

Suncheon OneSquare

Acquisition Business Overview

Exchange Rate: USD 1 = KRW 1,505.58 (Mar 27, 2026)

Real World Asset (RWA) Investment | Mixed-Use Commercial Complex

\$140.8M

Auction Floor Price

\$179.3M

Total Investment

\$122.0M

Pre-tax Profit

35.48%

Return Rate

01 Project Overview

Project Name	Suncheon OneSquare Acquisition
Location	14 Yeonja-ro, Namnae-dong, Suncheon, Jeonnam (Lot 18-1)
Trust Method	Management Trust — Hana Asset Trust
Completion	May 22, 2022
Building Scale	GFA 17,622m ² (5,331 pyeong) B2 + 5F above ground
Use	Retail / Commercial Facility
Parking	147 spaces (legal min. 127)
Zone	General Commercial Zone / Fire Prevention Zone

Floor Area

Site Area

4,338m²
(1,312 pyeong)

Building Area

2,667m²
(807 pyeong)

Above GFA

11,410m²
(3,451 pyeong)

Below GFA

6,212m²
(1,879 pyeong)

Total GFA

17,622m²
(5,331 pyeong)

02 Location & Trade Area Analysis

Core commercial hub of Suncheon City's original downtown (Jungang-dong · Namnae-dong)

Public Institutions Hub

Suncheon City Hall · Court · KBS Broadcasting · Police HQ · Land Management Office — major gov't facilities concentrated nearby

School District

3 universities · 6 high schools · 5 middle schools · 7 elementary schools — large resident student population

Urban Infrastructure

Suncheon Central Hospital · Bus Terminal · Jungang Market · Suncheon Bay National Garden — all within reach

New-Town Development

~5,000 new apartment units under development around Dongcheon River — 15,000–20,000 new residents expected

 **Designated under Suncheon City's 'Commercial Revitalization Program' → KRW 8B (\$5.3M) public investment over 5 years | No comparable facility within 2km radius — Monopoly position**

03 Floor Composition & Tenant Commitments

5F	Specialty Restaurant Row + Large Screen Golf Lounge
4F	Animation Center (36+ units — Suncheon City supported)
3F	Medical Clinic Center (comprehensive healthcare hub)
2F	Specialty Restaurants · Franchise · Fashion · Golf Apparel
1F	F&B · Pharmacy · Fashion Brands · Sportswear · Golf Goods
B1/B2	Parking (147 spaces)

Tenant Commitments

Malgeunbada Co.

Floor: 5F (entire)

Use: Tourist Buffet Restaurant & Jeonnam Specialty Products Store

Edufore Co.

Floor: 2F–3F (entire)

Use: Experience-Type Global Community Center

✓ Official Commitment Letters Submitted — Sep 2025

04 Financial Structure & Profitability

Cost Structure

Auction Price (KRW 21.2B × 1.05%)	\$147.8M
Fees · Interest · Project Costs	\$31.5M
Sales Commission (8% of revenue)	\$27.5M
Advertising & Promotion (2%)	\$6.9M
Incidental Expenses (5%)	\$17.2M
— Total Investment Required	\$179.3M

Revenue & Profit

Gross Sales Price (100%)	\$446.6M
Net Sales Revenue (77%)	\$343.9M
Annual Rental Income	\$214.2M
— Pre-tax Net Income	\$122.0M
— Net Return Rate	35.48%

Sales Price per Pyeong by Floor (USD)



05 Funding Request & Debt Security

Funding Requested

USD 179,300,000 (≈ KRW 270,000,000,000)

Total = Auction KRW 21.2B × 1.05% (\$147.8M) + Fees · Interest · Project Costs (\$31.5M)

01 1st Repayment

77% of gross sales (\$343.9M)
via unit sales proceeds

02 2nd Repayment

Refinancing after full
occupancy
(balance repaid via re-loan)

03 Debt Security

130% of loan amount
1st-priority trust beneficiary
(Hana Asset Trust)

04 Collateral

OneSquare land & building
(entire property)

Timeline: Funding → Auction (KRW 21.2B negotiation complete) → Full Leasing → Refinancing → Unit Sales → Principal Repayment

06 RWA | Real World Asset Investment Perspective

Real World Asset Tokenization — Why OneSquare Qualifies



Verified Physical Collateral

Completed May 2022
5,331 pyeong mixed-use complex
Trust-registered, 1st-priority lender



Clear Profit Structure

Gross asset \$446.6M
Pre-tax profit \$122.0M / 35.48%
Annual rental income \$214.2M



Strong Creditor Protection

130% collateral coverage
1st-priority beneficiary position
Hana Asset Trust (public institution)



RWA Tokenization Ready

173 individually-titled units
Ideal for fractional token issuance
Small-lot investment + liquidity



Monopoly Location

No comparable facility within 2km
Suncheon City downtown core
10M annual Suncheon Bay visitors



Low Entry Risk

16 auction rounds — price dropped 69%
\$140.8M negotiated price agreed
2 tenant commitment letters signed

Suncheon OneSquare — prime RWA-eligible asset with proven physical collateral & transparent return structure

07 Developer Profile & Investment Summary

U&T Holdings Co., Ltd.

시행사 / Project Developer

Business Reg. No.	120-87-24063
CEO	Kwon, Soon-beom
Established	March 18, 2020
Headquarters	Seoul, Seodaemun-gu (9F Ewha Yeodae-gil 10)
Business	Real Estate Dev. · Consulting · Sales Agency

Investment Proposal Summary

- Investment Amount : USD 179.3M (KRW 270B)
- Expected Profit : USD 122.0M (pre-tax)
- Return Rate : 35.48%
- Collateral : Full land & building
(Trust 1st-priority, 130% coverage)
- Gross Sales : USD 446.6M
(Repayment source: \$343.9M / 77%)

Contact

U&T Holdings Co., Ltd. | CEO: Kwon Soon-beom | Reg. 120-87-24063

9F, 10 Ewha Yeodae-gil, Seodaemun-gu, Seoul, South Korea