MARKETBEAT
SEOUL
DATA CENTRE 1H 2025

MARKET FUNDAMENTALS

23 / 50
No. of Operators / Data Centres

533MW
In Operation

195MW / 520MW
UC / Planned

6.6%
Vacancy Rate

** Key Indicators are based on operational or under construction Hyperscale Cloud, Colo, Edge & Telco data centre facilities by major operators in the greater Seoul market and excludes Captive and ICT.*
Source: Cushman & Wakefield

ECONOMIC INDICATORS

	YOY Chg	Outlook
0.0% GDP Growth	▼	▲
2.2% CPI Growth	▼	▼
2.6% Unemployment Rate	▼	▲

Source: KOSIS, Bank of Korea

MARKET OVERVIEW

Greater Seoul Area (GSA) data centre capacity reached 533MW in the 1H 2025 period, with a 715MW development pipeline. Operators also secured land outside the pipeline for an additional 250MW, strengthening long-term growth prospects. The market is shifting from cluster-led to decentralised development. Secondary zones now account for 32% of operational capacity and 15% of the pipeline, emerging as independent submarkets. Regionally, Ulsan, Busan, and Gangwon are gaining traction as AI and hyperscale hubs, supported by subsea cables and power upgrades. SK and AWS plan an AI centre in Ulsan with 60,000 GPUs, while Changhae Development is advancing a 50,000-GPU facility in Yeongdo, Busan. Cloud and AI demand is also rising. Alibaba Cloud opened its second Seoul data centre to meet domestic enterprise needs, reinforcing the city's role as a digital hub.

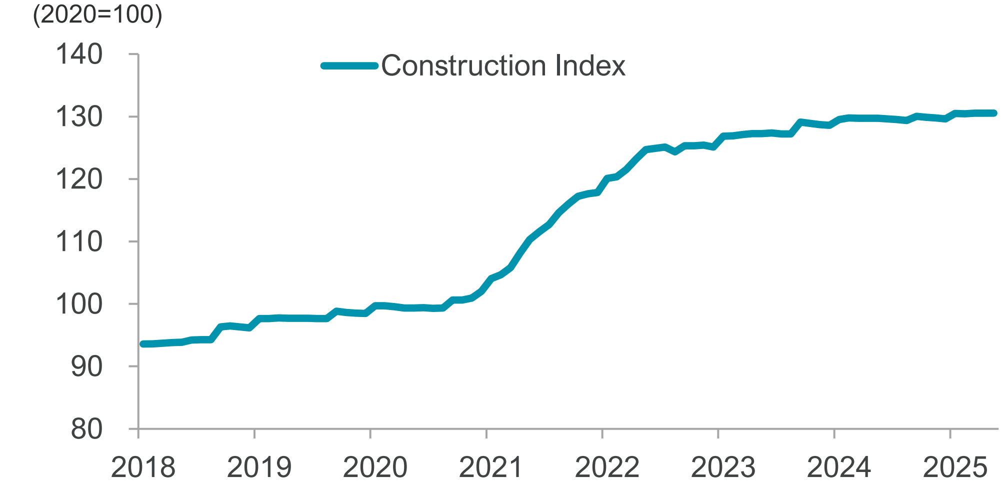
DEVELOPMENT / SALES & INVESTMENT

Three data centre projects received construction permits in 1H 2025, six broke ground, and five were completed in the GSA, while established operators focused on portfolio optimisation. LG U+ acquired the LG Display site in Paju, completing both permitting and groundbreaking, and SK AX divested its Pangyo facility to SK Broadband. New supply was concentrated in Seoul, with Empyrion Digital completing the KR1 Gangnam Data Centre in Seocho and Koramco AMC delivering the K-Square Data Centre in Geumcheon. Koramco announced plans to establish a dedicated blind fund for data centre assets. Development activity also extended to land acquisitions. Pacific AMC, with CPP Investments, acquired a site in Hang-dong, while Gvesco IM finalised title transfer for its Giheung project. Capstone AMC secured permits for its Bucheon Chunui Data Centre and obtained rights for a data centre in Gaebong.

POLICY & REGULATIONS

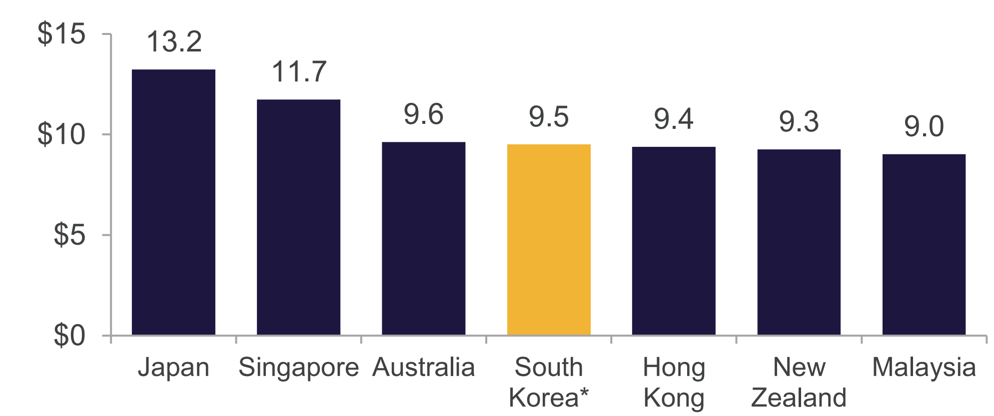
The Notice on Direct Electricity Trading in Distributed Energy Specialized Areas, enacted in June 2025, allows providers in designated zones to supply power directly to end users outside of the wholesale market. Operators that install interconnection facilities may also ease grid congestion. Combined with policy shifts, grid constraints and high land costs in the GSA are pushing developers to regional markets. Busan's share of operational and planned capacity has risen by about 5% y-o-y. However, designation of distributed energy zones has been delayed, and the scope of grid impact assessment streamlining remains unclear, leaving the viability of shifting demand outside the GSA uncertain.

KOREA CONSTRUCTION COST INDEX



Source: Korea Institute of Civil Engineering

ASIA DATA CENTRE COST INDEX 2024 ($/WATT)



Source: Cushman & Wakefield
** Data based on a mid-specification build; includes Seoul and Busan*

BUILDING PERMITS ACQUIREMENT LIST 1H 2025

PROPERTY	LOCATION	CLUSTER	OPERATOR/DEVELOPER	SQM	IT LOAD (TOTAL CAPACITY)
LG U+ Data Centre	Paju	Other	LG U+	46,296	50MW
Olympus Data Centre	Bucheon	Incheon/Bucheon	Capstone AMC	26,187	26MW
Pocheon Data Centre (tentative name)	Pocheon	Other	N/A	23,709	N/A

CONSTRUCTION COMMENCEMENT LIST 1H 2025

PROPERTY	LOCATION	CLUSTER	OPERATOR/DEVELOPER	SQM	IT LOAD (TOTAL CAPACITY)
TIMBUKTU Data Centre	Ansan	Ansan	Actis	74,073	65MW
Incheon Data Centre	Incheon	Incheon/Bucheon	STACK Infrastructure/ESR	55,769	48MW
Choji-dong Data Centre	Ansan	Ansan	IGIS AMC	49,590	25MW
LG U+ Data Centre	Paju	Other	LG U+	46,296	50MW
Hang-dong Data Centre	Guro	Mockdong/Gasan	Pacific AMC	44,336	52MW
SL3x	Goyang	Sangam/Ilsan	Equinix	22,027	24MW

KEY CONSTRUCTION COMPLETIONS 1H 2025

PROPERTY	LOCATION	CLUSTER	OPERATOR/DEVELOPER	SQM	IT LOAD (TOTAL CAPACITY)
KR1 Gangnam Data Centre	Seocho	Gangnam	Empyrion Digital	56,017	30MW
K-Square Data Centre	Geumcheon	Mockdong/Gasan	Koramco AMC	41,215	26MW
STT Seoul 1	Geumcheon	Mockdong/Gasan	ST Telehouse	39,691	30MW
Gasan Iwill Data Centre	Geumcheon	Mockdong/Gasan	KT Cloud	36,501	13MW (26MW)
DCI SEL1	Geumcheon	Mockdong/Gasan	DCI	17,371	12MW

KEY SALES TRANSACTIONS 1H 2025

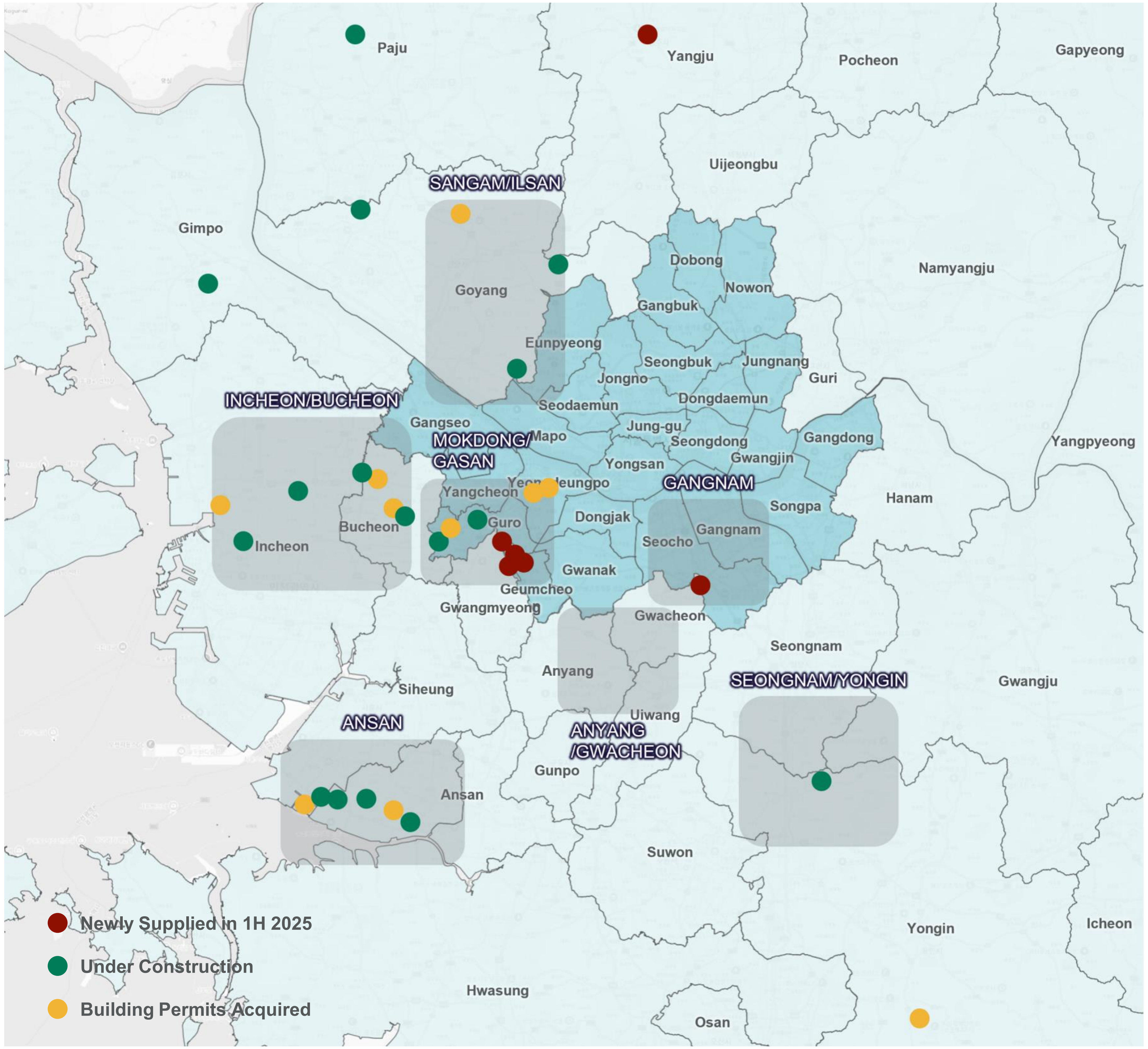
LOCATION	ZONING	SQM	PRICE (Mn.KRW)	SALES DATE
Guro-gu, Seoul-si	Quasi-Residential Area	7,402 (Land)	140,000	Feb-25
Giheung-gu, Yongin-si, Gyeonggi-do	Green Natural Area	26,666 (Land)	81,522	May-25
Bundang-gu, Seongnam-si, Gyeonggi-do	Quasi-Residential Area	6,346 (Land) & 67,024 (Building)	506,800	Jun-25

SIGNIFICANT CONSTRUCTION UPDATES

PROPERTY	LOCATION	CLUSTER	OPERATOR/DEVELOPER	SQM	IT LOAD (TOTAL CAPACITY)	STAGE
Digital Seoul 2 (ICN11)	Gimpo	Other	Digital Realty	95,051	10.6MW (64MW)	UC
Samsong Data Centre	Goyang	Sangam/Ilsan	LG CNS	78,290	54MW	UC
PEACH DATA CENTER	Bucheon	Incheon/Bucheon	KT Cloud	76,037	6MW (48MW)	UC
Incheon Gajwa Tech Center	Incheon	Incheon/Bucheon	Amazon Web Service	42,454	16MW (96MW)	UC
Bucheon AI Data Centre	Bucheon	Incheon/Bucheon	Naver Cloud	18,683	4.8MW	UC
Ilsan Data Centre	Goyang	Sangam/Ilsan	GS E&C	16,945	12MW	UC

Note: Excludes Captive & ICT construction updates

1H 2025 DEVELOPMENT MAP*



** Based on Hyperscale Cloud, Colo, Edge & Telco data centre facilities that have completed construction permits or commencement notice to MOLIT by the 1H 2025 and excludes existing supplied facilities, Captive and ICT.*

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