FAMILY COMPANY

Moon Development & Marketing
20th floor, KAIT Tower,
306 Teheran-ro, Gangnam-gu, Seoul
TEL +82 2 2166 3100
FAX +82 2 2166 3199
www.mdmworld.co.kr

Moon Development & Marketing Plus
19th and 20th floors, KAIT Tower,
306 Teheran-ro, Gangnam-gu, Seoul
TEL +82 2 2166 3117
FAX +82 2 2166 3198
www.mdmworld.co.kr

MDM Asset Management
10th floor, KAIT Tower,
306 Teheran-ro, Gangnam-gu, Seoul
TEL +82 2 2166 1000
FAX +82 2 2166 1099
www.mdmam.com

MDM International
10th floor, KAIT Tower,
306 Teheran-ro, Gangnam-gu, Seoul
US: 3483 Satellite Blvd. 215 S, Duluth, GA, USA 30096
TEL +82 2 2166 3125
FAX +82 2 2166 3199
www.mdmworld.co.kr

MDM Plus Asia
10th floor, KAIT Tower,
306 Teheran-ro, Gangnam-gu, Seoul
SG: 38 Beach Road, #17-12 South Beach Tower, Singapore
TEL +82 2 2166 3125
FAX +82 2 2166 3195
www.mdmworld.co.kr

MDM Food & Culture
#205, B2, 6, Magokjungang 5-ro, Gangseo-gu, Seoul
Botanic Park Wedding & Convention TEL +82 2 2662 8300
Wholesome Chicken Pangyo Branch TEL +82 31 8016 6400
Godbread TEL +82 2 3665 0092
Blue Coast TEL +82 31 215 2900
www.botanicparkwedding.com

KAIT Korea Asset InTrust
15th-19th floor, KAIT Tower,
306 Teheran-ro, Gangnam-gu, Seoul
TEL +82 2 2112 6300
FAX +82 2 2112 6400
www.kait.com

KAIC Korea Asset Investment Capital
16th floor, KAIT Tower,
306 Teheran-ro, Gangnam-gu, Seoul
TEL +82 2 2018 3000
FAX +82 2 2018 3010
www.kaiccapital.com

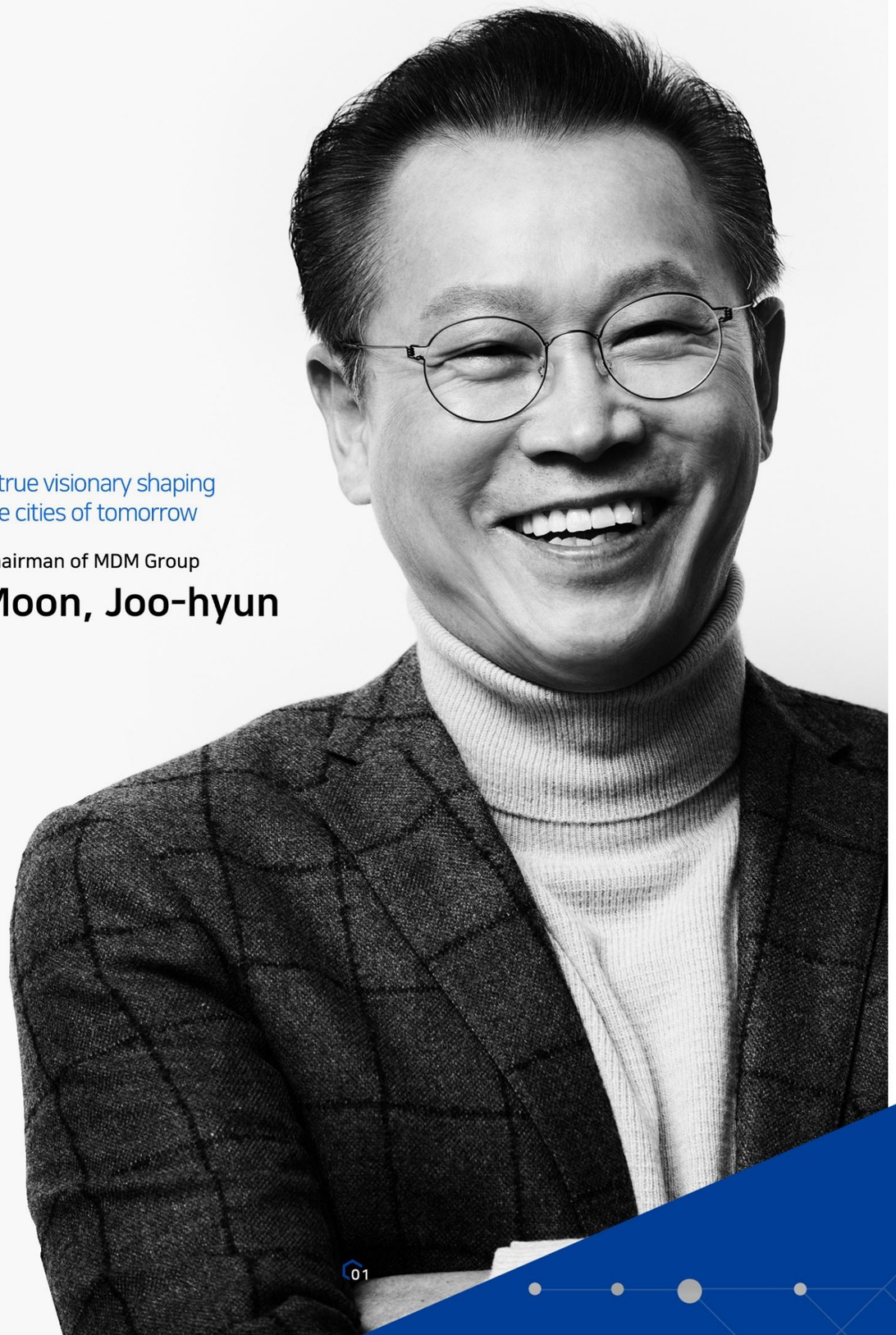
M.FORÊT
19th floors, KAIT Tower,
306 Teheran-ro, Gangnam-gu, Seoul
TEL +82 2 2166 3173
FAX +82 2 2166 3194

문주장학재단 (Moonju Scholarship Foundation)
20th floor, KAIT Tower,
306 Teheran-ro, Gangnam-gu, Seoul
TEL +82 2 2166 3120
FAX +82 2 2166 3199
www.mdmworld.co.kr

A developer creating new values

Vertically Integrated Global Real Estate & Finance Group

MDM·MDM+
Moon Development & Marketing



A true visionary shaping
the cities of tomorrow

Chairman of MDM Group

Moon, Joo-hyun

MDM·MDM+
Moon Development & Marketing

We create new values through creative ideas.

Greetings,

Since its inception in 1998, MDM Group has strived to develop the market with a new vision and a pioneering spirit in the field of real estate development and finance.

We at MDM Group start all of our projects with the question **"What do our clients truly want?"**

We believe that a precise analysis of the client's needs and value creation that satisfies the client based on the analysis are the only way to successfully complete every project.

The ability to create value that clients desire is the unique competency of the MDM Group.

As the first vertically integrated real estate development and finance group in Korea, each company in MDM Group mutually cooperates with experts in the fields of real estate finance including Trust, REITs, Capital, and Asset Management.
Through this, we **provide the best solution** to perform successful projects even in the rapidly changing market of real estate.

In addition to the value creation of real estate,
We will continually strive in pursuit of the greater value for the happiness of our society.

CONTENTS

03 Chairman's History
05 Group Organization
07 Vision & Mission
09 Company History
11 Business Achievement
27 Family Company
39 Awards

Chairman's History

Who is...

Chairman Moon Joo-hyun was born and raised in a small rural town in Gwansan-eup, Jangheung-gun, Jeollanam-do. Although he was a promising student and competed at the top of his class in middle school, he had to give up on his education to follow his father's wishes to take over the family business. Unwillingly, he had to focus on farming and seaweed cultivation.

While his friends continued on to high school, Moon struggled with farming and fishing. After 3 years of hard work, his efforts were wiped out by a natural disaster- a turning point that led him to decide the change the course of his life.

In 1976, he passed a test to attend Gwangju vocational training center (now the Korean Polytech Gwangju Campus). During his training, he endured harsh conditions and even suffered from metal poisoning, yet he managed to become an expert in his field and was selected as a candidate for the Technical Olympics. However, he soon realized that his skills could lead only to factory work. Determined to pursue a different future, Moon changed direction once again- this time committing himself to academics. He passed GED in just six months and in March 1983, at the age of 27, he entered Kyung Hee University's Department of Accounting, starting his studies six years behind his peers.

From Legendary White-Collar Worker to Entrepreneur

After graduating from college, he joined Nasan Group in 1987, taking on its first publicly recruited position. At the time, few companies were willing to hire a 31-year-old as a new employee, and he was deeply grateful for the rare opportunity. In return, he dedicated himself wholeheartedly to the work.

As Nasan Group expanded into real estate development and construction, he was assigned to a major development project. There, he made a name for himself by introducing concepts—such as residential complexes and residential offices—that were being applied to the market for the first time and would later become an industry standard.

Thanks to his contributions, Nasan Group became one of Korea's top 30 conglomerates. His exceptional performance earned him a special promotion every year, and within just six years, he became the youngest executive director in the company's history. The media soon took notice, with a major daily newspaper introducing him as "the white-collar miracle."
However, the 1997 International Monetary Fund (IMF) foreign currency crisis brought unprecedented economic turmoil. Many conglomerates collapsed, and Nasan Group was no exception. Unexpectedly, he found himself without a job.

Although he received offers from several other major companies, he resolved instead to strike out on his own.
In 1998, at the age of 42, he founded MDM (Moon Development & Marketing), launching his new venture in a tiny 33 square meter room, with just 5 million won in capital.

Becoming Korea's Leading Developer and the Largest Developer Company

Lacking startup capital in the early days, he entered the market through real estate development planning, marketing, and sales agency work to make the seed money he needed.
Thanks to Chairman Moon's reputation as a "miracle white-collar worker" and his well-known work ethic, major companies entrusted him with their marketing projects. His exceptional marketing skills brought success on every project, even in the depressed market that followed the IMF crisis. As a result, he achieved cumulative marketing results of 40,000 residential units sold, a total sales volume of 16 trillion won, and consulting revenues of 1.1 trillion won.

After a decade of preparation, he finally secured the capital and, in 2007, took the leap into his dream of real estate development. Since then, without a single failure, he has achieved development results totaling 2,720,702 square meters of floor area and 10 trillion won in sales over ten years, establishing himself as one of Korea's most respected real estate developers.

Future Insights: Real Estate Development Applied to Finance

Chairman Moon's first step was to create an integrated real estate finance group that combined the development functions (MDM, MDM +) -such as planning, design, and marketing-with financial services, such as trust (KAIT), asset management (MDMAM), capital investment (KAIC), and venture investment (Ventures). Today, more companies and developers are adopting MDM's diversified business model, which has evolved into Korea's first vertically integrated real estate finance group and a new industry benchmark.

Beyond the Country, to the World, Endless Challenges Pushing the Boundaries

We are also making a lot more new challenges. MDM Group is actively promoting global businesses, including real estate development and investment overseas, by entering a strategic partnership with Gaw Capital, a global asset management company, in 2017 to enter the US market, establishing MDM International, a local corporation in the US, in 2018 and establishing MDM+ Asia, a local corporation in Singapore in 2024.

MDM Group

Development

Moon Development & Marketing / Moon Development & Marketing Plus

- Real Estate Development
- Sales Marketing
- Leasing Business
- PM . Consulting
- REITs
- Asset Management
- Senior Housing Business

MDM International / MDM Plus Asia

- Overseas Real Estate Development
- Direct and Indirect Investment in Overseas Real Estate
- Inbound investment and development from foreign investors

Finance

KAIT Korea Asset InTrust

- Real Estate Trust
  Land development trust, redevelopment, sales management trust, collateral trust
- REITS AMC
  Real Estate Investment, Real Estate Development REITs

KAIC Korea Asset Investment Capital

- Real Estate Finance
- Commercial Loan
- Investment Finance

KAIC Ventures
Investment / Research / Business Development

MDM Asset Management

- Domestic Real Estate Development, Equity, and Debt Funds
- Overseas Real Estate Investment Funds
- Infrastructure Investment Funds
- Institutional Private Equity Funds
- PFV AMC and Development Project Management
- Financing Arrangement

Society & Culture & Management

Senior Living Business

M.FORÊT

- Senior Housing Development
- Integrated Healthcare Support Program
- Wellness & Lifestyle Services
- Resident Community Management

Food & Culture

MDM Food & Culture

- Wedding & Convention
  Botanic Park Wedding / Convention / Buffet
- Premium Dining
  Wholesome Chicken
- Bakery
  Godbread
- Buffet
  Blue Coast

Social Contribution

문주장학재단
Moonju Scholarship Foundation

- Scholarship
- Sponsorship of Welfare Foundation
- Support for culture and arts
- Social activities (public-interest activities and donation)

MDM VISION

From real estate development to asset management,
MDM is moving forward to be the premier global real estate company.

MDM MISSION

MDM will **always be a people-oriented company**
warmly embracing the world like an **everlasting-green tree.**

MDM's Brands
Satisfying customer's lifestyle and needs

MDM Logo

MDM · MDM+

Representing developer's name 'Moon'
MDM aims to be a lasting company that manages landmark development projects in all directions including residential, business, and commerce.

High-End Residential Brand

MONDRHEA

MDM's High-End Residence Brand, as a combination of 'MOND', meaning of the Moon in German and 'RHEA', meaning of a Greek earth goddess.

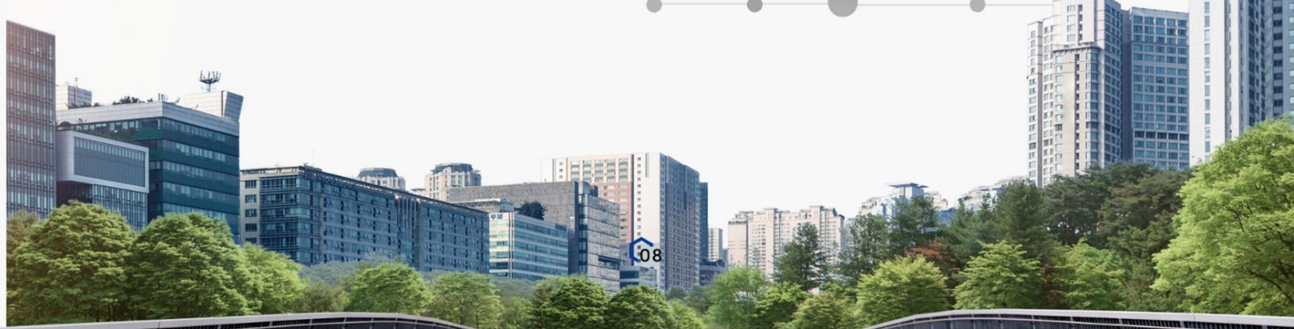
POZES

A hyper-luxury housing brand that perfectly captures the essence of life and realizes the quality of the top 0.1%.

Multifamily Brand

I'M

As a combination of the letters "I", which represents the self and "M" of "MDM", it is a multifamily brand that represents the meaning that "where one lives shows one's dignity"



COMPANY HISTORY

A history of change and Innovation for value creation,

We Continuously Advance Our Approach To Move Forward

1998
MDM Group Founded

1998
MDM Moon Development & Marketing
Founded

2001~2006
Strengthening Group's Management Structure
(Real Estate MarketingConsulting, PM)

2002
MDM+ Moon Development & Marketing Plus
Established

2001
문주장학재단
Established

2007~2010
KAIT Acquisition
(First as a developer)
Started Development Project

2010
KAIT Korea Asset In Trust
Acquired
Acquired shares from Korea Asset Management Corporation / Acquired management rights (first as privatization)

2007
Started Haeundae Worldmark Centum Development Project
The first non-recourse construction loan in Korea

2011~2015
REITs · Capital · Asset Management
(The first real estate finance group in Korea)

2015
KAIM KoreaAsset Investment Management
Established

2013
HQ Relocation
KAIT Tower, Tehran-ro

2012
KAIC Korea Asset Investment Capital
Established

2011
KAIT Korea Asset In Trust
REITs Authorization

2017~2020
Overseas Expansion

2018
MDM AMC
Established

MDM MDM International
US Company established

2017
Overseas Expansion
Partnership with global asset management company

2021~
First Chaebol company as a Real Estate Developer

2025
M.FORÊT
Established

2025
Selected by LH as the preferred bidder for Korea's first healthcare REIT

2024
MDM+ MDM Plus Asia
Singapore Company established

2022
KAIC Ventures
Established KAIC TO Ventures

2022
MDM MDM Asset Management
Changed the company(KAIM) name to MDM Asset Management
KAIM and MDMAMC Merged

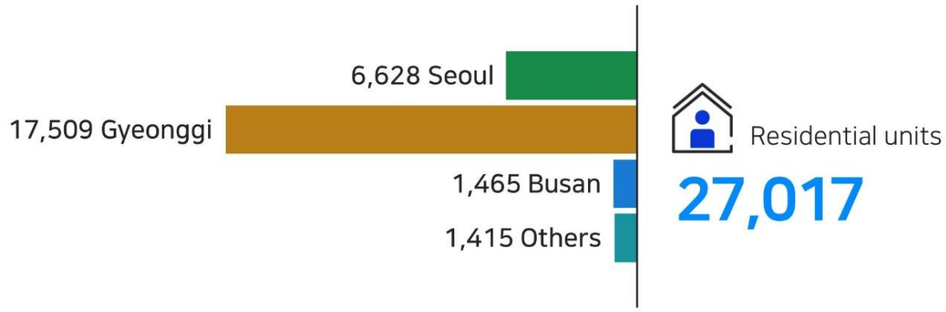
2021
First Chaebol company as a Real Estate Developer
The first real estate company to be designated as conglomerate

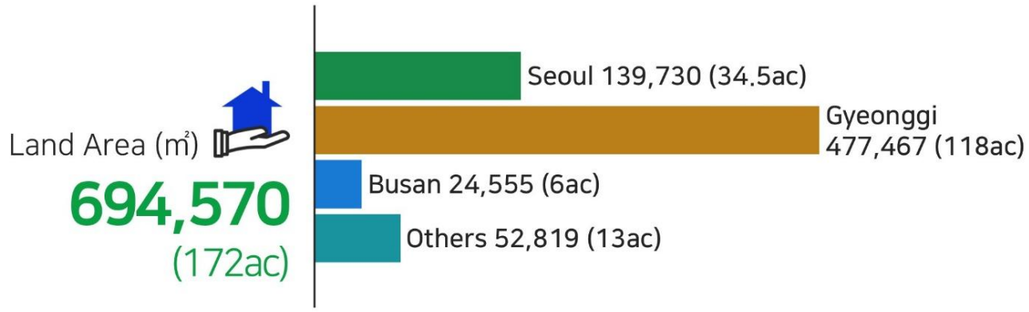
BUSINESS ACHIEVEMENT

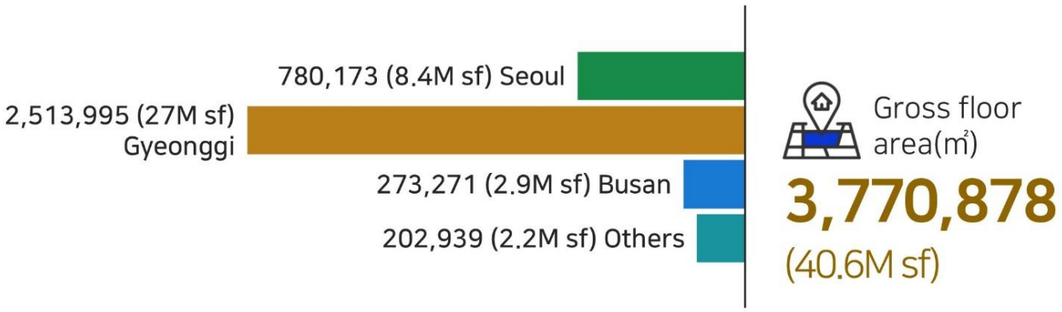
Development Business Division

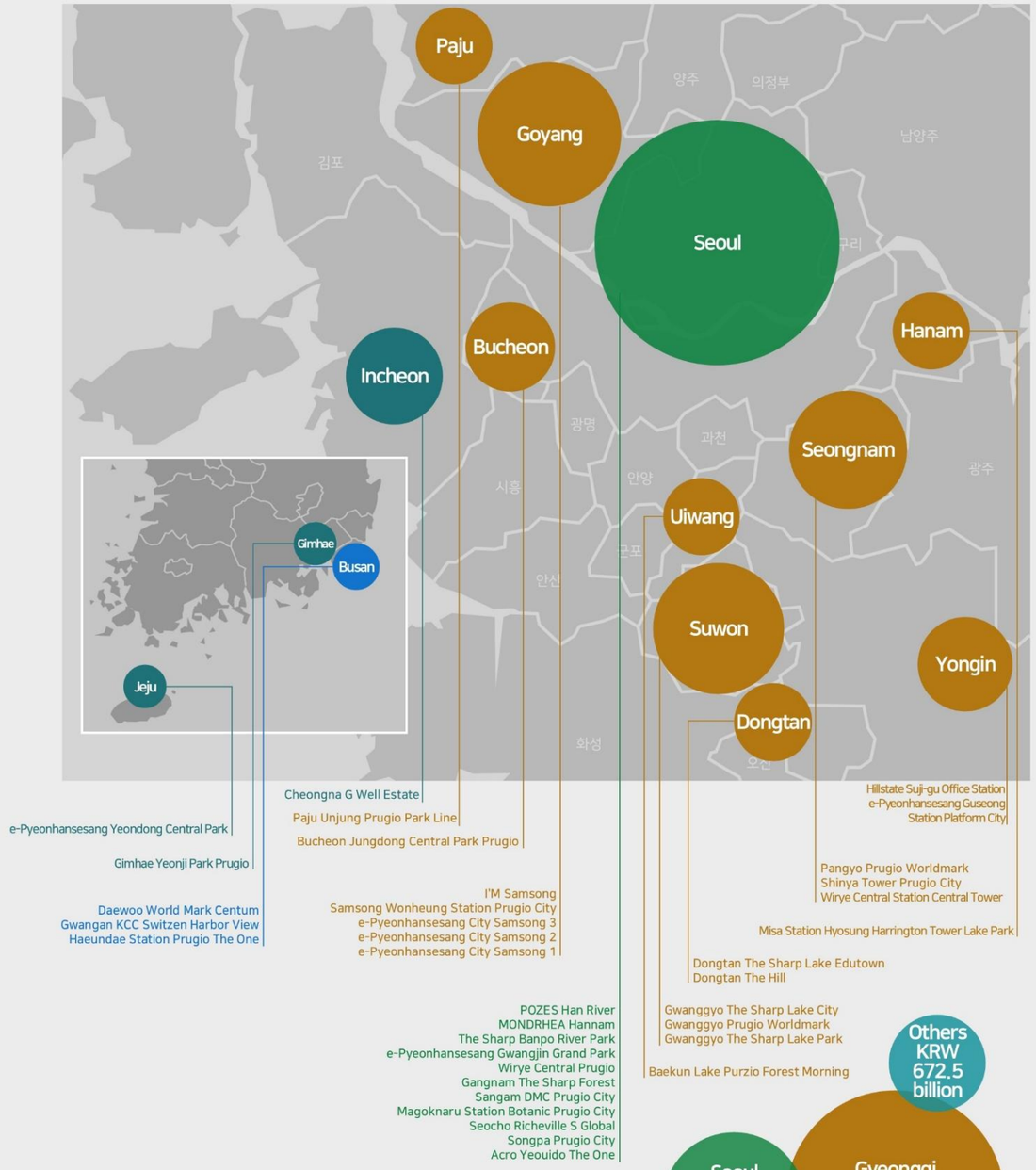
MDM Group has supplied **27,017** residential units, **694,570㎡** (172ac) of land area and **3,770,378㎡** (40.6M sf) of gross floor area through real estate development business and has achieved cumulative sales of KRW **16.6592** trillion.

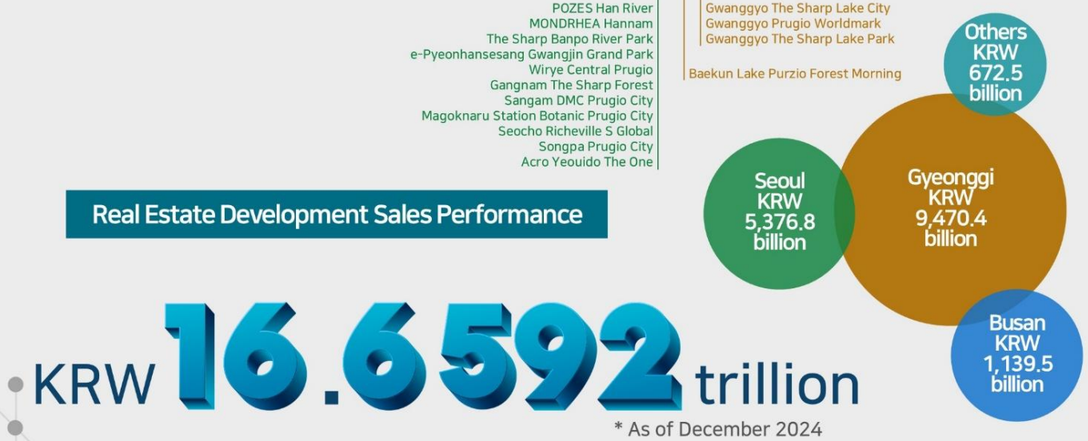
* As of December 2024











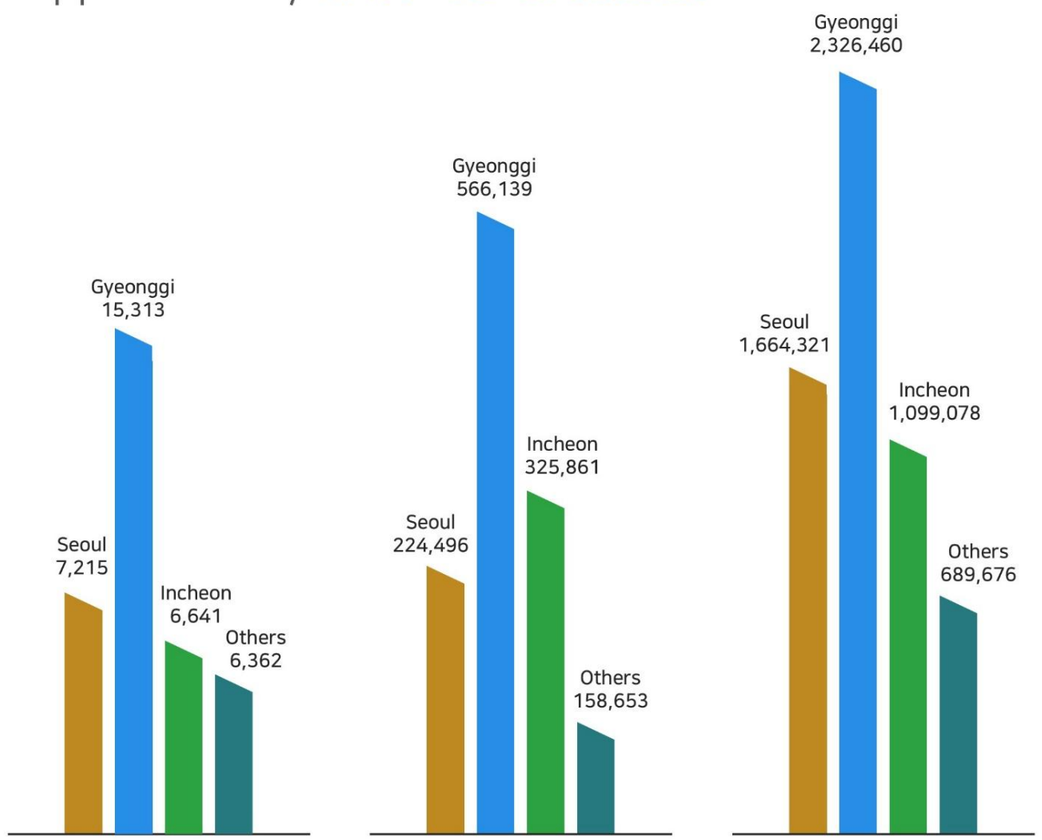
KRW **16.6592** trillion

* As of December 2024

BUSINESS ACHIEVEMENT

PM / Marketing Sector

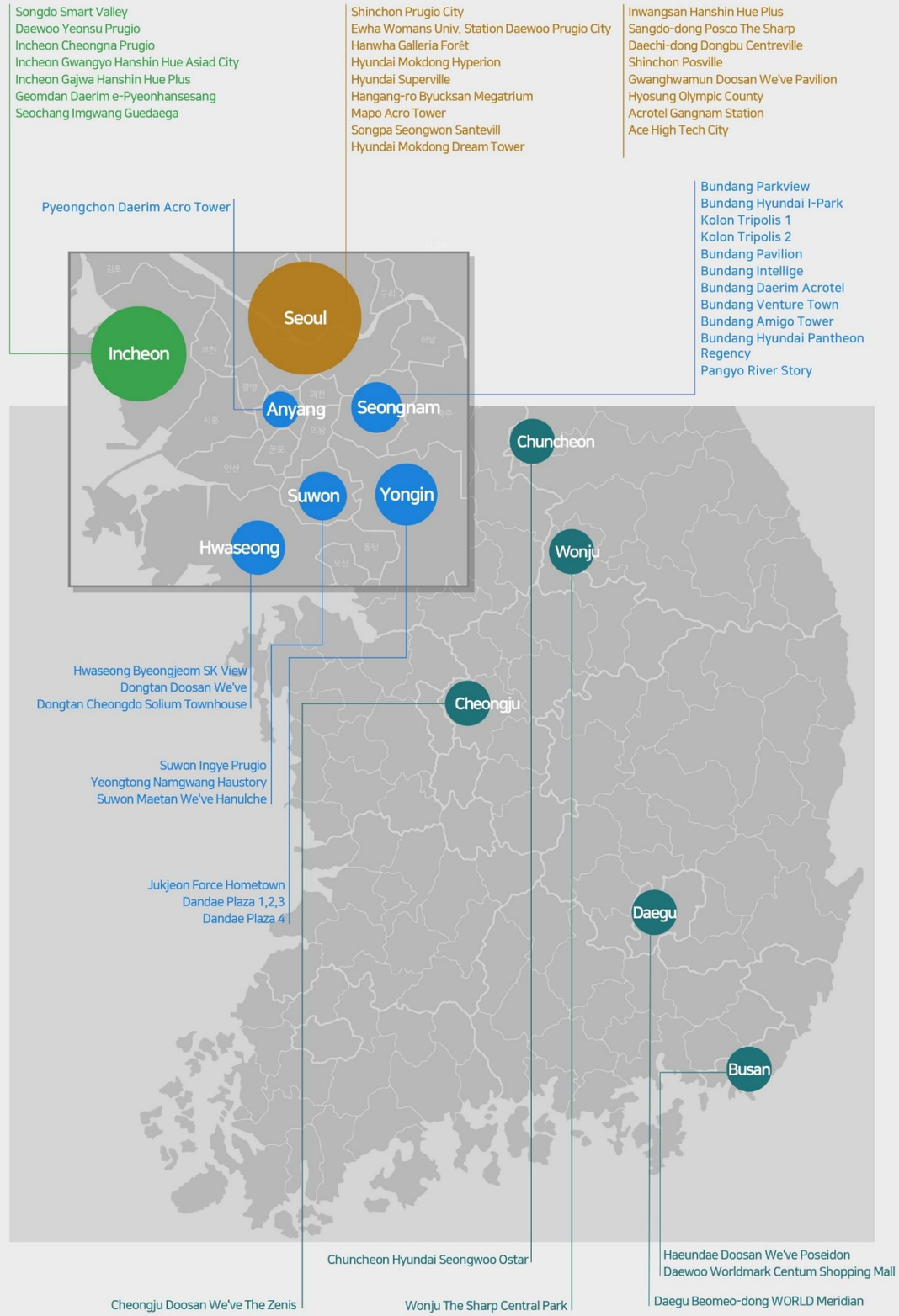
MDM Group supplied **35,531** residential units, **1,275,149**㎡ (315ac) of land area, and **5,779,535**㎡ (62.2M sf) of gross floor area through **PM·Marketing**, and achieved sales of approximately KRW **16 trillion.**



Residential units
35,531

Land area(㎡)
1,275,149
(315ac)

Gross floor area(㎡)
5,779,535
(62.2M sf)



Track Records

Track Records

Development Project (Condominium/Mixed Use/Single-Family Housing Site)

Dongtan The Hill

Land area: 25,487.60㎡ (6.3 ac)
Scale : 55 Lots

POZES Han River

Land area : 12,206㎡ (3.0 ac)
Gross floor area : 46,771㎡ (503,434 sf)
Size : B3-15F (128 Condominium units / Amenities)

e-Pyeonhansesang Guseong Station Platform City

Land area : 44,180.50㎡ (10.9 ac)
Gross floor area : 159,767.62㎡ (1,719,735 sf)
Size : B3-32F (999 Condominium units / Amenities)

Haeundae Station Prugio The One

Land area : 5,905㎡ (1.5 ac)
Gross floor area : 80,394㎡ (865,352 sf)
Size : B6-43F, 3 buildings (351 Condominium units / 108 Officetel units / Retail / Amenities)

e-Pyeonhansesang Yeondong Central Park

Land area : 9,450㎡ (2.3 ac)
Gross floor area : 31,640㎡ (340,569 sf)
Size : B1-15F (204 Condominium units / Retail / Amenities)

The Sharp Banpo River Park

Land area : 4,997㎡ (1.2 ac)
Gross floor area : 17,139㎡ (184,464 sf)
Size : B2-7F (140 Condominium units)

Gwangan KCC Switzen Harborview

Land area : 5,130㎡ (1.3 ac)
Gross floor area : 34,985㎡ (376,579 sf)
Size : B3-18F (294 Condominium units / 64 Officetel units / Retail / Amenities)

e-Pyeonhansesang Gwangjin Grand Park

Land area : 35,354㎡ (8.7 ac)
Gross floor area : 130,538㎡ (1,405,081 sf)
Size : B2-35F (730 Condominium units / Retail / Amenities)

* Officetel (Office+Hotel) is combination of office and residence. It is mostly used as residential purpose.

Gimhae Yeonji Park Prugio

Land area : 41,287㎡ (10.2 ac)
Gross floor area : 150,174㎡ (1,616,447 sf)
Size : B3-34F (814 Condominium units / Amenities)

Dongtan The Sharp Lake Edutown

Land area : 95,810㎡ (23.7 ac)
Gross floor area : 230,945㎡ (2,485,891 sf)
Size : B1-32F (1,538 Condominium units / Amenities)

Bucheon Jungdong Central Park Prugio

Land area : 15,475㎡ (3.8 ac)
Gross floor area : 183,737㎡ (1,977,725 sf)
Size : B4-49F (999 Condominium units / 52 officetel units / Retail / Amenities)

Wirye Central Prugio

Land area : 18,118㎡ (4.5 ac)
Gross floor area : 77,754㎡ (836,957 sf)
Size : B3-19F (311 Condominium units / Retail / Amenities)

Gangnam The Sharp Forest

Land area : 34,215㎡ (8.5 ac)
Gross floor area : 102,232㎡ (1,100,416 sf)
Size : B3-12F (400 Condominium units / Retail / Amenities)

Gwanggyo Prugio Worldmark

Land area : 22,416㎡ (5.5 ac)
Gross floor area : 108,948㎡ (1,172,722 sf)
Size : B3-48F (350 Condominium units /200 Officetel units / Retail)

Pangyo Prugio Worldmark

Land area : 11,734㎡ (2.9 ac)
Gross floor area : 74,821㎡ (805,359 sf)
Size : B4-20F (142 Condominium units / Retail)

Daewoo World Mark Centum

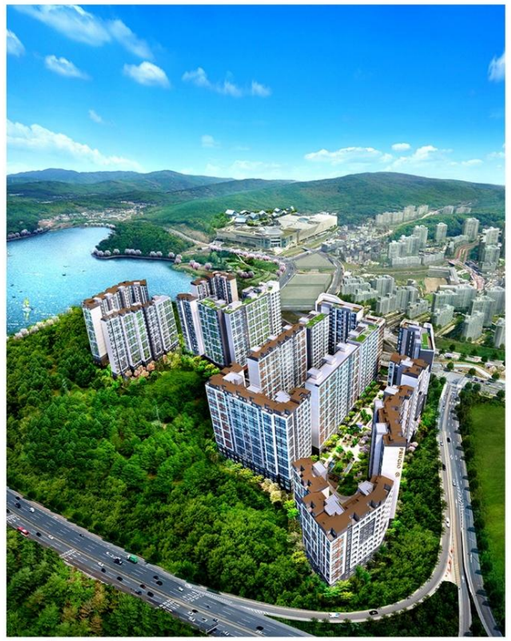
Land area : 13,528㎡ (3.3 ac)
Gross floor area : 157,886㎡ (1,699,463 sf)
Size : B4-37F (496 Condominium units / Retail / Amenities)

Track Records

Development Project (Officetel / Commercial)

Acro Yeouido The One

Land area : 5,541㎡ (1.4 ac)
Gross floor area : 85,189㎡ (916,948 sf)
Size : B7-29F (492 Officetel units / Office / Retail / Amenities)

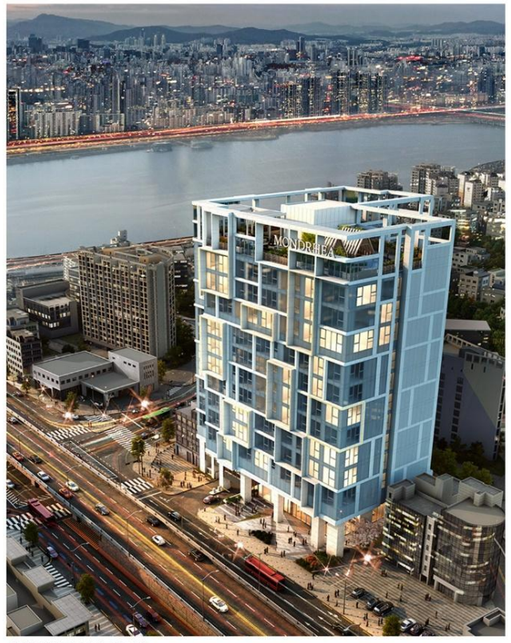


Baekun Lake Prugio Forest Morning

Land area : 40,246㎡ (9.9 ac)
Gross floor area : 302,800㎡ (3,259,332 sf)
Size : B6-16F (842 officetel units / 536 Senior housing units / Retail / Amenities)

Unjung Prugio Park Line

Land area : 26,126.10㎡ (6.5 ac)
Gross floor area : 116,960.86㎡ (1,258,976 sf)
Size : B3-27F (664 Officetel units / Retail / Amenities)



MONDRHEA Hannam

Land area : 1,810㎡ (0.4 ac)
Gross floor area : 18,849 ㎡ (202,896 sf)
Size : B7-12F (142 Officetel units / Office / Retail / Amenities)

* Officetel (Office+Hotel) is combination of office and residence. It is mostly used as residential purpose.

IM Samsong

Land area : 28,445㎡ (7.0 ac)
Gross floor area : 191,383㎡ (2,060,029 sf)
Size : B3-26F (1,555 Officetel units / Retail / Amenities)

Gwanggyo The Sharp Lake City

Land area : 41,130㎡ (10.2 ac)
Gross floor area : 226,000㎡ (2,432,658 sf)
Size : B4-49F (1,805 Officetel units / Retail / Amenities)

Hillstate Suji-gu Office Station

Land area : 13,119㎡ (3.2 ac)
Gross floor area : 76,266㎡ (820,909 sf)
Size : B3-20F (528 Officetel units / Retail / Amenities)

Samsong Wonheung Station Prugio City

Land area : 14,437㎡ (3.6 ac)
Gross floor area : 191,442㎡ (2,063,516 sf)
Size : B5-49F (1,192 Officetel units / Retail / Amenities)

e-Pyeonhansesang City Samsong 3

Land area : 30,047㎡ (7.4 ac)
Gross floor area : 186,844㎡ (2,011,173 sf)
Size : B2-27F (1,424 Officetel units / Retail / Amenities)

e-Pyeonhansesang City Samsong 2

Land area : 21,241㎡ (5.2 ac)
Gross floor area : 128,621㎡ (1,384,479 sf)
Size : B2-27F (918 Officetel units / Retail / Amenities)

e-Pyeonhansesang City Samsong 1

Land area : 17,614㎡ (4.4 ac)
Gross floor area : 93,973㎡ (1,011,529 sf)
Size : B2-27F (588 Officetel units / Retail / Amenities)

Wirye Central Station Central Tower

Land area : 9,398㎡ (2.3 ac)
Gross floor area : 96,338㎡ (1,036,971 sf)
Size : B6-14F (Office / Retail / Amenities)

Track Records

Track Records

Development Project (Officetel / Commercial)

Misa Station Hyosung Harrington Tower Lake Park

Land area : 2,538㎡ (0.6 ac)
Gross floor area : 34,180㎡ (367,897 sf)
Size : B7-19F (527 officetel units / Retail)

Cheongna G Well Estate

Land area : 1,966㎡ (0.5 ac)
Gross floor area : 21,125㎡ (227,378 sf)
Size : B6-15F (338 officetel units / Retail)

Sangam DMC Prugio City

Land area : 7,212㎡ (1.8 ac)
Gross floor area : 98,469㎡ (1,059,922 sf)
Size : B8-18F (799 Officetel units / Office /Retail)

Magoknaru Station Botanic Prugio City

Land area : 8,728㎡ (2.2 ac)
Gross floor area : 106,200㎡ (1,143,152 sf)
Size : B8-14F (1,390 Officetel units / Retail / Cultural facility)

Gwanggyo The Sharp Lake Park

Land area : 14,974㎡ (3.7 ac)
Gross floor area : 88,786㎡ (955,699 sf)
Size : B3-40F (647 Officetel units / Retail / Amenities)

Seocho Richeville S Global

Land area : 1,916㎡ (0.5 ac)
Gross floor area : 11,630㎡ (125,182 sf)
Size : B3-10F (237 Officetel units / Retail / Amenities)

Shinya Tower Prugio City

Land area : 2,311㎡ (0.6 ac)
Gross floor area : 23,090㎡ (248,550 sf)
Size : B6-10F (168 Officetel units / Retail / Amenities)

Songpa Prugio City

Land area : 9,275㎡ (2.3 ac)
Gross floor area : 85,403㎡ (919,261 sf)
Size : B5-15F (1,249 Officetel units / Office / Retail)

* Officetel (Office+Hotel) is combination of office and residence. It is mostly used as residential purpose.

Track Records

Operating Asset (MDM Tower)

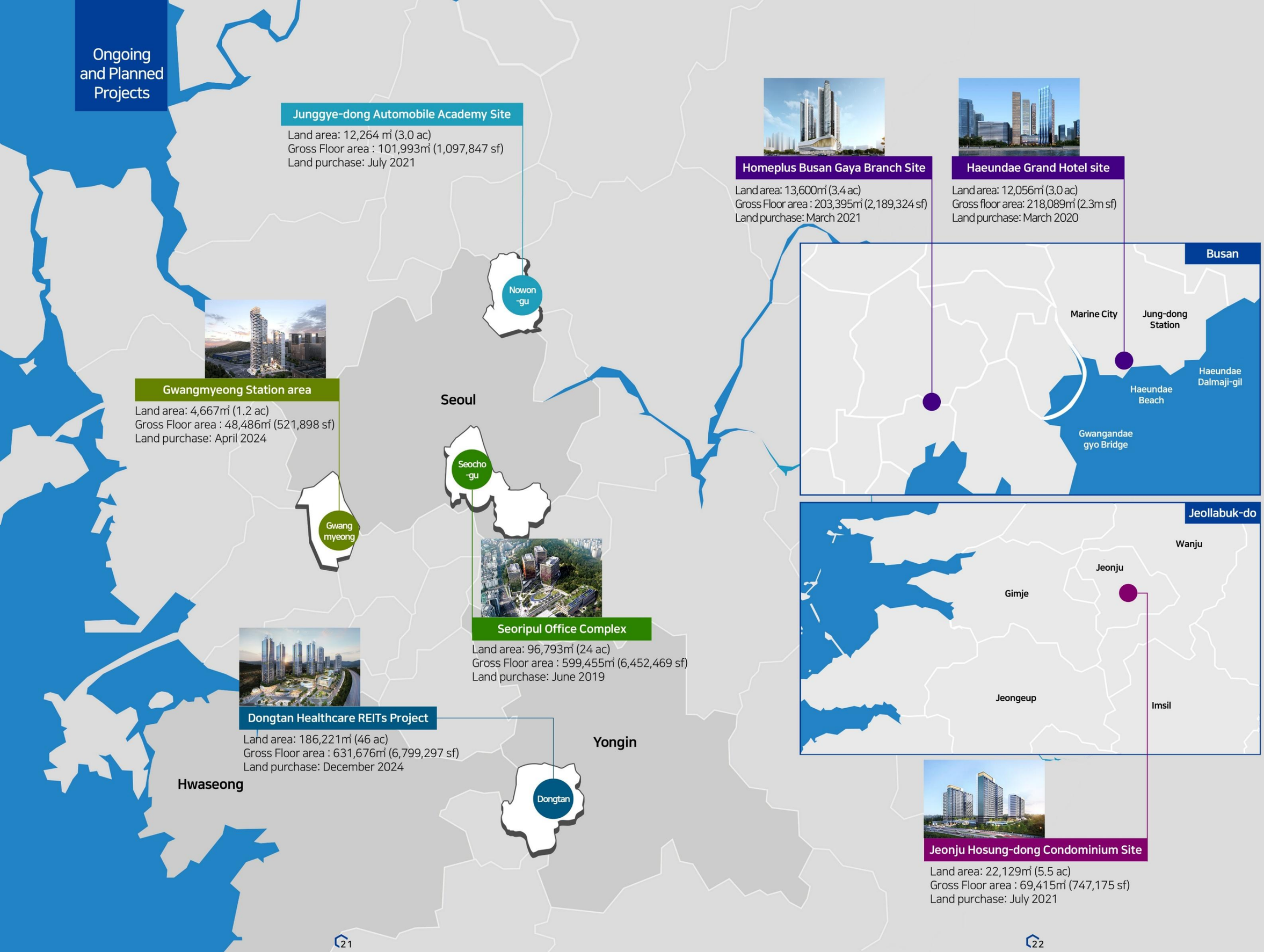
Daechi-dong MDM Tower

Land area : 5,035㎡ (1.2 ac)
Gross floor area : 26,526㎡ (285,521 sf)
Size : B3-9F

Beomcheon MDM Tower

Land area : 3,694㎡ (0.9 ac)
Gross floor area : 50,334㎡ (606,377 sf)
Size : B7-26F

Ongoing and Planned Projects



Overseas Investment

Family Group

FAMILY COMPANY

MDM Group is a leading real estate and finance group in Korea, consisting of top industry-leading companies. The group creates synergy through mutual cooperation and a shared vision across its businesses.

Development Sector

- Moon Development & Marketing
- Moon Development & Marketing Plus
- MDM International
- MDM Plus Asia

Financial Sector

- Korea Asset In Trust
- Korea Asset Investment Capital
- KAIC Ventures
- MDM Asset Management

Senior Living Business

- M.FORÊT

Food & Culture

- MDM Food & Culture

Social Contribution

- 문주장학재단 (Moonju Scholarship Foundation)

KAIT Korea Asset In Trust

Real estate development & management experts who can be entrusted with client's asset

High-performing projects through the synergy and expertise of MDM Group, Korea's leading developer.

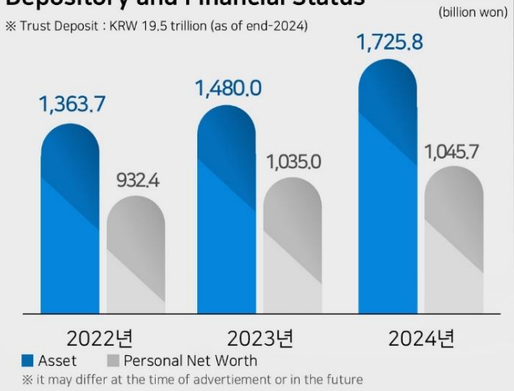
[Business enhancement through jointmarket research and design review,Cooperation between marketingand CM department]

Provides financial solution customized to the project

[Cooperation between KAIM, KAIC and REITs]

Depository and Financial Status

※ Trust Deposit : KRW 19.5 trillion (as of end-2024)

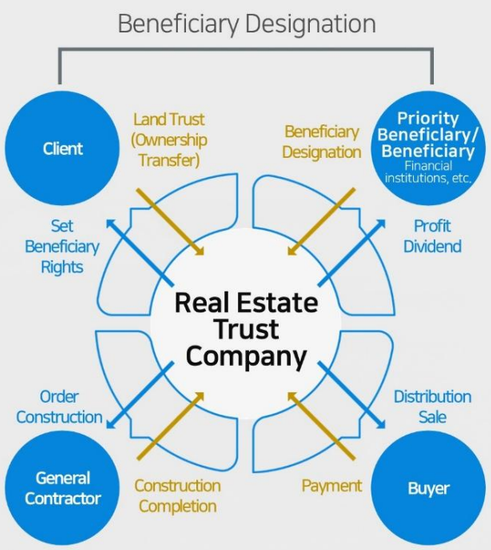


※ it may differ at the time of advertiement or in the future

Real Estate DevelopmentWork Achievement

※ Based on the submitted work report of the Financial Supervisory Service

Diagram of theLand Trust Development Project

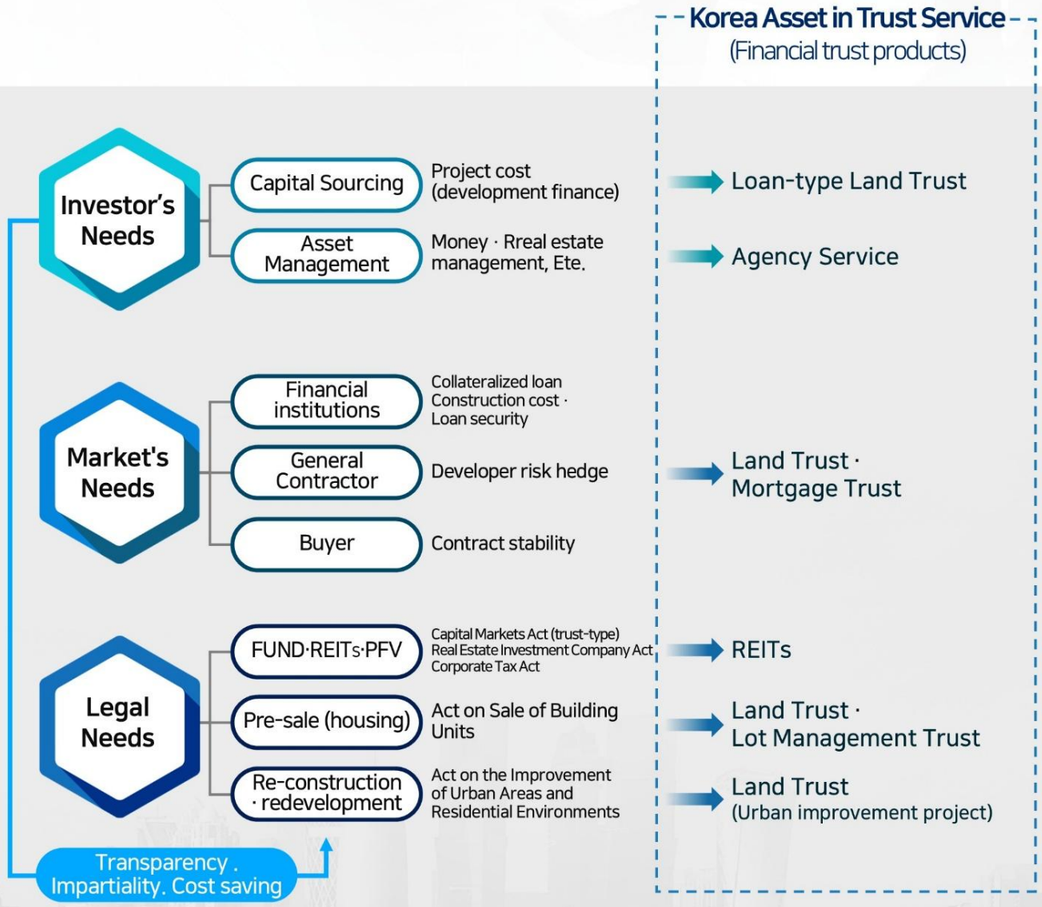


a Higher level of real estate development is implemented in cooperation with the successful real estate development partner

MDM/MDM+, leading developer in Korea.

Provides a variety of services that satisfies the needs of all market participants

- **Trusts perform a variety of functions in wealth management and asset management.**
  Economic activities closely related to daily life, such as setting up funds,managing pension assets, and managing inheritance, are based on trust finance,
- **Use of real estate industry trust finance**
  Business can be fluently carried out according to the unique legal characteristicsin which the trust asset operates independently from the client (estate owner) or trustee



MDM Asset Management

A full-service alternative asset management company delivering integrated investment solutions

Main Business Areas

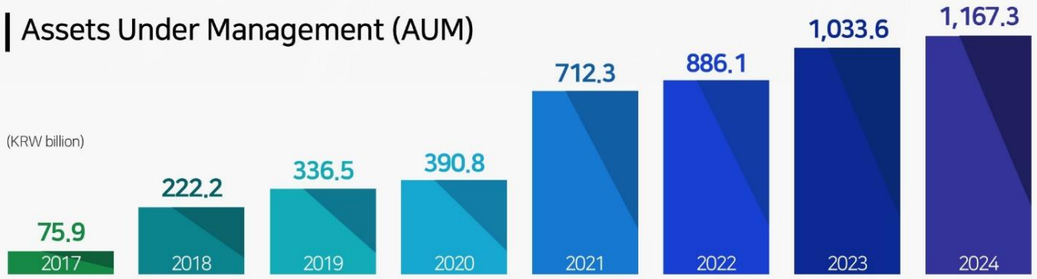
Domestic real estate investment fund
Developing a variety of products for domestic prime assets
- Development / Core&Core+ / Credit / Blind funds
- PFV AMC and development Project Management
- Financial arrangement

Overseas Real Estate Investment Fund
Provide overseas investment opportunities for domestic capital
- Partnership with local partners
- Core asset investment in mature market

Infrastructure investment fund
Secure long-term investment returns in the infrastructure sector
- Environment Projects
- New Renewable Energy Projects
- Other Infrastructure Projects

Institutional-only private fund
Maximizing corporate value via PEF structuring and management
- Buy-Out investment
- Growth Capital investment

Assets Under Management (AUM)



PFV Asset Management Status

PFV Name	One 25 PFV (Yusu holdings building)	MONDRHEA Hannam PFV	Hwaseong Logistics PFV
Photo			
Development Product	Officetel (492 units), business, living	Officetel (142 units), Office, Retail, Amenities	Logistics warehouse
Date of Establishment	November 2019	September 2020	October 2020
Project Period	88 months	52 months	42 months
Investment Target	Yeouido Officetel Development	Hannam Officetel Development	Hwaseong Logistics Center Development
Project Size	KRW 1.221 trillion	KRW 276 billion	KRW 125 billion

Fund Management Status

• Currently managing 17 domestic and overseas real estate and special asset funds, as well as 2 corporate-type funds

Fund Name	KAIM Fund No.17	KAIM Fund No.21	KAIM Global Value Real Estate No.2	Kaim Global Core General Private Real Estate Investment Trust No.1
Photo				
Fund Structure	Add-on / Closed ended / Waterfall Type	Add-on / Closed ended / Waterfall Type	Development / Waterfall Type	Real Estate Investment Trust / Closed ended / Unit-type
Set Date	March 2020	December 2020	March 2021	December 2021
Operating Period	120 months	60 months	54 months	66 months
Investment Target	Logistics Center Development Project	Acquisition of 10 large retail assets	US Office Development Project	US Office Purchase
Scale	KRW 140 billion	KRW 280 billion	$ 84M	KRW 57.7 billion

Fund Name	KAIM Infra Environmental Special Asset No.2	KAIM Renewable Energy Special Asset No.1	KAIM Renewable Energy Special Asset No.2	MDM Renewable Energy Special Asset No.3
Photo				한국오션플랫폼 KOREA OCEAN PLATFORM
Fund Structure	Investment Trust/Closed ended/Add-on	Investment Trust/Closed ended/Unit type	Investment Company / Closed-ended / Add-on	Institutional-only private fund
Set Date	June 2022	December 2023	July 2024	August 2024
Operating Period	21.5 years	20 years	N/A (perpetual type)	60 months
Investment Target	Equity investment and loans in Gangneung fuel cell power project company	Equity investment and loans in Songsan fuel cell project company	Equity investment and loans in social infrastructure project company	Korea Ocean Platform
Scale	Total KRW 112.1 billion KRW 109.3 billion	Total KRW 36 billion KRW 33.5 billion	Total KRW 30 billion KRW 9.5 billion	KRW 64 billion

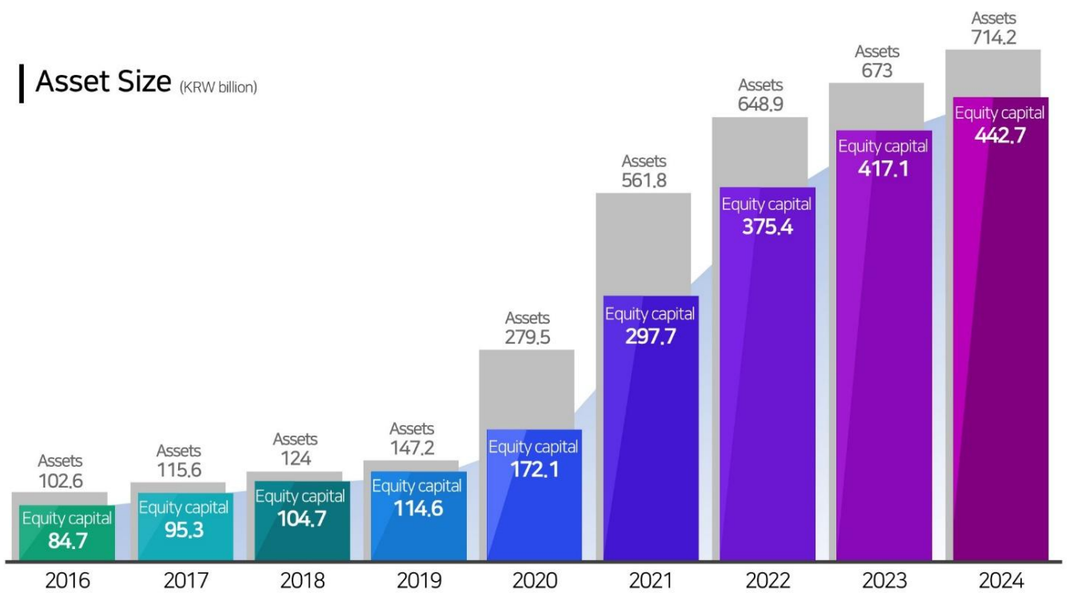
KAIC Korea Asset Investment Capital

Trustworthy real estate finance partner

Major business areas

Expanding the credit-lending network through collaboration within the MDM Group
[※ Shareholders: 100% KAIT]
Improving asset quality through discovering, securiting and maintaining excellent partners

Asset Size (KRW billion)



KAIC Ventures

Investment partner for positive change and innovation

Main Business Areas

Venture Capital Investment

[Fostering synergy between MDM Group and portfolio companies by investing in promising private enterprises]

1 Investment focus

2 Portfolio companies

3 Investment Status

Company Name	Fadu Inc	STAR GROUP IND.CO.,LTD.	BlueMTec Co Ltd	POINT2 Technology
Business Areas	SSD Controller for Data Centers	Permanent Magnets for Electric Vehicles	Online Distribution of Pharmaceuticals	E-Tube Replacing Copper Cables
Company Name	**Soul Material**	**SLM Co.,Ltd.**	**GenEdit**	**Ayar Labs**
Business Areas	Thermal Management Materials for Semiconductors and Secondary Batteries	Ship Cleaning Robots	Gene Delivery Platform	Optical Interconnects for Data Centers
Company Name	**Quad Medicine**	**Into Cell**	**Barrel Eye**	**Blue Tile Lab**
Business Areas	Medical Microneedles	ADC (Analog-to-Digital Converter) Platform	AI-Based Medical Ultrasound Diagnostic Assistance	Femtosecond laser for advanced semiconductor manufacturing

MDM International MDM Plus Asia

Global Platform for Real Estate Development & Investment

Global Development

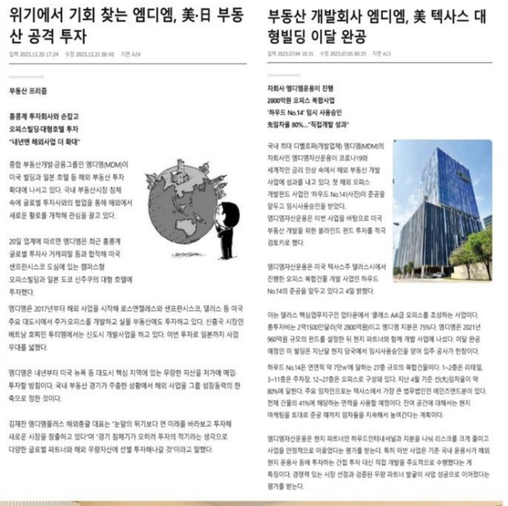
MDM Group's international real estate development

Direct & Indirect Global real estate investment

Direct & indirect real estate investment through MDM Group's global realestate platforms

Inbound Investment and development from foreign investors

Domestic investment and development together with global real estate investment firms.



위기에서 기회 찾는 엠디엠, 美·日 부동산 공격 투자

입력 2023.12.20 17:24 수정 2023.12.21 00:42 지면 A24

부동산 프리즘

종종계 투자회사와 손잡고
오피스빌딩·대형호텔 투자
"내년엔 해외사업 더 확대"

종합 부동산개발 금융그룹인 엠디엠(MDM)이 미국 벨딩과 일본 호텔 등 해외 부동산 투자 확대에 나서고 있다. 국내 부동산시장 침체 속에 글로벌 투자사와의 협업을 통해 해외에서 새로운 활로를 개척해 관심을 끌고 있다.

20일 업계에 따르면 엠디엠은 최근 종종계 글로벌 투자사 거캐피탈 등과 합작해 미국 샌프란시스코 도심에 있는 캠퍼스형 오피스빌딩과 일본 도요 신주쿠의 대형 호텔에 투자했다.

엠디엠은 2017년부터 해외 사업을 시작해 로스앤젤레스와 샌프란시스코, 댈러스 등 미국 주요 대도시에서 주거오피스를 개발하고 실물 부동산에도 투자해오고 있다. 신흥국 시장인 베트남 호찌민 투자법에서는 신도시 개발사업을 하고 있다. 이번 투자로 일본까지 사업 무대를 넓힌다.

엠디엠은 내년부터 미국 뉴욕 등 대도시 핵심 지역에 있는 우량한 자산을 저가에 매입 투자할 방침이다. 국내 부동산 경기가 주춤한 상황에서 해외 사업을 그룹 성장동력의 한 축으로 정한 것이다.

김재진 엠디엠글러스 해외총괄 대표는 "눈앞의 위기보다 먼 미래를 바라보고 투자해 새로운 시장을 창출하고 있다"며 "경기 침체기가 오히려 투자의 적기라는 생각으로 다양한 글로벌 해외 우량자산에 선별 투자해나갈 것이라고 말했다.

부동산 개발회사 엠디엠, 美 텍사스 대형빌딩 이달 완공

입력 2023.07.04 18:31 수정 2023.07.05 00:25 지면 A23

자회사 엠디엠운용이 진행
2800억원 오피스 복합사업
하우드 No.14 '일시 사용승인'
흑자자율 80%…"직접개발 성과"

국내 최대 디벨로퍼(개발업체) 엠디엠(MDM)의 자회사인 엠디엠자산운용이 코로나19와 세계적인 금리 인상 속에서 해외 부동산 개발 사업에 성과를 내고 있다. 첫 해외 오피스 개발펀드 사업인 '하우드 No.14'사진의 준공을 앞두고 임시사용승인을 받았다.

엠디엠자산운용은 이번 사업을 바탕으로 미국 부동산 개발을 위한 블라인드 펀드 투자를 적극 검토키로 했다.

엠디엠자산운용은 미국 텍사스주 댈러스시에서 진행한 오피스 복합건물 개발 사업인 하우드 No.14의 준공을 앞두고 있다고 4일 밝혔다.

이는 댈러스 핵심업무지구인 업타운에서 '클래스 AA급 오피스를 조성하는 사업이다. 총투자비는 2억1500만달러(약 2800억원)이고 엠디엠 지분은 75%다. 엠디엠은 2021년 960억원 규모의 펀드를 설정한 뒤 현지 파트너와 함께 개발 사업에 나섰다. 이달 준공 예정인 이 빌딩은 지난달 현지 상국에서 임시사용승인을 얻어 입주 공사가 진행되다.

하우드 No.14은 연면적 약 7만㎡에 달하는 21층 규모의 복합건물이다. 1~2층은 리테일, 3~11층은 주차장, 12~21층은 오피스로 구성돼 있다. 지난 4월 기준 인트라파일이 약 80%에 달한다. 주요 임차인으로는 텍사스에서 가장 큰 법무법인인 에인스앤드모어 입다. 전체 건물의 41%에 해당하는 면적을 사용할 예정이다. 전여 공간에 대해서는 현지 마케팅을 통대로 준공 때까지 임차율을 지속해서 높여간다는 계획이다.

엠디엠자산운용은 현지 파트너인 하우드인터내셔널과 지분을 나눠 리스크를 크게 줄이고 사업을 안정적으로 이끌었다는 평가를 받는다. 특히 이번 사업은 기존 국내 운용사가 해외 현지 운용사 등에 투자하는 간접 투자 대신 직접 개발을 주도적으로 수행했다는 게 특징이다. 경쟁력 있는 시장 선점과 검증된 우량 파트너 발굴이 사업 성공으로 이어졌다는 평가를 받는다.

M.FORÊT

Enhancing quality of life through integrated services in housing, healthcare, and well-aging-creating sustainable living environments.

Key Business Areas

Senior Housing Development

- Development of customized housing aligned with age-friendly policies and advanced design and operation strategies
- Designing green, walkable spaces through nature-friendly community planning
- Space Planning tailored to residents' physical and emotional well-being

Integrated Healthcare Support Program

- Establish medical network with local hospitals and specialized institutions
- Operation of healthcare lounges and rehabilitation programs within the community
- Management platform based on residents' health data
- 24 hours emergency care and medical support network

Customized Lifestyle Support Service

- Daily services such as housekeeping, laundry, and home assistance
- Tailored service packages based on personal health and lifestyle
- Personalized management system through initial resident consultations
- Regular survey for feedback and satisfaction to enhance service quality

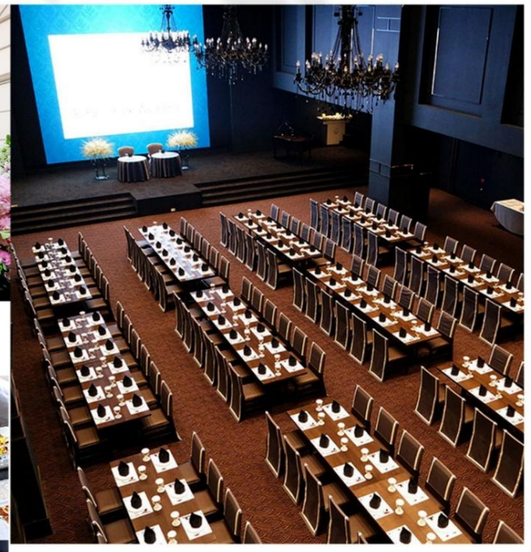
Community & Social Life Support

- Wellness and lifestyle programs designed to promote physical and mental well-being
- Senior academy and cultural classes for education and self-development
- Active social participation through community services and local community programs
- Regular well-aging consulting (health, wellness, lifestyle coordination)

MDM Food & Culture

A company contributing to a healthy and beautiful life

BOTANIC PARK WEDDING



BOTANIC PARK CONVENTION

· Excellent transport accessibility
· Various auxiliary facilities including large screen (500 inches) and VIP wedding host room.
· Botanic Kitchen with 5 island-type food lines, 220 different kinds of dishes, and seating for 1,300 people
· Able to create space suited to the nature of each event (convention, seminar, banquet)

L-floor, Botanic Prugio City, 6 Magokjungang 5-ro, Gangseo-gu, Seoul [Linked to Magongnaru Station of Seoul Subway Line 9 and Airport Line]
Tel : +82 2 2662 8300 www.botanicparkwedding.com

Bluecoast

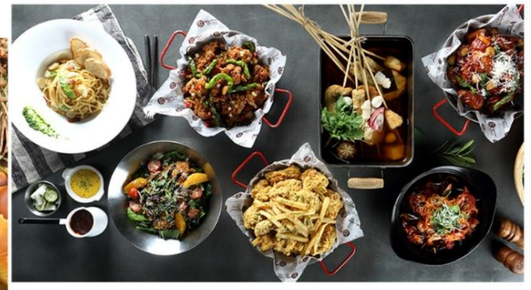
· Live cuisine directly cooked using fresh ingredients

#48, B1, Sales Facility Building, 20 Gwanggyo Lake Park-ro, Yeongtong-gu, Suwon-si, Gyeonggi-do Tel: +81 31 215 2900

GOD BREAD

· A premium bakery selling signature menus that utilize the Tangzhong technique
· Coffee, sandwich, cake cafe

L-floor, Botanic Prugio City, 6 Magokjungang 5-ro, Gangseo-gu, Seoul
Tel: +82 2 3665 0092



WHOLESOME CHICKEN

· Antibiotic chicken MSG #chemical additives eco-friendly naturalistic wholesome Chicken
· Wholesome Chicken, a premium dining pub where the best CHEF'S chicken dishes await you

Pangyo branch: #113, 1st floor, Pangyo Prugio Worldmark, 58 Daewangpangyo-ro 606beon-gil, Bundang-gu, Seongnam-si, Gyeonggi-do

문주장학재단

MOON-JU SCHOLARSHIP FOUNDATION

We give **hope** and provide **education** to young struggling students through the Moon-Joo scholarship foundation.

Contribution Amount	**KRW 66,809,354,274** (66.8 billion)
Funded scholarship	**Total 6,659 people / KRW 14.7 billion** (as of December 2025)

- 5,085 undergrad & grad students: KRW 13.8billion
- 1,574 elementary, middle, and high school students: KRW 635 million
- 25 donations of books and educational materials: KRW 70 million
- 3 grants in addition to the scholarships: KRW 130 million

| Website address: www.moonju.or.kr

Public Organization Activities (Talent Donation)

| Korea Real Estate Development Association, National Passers Alumni Association, etc.

Donation and sponsorship in various fields, including academia, culture, and sports.

| Women's Go League, Mulmangcho, 119 Safety Foundation, etc.

Donations to public institution facilities

| Seoul City Bookstore, Gwanak-gu Library, Seoul Metropolitan Office of Education Jeongdok Public Library, etc.

Award Performance

December 2025	Herald Economy '2025 House I Want to Live In Contest' Senior Housing Sector Grand Award
December 2025	2025 Second Half Korea Economic Daily Resident Culture Contest 'Senior Residence Sector Grand Award'
December 2024	Herald Economy '2024 House I Want to Live In Contest' Eco-friendly Housing Sector Grand Award
December 2024	2024 Second Half Korea Economic Daily Resident Culture Contest 'Block-type Detached Housing Site Grand Award'
November 2024	Chosun Ilbo 2025 Korea Future Architecture Culture Awards 'Senior Housing Grand Award'
October 2024	The 16th 'Aju Economic Construction Award' Comprehensive Sector Grand Award
July 2024	Maeil Business Newspaper 2024 First Half Livable Apartment Contest 'Special Award'
July 2024	2024 First Half Korea Economic Daily Resident Culture Contest 'Officetel Grand Award'
December 2023	Seoul Economic Daily 'The 1st Korea Construction Real Estate Industry Award' Best Developer Award
December 2023	2023 Second Half Korea Economic Daily Resident Culture Contest 'Officetel Grand Award'
July 2023	Maeil Business Newspaper 'Livable Apartment Contest' Apartment Mid-sized Company Special Award
July 2023	2023 First Half Korea Economic Daily Resident Culture Contest 'Apartment Grand Award'
November 2022	Chosun Ilbo 2023 Future Architecture Culture Awards Officetel Grand Award
October 2022	JoongAng Ilbo 2022 Consumer's Choice Residential Officetel Category Award
July 2022	Maeil Business Newspaper 'The 26th Livable Apartment Contest' Grand Award
June 2022	2022 First Half Korea Economic Daily Resident Culture Contest 'Officetel Grand Award'
July 2019	Maeil Business Newspaper 'The Livable Apartment Contest' Residential Complex Sector Grand Award
July 2019	2019 First Half Korea Economic Daily Resident Culture Contest 'Officetel Grand Award'
November 2018	Herald Economy '2018 House I Want to Live In Contest' Community Sector Grand Award
November 2018	Ministry of Land, Infrastructure and Transport 'Excellent Real Estate Service Provider' Certification
November 2018	Chosun Ilbo 2019 Future Architecture Culture Awards Apartment Grand Award
October 2018	2018 Aju Economic Construction Award Officetel Sector Grand Award
October 2018	2018 Smart Construction Award Innovative Job Sector Grand Award (Minister of Trade, Industry and Energy Award)
September 2018	The 13th Asia Construction Awards Developer Sector Minister of Land, Infrastructure and Transport Award
July 2018	2018 First Half Korea Economic Daily Resident Culture Contest 'Officetel Grand Award'
May 2018	2018 Korea Residential Service Award Minister of Land, Infrastructure and Transport Award
October 2017	2017 High Efficiency & Environmental Friendly Resident and Construction Materials Grand Award (Minister of Land, Infrastructure and Transport Award)
December 2016	Green Residential Culture Award Urban Development Sector Grand Award
October 2016	The 8th 'Aju Economic Construction Award' Comprehensive Sector Grand Award Minister of Land, Infrastructure and Transport Award
August 2016	2016 Korea High-end Housing Grand Award

Financial Sector

October 2017	The 9th Aju Economic Construction Award Real Estate Finance Convergence Sector Award
October 2016	Korea Real Estate Finance Awards Real Estate Trust of the Year Award
August 2016	Korea Construction Environment Technology Award
December 2015	2015 Housing Construction Day Prime Minister's Award (Business Headquarters Manager)
July 2014	Korea Construction Environment Technology Award Grand Award
December 2012	Korea Construction Culture Grand Award Ocean, Infrastructure and Transport Committee Award

Social Contribution Sector

October 2024	Order of Civil Merit, Magnolia Medal
December 2020	The 6th INAK Social Contribution Award 'National Development Achievement Award'
August 2020	HDI Human Management Grand Award
September 2019	Ministry of Land, Infrastructure and Transport 2019 Korea Job Grand Awards
December 2018	Proud National Citizen Entrepreneur Award (National Federation of All Hometown Citizen Associations)
July 2018	APAIB-UN Joint Academic Society "Global Management Grand Award"
March 2018	Proud Honam Citizen Award (National Honam Association)
June 2017	INAK Social Contribution Award Economic Development Achievement Award
January 2017	Korea's Influential CEO Award [Social Responsible Management Sector]
November 2016	2016 Korea True Volunteer Award Economic Sector Economic Development Achievement Award
May 2016	The 46th Jangheung County Citizen's Day Commemoration Ceremony 'Jangheung County Citizen of the Year Award' (Jangheung County)
October 2015	Jeollanam-do '2015 Proud Jeollanam-do Citizen Award' (Jeollanam-do)
December 2014	Seoul Metropolitan City Sports Night Seoul Metropolitan City Mayor's Award
March 2014	'Role Model of the Year' Social Integration (Social Volunteer) Sector Award (National NGO Solidarity)
September 2013	2013 Social Responsibility Management Leader for Coexistence Award (JTBC)
March 2011	2011 Selected as the Social Responsible Management Company for Coexistence (Chosun News Press)