### Yeosu National Industrial Complex

<table>
<thead>
<tr>
<th>1. Development Purpose</th>
<th>To develop a comprehensive petrochemical industrial complex by utilizing location conditions of seaside industrial complex</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Management Agency</td>
<td>Korea Industrial Complex Corp.</td>
</tr>
<tr>
<td>3. Location</td>
<td>Jungheung-dong and Samil-dong, Yeosu-si, Jeollanam-do, 9 km to the north from Yeosu</td>
</tr>
<tr>
<td>4. Topography and Soil</td>
<td>Smooth slope area with gneiss, granite and matrix, and seashore area with rhyolite, cluster rock and sedimentary rock</td>
</tr>
<tr>
<td>5. Climate (Annual Average)</td>
<td></td>
</tr>
</tbody>
</table>
  - Temperature: 14.5℃  
  - Humidity: 63%  
  - Precipitation: 959.8mm  
  - Precipitation days: 88 days  
  - Main wind direction: Northwesterly wind |
| 6. Development Background |  
  - Apr. 01, 1974 Yeocheon Industrial Base development zone designated  
  (Ministry of Construction Notice No. 92)  
  - Mar. 11, 1981 Yeocheon Industrial Base development zone framework plan announced  
  (Ministry of Construction Notice No. 72)  
  - Sep. 15, 1999 Notice of approval of change of Yeocheon National Industrial Complex Expansion execution plan  
  (No. 1999-260)  
  - Apr. 12, 2001 Change of Yeocheon National Industrial Complex development plan  
  (Ministry of Construction and Transportation Notice No. 2001-81)  
  - Oct. 10, 2002 Revision of framework plan of management for Yeosu National Industrial Complex  
  announced (Ministry of Industry and Resource Notice No. 2002-96) |
| 8. Area                | Total area: 31,810,000㎡  
  - Industrial facility area: 22,847,000㎡  
  - Support facility area: 1,741,000㎡  
  - Public facility area: 3,958,000㎡  
  - Greenbelt area: 3,264,000㎡  
  - Area yet unsold: 232,000㎡ |
| 9. Officially-assessed Land Price | 147,860 KRW/㎡ |

| 10. Status of Tenant Companies | No. of Tenant Companies: 272 / Operating Companies: 238  
  - No. of Employees: 19,326 persons  
  (Male: 18,764 persons, Female: 562 persons)  
  - Production & Export  
    - Production volume: 980,005 billion KRW (0.9% compared with previous year)  
    - Export volume: 42,901 million USD (12.2% compared with previous year)  
  - Major Business Category: Petrochemistry, machinery, non-manufacturing  
  - Vicinity Area: 544 manufacturing businesses &18,820 employees in Yeosu-si |

| 11. Site Conditions |  
  - Roads  
    - Expressways: Honam Expressway, Namhae Expressway – Suncheon IC (33 km)  
    (435 km to Seoul, 129 km to Gwangju, 33 km to Suncheon)  
    - National road: No. 17 (Yeosu→Suncheon→Namwon→Jeonju)  
  - Railroads: Yoecheon Station (13.2km) of Jeolla Line (427 km to Seoul, 128km to Gwangju)  
  - Airport  
    - Yeosu Airport (10km) (8 flights/day to Seoul, 1 flights/day to Jeju)  
    - Sacheon Airport (80km) (34 flights/day to Seoul)  
  - Seaport  
    - 14 piers including Nakpo Pier (for fertilizer and raw materials), Jungheung Pier (for petrochemical products), and crude oil pier  
      : 31 births for 20,000 to 300,000 level vessels, Cargo stevedoring capacity: 146,660,000 tons/year  
    - Container pier at Gwangyang Port planned of construction  
      : 34 berths for 50,000*29 ships, 20,000 tons*5 ships), Cargo capacity: 12,450,000 teu/year  
  - Water  
    - Water sources: Domestic water and industrial water supplied by Juam Dam, Sueocheon Dam of Seomjin River  
      - Completed construction of dual pipelines to satisfy increased demands for industrial water upon construction of new or expanded factories  
    - Industrial water: Supply capacity of Juam Dam: 540,000 tons/day  
      - Water consumption: 400,000 tons/day  
      - Reserve water: Sueo Dam 340,000 tons/day |
**Domestic water:** Purified industrial water at each business; Supply capacity 540,000 tons/day

**Waste Water**
- Wastewater: Treatment at sewage treatment plant in the complex
  - Wolnae Treatment Plant: 70,000 ㎥/day (Activated sludge process)
  - Joongheung Treatment Plant: 65,000 ㎥/day (Activated sludge process)

**Power**
- Supply capacity: 840,000kW
  - Honam Thermal Power Plant: 300,000kW, Yesu Thermal Power Plant: 540,000kW
- Demand capacity: 580,000kW

**Communication**
- 8,800 lines supplied by Yeosu Telephone Office; 6,600 lines currently under use

**Industrial Waste**
- 2 treatment plants - 11,500 ㎡
- Common and specific wastes treated at incinerator and reclamation site
- Waste treatment businesses in the complex: YN Tech, KC Environment Services

**Energy Supply Facilities**
- Heat-annexation power plant: 5 businesses including Yeocheon NCC supplying heats; electric power from KEPCO
- Industrial gas: Supplied by businesses in the complex including Daesung Industrial Gas, PRAXAIR and Air-liquid Korea
- City gas: Supplied by Dawhe City Gas

**Workforce**
- Neighboring city: Yeosu-si with population of 297,000 (150,000 males & 147,000 females)
- Educational institutions: 71 elementary school with 22,207 persons
  - 29 junior high schools with 12,851 persons
  - 10 senior high schools with 7,805 persons
  - 5 vocational college with 1,545 persons
  - 1 university with 6,075 persons
- Community facilities for working mothers: 73 kindergartens with 3,274 persons

**Wages**
- Average yearly wages
  - Starting salary with high school diploma: 22,000,000 KRW
  - Starting salary with university graduate: 30,000,000 KRW

**Labor Relations**
- Businesses with organized labor union: 96 Businesses, 24,487 persons
  - Korea Federation of Trade Unions: 44 businesses
  - Korea Confederation of Trade Unions: 28 businesses
  - Federation of Korean Chemical Workers’ Union: 11 businesses
  - Not joined: 13 businesses

**Distribution & Logistics**
- Container pier under construction in Yulchon Industrial Complex
- 1 cargo terminal, 3 large retail stores, 11 registered marketplaces, and 5 recognized marketplaces

**Living Environment**
- Medical service: 3 general hospitals, 5 hospitals, 127 clinics, 60 dental clinics, 47 oriental clinics, 1 public health center, 1 convalescent hospital, 2 maternity clinic
- Housing: Independent houses 51,232 units, multi-household houses 350 units, apartment houses: 50,681 units, multiplex houses 606 units, non-residential houses 3,246 units (Housing supply rate: 100.6%)
- Others: 7 tourist hotels, 1 condominium, 3 gymnasiums, 15 cultural facilities

**Local Economy**
- Contributing to local economic growth by linking with Gwangyang zone, a base of oil refinery, fertilizer and petrochemical products (Financial independency rate of Yeosu-si: 28.3%)

**12. Occupancy Conditions**
- Allowed Businesses & Qualification for Occupancy
  - All manufacturing industries under Korea Standard Industry Classification ( Petrochemical industries and relevant industries)
  - The businesses qualified to comply with the article 6 of Enforcement Ordinance on 「Industrial Cluster Development and Factory Establishment Act」

**Restricted Business**
- Businesses that cause pollution

**13. Incentives**
- Tax Incentive
  - Acquisition tax: Full exemption (Except the special agricultural & fishing village tax)
  - Property tax: 50% reduced for 5 years (Upon first acquisition)
14. Contact for Further Inquiries

- **Management Agency**
  Yeosu Branch, Honam Regional HQs, Korea Industrial Complex Corp.
  Address: 487-47 Yeosusandan-ro (136-12 Jungheung-dong), Yeosu-si, Jeollanam-do 555-805
  Phone: 070) 8895-7991~3, FAX: 0502) 286-0837
- **Kotra Invest Korea Investment Consulting Center**
  Phone: 1600-7119, www.investkorea.org