various KINTEX development projects will be underway at the same time]

Overview of the Ilsan Techno Valley Urban Development Project

Project Name	Goyang Ilsan Techno Valley
Location	Daehwa-dong, Ilsan Seo-gu, Goyang-si, Gyeonggi-do, near Beopgot-dong
Size	871,840m ² Approx. 9,251,625ft ² (86 hectare)
Cost	USD589,996,52 (As of October 21, 2022)
Timeframe	2016 – 2026 (designated as an 'urban development zone' in 2019)
Executor	The project was implemented jointly by Gyeonggi-do, Goyang-si, Gyeonggi Housing & Urban Corporation, and Goyang City Management Corporation
Major Industries of Attraction	Healthcare, Biotechnology, Media, Content, and Convergence Industries

Future Promotion Plan

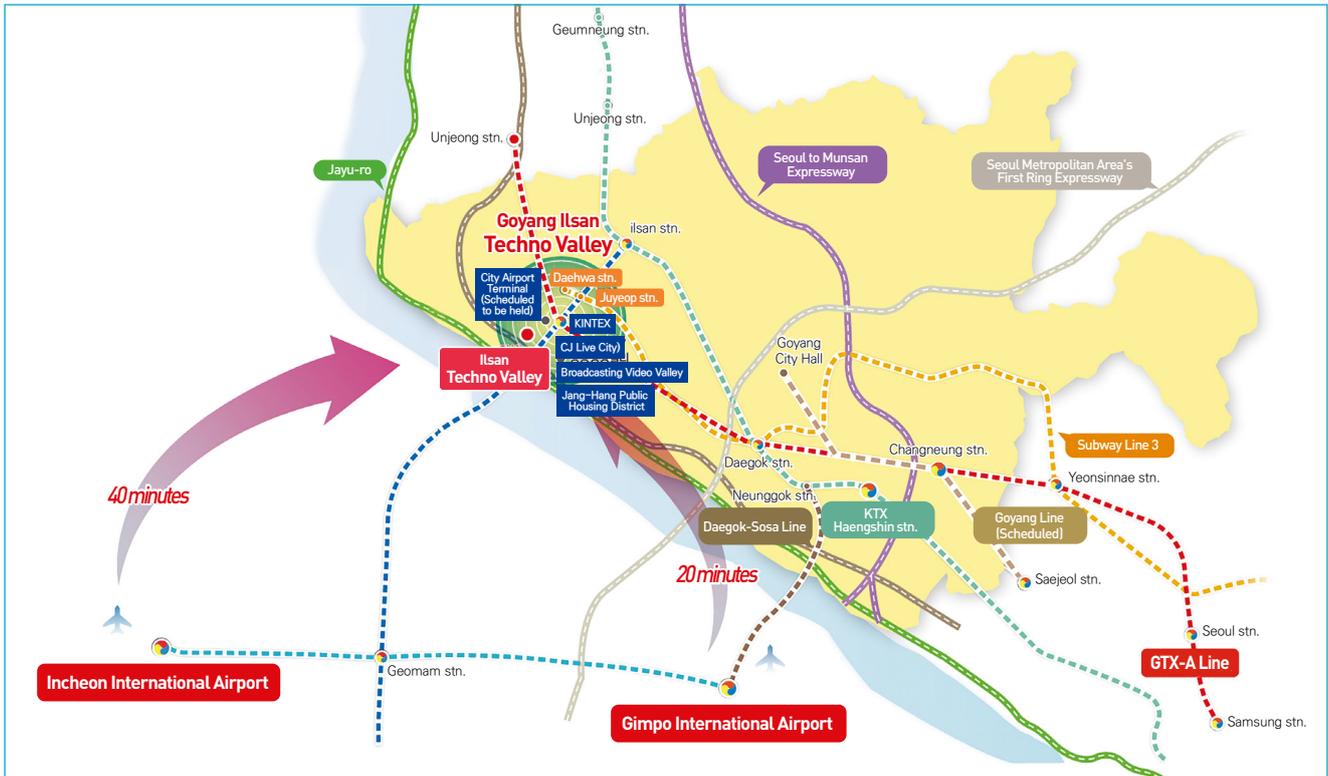


※ There may be a change in the future schedule depending on the progress of the project

Location environment

Ensuring high accessibility through the connection of fast and convenient wide-area transportation networks

[GTX-A, Gyeongui-Jungang Line, Incheon Subway Line 2, etc.]



Goyang Ilsan Techno Valley, an important transportation hub in all directions

[Kintex ← 20minutes → Seoul(Samsung Station)]

Goyang City, the hub of transportation in Korea



- › GTX-A Line(Unjeong ~ Seoul Station first opened in June 2024, fully opened in April 2028)
- › Link to Subway Line 3, Gyeongui Jungang Line, and Incheon Line 2
- › Center of GTX and KTX
- › The third Changneung New Town is linked to six routes in the Daegok station area



- › Jayu-ro, Second Jayu-ro, and Seoul Metropolitan Area 1 Circulation Expressway
- › Connecting to surrounding cities such as Seoul, Gimpo, Incheon, and Paju
- › Seoul to Munsan Expressway Opens

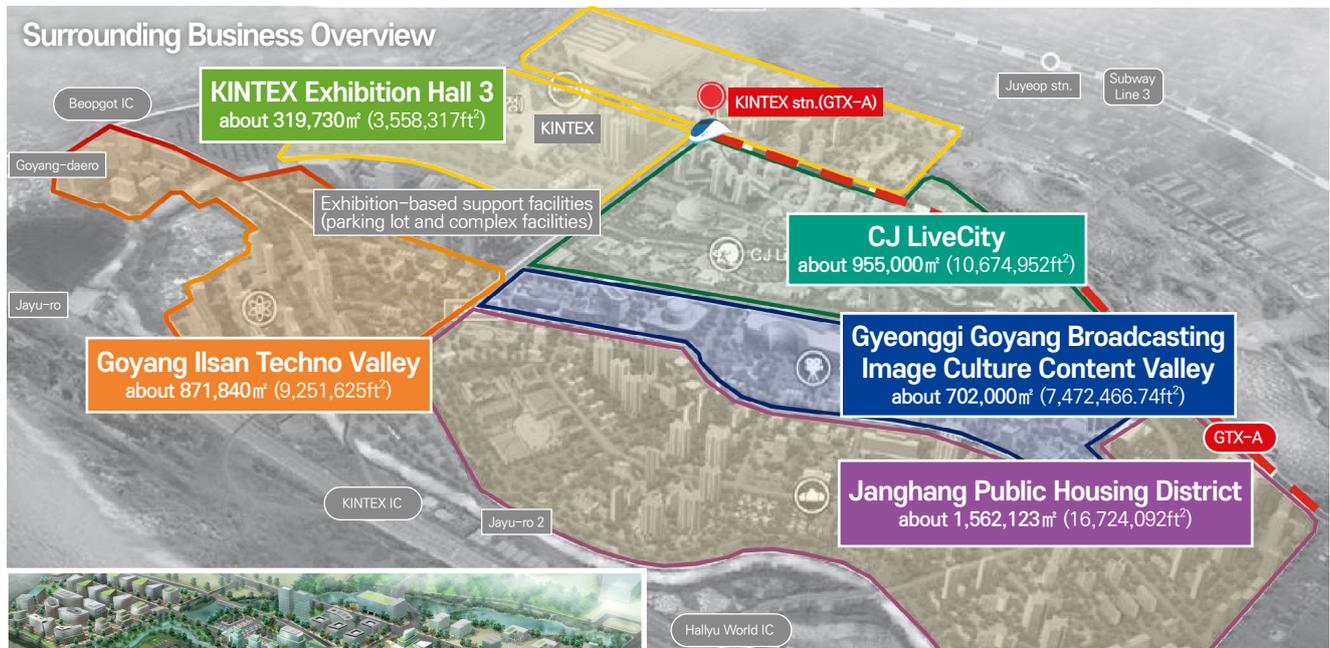


- › Incheon International Airport for about an 40 minutes
- › Gimpo International Airport for about an 20 minutes

Location environment

Promoting Establishment of 'Ilsan Techno Valley' as a base for the 4th Industrial Revolution in northern Gyeonggi Province

[Increasing the value of investments through simultaneous development of Broadcasting Video Valley, CJ Live City, KINTEX, and Janghang Public Housing District]



[High-tech Industry] Goyang Ilsan Techno Valley

Fostering the growth of new industries in healthcare, biotechnology, media, and content

[Project Timeframe: 2016–2026]



The center of the 4th Industrial Revolution, 'Ilsan Techno Valley'



[Exhibition and Convention]

KINTEX Exhibition Hall 3

6th in Asia, 20th in the world
Holding a global showroom

[Project Timeframe: 2020–2025]

A total of 180,000 square meters of exhibition space has been constructed



[Broadcasting culture]

CJ LiveCity

Centre for Cultural Content Industry
(Theme parks, arenas, commercial facilities, etc.)

[Project Timeframe: 2016–2024]

Economic impact: USD18,061,827,023,
170,000 new jobs



[Broadcasting Culture]

Gyeonggi Goyang Broadcasting Image Culture Content Valley

Establishment of the Cluster for Digital Broadcasting Culture
Complex of Broadcasting and Video Culture (Hallyu)

[Project Timeframe: 2016–2026]

Broadcasting, business, and complex facilities, etc.



[Residence]

Janghang Public Housing District

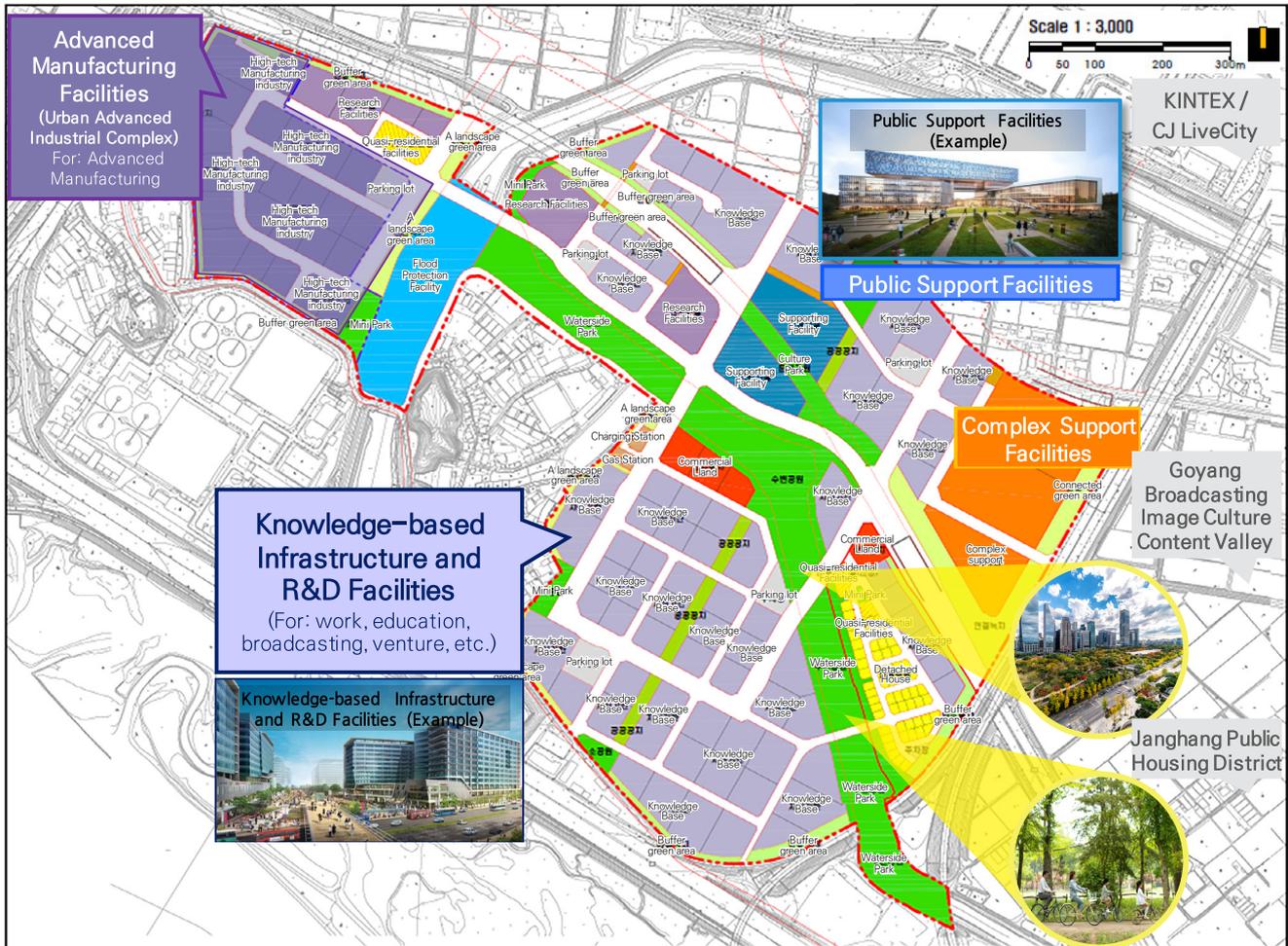
Establishing a Youth Venture Town and supporting startups & Specialized Residences for Youth Housing Stability

[Project Timeframe: 2016–2023]

'Happy Housing' for youths, 'newlywed hope towns', etc.

We will be bringing in companies that will develop and market Advanced manufacturing facilities, knowledge-based infrastructure, and R&D facilities.

[Green spaces, public support facilities, and complex support facilities are strategically placed to promote a better working environment]



Sort		
High-tech manufacturing facilities' sites (industrial complex)	Building Coverage ratio	60% or less
	Floor Area Ratio (FAR)	380% or less
	Height	7 stories or below
Construction sites for knowledge-based infrastructure	Building Coverage ratio	60% or less
	Floor Area Ratio (FAR)	380% or less
	Height	10 stories maximum
Research Facility Sites	Building Coverage ratio	60% or less
	Floor Area Ratio (FAR)	380% or less
	Height	7 stories or below

Use of Construction Facilities	
Factories and Other Related Facilities (refer to INDUSTRIAL CLUSTER DEVELOPMENT AND FACTORY ESTABLISHMENT ACT)	
< Attracted Industries > Korea Standard Industrial Classification C Manufacturing	17. Manufacture of pulp, paper and paper products 20. Manufacture of chemicals and chemical products: except pharmaceuticals and medicinal chemicals 21. Manufacture of pharmaceuticals, medicinal chemical and botanical products 22. Manufacture of rubber and plastics products 24. Manufacture of basic plastics products 25. Manufacture of fabricated metal products 26. Manufacture of electronic components, computer; visual, sounding and communication equipment 27. Manufacture of medical, precision, and optical instruments, watches and clocks 28. Manufacture of electrical equipment 29. Manufacture of other machinery and equipment 30. Manufacture of motor vehicles, trailers, and semitrailers 31. Manufacture of other transport equipment
< Main Use >	< Incidental Use >
Knowledge Industry Center	Dormitory within the Knowledge Industry Center (excludes units for sale)
Venture Firm Accumulation Center	Type 1 & Type 2 Community Living Facilities
Software Promotion Facilities	Cultural and assembly facilities
Educational Research Facilities	Hospitals among medical facilities that meet the criteria set forth in (a) of attached Table 1 of Enforcement Decree of the Building Act
Offices (excludes studio flat)	Facilities for senior citizens and children, Training facilities, and Animal and plant-related facilities
Broadcasting and Communication Facilities	
	※ Allocate no more than 30% of the total floor area of the building

※ For additional information, please refer to the detailed plan approval notice (see appendix)



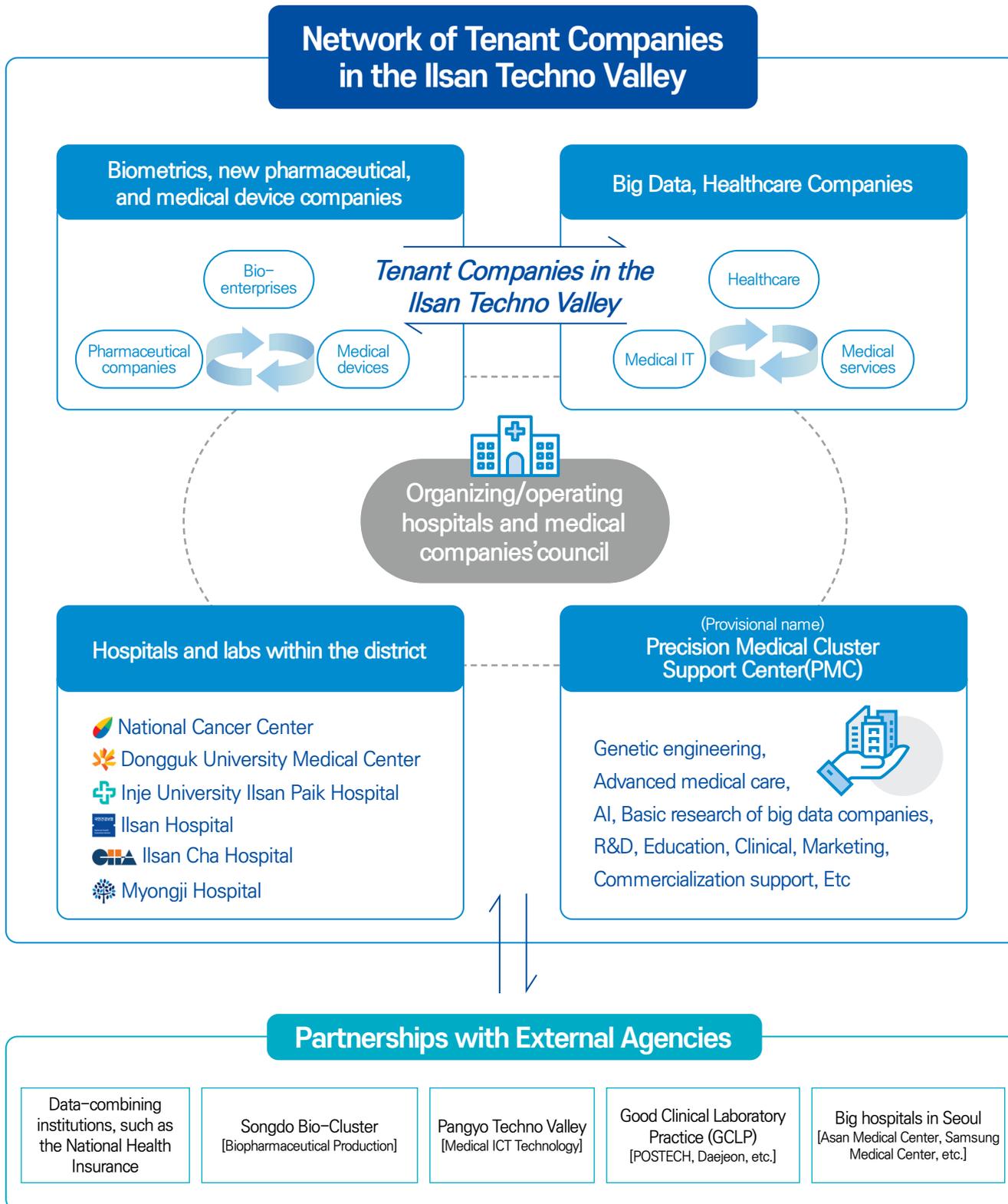
Supply of lots for 24 high-tech manufacturing facilities, 74 knowledge infrastructures, and 6 research facilities

[A pleasant high-tech business district is characterized by 21.5% of parks, parks, and green areas]

Sort		Area(m ²)	Composition Ratio(%)	Note
Total		871,840	100	-
Residential Site	Subtotal	15,520	1.8	-
	Detached Housing Site	11,478	1.3	53 lots
	Semi-residential Site	4,042	0.5	Neighborhood living facilities
Commercial Site		12,648	1.5	-
Industrial Facility Site	Subtotal	319,326	36.6	-
	High-tech Manufacturing Facility Site	69,791	8	24 lots
	Knowledge-based Infrastructure Site	219,824	25.2	74 lots
	Research Facility Site	29,711	3.4	6 lots
Subtotal		450,044	51.6	-
Urban-based Infrastructure Site	Road	207,789	23.7	Pedestrian walkway(2,104m ²), Flood Protection Structures(2,277m ²), including waterside park(6,876m ²)
	Parking Lot	15,225	1.7	7 locations
	National Parks	122,552	14.1	9 locations, including culture park(9,461m ²)
	Green Area	64,129	7.4	18 locations
	Public Open Space	9,186	1.1	4 locations
	Flood Protection Structures	31,163	3.6	Excluding road(2,277m ²)
Other Facility Site	Subtotal	74,302	8.5	-
	Urban Support Facility Site	20,258	2.3	-
	Complex Support Site	51,520	5.9	-
	Site for storage and treatment facilities Area for hazardous substances	2,524	0.3	Gas station, EV charging station

Cooperate with various infrastructure and support agencies to promote business activities

[A council will be created and operated to establish and maintain a network and infrastructure between the tenant companies in Techno Valley, hospitals, and labs]



Support Plans to revitalize and support the medical and bio industries



Infrastructure Support (Facilities and Devices)



- (National Cancer Center) Provide data and infrastructure support for medical R&D
- (Dongguk University Medical Center) Provides open laboratory facilities
- (Ilsan Hospital) Open a 'Health Insurance Big Data Analysis Center' and provide data analysis infrastructure



Cooperation in R&D



- (National Cancer Center) Collaboration in the commercialization of cancer-fighting research
- (Dongguk Univ. Hospital) Joint research on medical devices based on medical data (AI medical devices, etc.)
- (Paik Hospital) Joint Study on Treatment Safety and Effectiveness in Paik Hospital
- (Myongji Hospital) A Joint Study of Combining Medical Big Data



Support for preclinical and clinical examinations



- (National Cancer Center) Coordinating clinical and clinical research, providing support for the use of infrastructure and data
- (Dongguk Univ. Hospital) Provide support for the acquiring MR brain images and clinical information
- (Paik Hospital) Provide clinical trial support for medical devices
- (Myongji Hospital) Collaboration in clinical and preclinical evaluations of efficacy for the new products development.



Networking Support



- (National Cancer Center) Cooperation between the National Cancer Center Laboratory and regional hospitals and corporations
- (Dongguk University Hospital) Networking with Open Laboratory Occupants
- (Myeongji Hospital) Network of Cell Therapy Laboratories, corporations and Hospitals



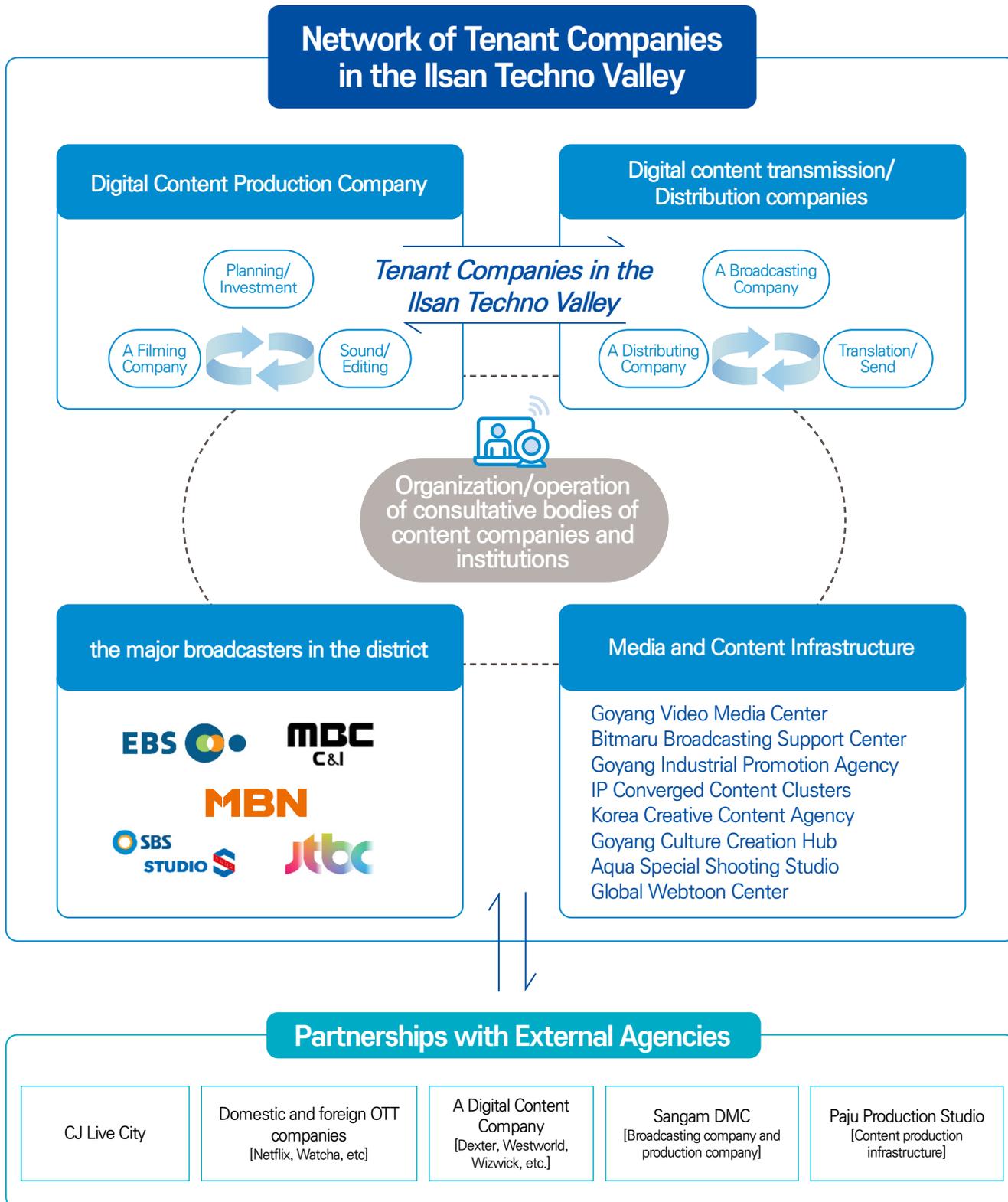
Other Support



- (Myeongji Hospital) Planning-Production-Preclinical-Clinical-License Consulting
- (Paik Hospital) Providing consulting services in the area of capacity building for overseas hospital management and medical services

Cooperate with various infrastructure and support agencies to promote business activities

[A council will be created and operated to establish and maintain a network and infrastructure between the tenant companies and supporting organizations]



Support plan to revitalize and support the media and content industry



Support training programs for professional practical personnel



Hosting of content festival events



Storage/Management of high-capacity content/Network infrastructure-based support



Support for new content development



Operation of a fund(biennial) for promising small and medium-sized enterprises and venture companies



Land will be made available at a discounted rate to those who relocate to Ilsan Techno Valley and land purchase costs will be reduced

[Offering various support benefits to support corporate growth and reduce the initial investment burden]

1

Goyang Ilsan Techno Valley offers land at low-cost

- Urban high-tech industrial complexes: Land pricing at construction cost level (As set forth in Article 40 of the Enforcement Decree on the Industrial Site and Development Act)
- Other industrial facilities: Competitive bidding (Article 57 of the Enforcement Decree of the Urban Development Act), offering lower land costs than those in the vicinity

2

Tax benefits for enterprises located within urban high-tech industrial complexes(reduced property taxes and acquisition taxes)

- Relevant provisions: Article 78 (4) of the Restriction of Special Local Taxation Act, Article 6, 12 of the Gyeonggi-do Provincial Ordinance on Tax Reduction or Exemption
- **Details: Exempting Overpopulated Constraint District from heavy taxation, reducing acquisition tax by 50%, and reducing property taxes by 35% for five years**

3

Support for land purchase costs

- Relevant provisions: Article 20 of the Goyang City Ordinance on Investment Promotion
- **Details: Within the budget, up to USD555 per ft² of land can be provided for an investment of more than 35,583ft² in Goyang Ilsan Techno Valley**

4

Assistance with business difficulties

- Online Counseling: Goyang Business SOS Net
- Offline Counseling: Goyang Business Support Center

Business Support Systems(1/2)

Providing various support services, including finance, technology, marketing, etc., so tenant companies can prosper

[Plan to complement and improve the operation of various support services through continuous feedback]

5

Supporting policy for corporations in Goyang City

- Financial Support Service
- Support for marketing and sales
- Support for the facility
- Support for factory establishments
- Assistance with technical development
- Support for specialized industries
- Support for startup companies
- Certification and incentive support
- Job support
- Assistance with business difficulties



Information Guidance and Future Plans

▶ Ilsan Techno Valley in Goyang Development Plan and Sales Information

• Website

- Search for 'Goyang Ilsan Techno Valley' on the portal site (NAVER, DAUM)
- Or directly enter the URL www.ilsantechnovalley.or.kr

• Contact and consultation request

- Goyang City Corporate Support Department +82)31-8075-3215-8

• Participation processes and plans

- Obtaining proposals from corporations and investigating their investment intentions
- The sale of each lot will be announced during the second half of 2022 (through high-priced competitive bidding and public business plan bids).
- Forming a consortium or enterprise alone, participating in a bidding process
- Choosing suppliers(consortiums) based on evaluation by the Commission
- Leasing/selling contracts with selected companies

▶ Future Plan

• Sales announcement scheduled for the second half of 2024 (best competitive bidding and business plan public bidding)

- Business briefing schedule, sales announcement schedule, etc. will be informed on the website
- Organize a company alone or consortium, participate in bidding
- Select a company (consortium) to supply the land through the committee evaluation

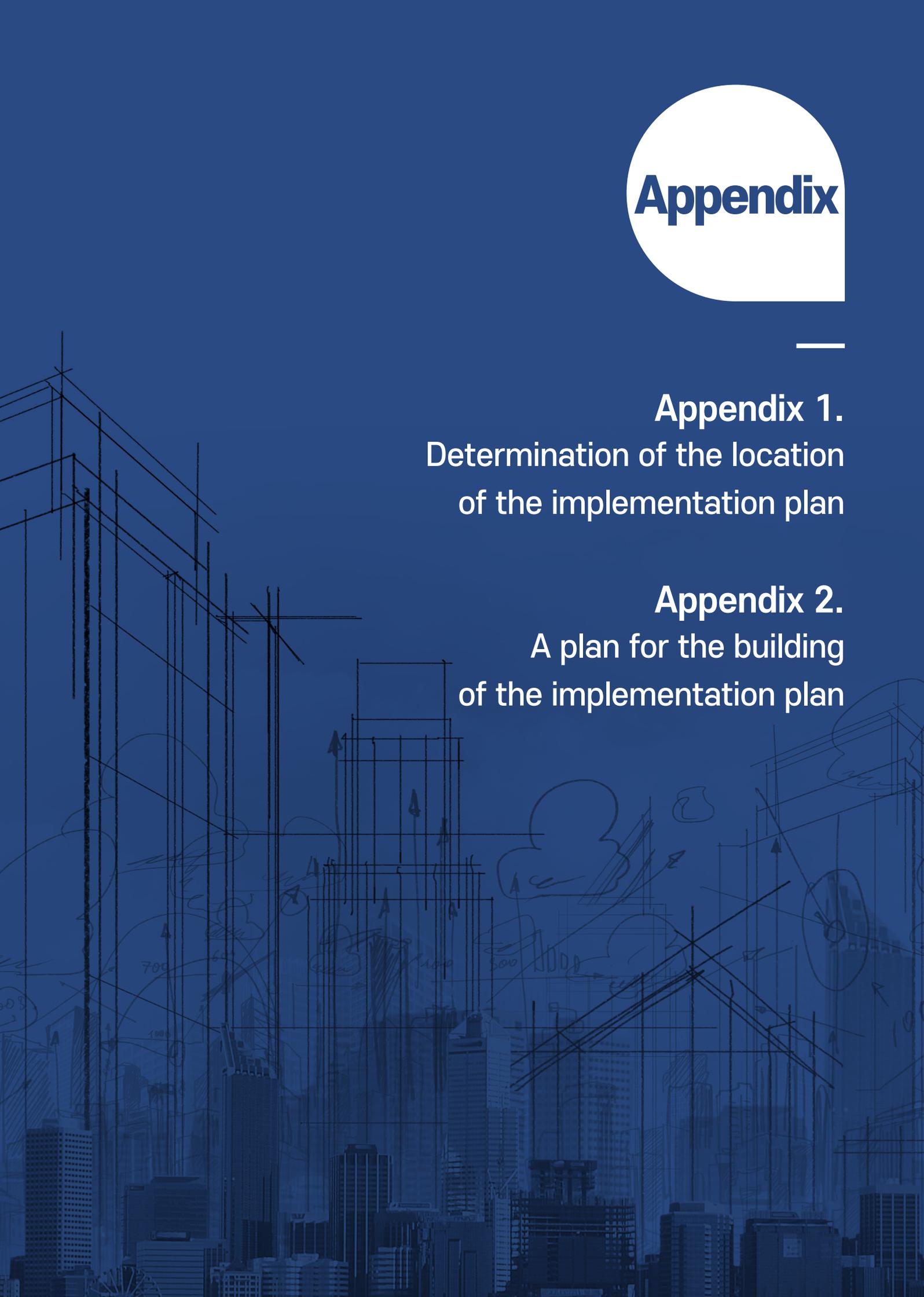




Appendix

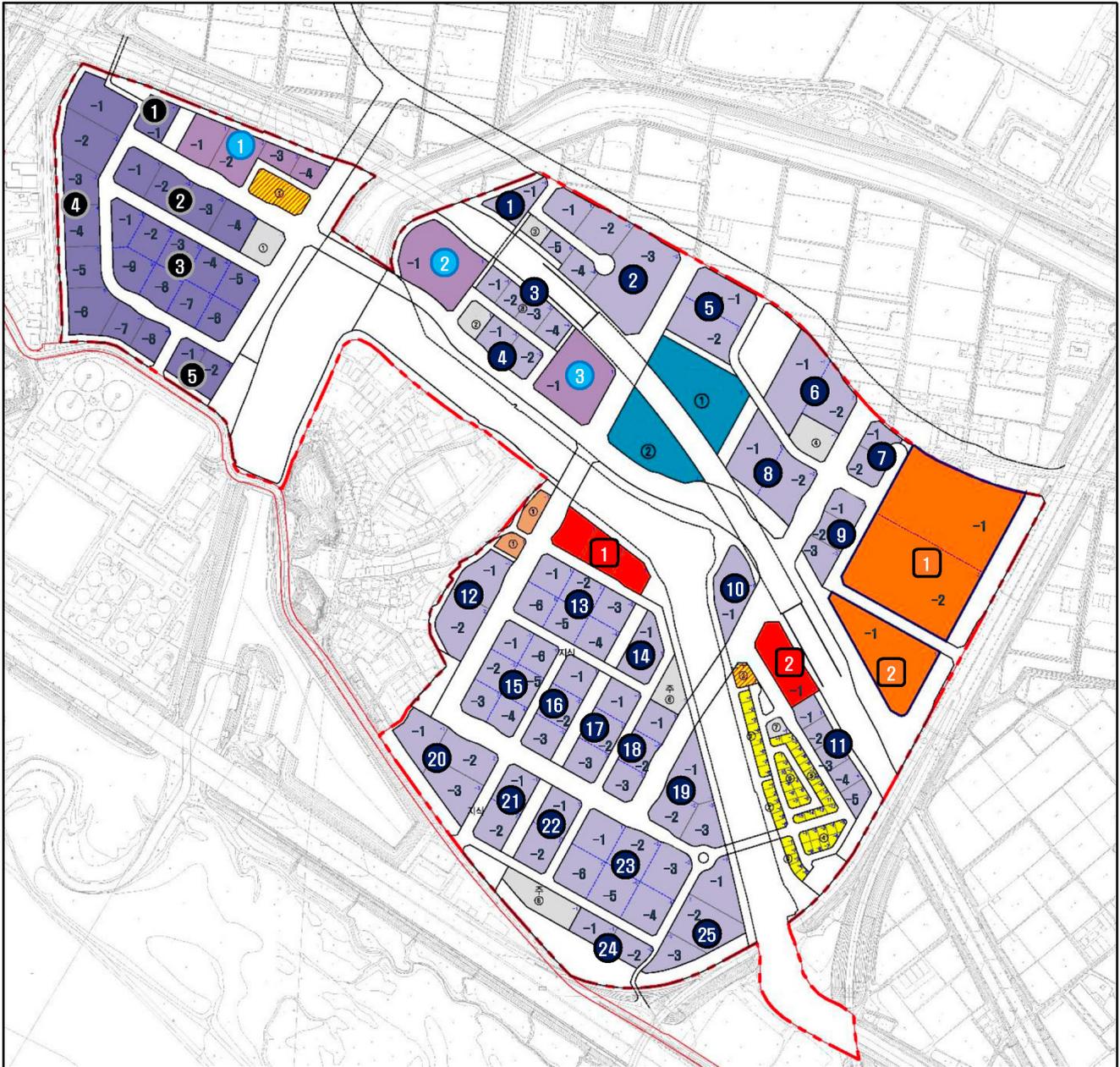
Appendix 1.
Determination of the location
of the implementation plan

Appendix 2.
A plan for the building
of the implementation plan



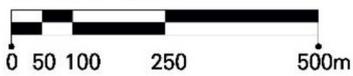


Appendix 1. Determination of the location of the implementation plan(1/5)



Determination of Urban Management Plan on the Size and Composition of Household and Land Area

Scale 1 : 5,000



District-unit planning zone	Detached Housing Site	Urban Resource Facility Site
District-unit planning zone (Special planning zone)	Semi-residential Site	Storage and treatment facilities Area for hazardous substances
Household Line	Commercial Site	Parking Lot
Lot line	Knowledge-based Infrastructure Site	
Divided Land Line	Research Facility Site	
Household Number	Steel Production Facility Site	
Lot Number	Complex Support Site	



Appendix 1. Determination of the location of the implementation plan(2/5)

Urban Support Facility Area

Block name	Household number	Area(m ²)	Lot			Notes
			Location	Area(m ²)	Area(ft ²)	
Sum		20,258	-	20,258	218,445	-
Support	①	11,519	-1	11,519	124,220	Unable to divide lots
	②	8,739	-1	8,739	94,224	

Complex Support Site

Block name	Household number	Area(m ²)	Lot			Notes
			Location	Area(m ²)	Area(ft ²)	
Sum		51,520	-	51,520	555,524	-
Complex Support	①	39,928	-1	20,158	217,342	Able to divide lots by Site Division Possible line
			-2	19,770	213,178	
	②	11,592	-1	11,592	125,003	Unable to divide lots

Commercial Area

Block name	Household number	Area(m ²)	Lot			Notes
			Location	Area(m ²)	Area(ft ²)	
Sum		12,648	-	12,648	136,390	-
Commercial	①	7,193	-1	2,682	28,929	Unable to divide and merge lots
			-2	2,445	26,367	
			-3	2,066	22,275	
	②	5,455	-1	5,455	58,818	Unable to divide lots

High-tech manufacturing facilities Sites (Continue on the next page)

Block name	Household number	Area(m ²)	Lot			Notes
			Location	Area(m ²)	Area(ft ²)	
Sum		69,791	-	69,791	752,548	-
High-tech	①	12,132	-1	2,607	28,110	Unable to divide lots
	②		-1	3,042	32,807	
			-2	3,023	32,594	
			-3	3,016	32,523	
		-4	3,051	32,914	Unable to divide and merge lots	



Appendix 1. Determination of the location of the implementation plan(3/5)

High-tech Manufacturing Facilities Sites

Block name	Household number	Area(m ²)	Lot			Notes
			Location	Area(m ²)	Area (ft ²)	
Sum		69,791	-	69,791	752,548	-
High-tech	③	23,056	-1	2,349	25,335	Able to divide lots by Site Division Possible line
			-2	2,572	27,719	
			-3	2,573	27,754	
			-4	2,573	27,754	
			-5	2,618	28,217	
			-6	2,473	26,651	
			-7	2,573	27,754	
			-8	2,499	26,936	
			-9	2,826	30,459	
	④	27,336	-1	5,015	54,086	Unable to divide and merge lots
			-2	4,842	52,200	
			-3	2,986	52,200	
			-4	2,981	32,131	
			-5	3,012	32,487	
			-6	4,078	43,980	
			-7	2,264	24,410	
			-8	2,158	23,271	
	⑤	4,660	-1	2,190	23,627	Unable to divide and merge lots
			-2	2,470	26,616	

Knowledge-based Facilities Sites (Continue on the next page)

Block name	Household number	Area(m ²)	Lot			Notes
			Location	Area(m ²)	Area (ft ²)	
Sum		219,824	-	219,824	2,370,302	-
Knowledge	①	2,883	-1	2,883	31,099	Unable to divide lots
	②	21,203	-1	2,770	29,854	Unable to divide and merge lots
			-2	3,650	39,354	
			-3	11,622	125,323	
			-4	1,942	20,922	
	③	6,354	-1	1,453	15,656	Unable to divide and merge lots
			-2	1,453	15,656	
			-3	1,724	18,574	
			-4	1,724	18,574	
	④	4,396	-1	2,198	23,698	Unable to divide and merge lots
			-2	2,198	23,698	
	⑤	10,029	-1	4,806	51,809	Able to divide lots by Site Division Possible line
			-2	5,223	56,328	



Appendix 1. Determination of the location of the implementation plan(4/5)

Knowledge-based Facilities Sites (Continue on the next page)

Block name	Household number	Area(m ²)	Lot			Notes
			Location	Area(m ²)	Area (ft ²)	
Sum		219,824	-	219,824	2,370,302	-
Knowledge	6	11,423	-1	7,060	76,112	Able to divide lots by Site Division Possible line
			-2	4,363	47,040	
	7	4,002	-1	1,795	19,357	Unable to divide and merge lots
			-2	2,207	23,805	
	8	10,263	-1	5,347	57,644	Able to divide lots by Site Division Possible line
			-2	4,916	53,018	
	9	6,018	-1	1,998	21,527	Unable to divide and merge lots
			-2	1,944	20,958	
			-3	2,076	22,381	
	10	5,031	-1	5,031	54,264	Unable to divide lots
	11	6,745	-1	1,349	14,553	Unable to divide and merge lots
			-2	1,349	14,553	
			-3	1,349	14,553	
			-4	1,349	14,553	
			-5	1,349	14,553	
	12	8,631	-1	3,986	42,984	Unable to divide and merge lots
			-2	4,645	50,101	
13	14,487	-1	2,397	25,833	Able to divide lots by Site Division Possible line	
		-2	2,422	26,118		
		-3	2,421	26,118		
		-4	2,422	26,118		
		-5	2,422	26,118		
		-6	2,403	25,904		
14	3,970	-1	3,970	42,806	Unable to divide lots	
15	12,709	-1	2,163	23,306	Able to divide lots by Site Division Possible line	
		-2	2,172	23,413		
		-3	2,092	22,559		
		-4	2,041	21,990		
		-5	2,125	22,915		
		-6	2,116	22,808		
16	7,441	-1	2,481	26,758	Able to divide lots by Site Division Possible line	
		-2	2,490	26,865		
		-3	2,470	26,616		
17	7,441	-1	2,481	26,758	Able to divide lots by Site Division Possible line	
		-2	2,490	26,865		
		-3	2,470	26,616		



Appendix 1. Determination of the location of the implementation plan(5/5)

High-tech Manufacturing Facilities Sites

Block name	Household number	Area(m ²)	Lot			Notes
			Location	Area(m ²)	Area (ft ²)	
Sum		219,824	-	219,824	2,370,302	-
Knowledge	18	6,591	-1	2,226	24,018	Able to divide lots by Site Division Possible line
			-2	2,150	23,200	
			-3	2,215	23,876	
	19	9,730	-1	3,883	41,881	Unable to divide and merge lots
			-2	3,031	32,665	
			-3	2,816	30,352	
	20	11,978	-1	3,820	41,205	Unable to divide and merge lots
			-2	4,024	43,375	
			-3	4,134	44,585	
	21	5,754	-1	2,872	30,957	Able to divide lots by Site Division Possible line
			-2	2,882	31,064	
	22	6,005	-1	2,997	32,309	Able to divide lots by Site Division Possible line
			-2	3,008	32,451	
	23	20,670	-1	3,333	35,939	Able to divide lots by Site Division Possible line
			-2	3,556	38,358	
			-3	3,715	40,066	
			-4	3,366	36,294	
			-5	3,358	36,223	
			-6	3,342	36,045	
	24	4,472	-1	2,279	24,587	Unable to divide and merge lots
			-2	2,193	23,662	
	25	11,598	-1	3,819	41,169	Unable to divide and merge lots
			-2	5,192	55,972	
			-3	2,587	27,897	

Research Facilities Sites

Block name	Household number	Area(m ²)	Lot			Notes
			Location	Area(m ²)	Area(ft ²)	
Sum		29,711	-	29,711	320,355	-
Research	1	10,595	-1	3,441	37,113	Unable to divide and merge lots
			-2	3,970	42,806	
			-3	1,567	16,902	
			-4	1,617	17,435	
	2	10,128	109,204	Unable to divide lots		
	3	8,988	96,928	Unable to divide lots		



Appendix 2. Plans of the Architectural Structures(1/3)

Sort		Building Coverage Ratio	Floor Area Ratio (FAR)	Story	Use of Construction Facilities																															
Detached Housing Sites	Detached ①~⑥	60% or less	180% or less	4 stories or below	5 houses or below	<ul style="list-style-type: none"> • Attached Table 1 of Enforcement Decree of The Building Act - Subparagraph 1. Detached houses (excluding Multi-user houses) - Subparagraph 3. Class 1 neighborhood living facilities (excluding massage parlors) - Subparagraph 4. Class 2 neighborhood living facilities (excluding (a), (b), (c), (d), (e) (excluding the facilities for the provision of internet computer game), excluding morticians from (f), (g), golf range with outdoor steel tower from (h), excluding (o), (p), (q), (r) (excluding singing room with a total floor area of 100m² or less)) ※ Retail purposes: The scale of the installation of neighborhood living facilities in a detached house shall not exceed 40% of the total floor area and shall be limited to one above-ground level or one basement level. 																														
					Standard type	<ul style="list-style-type: none"> • Attached Table 1 of Enforcement Decree of The Building Act - Subparagraph 1. Detached houses (excluding multi-family housing) 																														
Semi-residential Facility Site	Semi-residential ①, ②	60% or less	380% or less	7 stories or below	<ul style="list-style-type: none"> • Attached Table 1 of ENFORCEMENT DECREE OF THE BUILDING ACT - Subparagraph 3. Class 1 neighborhood living facilities (excluding massage parlor) - Subparagraph 4. Class 2 neighborhood living facilities (excluding firearm stores, morticians, excluding golf practice ranges, public pubs, and massage parlors) - Subparagraph 9. Hospitals that fall under (a) among medical facilities (excluding general hospitals, psychiatric hospitals, sanatoriums for senior citizens) - Subparagraph 10. Education and research facilities (private teaching institutes); - Subparagraph 11. Facilities for senior citizens and children (children-related facilities) - Subparagraph 13. Training facility that falls under (a) (excluding golf practice ranges with steel tower) - Subparagraph 14. Business facilities (excluding officetels) ※ An officetel is a multi-purpose building with residential and commercial units in Korea. 																															
Commercial Area	Commercial ①, ②	70% or less	700% or less	15th floor or below	<ul style="list-style-type: none"> • Attached Table 1 of Enforcement Decree of The Building Act - Subparagraph 3. Class 1 neighborhood living facilities (excluding massage parlor) - Subparagraph 4. Class 2 neighborhood living facilities (excluding massage parlor, public pub) - Subparagraph 5. Group of cultural and assembly facilities (excluding auditorium, sweepstakes-related facilities) - Subparagraph 6. Religious assembly facilities among religious facilities (Provided, the relevant use shall be an incidental use of the building) - Subparagraph 7. Markets, superstores, specialty store, department store, shopping center among sales facilities - Subparagraph 9. Medical facilities (excluding psychiatric hospitals, sanatoriums for senior citizens, isolation hospitals, and funeral parlor) - Subparagraph 10. Education and research facilities (excluding driving schools and dancing schools) - Subparagraph 13. Training facilities (excluding golf practice ranges with steel tower) - Subparagraph 14. Business facilities (excluding officetels) - Subparagraph 15. Tourist accommodation facilities among lodging facilities - Subparagraph 20. Parking lot among motor vehicle-related facilities (limited to car wash) - Subparagraph 24. Broadcasting communications facilities 																															
High-tech Manufacturing Facilities Sites	High-tech ①~⑤	60% or less	380% or less	7 stories or below	<ul style="list-style-type: none"> • Factories and Other Related Facilities under INDUSTRIAL CLUSTER DEVELOPMENT AND FACTORY ESTABLISHMENT ACT - The industries are limited to the following; <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sort</th> <th>Major-categories</th> <th>Mid-categories</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td rowspan="11">High-tech Industry</td> <td rowspan="11">C. Manufacturing</td> <td>17. Manufacture of pulp, paper and paper products</td> <td></td> </tr> <tr> <td>21. Manufacture of pharmaceuticals, medicinal chemical and botanical products</td> <td></td> </tr> <tr> <td>20. Manufacture of chemicals and chemical products: except pharmaceuticals and medicinal chemicals</td> <td></td> </tr> <tr> <td>22. Manufacture of rubber and plastics products</td> <td></td> </tr> <tr> <td>24. Manufacture of basic plastics products</td> <td></td> </tr> <tr> <td>25. Manufacture of fabricated metal products</td> <td></td> </tr> <tr> <td>26. Manufacture of electronic components, computer, visual, sounding and communication equipment</td> <td></td> </tr> <tr> <td>27. Manufacture of medical, precision, and optical instruments, watches and clocks</td> <td></td> </tr> <tr> <td>28. Manufacture of electrical equipment</td> <td></td> </tr> <tr> <td>29. Manufacture of other machinery and equipment</td> <td></td> </tr> <tr> <td>30. Manufacture of motor vehicles, trailers, and semitrailers</td> <td></td> </tr> <tr> <td>31. Manufacture of other transport equipment</td> <td></td> </tr> </tbody> </table> <ul style="list-style-type: none"> ※ Mid-categories 20, 21, 22, 24-31 are industries that fall under attached Table 5 (high-tech industries) of Article 15 of the Enforcement Rules of the INDUSTRIAL CLUSTER DEVELOPMENT AND FACTORY ESTABLISHMENT ACT ※ Depending on the results of the ENVIRONMENTAL IMPACT EVALUATION, companies that produce wastewater may not be able to move in - Other Related Facilities are fall under 'Attached Table 1 of Enforcement Decree of The Building Act' • Subparagraph 3. Class 1 neighborhood living facilities (excluding massage parlor) • Subparagraph 4. Class 2 neighborhood living facilities (excluding firearm stores, morticians, golf practice ranges with steel tower, public pubs, and massage parlors) • Subparagraph 9. Hospitals that fall under (a) among medical facilities (excluding general hospitals, psychiatric hospitals, sanatoriums for senior citizens) • Subparagraph 10. Education and research facilities (research institute) • Subparagraph 11. Facilities for senior citizens and children (children-related facilities) • Subparagraph 13. Training facility that falls under (a) (excluding golf practice ranges with steel tower) • Subparagraph 14. Business facilities (excluding officetels) ※ An officetel is a multi-purpose building with residential and commercial units in Korea. • Subparagraph 18. Storage facilities (warehouse) • Subparagraph 20. Motor vehicle-related facilities (parking lots) • Subparagraph 21. Animal and plant-related facilities (a crop cultivation shed) • Subparagraph 22. Resource recycling facilities (Sewage processing facilities, waste disposal facilities) ※ Dormitories are not allowed under relevant laws, etc ※ Facilities that take up less than 30% of a building's floor area are considered incidentals 		Sort	Major-categories	Mid-categories	Notes	High-tech Industry	C. Manufacturing	17. Manufacture of pulp, paper and paper products		21. Manufacture of pharmaceuticals, medicinal chemical and botanical products		20. Manufacture of chemicals and chemical products: except pharmaceuticals and medicinal chemicals		22. Manufacture of rubber and plastics products		24. Manufacture of basic plastics products		25. Manufacture of fabricated metal products		26. Manufacture of electronic components, computer, visual, sounding and communication equipment		27. Manufacture of medical, precision, and optical instruments, watches and clocks		28. Manufacture of electrical equipment		29. Manufacture of other machinery and equipment		30. Manufacture of motor vehicles, trailers, and semitrailers		31. Manufacture of other transport equipment	
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Appendix 2. Plans of the Architectural Structures(2/3)

Sort		Building Coverage Ratio	Floor Area Ratio (FAR)	Story	Use of Construction Facilities
Knowledge-based Facilities Sites	Knowledge ①~⑫	60% or less	380% or less	10 th stories or below	<p>Main Use</p> <ul style="list-style-type: none"> • Knowledge-based industries are covered by the INDUSTRIAL CLUSTER DEVELOPMENT AND FACTORY ESTABLISHMENT ACT (provided, only Overpopulated Constraint Districts shall be allowed under the SEOUL METROPOLITAN AREA READJUSTMENT PLANNING ACT). • Knowledge industry centers (excluding dormitories) under the INDUSTRIAL CLUSTER DEVELOPMENT AND FACTORY ESTABLISHMENT ACT (limited to permitted facilities in Overpopulated Constraint Districts under the SEOUL METROPOLITAN AREA READJUSTMENT PLANNING ACT). • Facilities for clustering venture businesses under the Act on Special Measures for The Promotion of Venture Businesses • Software promotion facilities under SOFTWARE INDUSTRY PROMOTION ACT • In attached Table 1 of Enforcement Decree of The Building Act <ul style="list-style-type: none"> - Subparagraph 10. Education and research facilities (excluding research institutes, driving schools and dancing schools) - Subparagraph 14. Business facilities (excluding officetels) ※ An officetel is a multi-purpose building with residential and commercial units in Korea. - Subparagraph 24. Broadcasting communications facilities
					<p>Incidental Use</p> <ul style="list-style-type: none"> • In attached Table 1 of Enforcement Decree of The Building Act <ul style="list-style-type: none"> - Among the No. 2 apartment houses, dormitory (However, it is limited to dormitories within the Knowledge Industry Center under the Act on Industrial Cluster Revitalization and Factory Establishment, and established the Knowledge Industry Center in Goyang City when installed. Operational Guidelines (in accordance with Goyang City Notice No. 2021-118) - Subparagraph 3. Class 1 neighborhood living facilities (excluding massage parlor) - Subparagraph 4. Class 2 neighborhood living facilities (excluding massage parlor, public pub) - Subparagraph 5. Group of cultural and assembly facilities (excluding auditorium, sweepstakes-related facilities) - Subparagraph 9. Hospitals that fall under (a) among medical facilities (excluding general hospitals, psychiatric hospitals, sanatoriums for senior citizens) - Subparagraph 11. Facilities for senior citizens and children (children-related facilities) - Subparagraph 13. Training facilities (excluding golf practice ranges with steel tower) - Subparagraph 21. Animal and plant-related facilities (a crop cultivation shed) ※ Incidental use is defined as using less than 30% of the total floor area of the building
Research Facility Sites	Research ①~③	60% or less	380% or less	7 stories or below	<p>Main Use</p> <ul style="list-style-type: none"> • Knowledge industry centers (excluding dormitories) under the INDUSTRIAL CLUSTER DEVELOPMENT AND FACTORY ESTABLISHMENT ACT (limited to permitted facilities in Overpopulated Constraint Districts under the SEOUL METROPOLITAN AREA READJUSTMENT PLANNING ACT). • Facilities for clustering venture businesses under the Act on Special Measures for The Promotion of Venture Businesses • Software promotion facilities under SOFTWARE INDUSTRY PROMOTION ACT <ul style="list-style-type: none"> - In attached Table 1 of Enforcement Decree of The Building Act - Subparagraph 10. Education and research facilities (limited to research facilities) - Subparagraph 14. Business facilities (excluding officetels) - Subparagraph 24. Broadcasting communications facilities
					<p>Incidental Use</p> <ul style="list-style-type: none"> • In attached Table 1 of Enforcement Decree of The Building Act <ul style="list-style-type: none"> - Subparagraph 3. Class 1 neighborhood living facilities (excluding massage parlor) - Subparagraph 4. Class 2 neighborhood living facilities (excluding massage parlor, public pub) - Subparagraph 5. Group of cultural and assembly facilities (excluding auditorium, sweepstakes-related facilities) - Subparagraph 9. Hospitals that fall under (a) among medical facilities (excluding general hospitals, psychiatric hospitals, sanatoriums for senior citizens) - Subparagraph 11. Facilities for senior citizens and children (children-related facilities) - Subparagraph 13. Training facilities (excluding golf practice ranges with steel tower) ※ Dormitories are not allowed under relevant laws, etc ※ Incidental use is defined as using less than 30% of the total floor area of the building



Appendix 2. Plans of the Architectural Structures(3/3)

Sort		Building Coverage Ratio	Floor Area Ratio (FAR)	Story	Use of Construction Facilities
Sites for Parking Lot	P ①~⑦	90% or less	380% or less	7 stories or below	<ul style="list-style-type: none"> • According to the Enforcement Decree of the Parking Lot Act, a building with a parking lot only is required to have a parking lot ratio of at least 95 percent to its total floor area. Provided, in cases where the part used for other purposes other than parking lots the proportion of the part used for parking shall be at least 70% (class 1 and 2 neighborhood living facility (excluding public pubs, massage parlors, gosiwon), Cultural and assembly facilities, training facilities, and motor vehicle-related facilities under the attached Table 1 of Enforcement Decree of The Building Act. • The following related facilities are prescribed in Article 6 (4) of the Enforcement Rules of the Parking Lot Act for an off-street parking lot and shall not exceed 20% of the total area of the parking lot. <ol style="list-style-type: none"> 1. Management office, rest areas, and public restrooms 2. Convenience stores and car decorations shops 3. Amenities required for the management and operation of off-street parking 4. Electric vehicle charging stations
Urban Resource Facility Site	Resource ①, ②	60% or less	380% or less	15 th stories or below	<p>Main Use</p> <ul style="list-style-type: none"> • Facilities for clustering venture businesses under the Act on Special Measures for The Promotion of Venture Businesses • Software promotion facilities under SOFTWARE INDUSTRY PROMOTION ACT • Knowledge industry centers (excluding dormitories) under the INDUSTRIAL CLUSTER DEVELOPMENT AND FACTORY ESTABLISHMENT ACT • Agricultural and fishery products wholesale market, Comprehensive agricultural and fishery products distribution center, and similar facilities under the Act on the Distribution and Price Stabilization of Agricultural and Fishery Products • In attached Table 1 of Enforcement Decree of The Building Act <ul style="list-style-type: none"> - Subparagraph 14. Business facilities (excluding officetels)
					<p>Incidental Use</p> <ul style="list-style-type: none"> • In attached Table 1 of Enforcement Decree of The Building Act <ul style="list-style-type: none"> - Among the No. 2 apartment houses, dormitory (However, it is limited to dormitories within the Knowledge Industry Center under the Act on Industrial Cluster Revitalization and Factory Establishment, and established the Knowledge Industry Center in Goyang City when installed. Operational Guidelines (in accordance with Goyang City Notice No. 2021-118) - Subparagraph 3. Class 1 neighborhood living facilities (excluding massage parlor) - Subparagraph 4. Class 2 neighborhood living facilities (excluding firearm stores, morticians, excluding golf practice ranges, public pubs, and massage parlors) - Subparagraph 5. Group of cultural and assembly facilities (excluding auditorium, sweepstakes-related facilities) - Subparagraph 7. Sales Facilities (excluding wholesale markets) - Subparagraph 10. Among educational research facilities, education centers, job training centers, private teaching institutes, research institutes, and libraries - Subparagraph 11. Facilities for senior citizens and children (children-related facilities) - Subparagraph 13. Training facilities (excluding golf practice ranges with steel tower) - Subparagraph 18. Warehouses among storage facilities - Subparagraph 24. Broadcasting communications facilities ※ Incidental use is defined as using less than 30% of the total floor area of the building
Complex Support Site	Complex Support ①, ②	60% or less	380% or less	13 th stories or below	<ul style="list-style-type: none"> • In attached Table 1 of Enforcement Decree of The Building Act <ul style="list-style-type: none"> - Subparagraph 2. Dormitories among multi-family housing - Subparagraph 3. Class 1 neighborhood living facilities (excluding massage parlor) - Subparagraph 4. Class 2 neighborhood living facilities (excluding firearm stores, morticians, excluding golf practice ranges, public pubs, and massage parlors) - Subparagraph 5. Group of cultural and assembly facilities (excluding auditorium, sweepstakes-related facilities) - Subparagraph 7. Sales Facilities (excluding wholesale markets) - Subparagraph 9. Medical facilities (excluding psychiatric hospitals, sanatoriums for senior citizens, isolation hospitals, and funeral parlor) - Subparagraph 10. Private teaching institute among education and research facilities - Subparagraph 11. Facilities for senior citizens and children (children-related facilities) - Subparagraph 13. Training facilities (excluding golf practice ranges with steel tower) - Subparagraph 14. Business facilities (excluding officetels)
Complex Support Site	Fuel Filling ①	60% or less	300% or less	5 th stories or below	<ul style="list-style-type: none"> • In attached Table 1 of Enforcement Decree of The Building Act <ul style="list-style-type: none"> - Subparagraph 19. Gas stations among storage and treatment facilities Area for hazardous substances (including mechanical car washing facilities) ※ Provided, that such facilities may be incorporated into class 1 neighborhood living facilities (limited to item (b)) and motor vehicle-related facilities, and the floor area of such facilities shall not exceed 40%. • Article 37 of the Enforcement Rule of the Safety Control Of Hazardous Substances Act specifies that it only applies to other related facilities • Gas stations, and other related facilities of gas handling facilities.
	Fuel Filling ①	20% or less	100% or less	4 th stories or below	<ul style="list-style-type: none"> • In attached Table 1 of Enforcement Decree of The Building Act <ul style="list-style-type: none"> - Subparagraph 19. Gas stations among storage and treatment facilities Area for hazardous substances (including mechanical car washing facilities), Liquefied Petroleum Gas Refueling Station (including mechanical car washing facilities) ※ Provided, that such facilities may be incorporated into class 1 neighborhood living facilities (limited to item (b)) and motor vehicle-related facilities, and the floor area of such facilities shall not exceed 40%. • Article 37 of the Enforcement Rule of the Safety Control Of Hazardous Substances Act specifies that it only applies to other related facilities • Gas stations, and other related facilities of gas handling facilities.

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