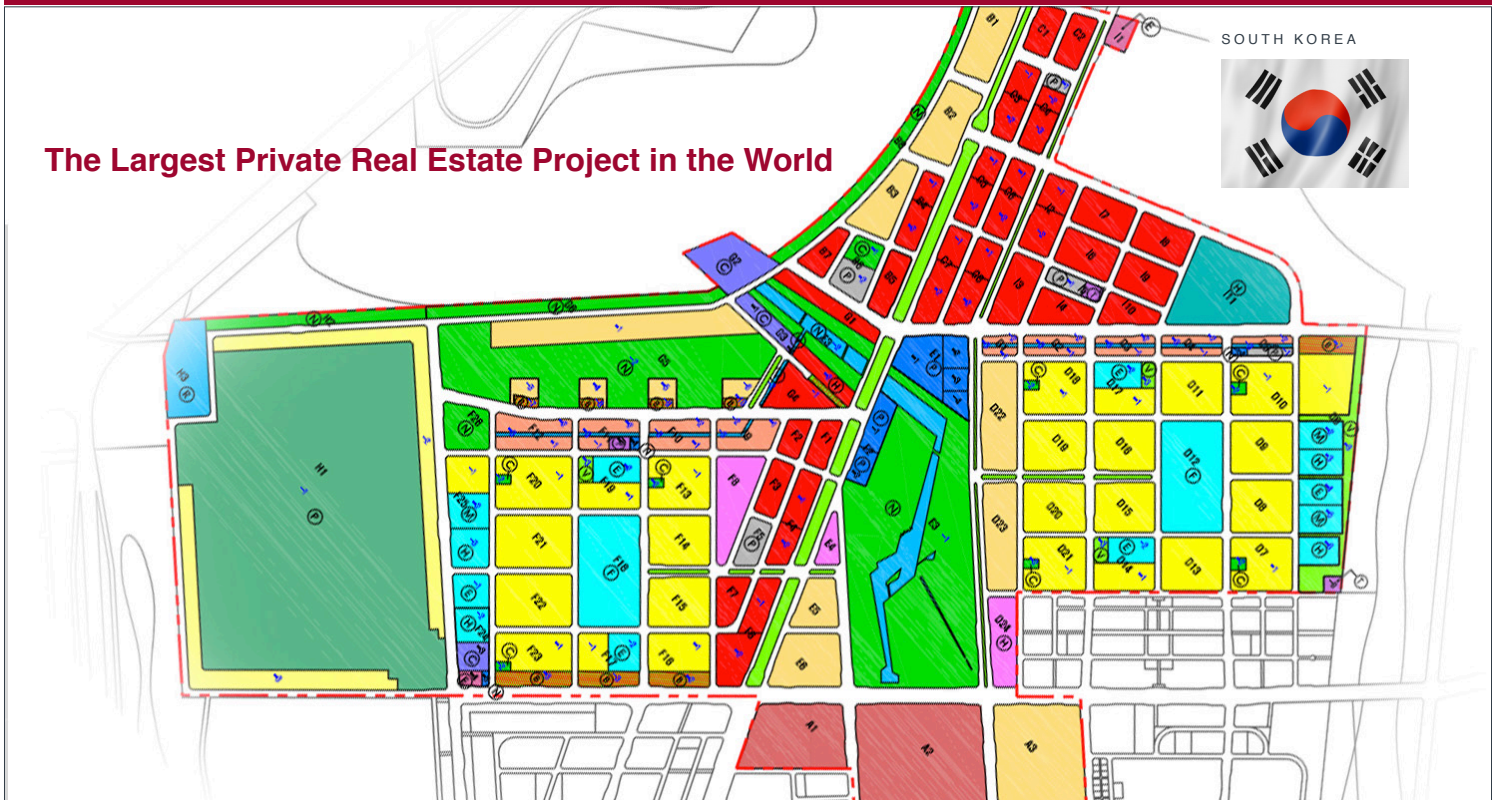


# SONGDO IBD - Master Plan

The Largest Private Real Estate Project in the World

SOUTH KOREA



Songdo International Business District is a new city located on 1,500 acres of reclaimed land near Seoul, South Korea. This US \$35 billion, 100 million square foot project is a strategic initiative to position South Korea as a new business hub in Northeast Asia, with a location just 15 minutes from the top-rated Incheon International Airport and a few hours flying time to regional markets in Japan, Russia, China, and other parts of Asia.

John Hynes secured the project in 2001 and assembled a world-class team to develop a new international city. The resulting master plan, designed by Kohn Pedersen Fox, includes a mix of uses and amenities such as Class A office space, luxury residential housing, a new convention center, an International School, a 100-acre Central Park and a Jack Nicklaus Championship Golf Course, just to name a few. The multi-phase development plan is underway with approximately 100 buildings complete or under construction at an estimated cost-to-date of US \$15 billion. The city officially opened in August 2009.

*Songdo International Business District was a joint development of Gale International, Posco E&C, & Morgan Stanley.*



Yellow square	Detached Housing	Red circle with 'D'	Department Store
Light yellow square	Multi-dwelling Housing	Purple circle with 'H'	Hotel
Light green square	Mixed-use Residential	Orange square	Neighborhood Amenities
Red square	International Business	Blue circle with 'P'	Public Building
Pink square	General Commercial	Blue circle with 'N'	Neighborhood Public Facility
Light blue square	International Exhibition	Light blue square	Public School
Light blue circle	General Hospital	Green circle with 'C'	Children Park
Blue circle with 'C'	Cultural Facility	Light green square	View Green Land
Green circle with 'P'	Physical Training Land	Yellow square	Buffing Green Land
Purple circle with 'E'	Electricity Supply Facility	Light blue square	Canal
Green circle with 'N'	Neighborhood Park	Blue circle with 'R'	Retention Pond
Purple circle with 'T'	Trash yard	Green line	Pedestrian Road

## Master Plan

A 100 million square foot new city on 1,500 acres:

Residences	35 million SF
Offices	40 million SF
Retail	10 million SF
Hotels	5 million SF
Cultural/Civic	10 million SF
Sustainability	2008 ULI/Financial Times Sustainable Cities Award

<b>Responsibilities</b>	Master Planning
	Contract Negotiation
	LEED/Sustainable Design
	Permitting
	Financing
	Construction Management
	Marketing & Leasing