

South Korea Real Estate Report Q4 2014

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Abstracts

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BMI View: South Korea boasts a well developed commercial real estate sector with a strong financial sector and an affluent population supporting demand for commercial property. The country's export sector, which is key to economic growth, means the country also has extensive demand for industrial space. While the market is dominated by local firms, including an increasing number of Korean conglomerates, foreign direct investment has been growing steadily in recent years.

The outperformer in the long term will be the retail sub-sector, driven by increasing demand for Westernstyle shopping experiences, as well as the arrival of international retailers and tourists into the country. Although the creation of new retail space could cause some fluctuation in rental and vacancy rates, in the long term the story is one of solid growth. This is true of all the cities that we cover, but we do note that although the retail market in Seoul is mature, elsewhere in the country there is certainly room for growth.

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