



Osiria Tourism Complex

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What is Osiria?



Dynamic
BUSAN

 OSIRIA

I Project Overview



Overview

Location	<ul style="list-style-type: none">Gijang County, Busan Metropolitan City
Area	<ul style="list-style-type: none">3,662,725.4 m² (905 acre)
Facilities	<ul style="list-style-type: none">Theme Park, Aqua World, Golf Course, Landmark Hotel, Shopping Mall etc
Cost	<ul style="list-style-type: none">USD 850 Million(Construction of the complex, infrastructure)
Period	<ul style="list-style-type: none">2006 ~ 2023
Relevant Laws	<ul style="list-style-type: none">Tourism Promotion Act
Type of Investment	<ul style="list-style-type: none">Investor's Direct Investment

I Project Overview

Status

- Mar 2005 : Designation as Tourism Complex
- Apr 2006 : Construction Plan Approved ▷ Jan 2019 : 14th change approved
- Mar 2010 : Construction of Infrastructures ▷ Jun 2015 : completed
- May 2016 : Business Agreement of Theme Park with GS Consortium
- Jul 2017 : Opening of Landmark Hotel and Premium Condo(Hilton, Ananti)
- Dec 2017 : Land Sales Contract with IKEA ▷ Feb 2020 : opened
- May 2019 : Construction of Theme Park
- Jun 2021 : Opening of Theme Park(Luge, Commercial facilities)
- Mar 2022 : Opening of Theme Park(Lotte World Adventure)

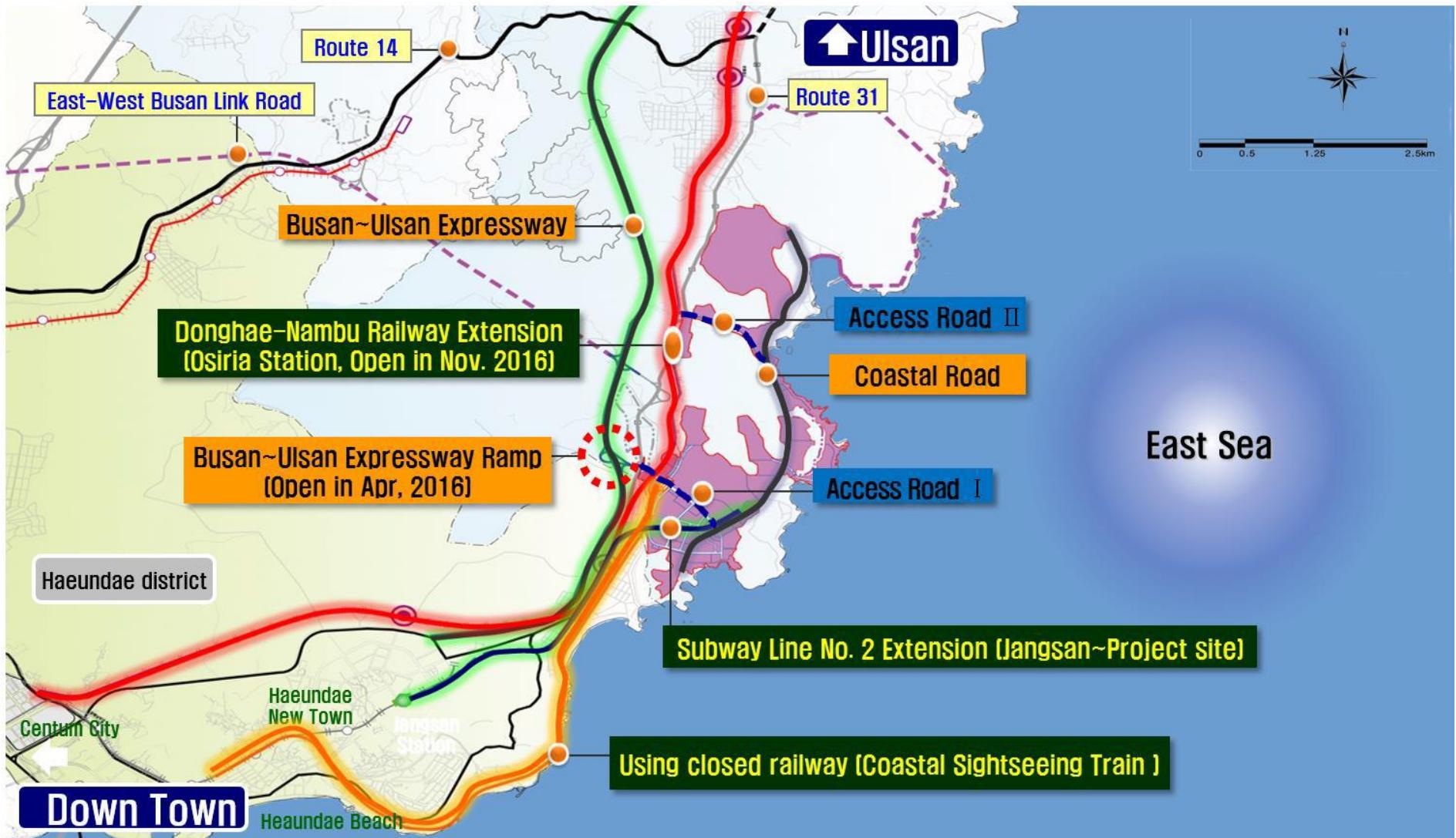
Future Plan

- End of 2024 : Aqua World will open
- End of 2030 : The rest of facilities will open

I Project Overview



Transportation System



II Development Plan

Development Goal

Complex with
Advanced Tourism Trend

Differentiated
Tourism Complex

Eco-Friendly
Tourism Complex

Sustainable **all year round-stay**
Luxury Marine Leisure Complex

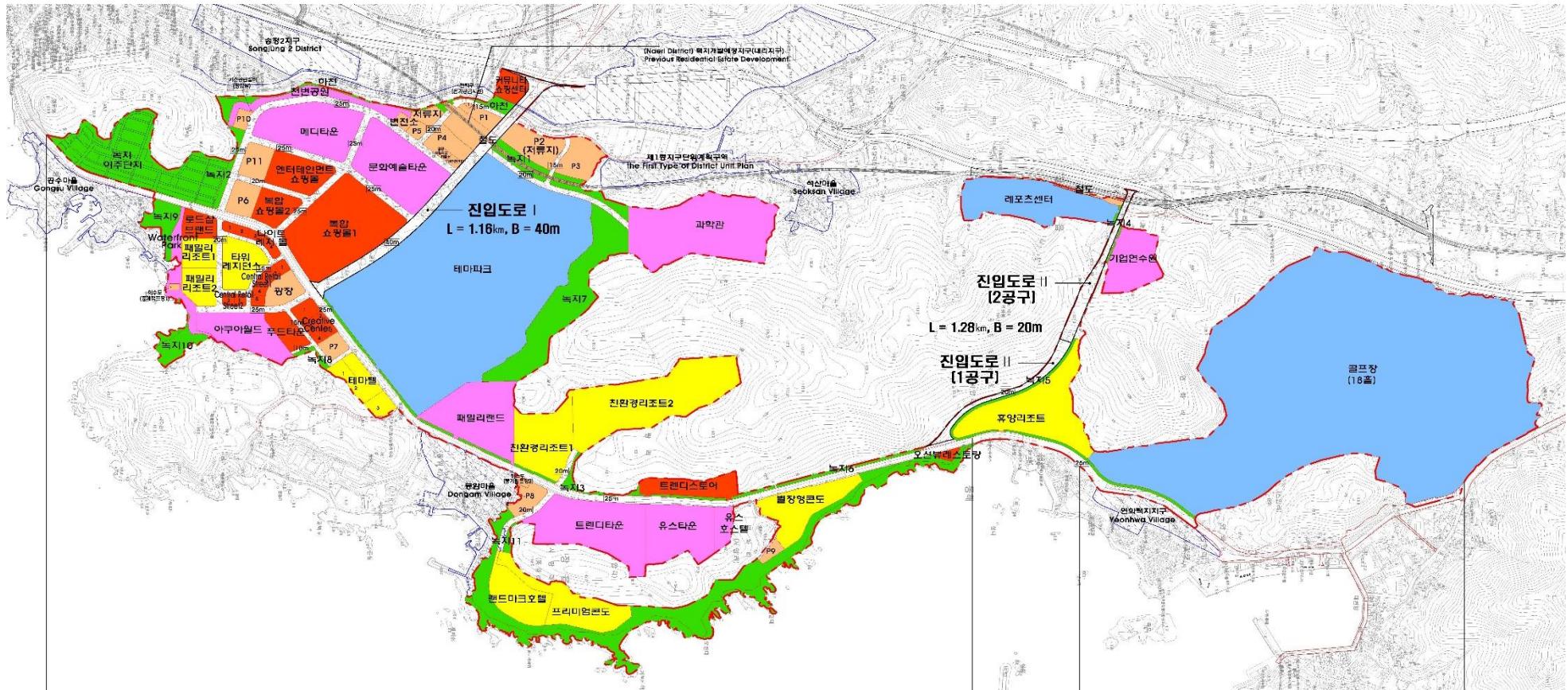
Public – support
Private Sector – lead

Stability and Growth Potential
of the business

- ✓ An estimated number of annual visitor : 20,000,000 (Domestic 19,000,000 Foreigner 1,000,000)

II Development Plan

Land Use Plan (34 Facilities)

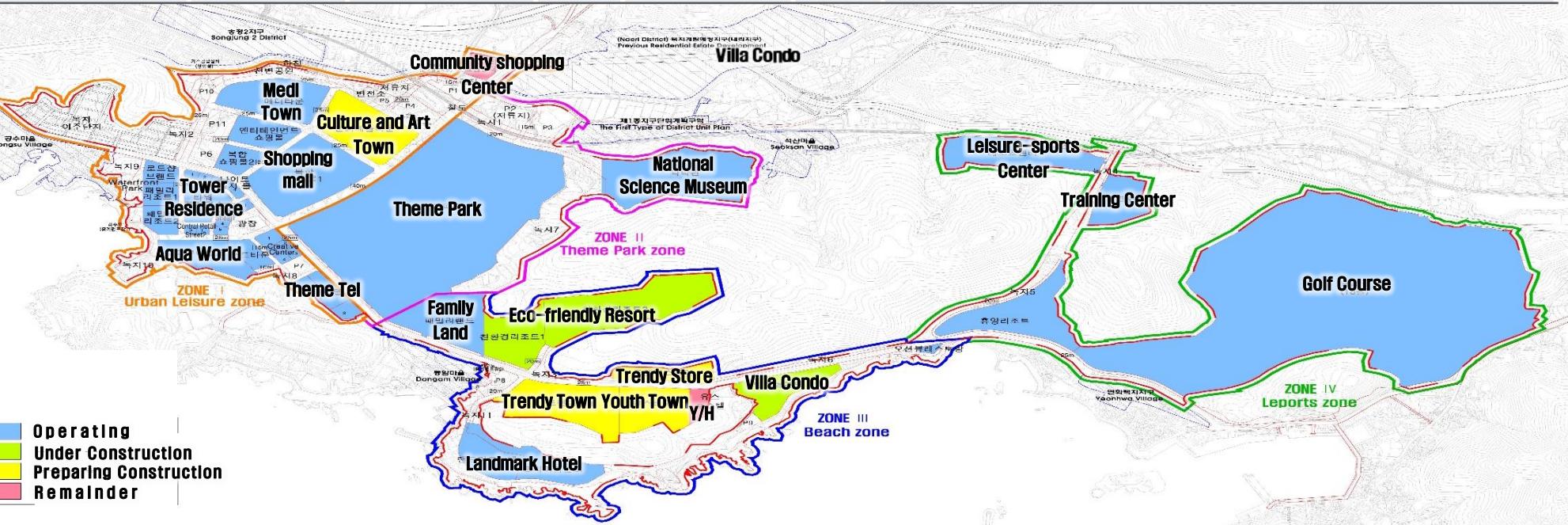


Classification	Facilities	Area(m ²)	Ratio(%)	Classification	Facilities	Area(m ²)	Ratio(%)
Accommodation	10	434,727.0	11.87%	Leisure/Culture	9	561,025.2	15.32%
Retail	12	245,313.1	6.7%	Others	-	435,329.9	11.88%
Sports/Entertainment	3	1,477,846.0	40.35%	Public Facility	-	508,484.2	13.88%

What is in Osiria?

III Investment Status

Division	Facilities	Area		Amount		Note
		Thousand m ²	%	Million \$	%	
Tourist Facilities	34	2,691	100	13,330	100	
Operating	14	1,827	68	6,511	49	Theme Park, Shopping Mall, Landmark Hotel etc
Under Construction	10	522	19	3,808	28	Eco-friendly Resort I-II(Village de Ananti), Villa Condo(Banyan Tree), Aqua world, Medi Town etc
Preparing Construction	8	321	12	2,635	20	Culture and Art Town, Trendy Town, Youth Town, Trendy Store, Family Resort, Family Land, Oceanview Restaurant
Remainder	2	21	1	376	3	Youth Hostel, Community Shopping Center



III Investment Status

In operation : Sports · Resort Facilities Area

- **Developer :** HB Golf & Resort Co.
- **Site Status :** 920,144.6m²
- **Business Plan :** A Membership Golf Course(18 Holes), Golf Village(75 Rooms)
 - ※ Golf course, Condominium, Reports Center, Company Training Institute - 4 Blocks

▪ Business Status

- ▷ June 2013 : Commencement of Golf Course Construction
- ▷ November 2014 : Completion of Golf Course
- ▷ December 2016 : Commencement of Village Construction
- ▷ August 2019 : Completion of Golf Village

▪ Future Plan

- ▷ End of 2022 : Commencement of the rest facilities



III Investment Status

In operation : Multi Shopping Mall

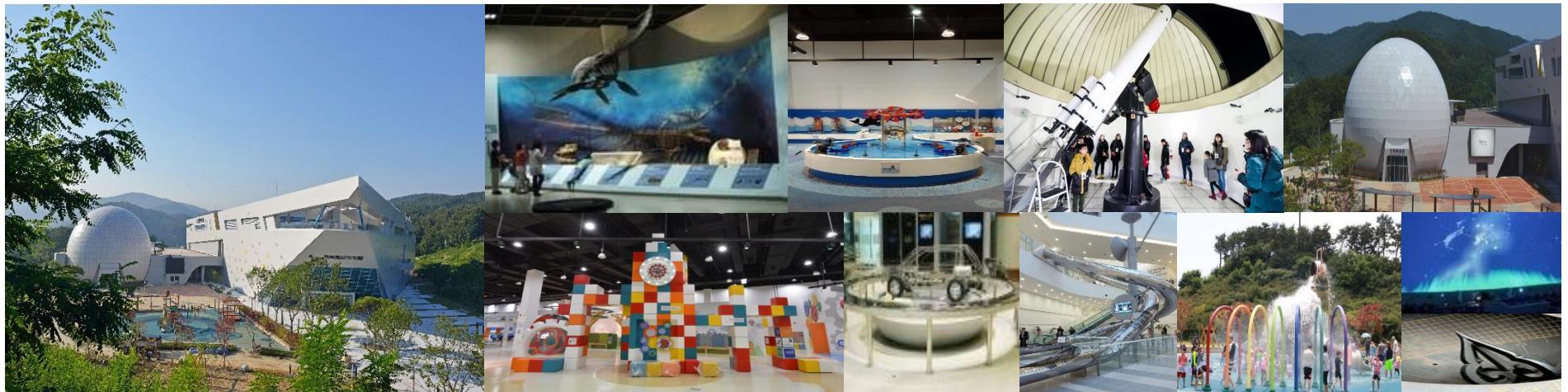
- **Developer** : Lotte Shopping Co.
- **Site Status** : 129,851 m²
- **Business Plan** : Korea's largest multi shopping mall with over 460 stores
- **Facilities** : Premium Outlet, Shopping Mall, Large Supermarket, Movie Theater etc
- **Business Status** : Opening in December 2014 and Operating



III Investment Status

In operation : National Science Museum

- **Developer :** Ministry of science, ICT / Busan Metropolitan City
- **Site Status :** 113,107m²
- **Facilities :** Exhibition for vehicle · machine · shipyard · space,
Experience center etc
- **Cost :** 103 million US dollar
- **Business Status :** Opening in December 2015 and Operating



III Investment Status

In operation : Landmark Hotel and Premium Condo

- **Developer :** Ananti Co.
- **Site Status :** 75,837m²
- **Facilities :** Hilton Hotel, Ananti Penthouse · Private Residence(Condominium), Ananti Town(Commercials), Hot spring, Bookstore etc
- **Business Status :** Opening in July 2017 and Operating



III Investment Status

In operation : Theme Park

- **Developer :** Osiria Theme Park PFV (GS Retail, Lotte World, Lotte Shopping etc)
- **Site Status :** 500,538.4m²
- **Facilities :** Lotte World Adventure(Amusement Park),
Sky Line-Luge(New Zealand), Sports Park, Hotel, F&B
- **Business Status :** Opening of Phase 1(Lotte World & Luge) and Operating
- **Future Plan :** Development of Phase 2(Sports Park & Hotel) from 2023



III Investment Status

In operation : Entertainment Shopping mall

- **Developer :** IKEA KOREA Co.,Ltd – Foreign investment company
- **Site Status :** 40,361m²
- **Cost :** 170 million US dollar
- **Facilities :** Home Furnishing Store, Others - Kids Amusement·Food Court etc
- **Business Status :** Opening in February 2020 and Operating



III Investment Status

Under development : Aqua World

- **Developer :** Goldsea Korea Investment Co. – Foreign investment company
- **Site Status :** 38,921m²
- **Business Plan :** Asia's first Lagoon Premium Aquarium
- **Facilities :** Aquarium(incl. Lagoon), Jungle Garden, F&B, Accommodation etc
- **Business Status :** Under construction from April of 2021 (Opening in 2024)



III Investment Status

Under development : Villa Condo

- **Developer :** Lupentis Co.
- **Site Status :** 41,280m²
- **Business Plan :** Banyan Tree Haeundae Busan (operated by Banyan Tree Holdings Ltd)
- **Facilities :** Hotel, Resort, Spa, Pool, F&B etc.
- **Business:** Commencement of construction in 2020, (Opening in 2022)



Why Osiria?





IV Investment Guide

Investment Policy

- ✓ Improving Business-condition through A bottom-up approach
- ✓ Enhancing Business-feasibility through 「Negative Regulation*」
 - * A regulatory system that allows all but prohibited acts by law or policy
- ✓ Enhancing Procedure, Transparency and Administrative support

Incentives for Foreign investment

- ✓ Tax Benefits ([KOTRA, Korea Tourism Organization](#))
 - National tax : corporate tax & income tax
 - Local tax : acquisition tax, property tax
- ✓ Real Estate Investment Immigration System
 - Size : 3,671 units for investment of minimum 500 mil. KRW
 - Applicable Period : May 20, 2013 to May 19, 2023

IV Investment Guide

Lands Available

- ✓ 「Youth Hostel」
 - A site for youth training center(ind. accommodation), commercial facilities
- ✓ 「Community Shopping Center」
 - A site for large-scaled shopping malls, commercial facilities
 - 10,867m², 21 million US dollar(Land price)



Thank You!

