

Leading new growth platform of Gyeonggi

Yangju Techno Valley







**A Platform for Future Industries:
Where Enterprises and Talent Converge to
Drive Gyeonggi's Growth**

Yangju Techno Valley

Yangju Basic status



Area

310.4km²

(3.04% of Gyeonggi)



Administrative districts

1eup, **4**myeons, **7**dongs

(305 tong-ri / 2,709 ban)



Financial scale

KRW **1.252** trillion

General account: KRW 1.024 trillion,
Special account: KRW 184.1 billion



Medical institutions

196



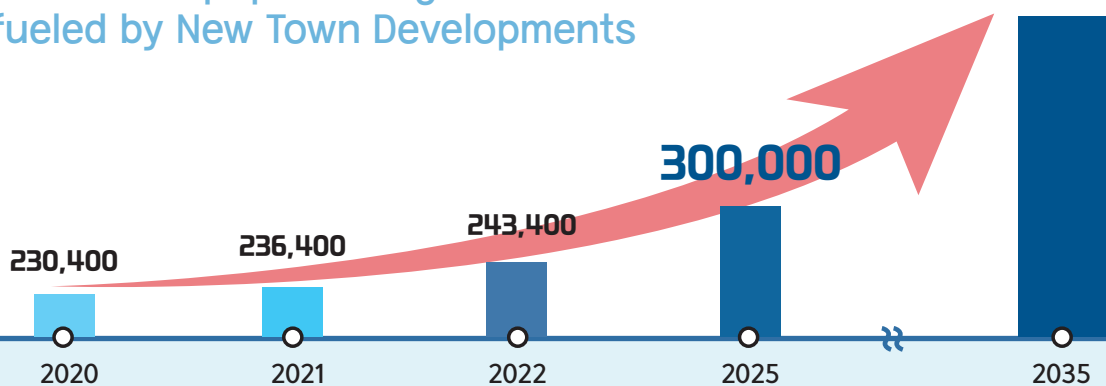
Population

305,597 (including registered foreign residents)

Consistent population growth
fueled by New Town Developments

Target Population for 2035

504,000



Status of major facilities



Public libraries

10



Learning centers

7



Culture and art spaces

18



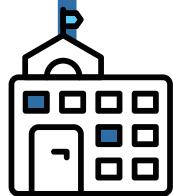
Enterprises

29,246

Total Employment : 104,133

Where Enterprises Converge

Where Talent Thrives



Schools

Elementary, middle,
and high schools

64 schools

30,685 students

35 elementary schools (13,987 students)

11 middle schools (6,860 students)

8 high schools (5,488 students)

Universities

3 universities

13,377 students



Seojeong
University



Kyungdong
University



Yewon Arts
University

Over the last decade,
the student population
has grown by

34%

2025 **44,062** students

2015 **32,993** students

Yangju : A Future Education
Cooperation District
designated as a special
educational development
zone!!

Transportation Nexus of Northern Gyeonggi

Yangju

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Yangju is rapidly evolving into the Transportation Nexus of Northern Gyeonggi, powered by major expressway and mass transit connections to Seoul. With ongoing urban development and enhanced regional accessibility, Yangju creates the ideal environment for nurturing a high-skilled, vibrant workforce.

Public transportation



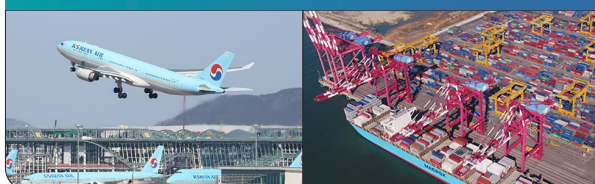
- **Seoul Subway Line 1** (Yangju Station, Deokgye Station, Deokjeong Station and Hoejeong Station (scheduled))
- **Seoul Subway Line 7 extension to open in 2027** (Planned stations: Okjeong Station, Goeup Station (tentatively named))
- **GTX-C Line to open in 2031** (Deokjeong Station)
- **Metropolitan express buses to Seoul areas :**
 - 1100** (Deokjeong ↔ Nowon)
 - 1101** (Deokjeong ↔ Seoul Station)
 - G1300** (Deokjeong ↔ Jamsil)
 - G1304** (Hongjuk ↔ Jamsil)

Roads

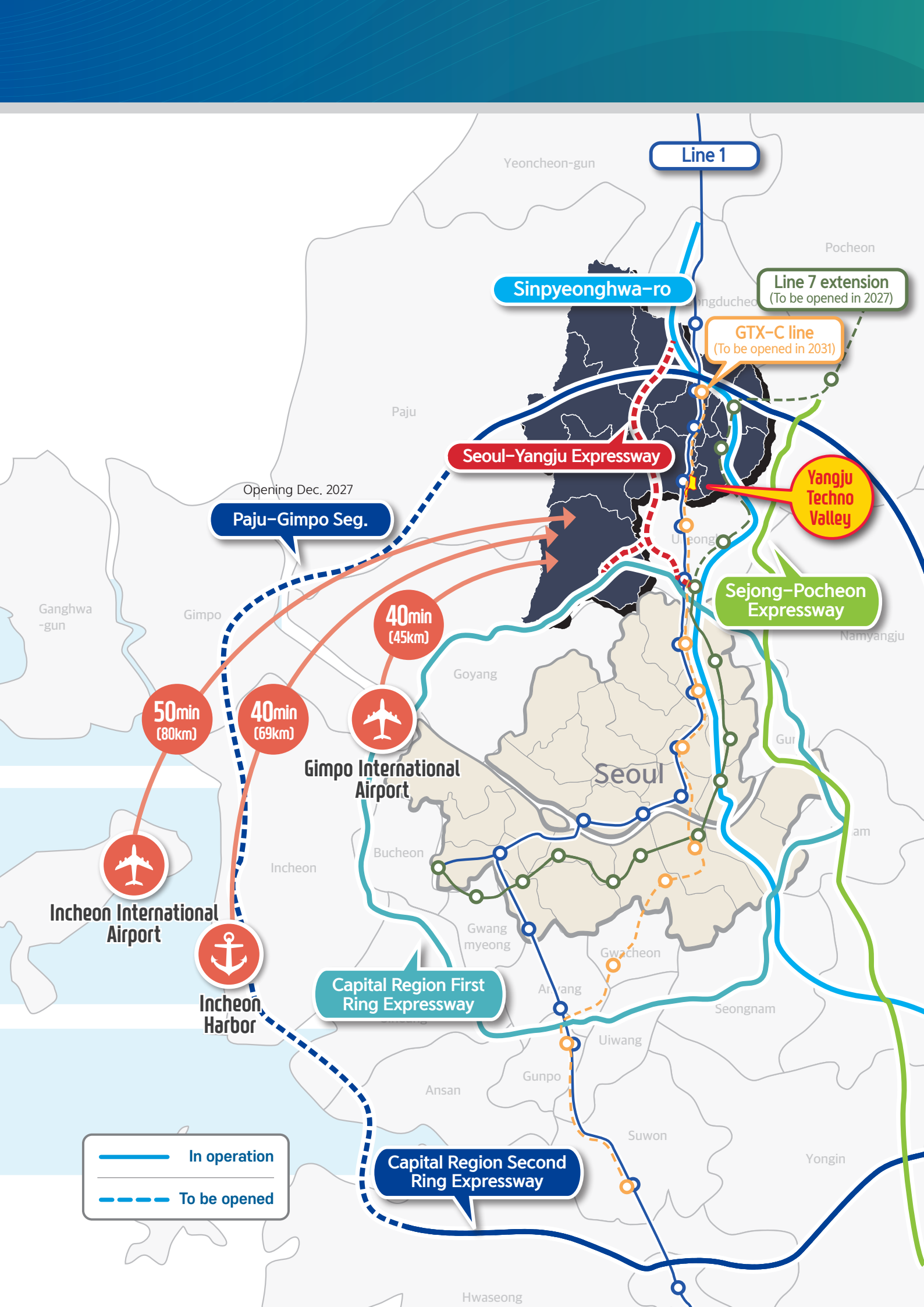


- **Capital Region First Ring Expressway** (Songchu IC)
- **Capital Region Second Ring Expressway** (full opening expected by 2029)
- **Seoul - Yangju Expressway** (Construction to begin in 2026, Opening planned for 2031)
- **Sejong-Pocheon Expressway** (Connecting to Yangju IC on the Capital Region Second Ring Expressway and other major routes)
- **National Route 3** (Sinpyeonghwa-ro), **Pyeonghwa-ro**

Sea routes



- **Incheon International Airport** approx. 50 minutes away (80 km)
- **Gimpo International Airport** approx. 40 minutes away (45 km)
- **Incheon Harbor** approx. 40 minutes away (69 km)





Gu-am Industrial Complex 3 companies, 237 employees

C13. Textile manufacturing industry
C26. Electronic components, computers, video, audio, and communication equipment manufacturing industries
C21. Medical quality and pharmaceutical manufacturing industry



Nammyeon Industrial Complex 44 companies, 561 employees

C13. Textile manufacturing industry (excluding clothing)
C15. Leather, bag, and shoe manufacturing industries
C25. Processed metal products manufacturing industry (excluding machinery and furniture)

Sangsu Industrial Complex 10 companies, 306 employees

All manufacturing industries in the Korean Standard Industrial Classification Table/List



Geomjun Industrial Complex 61 companies, 1,229 employees

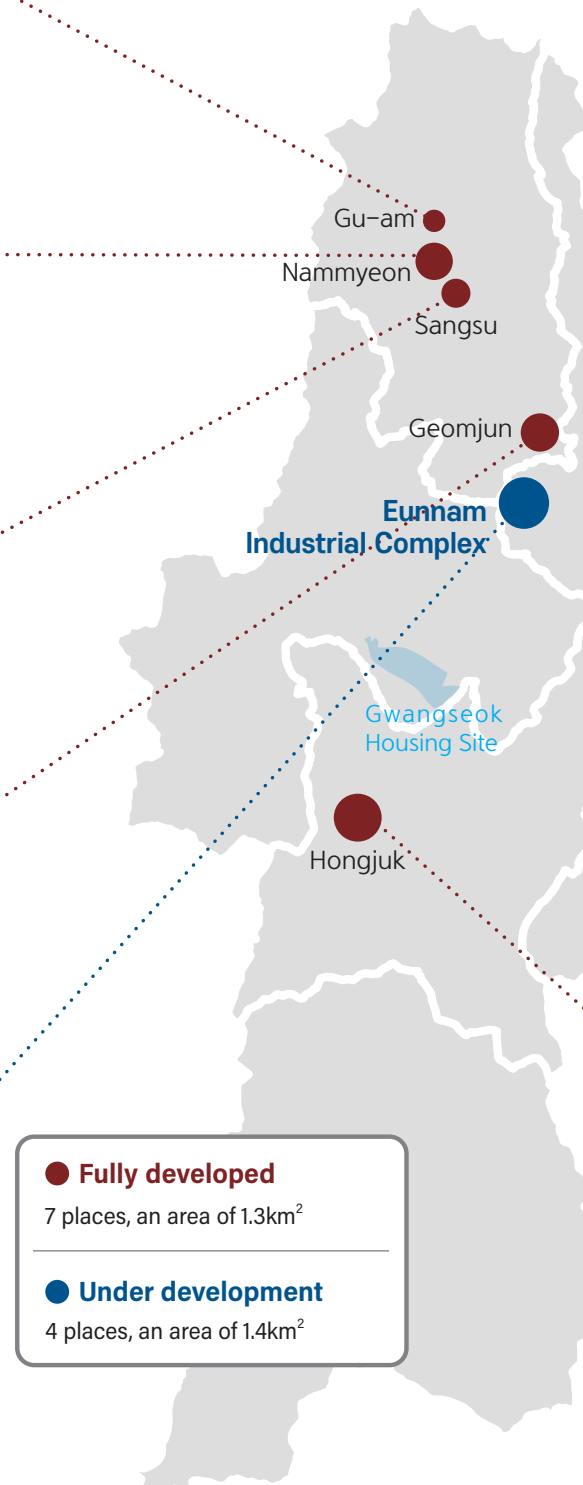
C134. Textile products dyeing, organizing, and finishing industries
C201. Basic chemical manufacturing industry
C259. Other metal processed products manufacturing industry



Eunnam Industrial Complex (Completion: December 2027)

C10. Food manufacturing industry
C13. Textile manufacturing industry (excluding clothing)
C22. Rubber and plastic manufacturing industries
C25. Processed metal products manufacturing industry (excluding machinery and furniture)

209 companies
4,759 employees



New Industrial Complexes - Yangju Techno valley, Eunnam and Hoecheon 300 - 400 Companies , 10,000 + Employees

Doha Industrial Complex
1 company, 352 employees
C24. Primary metal manufacturing industry

Won Industrial Complex
(Completion: December 2026)
1 company, 150 employees
Manufacture of concrete, such as ready-mixed concrete

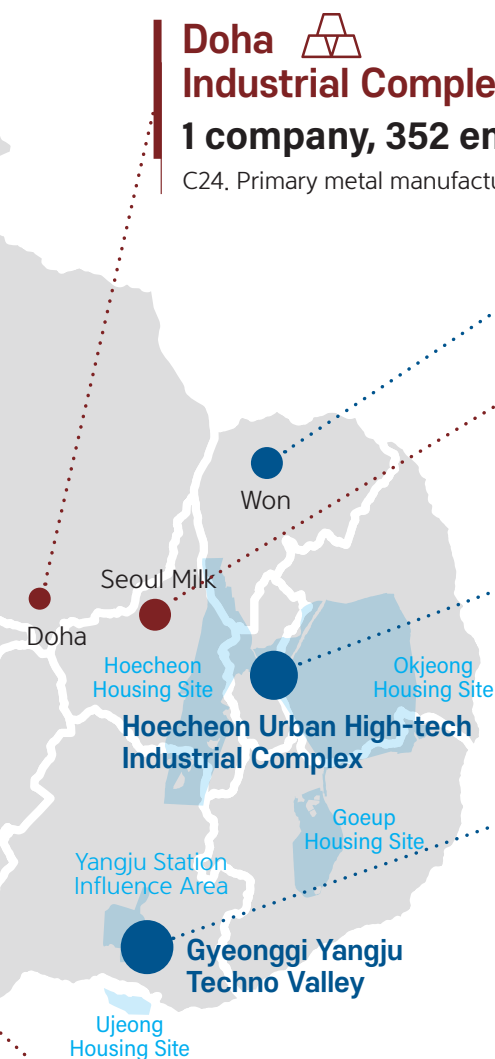
Seoul Milk Industrial Complex
1 company, 448 employees
C10. Food manufacturing industry

Hoecheon Urban High-tech Industrial Complex
(Completion: December 2026)
55 companies and 3,000 employees (expected)
High-tech Industries and knowledge culture industries

Gyeonggi Yangju Techno Valley
(Completion: December 2026)
Manufacturing industries:
C26. Electronic components, computers, video, audio and communication equipment manufacturing industries
C27. Medical, precision, scientific instruments and watches manufacturing industries
C28. Electrical equipment manufacturing industry, etc.
R&D-type industries:
J58. Publishing industry
J59. Video and audio recordings production and distribution industries
J60 Broadcasting industry, etc.

Hongjuk Industrial Complex
88 companies, 1,476 employees

C10. Food manufacturing industry
C13. Textile manufacturing industry (excluding clothing)
C15. Leather, bag and shoe manufacturing industries, etc.





Major Institutions Located within the Jurisdiction



경기지방중소기업청

Northern branch office of Gyeonggi
Regional SMEs and Startups office



KOTRA Northern Gyeonggi
Support Group



경기신용보증재단
Gyeonggi Credit Guarantee Foundation

Gyeonggi Credit Guarantee
Foundation, Yangju Branch Office



경기대진테크노파크
Gyeonggi Daejin Technopark

Gyeonggi Daejin Technopark



Korea High Tech Textile
Research Institute



Gyeonggi General Textile
Support Center



Gyeonggido Business &
Science Accelerator



Gyeonggi Transport Corporation



한국여성경제인협회
Korean Women
Entrepreneurs Association



Major Institutions Located within the Jurisdiction



서울우유
Seoul Milk



CAS

WOOREE NEWOPTICS
NEWOPTICS



Nungwon Metal Industrials



inter-M



O9WOMEN





Key Business Tenants by Industrial Complex

Sangsu General Industrial Complex

Taeyoung Chemical Ind. Co., Ltd.	Burim Chemical Co., Ltd.	Samwon Ind.	Seaho	SMI Co., Ltd.
SEALON Co., Ltd.	TAI SAN HITECH CO., Ltd.	RICOVILL	MayHome Co., Ltd.	Damdapack

Geomjun General Industrial Complex

GREENWEAR Co., Ltd.	Namdo C&T	Daegwang Print Trade	Daewon C&T	Daejin CS
Daejin Textile	D&B Tradings	Bitna	Seoheung Textile	Eco Textile
WooSung Foam	WooSung Foam Factory 2	Ilgu	Jinwoong Industry	Changjin Co. Ltd.
CAN Textile	Tower Co., Ltd.	Turning Point Co., Ltd.	Hansol Textile	Hyundai Metal
Hyundai Plating	Hyundai Plating	Seyoung Textile	Gobang Textile	Nasan Textile
Daeyong C&T	Daewon C&T	Daewon Textile	TheZone1	Duksan Metal Co., Ltd.
Dong Gwang Metal	DS Chemical	Samho C&T	Samho Textile	Seonyeopsa
Seongbo Textile	Seongsu Dyeing	Seongeun Textile Solution	Seonghwa Industrial Co., Ltd.	Seonghwa Textile
Sero Textile	Suseong Dyeing	Shinmyeong Industrial	Shinmyeong Industrial	Yangpyeong Metal
Youngjin Industry	Youngjin Industry	Yegwang C&T	Yoowon C&T	Youjin industry
Jeongwon	Dankook Co., Ltd.	Jinseon Metal Plating	Jinheung C&T	Taegwang ENG
Taegwang Metal	Taeyoung Industry Corp.	Pyeonghwa Textile	Foryou Textile	Hansol Textile
Hyundai Special Plating				

Nammyeon General Industrial Complex

Vision Land	Sangyoung Tech	Songrim Water Tech	Air Tech CNS	LEJ & Partners
Eun Sung Aluminum co., Ltd.	ENL	Jeho	Jungbu P&C	Jinseong Safes
K-WON ELECTRONICS	Kaylune Company	Taeyoung C&T	Taeyoung PolyChem	Hanabar Co., Ltd.
YK Metal	Gangseong Pieces	Daekwang Metal	Daedong Industrial	Donggwang Textile
BALLPIN TEC	B&A Tech Co., Ltd.	Saeong engineering	Seojin System	Seojin Precision
Shinshin Textile	HSP	Yeonshin plating	Yeonjin Trade	WooShin Heat Treatment Inc.
Eunseong	Jungwoo Metal	JD & S	KC Tech Co., Ltd.	Korea Renewable Energy
Jungbu Industry Corporation	Junghwa Textile	Chungmu Steel Processing	Taeseong Plating	Taeyoung Chemical Ind. Co. Ltd.
Korea Precision Steel Ball Co., Ltd.	Hanseong Metal s.t	i-engraving Hansung	Hyundai Industry	

Guam General Industrial Complex

NEWOPTICS	IMPACTRUM	NOBOS International
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Hongjuk General Industrial Complex

YONGWON E.N.C LTD	Dongyang Textile	Samhyup	Misung C&T	Asan Textile
Changyoung Machinery Co., Ltd.	Deoham C&E	Monocam	JMT	Seongwon Air Tech
The Sun	Hung San Hwa Sung Co., Ltd.	A-one	Venishoo	Hyeseong Provision Factory 1
CUP&PACK	Universal	Donga Food	Daetaeyon North Generation Co., Ltd.	Daesung Industrial Machine Co., Ltd.
Newziro	Evergreen	EP Care Industry	Hyupjin Precision Industry	Kookje Commerce Group
Samsung Tec	Duri Steel	Eunbit Metal	Dura Food	Byuckdoo Door
Byuckdoo NHT	Oreum	Youho Electric	Dongbang Pastec Co., Ltd. Factory 2	Modern & Unique
JM C&F	Egong	Seongwon Air Tech Factory 2	AirFlex	Daegwang Glass Factory 1
Daegwang Glass Factory 2	Bless Industry	Shinheung Coupling	Yousung C&F	Taegyeong ECO
MIRAEDO	Bless Industry Factory 2	Seongwon Air Tech Factory 3	Hyunbo Leather	CampTwo Factory 1 and 2
CampTwo Factory 1 and 2	Daetong Planning	CAFFEBENE	An agricultural corporation, Natural	IT's OLLE
Donggyeong Co., Ltd.	KUKJE21	Hyeseong Provision Factory 1	inter-M	Yeongil Education System
Boryong Industrial	Taesan Systems	Junyoung Tech	Sehwa Pallet Tech	DAON
Junyoung Security	Suppullim Foods	Jungsfarm Co., Ltd.	Gilsan Pipe	Junjuna
Soundcom	Cormorant Co., Ltd.	Junjuna	SovicoPro	COMING
ABLE FACTORY	Ghi Well	Birac Korea	REFIT	Hyupjin Covering
Sejong Life	Bless Industry Factory 3	Hyupjin Precision Industry Factory 2	YZNE	KeumSung Bed
Dongbang Pastec Co., Ltd.	Dongbang Family Co., Ltd.	Gilsan ST		

Yangju Techno Valley

Project Overview

The Leading New Growth Platform of Gyeonggi, **Yangju Techno Valley**

Initiating Grand Scale Development in Northern Gyeonggi

A New Growth Platform Leading Economic and Industrial Development

The Core Hub for uncovering, supporting, and growing Innovative Industries

Gyeonggi Province, Yangju City, Gyeonggi Housing & Urban Development Corporation are creating a vibrant city where businesses can thrive



Robust Cooperative Network

- New growth driven by the integration of local industries and smart technologies
- R&D cooperation system to promote advanced new industries
- Kwangwoon University IT Research Center and Northern Gyeonggi Chamber of Commerce and Industry ready to relocate

The SUREST INVESTMENT For Business Success



Outstanding Accessibility

- Comprehensive Public Transportation System
- GTX-C Opening in 2031: Enhanced Regional Connectivity
- Major Roads: Second Ring Expressway, Seoul-Yangju Expressway, Sinpyeonghwa-ro



Reliable Workforce Supply

- Life-Work proximity: Strategic location near five residential hubs
- Population Growth: Steady influx of population as new towns expand
- Enhanced transport links: Facilitating the influx of talent from prestigious universities in northern Seoul and Gyeonggi

YANGJU TECHNO VALLEY

Building the Future with an Urban Smart Industrial Complex
for New Growth

Yangju Techno Valley – Project Overview

Location 258-1, Majeon-dong, Yangju, Gyeonggi-do

Development area 218,105 m²

Development costs KRW 1,526,166 / m²

Primary target industries 4 business fields in high-tech industries, 11 business fields in R&D
 ※ High-tech industries (electronics, healthcare, electricity, other machinery),
 R&D (cultural industry, information and communication industry, knowledge industry)

Project operators Gyeonggi Provincial Government and Yangju City (37%)
 Gyeonggi Housing & Urban Development Corporation (63%)

Investment Highlights of Yangju Techno Valley

- Located within approximately a 5-minute walk of Yangju Station
- A live-work environment for 3,822 households in the Yangju Station area
- Commercial and lifestyle convenience infrastructure centered around the station
- Within a 50-minute commuting radius of northern Seoul
- Approximately 20 minutes to the Okjeong and Hoecheon New Town living area

Yangju Station Area :
 Ensure simultaneous development of
 residential and living infrastructure



Phased Sales and Completion in 2026

Promotion plan

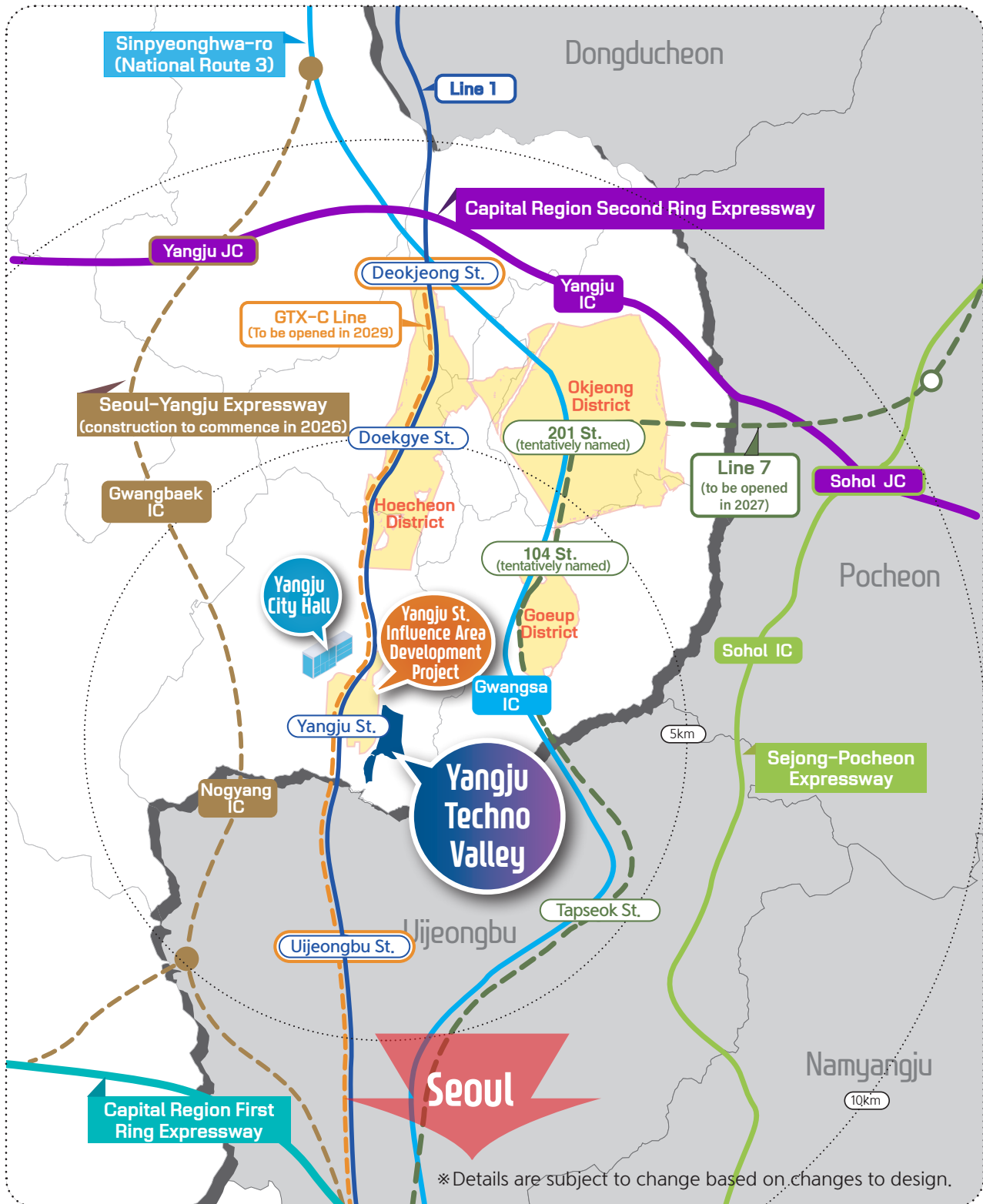


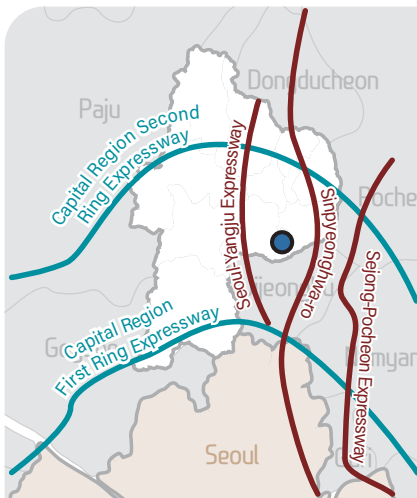
※ The timeline for the project may change depending on various factors

Yangju Techno Valley

Location

Transportation and Livability

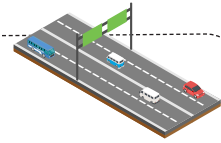




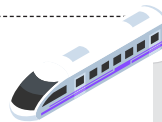
Roads

Proximity to major expressways, including the Seoul Metropolitan Second Ring Expressway, enables efficient access to Seoul and surrounding cities, driving business growth.

- **Capital Region First Ring Expressway**
(within 10 km from Howon IC and Songchu IC)
- **Capital Region Second Ring Expressway**
- **Seoul-Yangju Expressway**
(Construction to begin in 2026, Opening planned for 2031)
- **Sinpyeonghwa-ro** (National Route 3 bypass)
within 3 km from Gwangsa IC
- **Sejong-Pocheon Expressway**



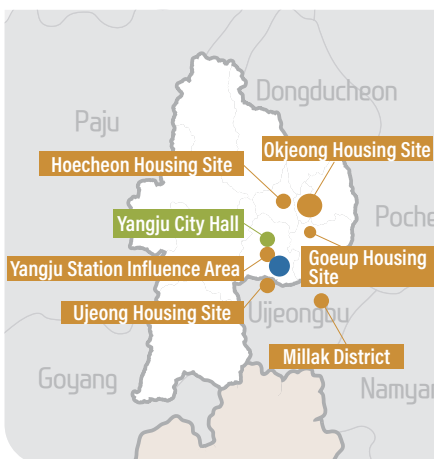
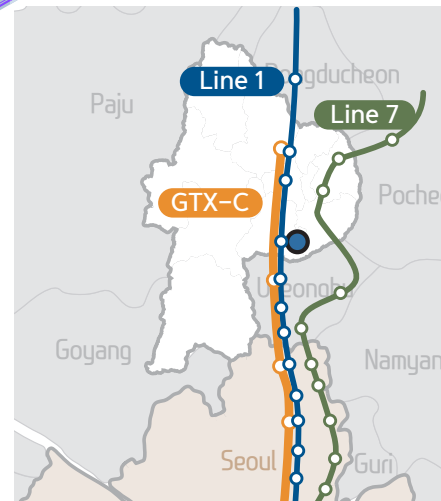
Public Transportation



Integrated metropolitan transit system ensures excellent accessibility

- **Subway Line 1** : Yangju Station (extremely close)
- **Subway Line 7 extension** : Opening in 2027
- **GTX-C Line** : Direct access to Gangnam within approximately 30 minutes; opening in 2031
- **Metropolitan express buses to Seoul areas** :

1100 (Deokjeong↔Nowon)	1101 (Deokjeong↔Seoul Station)
G1300 (Deokjeong↔Jamsil)	G1304 (Hongjuk↔Jamsil))



Housing Sites and Infrastructure



With the Yangju Station area as its hinterland, Yangju Techno Valley provides a live-work environment and integrated commercial and lifestyle infrastructure.

- **Yangju Station Area Development Project**
(3,821 households)
- **Proximity within 5 km to Yangju New Town** (Okjeong, Hoecheon, and Goeup Housing Sites)

Yangju, Where Enterprises Converge



Yangju, a city conducive to business, is home to a strong base of leading enterprises that continue to grow and expand.

CAS (listed on the KOSDAQ)

Since Apr 19, 1983

CEO: Kim Tae-in

324 employees

Main products: Wholesale of electronic scales and load cells, indicators for manufacturing/industrial purposes, etc.



inter-M (listed on the KOSDAQ)

Since Oct 5, 1983

CEO: Cho Nam-yong

280 employees

Main products: Speakers, recorders, broadcast receivers, general broadcasting equipment, etc.



DGI & d-gen. (listed on the KOSDAQ)

Since Nov 28, 1991

CEO: Choi Dong-ho

88 employees

Main products: Manufacturing of inkjet plotters and cutting plotters, etc.



Nungwon Metal Ind. (MSE)

Since Apr 30, 1996

CEO: Lee Jang-Wook

396 employees

Main products: Manufacturing of copper tubes and brass tubes, etc.



Donggyeong Co., Ltd. (MSE)

Since May 31, 2000

CEO: Kim Jae-min

805 employees

Main products: Korean restaurants, bakeries/food (ribs) manufacturing, etc.



Seoul Dairy co-op, Yangju Factory

Since Sep 15, 2000

Union representative:
Moon Jin-seop

430 employees

Main products: 65 kinds of dairy products, beverages, etc. (Up to 1,690 tons per day for raw milk processing)



NEWOPTICS (MSE)

Since Aug 1, 2005

CEO: Shin Jeong-gon

207 employees

Main products: Manufacturing of LCD backlight parts, etc.



09WOMEN (listed on the KOSDAQ)

Since Nov 2, 2006

CEO: Kim Joo-yeong

111 employees

Main products: Manufacturing of plus-size women's clothing, miscellaneous goods, etc.





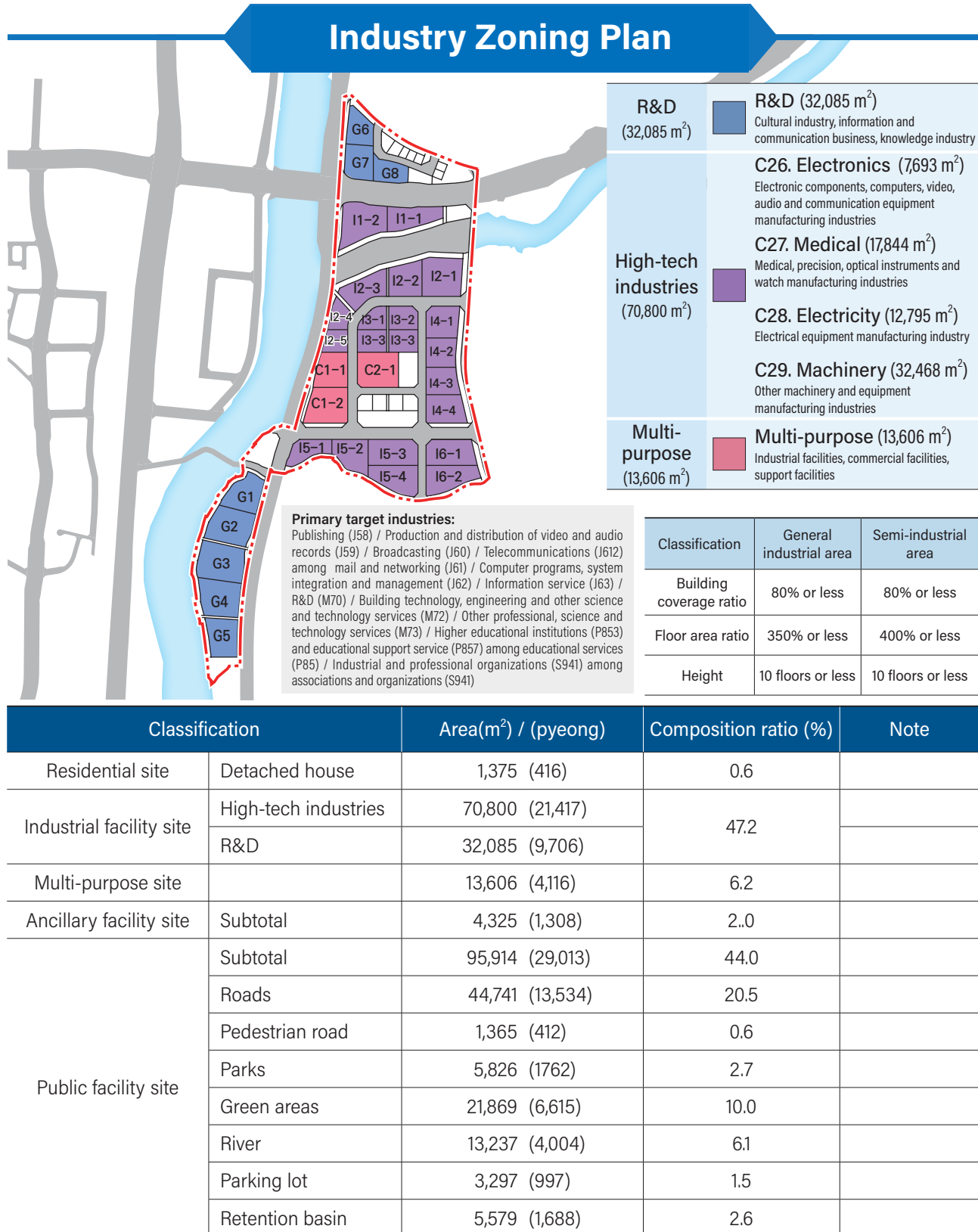
Yangju Techno Valley, Where Talent Thrives

Located within 20 km of Yangju Techno Valley, a hub where talent thrives, this area is home to a concentration of prestigious universities in northern Seoul and Gyeonggi. The vibrant educational environment fosters strong industrial-academic collaboration and attracts young talent, offering a competitive edge for innovation.



Opening of the GTX-C Line is expected to enhance workforce accessibility from northern Seoul and northern Gyeonggi

Industry Placement · Land Zoning plan



※ The above details are subject to change according to the project's progress.

1. Tax Incentives for Tenant Companies

Category		Corporate and Income Tax (for investments exceeding the prescribed threshold) ¹⁾	Acquisition Tax	Property Tax
New Business Establishment		Exemption for 3 years; 50% reduction for the following 2 years	85% reduction	35% reduction for 5 years
Business Relocation	²⁾ From Metropolitan Cities → Yangju	–	85% reduction	85% reduction for 5 years; 50% reduction for the following 3 years
	From Capital Region → Yangju	–	85% reduction	35% reduction for 5 years
	From Other Regions → Yangju	–	60% reduction	35% reduction for 5 years

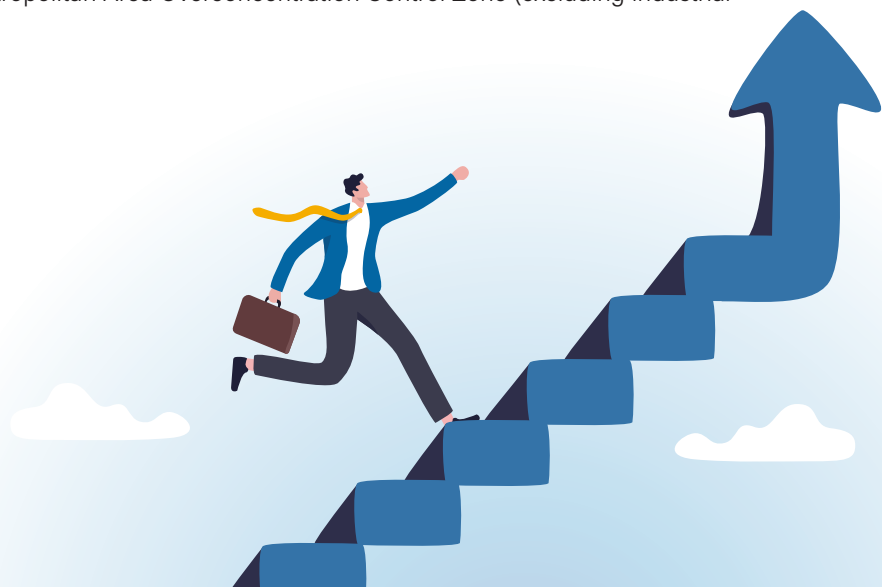
* Where multiple incentives apply, only the highest applicable reduction rate shall be applied.

* Where the acquisition tax is at least KRW 2 million and the property tax is at least KRW 500,000, the reduction rate shall be capped at 85%.

* The scope of application may vary depending on individual eligibility criteria. For further details, please contact the Uijeongbu Tax Office or Yangju City Hall's Taxation Division.

Tax incentives for tenant companies may vary depending on the industry sector and the individual investment conditions of each company.

- 1) Investment threshold criteria by industry sector for the establishment of new businesses
- Manufacturing, etc.: Minimum investment of KRW 2 billion and at least 30 full-time employees
 - Research and Development: Minimum investment of KRW 500 million and at least 10 full-time employees
 - Logistics, etc.: Minimum investment of KRW 1 billion and at least 15 full-time employees
- 2) Metropolitan Cities: Seoul Metropolitan Area Overconcentration Control Zone (excluding industrial complexes)



2. Financial Support and Other Incentives for Tenant Companies

○ Agreement concluded with the Korea SMEs and Startups Agency (April 16, 2021)

- Industrial Complex Facility Funds: Preferential rate of 0.3% below the prevailing base rate for companies relocating to the industrial complex
 - Facility Funds Outside the Industrial Complex: Base rate + 0.5% applied (approx. 0.8% reduction)
- Industrial Complex Operating Funds: Interest rates based on the prevailing base rate, subject to the company's credit rating and financial conditions

○ Partner Banks for Interim Payment Loans (consultation available)

Bank Name	Representative Branch		
	Branch Name	Contact	Address
Korea Development Bank	Nowon Branch	02-950-9504	1-2F, 712-1 Sanggye-dong, Nowon-gu, Seoul
Hana Bank	Nowon Station Financial Center Branch	02-935-1900	4F, 712-1 Sanggye-dong, Nowon-gu, Seoul
NongHyup Bank	Yangju Branch	031-822-4250	134 Godeok-ro, Yangju, Gyeonggi-do
Shinhan Bank	Yangju Financial Center	031-859-0267	214 Okjeong-ro, Yangju, Gyeonggi-do
Industrial Bank of Korea	Yangju Financial Center	02-908-6126	651-8 Sanggye-dong, Nowon-gu, Seoul

* Consultation available at all branches, including those not listed above.

Payment Terms: 3-Year Equal Installments with Interest

Category	Payment Period	Down Payment	Interim Payments and Balance
Installment Payment	3 years	10% of the supply amount upon contract signing	Equal semiannual installments from the contract date

Installment Interest: 3.5% (current)

Installment interest is charged on outstanding balances from the earlier of the land use approval date and the area confirmation date at the current annual rate of 3.5%.

Early Payment Discount: 5% (current)

1. If the land payment is made in advance before the installment interest commences, a discount is applied based on the number of prepaid days, using the current annual rate of 5%.

* If payment is made after the installment interest commences, a discount equivalent to the applicable installment interest is applied for the prepaid period.

2. However, if, after receiving the early payment discount, the land use approval is granted or the area is confirmed before the scheduled payment date of the purchase price, the discounted amount corresponding to the period from the land use approval date or the area confirmation date to the original payment due date must be refunded to Gyeonggi Housing and Urban Development Corporation (GH).

* For further details regarding payment terms, please contact the GH Industrial Complex Sales Division.

Corporate fund support and balanced corporate support policies

Fund support for Small and Medium Enterprises (SMEs) in Gyeonggi

Support target

SMEs and small business owners in Gyeonggi-do

Recommended limit

Operating funds: KRW 1.2 trillion
Start-up and competitiveness enhancement funds: KRW 500 billion

Application guidelines

Application Period: Until the funds are depleted
- Gyeonggi Credit Guarantee Foundation +82)1577-5900
- Yangju Branch Office of Gyeonggi Credit Guarantee Foundation (031-850-3803~9)
- Uijeongbu Technology Evaluation Center +82)31-820-0300

Special guarantee to provide support for SMEs

Simplified evaluation process compared to general guarantees, funded by municipal governments' contributions, with the aim of reinforcing SME competitiveness and revitalizing the local economy

Support target

A SME under Article 2 of the Framework Act on Small and Medium Enterprises, which has completed factory registration and business registration in Yangju as of the date of application and has been operating continuously for at least one year

Recommended limit

Recommendation of issuance of a special guarantee of up to KRW 300 million per company

Application guidelines

Support period: Year-round (Until the available amount is depleted)
- Yangju Branch Office of Gyeonggi Credit Guarantee Foundation +82)31-850-3803~9
- Yangju City Government, Self-sufficient City Development Division, Self-sufficient Industry Planning Team +82)31-8082-6013

Compensation of interest difference for SME Operating Fund

Promotes the stabilization of management for companies that have technical skills and competitiveness but suffer from financial difficulties by compensating a part of loan interest rates

Support target

SMEs located within the district (as defined by Article 2 of Framework Act on Small and Medium Enterprises)
Small business owners operating with a place of business within the district
Other enterprises deemed necessary by the Mayor to foster SMEs

Recommended limit

- 1% interest subsidy for loan rates of 4% to less than 6%
- 2% interest subsidy for loan rates of 6% or higher
* Not applicable where the loan rate is 4.0% or lower

Application guidelines

Support period: Year-round (Until the available amount is depleted)
Yangju City Corporate Support Division, Textile Industry Support Team
(Tel. 031-8082-6014)

Contact Information

Yangju City Government Website

<https://www.yangju.go.kr>



Additional Contact Information and Consultation Requests

[Sales]

Yangju City Corporate Support Division
(Investment Promotion Team) **+82)31-8082-5980**

Yangju City Seoul Office **+82)31-8082-5180**

Gyeonggi Housing and Urban Development Corporation,
Industrial Complex Support Division **+82)31-220-8964**

[Development]

Yangju City Corporate Support Division
(Industrial Complex Development Management Team) **+82)31-8082-6020**

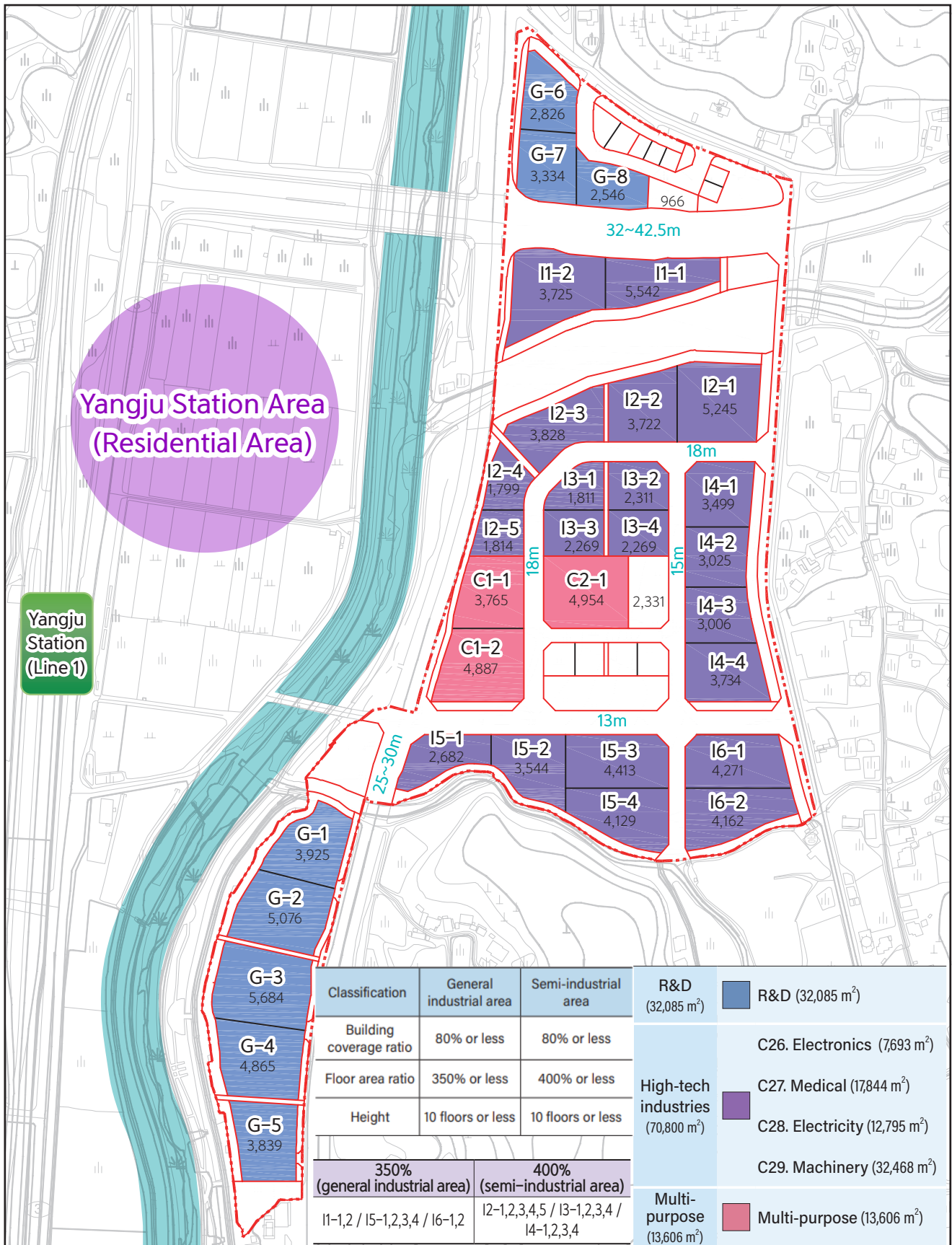
Gyeonggi Housing and Urban Development Corporation,
Industrial Complex Development Division: **+82)31-220-7451**

Appendix

Urban Management Plan



Industry Placement Plan



Industrial facility site

Lot		Area m ² (pyeong)	Area m ² (pyeong)	Note
Lot No.	Location			
29 Lots		102,885 (31,123)	102,885 (31,123)	
G-1	291-2, Majeon-dong	32,085 (9,706)	3,925 (1,187)	R&D
G-2	290-4, Majeon-dong		5,076 (1,535)	
G-3	291-12, Majeon-dong		5,684 (1,719)	
G-4	291-18, Majeon-dong		4,865 (1,472)	
G-5	291-26, Majeon-dong		3,839 (1,161)	
G-6	117-1, Majeon-dong		2,816 (852)	
G-7	122, Majeon-dong		3,334 (1,009)	
G-8	128-5, Majeon-dong		2,546 (770)	
I1-1	120-2, Majeon-dong	9,267 (2,803)	5,542 (1,676)	Industry (C26,C27, C28,C29)
I1-2	161, Majeon-dong		3,725 (1,127)	
I2-1	141-1, Majeon-dong	16,408 (4,963)	5,245 (1,587)	
I2-2	134, Majeon-dong		3,722 (1,126)	
I2-3	136-2, Majeon-dong		3,828 (1,158)	
I2-4	137-1, Majeon-dong		1,799 (544)	
I2-5	137-2, Majeon-dong		1,814 (549)	
I3-1	138, Majeon-dong	8,660 (2,620)	1,811 (548)	
I3-2	258-1, Majeon-dong		2,311 (699)	
I3-3	263, Majeon-dong		2,269 (686)	
I3-4	257-1, Majeon-dong		2,269 (686)	
I4-1	141-1, Majeon-dong	13,264 (4,012)	3,499 (1,058)	
I4-2	256-1, Majeon-dong		3,025 (915)	
I4-3	253-5, Majeon-dong		3,006 (909)	
I4-4	243-1, Majeon-dong		3,734 (1,130)	
I5-1	271, Majeon-dong	14,768 (4,467)	2,682 (811)	
I5-2	273-3, Majeon-dong		3,544 (1,072)	
I5-3	276-2, Majeon-dong		4,413 (1,335)	
I5-4	271-4, Majeon-dong		4,129 (1,249)	
I6-1	278, Majeon-dong	8,433 (2,551)	4,271 (1,292)	
I6-2	279, Majeon-dong		4,162 (1,259)	

Appendix 2 Urban Management Plan (District unit plan)

Multi-purpose site

House No.	Area m ² (pyeong)	Lot		Area m ² (pyeong)	Note
		Lot No.	Location		
Total	13,606 (4,116)	-	-	13,606 (4,116)	
C1	8,652 (2,617)	1	264-2, Majeon-dong	3,765 (1,139)	
		2	264-12, Majeon-dong	4,887 (1,478)	
C2	4,954 (1,499)	1	263, Majeon-dong	4,954 (1,499)	

Ancillary facility site

House No.	Area m ² (pyeong)	Lot		Area m ² (pyeong)	Note
		Lot No.	Location		
Total	4,325 (1,308)	-	-	4,325 (1,308)	
S1	1,110 (336)	1	125-1, Majeon-dong	595 (180)	
		2	128-4, Majeon-dong	515 (156)	
S2	3,215 (973)	1	264-1, Majeon-dong	821 (248)	
		2	261, Majeon-dong	787 (238)	
		3	260, Majeon-dong	786 (238)	
		4	255, Majeon-dong	821 (248)	

Residential site (detached)

House No.	Area m ² (pyeong)	Lot		Area m ² (pyeong)	Note
		Lot No.	Location		
Total	1,375 (416)	-	-	1,375 (416)	
R1	825 (250)	1	162-6, Majeon-dong	275 (83)	
		2	129, Majeon-dong	275 (83)	
		3	129, Majeon-dong	275 (83)	
R2	550 (166)	1	129, Majeon-dong	275 (83)	
		2	129, Majeon-dong	275 (83)	

Parking lots

House No.	Area m ² (pyeong)	Lot		Area m ² (pyeong)	Note
		Lot No.	Location		
Total	3,297 (997)	-	-	3,297 (997)	
P1	966 (292)	1	130-2, Majeon-dong	966 (292)	
P2	2,331 (705)	1	257-1, Majeon-dong	2,331 (705)	

Appendix 3 Urban Management Plan Decision Report

Residential site (detached)

Drawing No.	Location	Classification	Details
Residential site (detached)	Houses and lots R-1,2,3 R-1,2	Use	Permitted - Detached houses (excluding multi-user houses and official residence) - Store residence: Class 1 neighborhood living facilities and Class 2 neighborhood living facilities (Excluded are public pubs, massage parlors, massage centers, religious facilities, morticians, manufacturing stores, firearm store and golf driving ranges with an outside steel tower) * The neighborhood living facilities of a store house are allowed only on the first floor and shall not exceed 40% of total floor area.
			Not permitted - Any undesignated use - Residential use of underground floor
		Building coverage ratio	60% or less
		Floor area ratio	200% or less
		Height	4 floors or less (if the entire floor is constructed using pilotis and is used as a parking lot, it is excluded from the calculation of the number of floors)
		Boundary of structure	According to the decision on matters concerning buildings, etc.

Industrial facility site (manufacturing facilities)

Drawing No.	Location	Classification		Details		
Industrial facility site (manufacturing Facilities)	Houses and lots I1-1,2 I2-1,2,3,4,5 I3-1,2,3,4 I4-1,2,3,4 I5-1,2,3,4 I6-1,2	Use	Permitted	• Factories and ancillary facilities * For factories, the contents of the arrangement plan for target industries presented in the industrial complex plan apply. * Among the target industries, the following environment-polluting facilities are restricted from moving in. - An air pollutant-emitting facility that discharges specific hazardous substances in the air under Article 2, Clause 9 of the Clean Air Conservation Act - A factory where an air pollutant-emitting facility under Article 2, Clause 11 of the Clean Air Conservation Act which falls under the category of Class 1 to Class 3 workplaces under Schedule 1-3 of the Enforcement Decree of the same Act. This is provided that it is permitted only for wastewater and waste treatment facilities and boiler/absorbent cold and hot water heater facilities among the air pollutant-emitting facilities (Schedule 3) under the Enforcement Rules of the same Act - A facility discharging heavy metals and certain hazardous substances in water under Article 22 of the Sewerage Act, Article 6 and Schedule 3 of the Enforcement Rules of the Water Environment Conservation Act - Designated malodor-producing substance under Schedule 1 of the Enforcement Rule of the Malodor Prevention Act - A plant that manufactures, keeps, and stores a hazardous chemical substance under the Chemical Substances Control Act or a designated waste under the Wastes Control Act • Knowledge industry centers under Article 2, Clause 13 of the Industrial Cluster Development and Factory Establishment Act (Provided, that when constructing a knowledge industry center, it shall not exceed 30% of the total floor area of the building for the use in accordance with Article 36-4, Clause 2 of the Enforcement Decree of the Act on the Promotion of Industrial Cluster Development and Factory Establishment Act)		
			Not permitted	• Any undesignated use		
		Building coverage ratio		• 80% or less		
		Floor area ratio		Floor area ratio (use district)	350% (general industrial area)	400% (semi-industrial area)
				Location (homes and lots)		I1-1,2 / I5-1,2,3,4 / I6-1,2
		Height		• 10 floors or less		
		Boundary of structure		• According to the decision on matters concerning buildings, etc.		

Industrial facility site (R&D facilities)

Drawing No.	Location	Classification		Details		
Industrial facility site (R&D)	Houses and lots G-1,2,3,4, 5,6,7,8	Use	Permitted	• Education and research facilities (limited to education centers, research institutes, staff training centers and libraries) • Knowledge services industry falling under Schedule 2 of the Enforcement Decree of the Industrial Development Act (excluding environmental purification and restoration businesses, wholesale and product brokerage businesses, hospitals, clinics, and other health service businesses) • Venture businesses under Article 2, Clause 1 and facilities for clustering venture businesses under Clause 4 of the Act on Special Measures for the Promotion of Venture Businesses • Software promotion facilities under Article 2, Clause 2 and Article 11 of the Software Promotion Act • Facilities promoting cultural industries under Article 2, Clause 17 and Article 21 of the Framework Act on the Promotion of Cultural Industries • A. Performance halls and D. Exhibition halls among cultural and assembly facilities / general business facilities (excluding mixed-use apartments)/ Broadcasting and communication facilities • Knowledge industry centers under Article 2, Clause 13 of the Industrial Cluster Development and Factory Establishment Act, * When a knowledge industry center is constructed in order to provide the maximum convenience facilities in an R&D site, it is permitted for installation for the purposes listed under Article 36-4, Clause 2 of the Enforcement Decree of the Act on the Promotion of Industrial Development and Factory Establishment Act not more than 30% of the total floor area of the building. Provided, that Class 1 and Class 2 neighborhood living facilities are permitted only for the following purposes, and are installed only on two or less floors above the ground and on the first basement floor. - Enforcement Decree of the Building Act, Schedule 1, No. 3 - Class 1 neighborhood living facilities (excluding massage parlors) - Enforcement Decree of the Building Act, Schedule 1, No. 4 - C. (automobile business offices), D. (bookstores), F. (photo studios, ticket offices), H. (restaurants, confectioneries, etc.), I. (general restaurants), M. (excluding indoor fishing grounds, golf driving ranges, and amusement facilities), N. (financial institutions, offices, real estate brokerage offices, marriage counseling offices, etc.) among Class 2 neighborhood living facilities • S941 (Industries and expert organizations) is permitted only for the houses and lots plan G1.		
			Not permitted	• Any undesignated use		
		Building coverage ratio		• 80% or less		
		Floor area ratio		Floor area ratio (use district)	350% (general industrial area)	400% (semi-industrial area)
				Location (homes and lots)	G-6,7	G-1,2,3,4,5,8
		Height		• 10 floors or less		
		Boundary of structure		• According to the decision on matters concerning buildings, etc.		

Ancillary facility site

Drawing No.	Location	Classification		Details		
Ancillary facility site	Houses and lots S2-1,2,3,4	Use	Permitted	• Dormitories among apartment types • Class 1 and 2 neighborhood living facilities (provided that public pubs, massage parlors, and other similar facilities are excluded, and golf driving ranges among Class 2 neighborhood living facilities are limited to indoor golf driving ranges) • Cultural and assembly facilities (excluding animal and vegetable gardens) / Stores among sales facilities / Hospitals among medical facilities (excluding mental hospitals and nursing homes) • Education and research facilities / facilities for senior citizens and children/ exercise facilities (excluding outdoor golf driving ranges and sports grounds) / business facilities		
			Not permitted	• Any undesignated use		
		Building coverage ratio		• 80% or less		
		Floor area ratio		• 400% or less		
		Height		• 7 floors or less		
		Boundary of structure		• According to the decision on matters concerning buildings, etc.		

Multi-purpose facility site

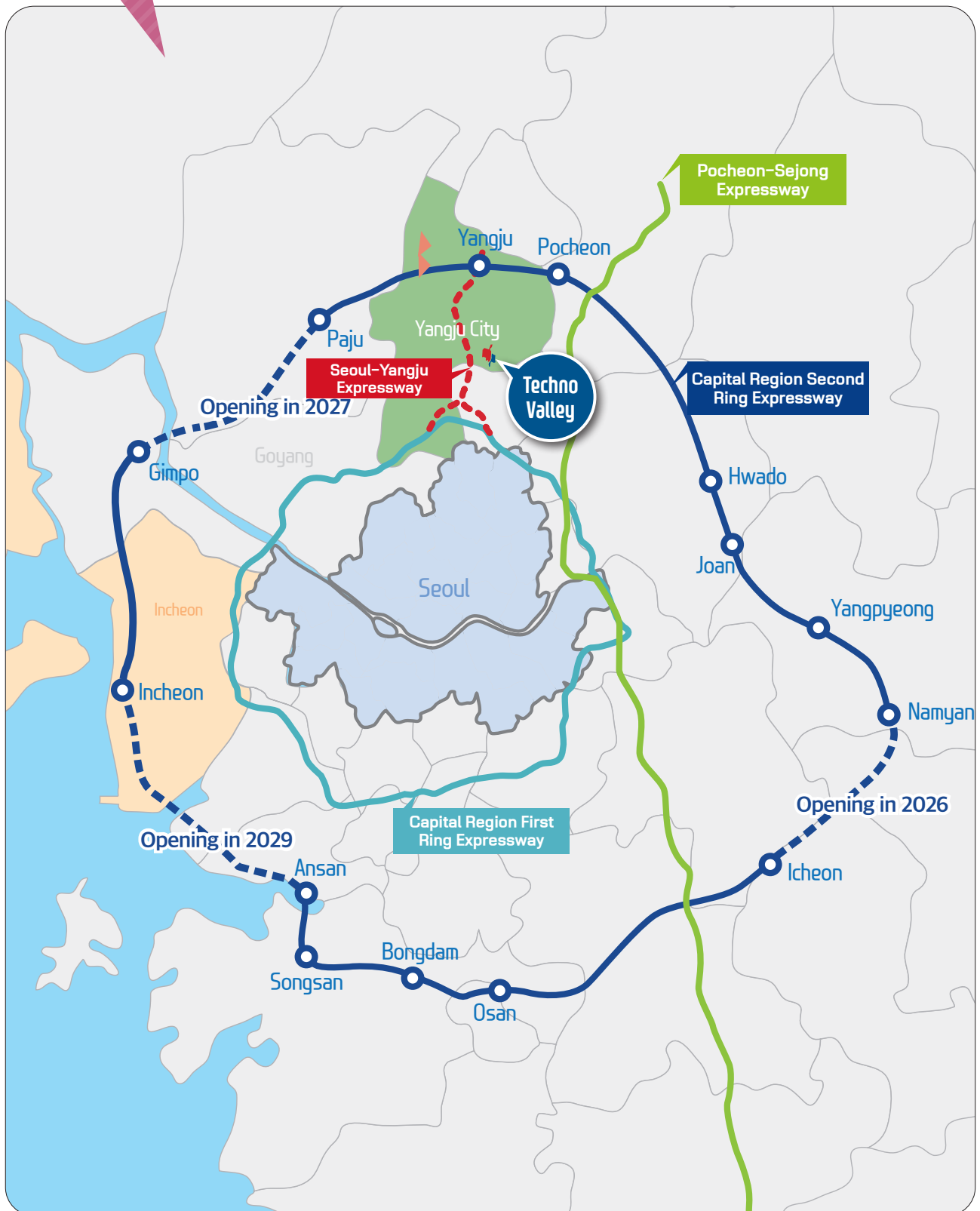
Drawing No.	Location	Classification		Details								
Multi-purpose facility site	Houses and lots C1-1,2 C2-1	Use	Permitted	- Industrial facilities - A knowledge industry center under Article 2, Clause 13 of the Industrial Cluster Development and Factory Establishment Act (Provided, that it should not exceed 30% of the total floor area of the building for the use in accordance with Article 36-4, Clause 2 of the Enforcement Decree of the Enforcement Decree of the Act on the Promotion of Industrial Development and Factory Establishment Act.) * Installation must ensure that the floor area of an industrial facility takes up 50% or more of the total floor area. <table><tr><th>Industrial facilities (50% or more)</th><th>Detailed business-type arrangement plan</th></tr><tr><td>For the location of manufacturing facilities</td><td>• C26, C27, C28, C29</td></tr><tr><td>For the location of non-manufacturing facilities</td><td>• J58, J59, J60, J612, J62, J63, M70, M72, M73, P853, P857</td></tr><tr><td>For the location of a knowledge industry center</td><td> • Manufacture (C26, C27, C28, C29) • Workplaces in the knowledge industry under Article 6, Clause 2 of the Enforcement Decree of the Industrial Cluster Development and Factory Establishment Act • Workplaces in the knowledge industry under Article 6, Clause 2 of the Enforcement Decree </td></tr></table> * Among the target industries, the following environment-polluting facilities are restricted from moving in. - An air pollutant-emitting facility that discharges specific hazardous substances in the air under Article 2, Clause 9 of the Clean Air Conservation Act - A factory where an air pollutant-emitting facility under Article 2, Clause 11 of the Clean Air Conservation Act which falls under the category of Class 1 to Class 3 workplaces under Schedule 1-3 of the Enforcement Decree of the same Act. This is provided that it is permitted only for wastewater and waste treatment facilities and boiler/absorbent cold and hot water heater facilities among the air pollutant-emitting facilities (Schedule 3) under the Enforcement Rules of the same Act - A facility discharging heavy metals and certain hazardous substances in water under Article 22 of the Sewerage Act, Article 6 and Schedule 3 of the Enforcement Rules of the Water Environment Conservation Act - Designated malodor-producing substance under Schedule 1 of the Enforcement Rule of the Malodor Prevention Act - A plant that manufactures, keeps and stores a hazardous chemical substance under the Chemical Substances Control Act or a designated waste under the Wastes Control Act • Commercial facilities: Religious facilities, sales facilities, recreational facilities, and automobile-related facilities (excluding junkyards and maintenance shops) * Installation must ensure that the floor area of a commercial facility is 20% or more of the total floor area. • Support facilities: Permitted use for support facility site * Installation must ensure that the floor area of a support facility is less than 50% of the total floor area.	Industrial facilities (50% or more)	Detailed business-type arrangement plan	For the location of manufacturing facilities	• C26, C27, C28, C29	For the location of non-manufacturing facilities	• J58, J59, J60, J612, J62, J63, M70, M72, M73, P853, P857	For the location of a knowledge industry center	• Manufacture (C26, C27, C28, C29) • Workplaces in the knowledge industry under Article 6, Clause 2 of the Enforcement Decree of the Industrial Cluster Development and Factory Establishment Act • Workplaces in the knowledge industry under Article 6, Clause 2 of the Enforcement Decree
				Industrial facilities (50% or more)	Detailed business-type arrangement plan							
				For the location of manufacturing facilities	• C26, C27, C28, C29							
				For the location of non-manufacturing facilities	• J58, J59, J60, J612, J62, J63, M70, M72, M73, P853, P857							
				For the location of a knowledge industry center	• Manufacture (C26, C27, C28, C29) • Workplaces in the knowledge industry under Article 6, Clause 2 of the Enforcement Decree of the Industrial Cluster Development and Factory Establishment Act • Workplaces in the knowledge industry under Article 6, Clause 2 of the Enforcement Decree							
		Not permitted	• Any undesignated use									
		Building coverage ratio		• 80% or less								
		Floor area ratio		• 400% or less								
Height		• 10 floors or less										
Boundary of structure		• According to the decision on matters concerning buildings, etc.										

Parking lot site

Drawing No.	Location	Classification		Details
Public facility sites (parking lot)	Houses and lots P1-1 P2-1	Use	Permitted	• An off-road parking lot under the Parking Lot Act (exclusive parking buildings permitted) * An "exclusive parking building" refers to a building in which at least 90% of the total floor area of the building is used as a parking lot. (Provided, that in the case of parts used for purposes other than parking lots, it is limited to "I. General business facilities" among Class 1 neighborhood living facilities and "N. General business facilities" among Class 2 neighborhood living facilities under Schedule 1 of the Enforcement Decree of the Building Act)
			Not permitted	• Any undesignated use • Uses other than parking lots under Article 1-2, Clause 1 of the Enforcement Decree of the Parking Lot Act are not permitted
		Building coverage ratio		• 80% or less
		Floor area ratio		• 400% or less
		Height		• 5 floors or less
		Boundary of structure		• According to the decision on matters concerning buildings, etc.

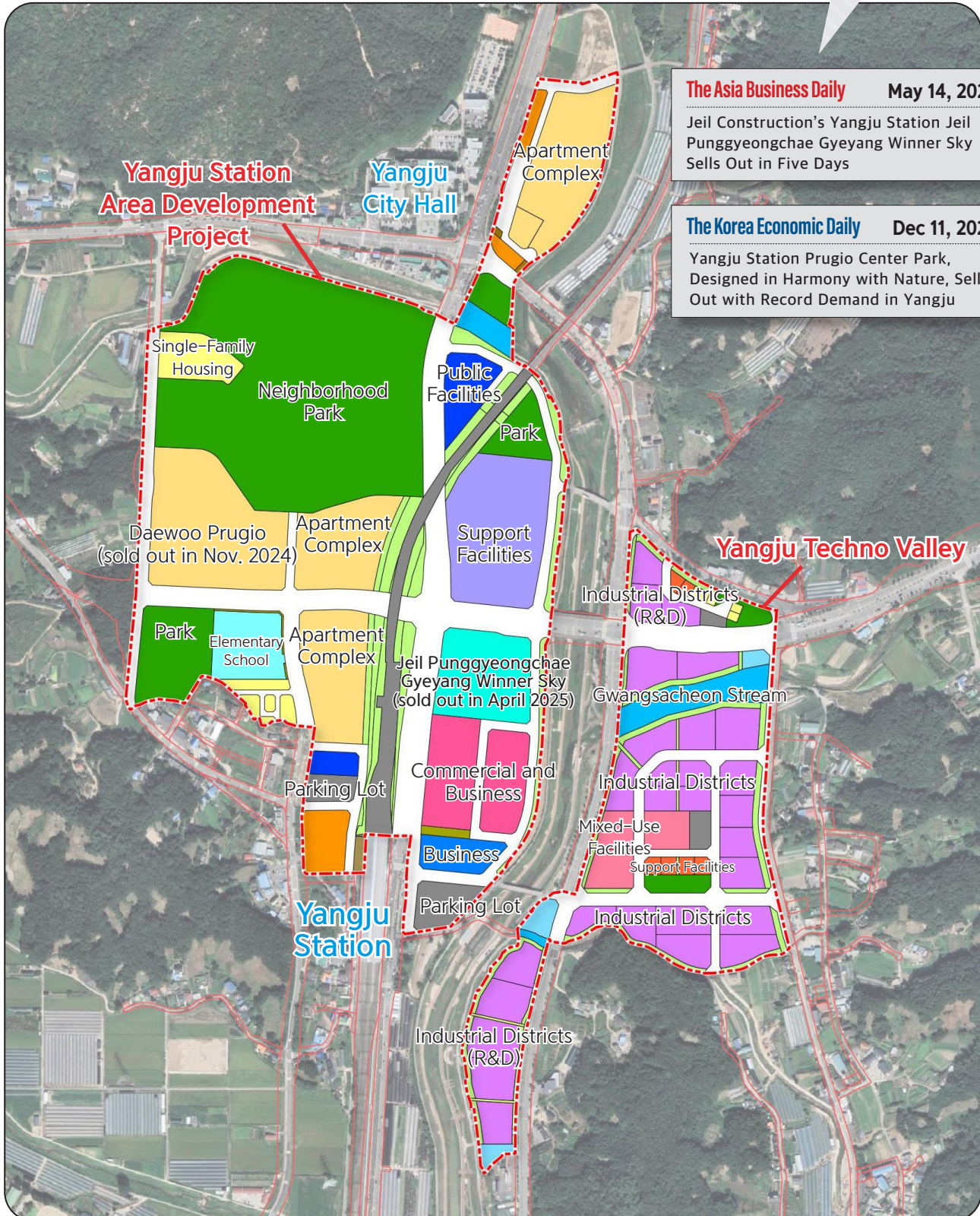
Yangju: Location and Major Expressway Network

Extensive Transportation Network: Direct connectivity to Seoul and across Gyeonggi Province via the Capital Region First and Second Ring Expressways, the Pocheon-Sejong Expressway, and the planned Seoul-Yangju Expressway.



Yangju Station Area and Gyeonggi Yangju Techno Valley Development Projects

The Yangju Techno Valley and Yangju Station Area Development projects will facilitate the establishment of a future-oriented new city integrating residential and commercial districts, along with businesses and educational facilities.





Beautiful Change **YANGJU**



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