GONGJU CITY

THRIVE & BALANCE

2025 Gongju: The Ideal City for Business

GREAT CITY
FOR BUSINESS



Gongju,
Where business takes the lead.

It is a city where growth and quality of life thrive together.
Now, we invite you to where new opportunities begin.

Gongju City is a “well-prepared city” designed to shape the future of business, moving beyond its role as an administrative and educational hub.

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Population	Households	Housing Units	Cultivated area	Water supply	Local taxes	Annual Tourists	Manufacturing (factory registration)	Vehicles Registered
102,104 (people)	53,019 (households)	59,073 (units)	11,419 (ha)	36,560 m^3/day	1,616 (billion KRW)	3,264 (thousands of people)	661 (factories)	58,802 (units)

As of December 31, 2024

Gongju,
The City Businesses Choose to Thrive!

Gongju is more than just a "good city", it's a city designed to shape the future of your business. Now, Gongju offers the perfect solution for your enterprise.



Future-Ready Industrial Space

Industrial complexes are more than just plots of land, they are the driving force behind business growth.
Gongju City is developing industrial zones totaling 3.3 million square meters, designed with smart and eco-friendly infrastructure to support a sustainable production environment. Already, 222 companies across 14 industrial complexes are operating in Gongju, employing 6,799 people and forming a vibrant industrial ecosystem across sectors such as chemicals, food & beverage, electronics, and machinery.

Strategic Location & Seamless Connectivity

What matters more than location is connection capability.
Located in eastern Chungcheongnam-do, Gongju offers direct access to the Seoul Metropolitan Area, Sejong, and Daejeon.
With its extensive transportation network including expressways, KTX high-speed rail, and BRT service to Sejong-Gongju is a strategic base for logistics, distribution, and market expansion.

Abundant Skilled Talent

Not just a supply, but a source of 'ready talent'.
Gongju and its neighboring areas are home to 11 specialized high schools and universities, where more than 10,000 students are receiving hands-on, practical education.
This ensures companies can easily secure job-ready talent. Youth entrepreneurship programs and global talent development initiatives are also underway, driving a continuous influx of young and dynamic professionals.

Competitive Living Environment

More than just a city for business, it's a city that embraces life.
With abundant living and cultural infrastructure , including over 140 medical facilities, UNESCO World Heritage Sites, national parks, and arts and experiential spaces-Gongju is an ideal place for employees and their families to settle.
A desirable place to live is a desirable place to work, and that is Gongju's true strength.

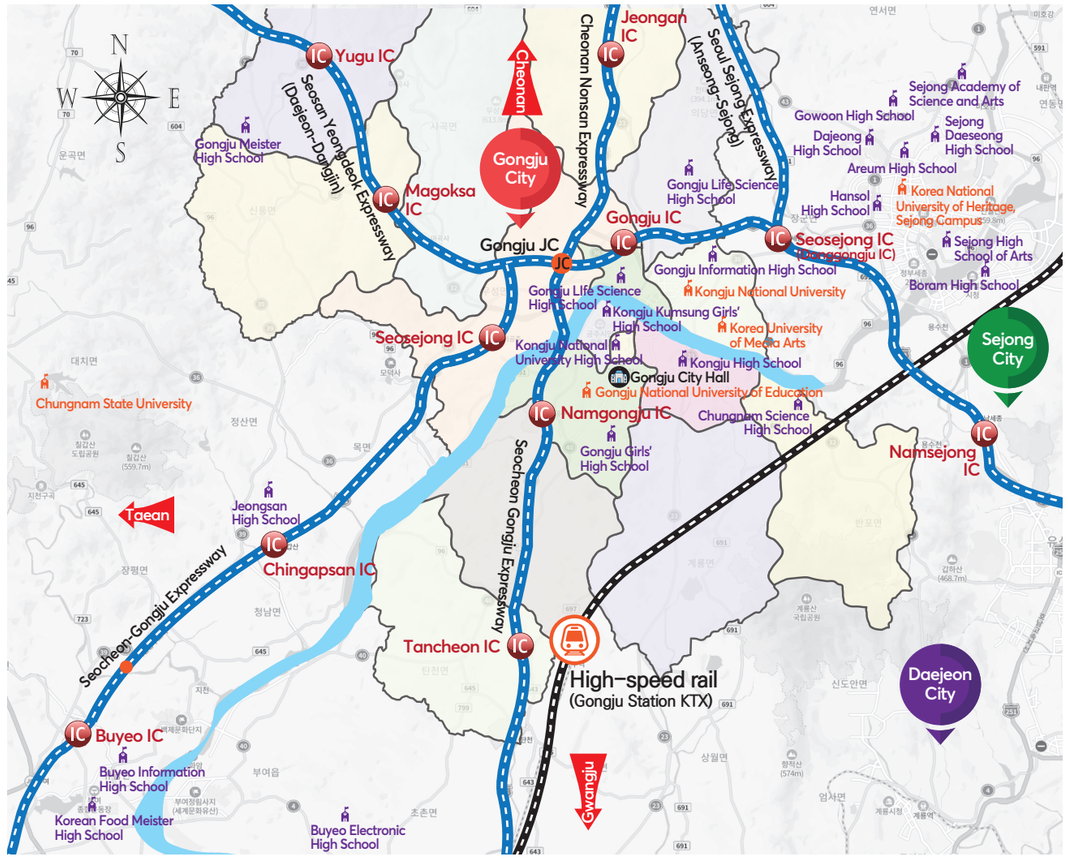
Transportation Network Connecting Korea and the World

For companies aiming beyond domestic markets, a seamless logistics network is essential.

Air: Proximity to Cheongju and Incheon International Airports enables quick access to key Northeast Asian markets including China, Japan, and Russia within 3.5 hours.

Seaports: Pyeongtaek-Dangjin Port is just an hour away by road, providing outstanding access to global import and export channels.

Land & Rail: Gongju is served by the KTX high-speed rail, intercity and express bus terminals, and five major expressways (Gyeongbu, Nonsan–Cheonan, Daejeon– Dangjin, and more), ensuring fast, flexible commuting and nationwide distribution.



Current Status of Industrial Complexes in Gongju City

Gongju, emerging as a leading hub for eco-friendly, smart, and converged industries, represents the optimal choice for the future of your business.

Operational Industrial Complexes

3 General Industrial Complexes and 12 Agro-Industrial Complexes

Total Area: 3.003 million m² **Tenant Companies: 222** **Total Employment: 6,799**

Key Industry Distribution: Chemicals, food and beverages, metal processing, electronics, machinery, and more

Industrial Complexes Under Development

General Industrial Complexes: 3 sites

| Donghyeon General Industrial Complex
| Songseon General Industrial Complex
| Ssangsin General Industrial Complex (developed based on actual demand)

Industrial Complexes (Under Operation)

General Industrial Complexes: 3 sites

| Tancheon General Industrial Complex
| Nam-Gongju General Industrial Complex
| Yugu Jacquard General Industrial Complex

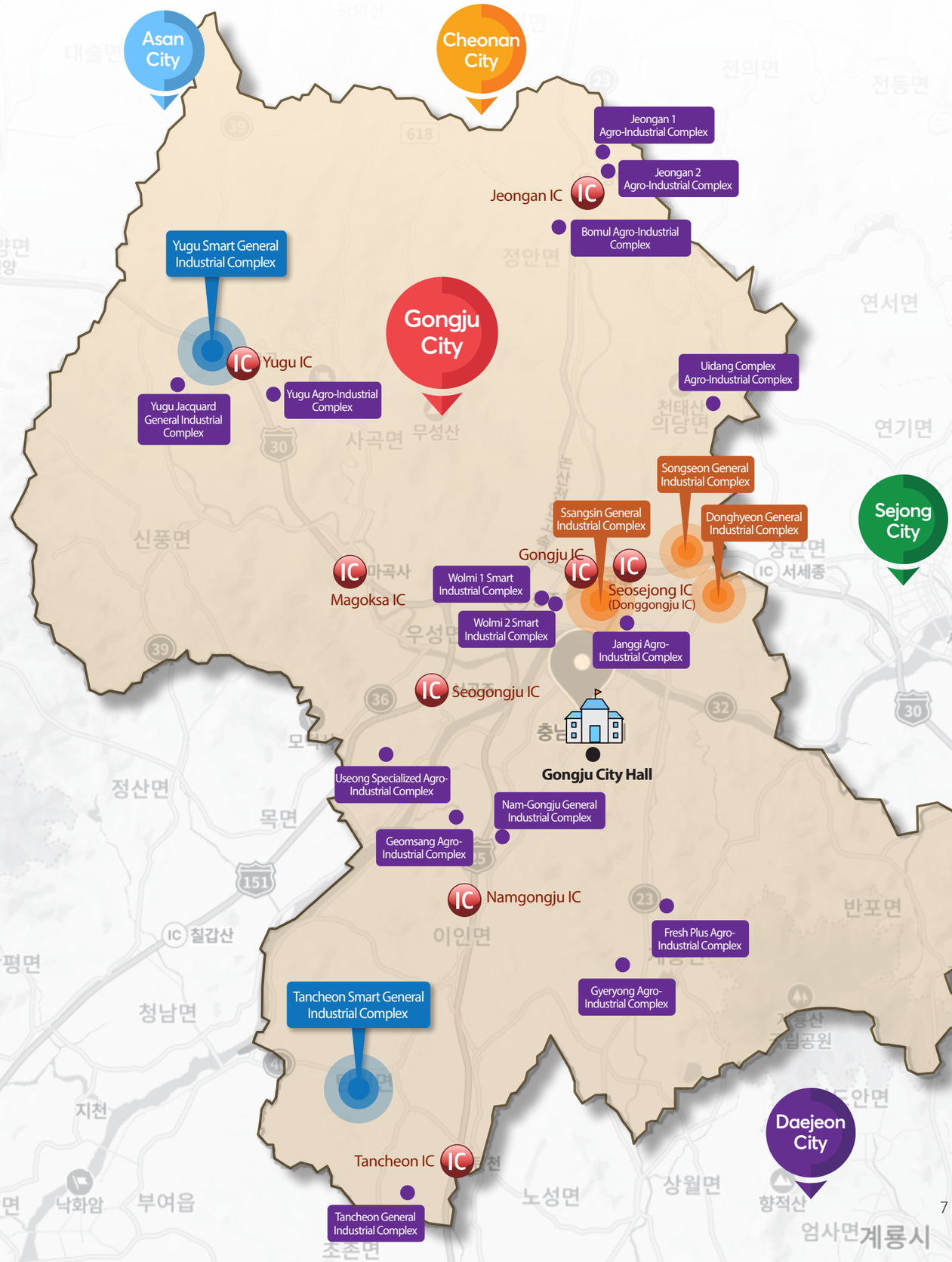
Agro-Industrial Complexes: 12 sites

Janggi Agro-Industrial Complex
Jeongan 1 Agro-Industrial Complex
Jeongan 2 Agro-Industrial Complex
Gyeryong Agro-Industrial Complex
Useong Specialized Agro-Industrial Complex
Bomul Agro-Industrial Complex
Yugu Agro-Industrial Complex
Geomsang Agro-Industrial Complex
Wolmi 1 Smart Industrial Complex
Wolmi 2 Smart Industrial Complex
Uidang Complex Agro-Industrial Complex
Fresh Plus Agro-Industrial Complex

Planned Development Zones

Tenant-Friendly Smart Industrial Complexes (2 sites):

| Yugu Smart General Industrial Complex
| Tancheon Smart General Industrial Complex



Under Development

The Central Hub for Transportation, Administration, and Education, Strategically Located Next to Sejong City

Songseon General Industrial Complex

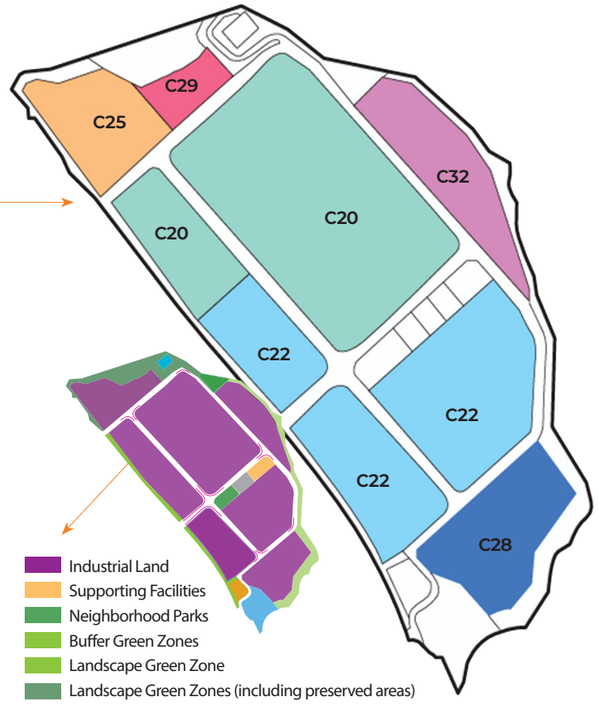
General Overview

Location	San 32-49, Songseon-dong, Gongju-si, Korea
Total Site Area	318,204 m² (Industrial Use: 222,958 m²)
Development Period	2020 – 2026 (subject to change)
Developer	East Gongju Industrial Complex Development Co., Ltd.
Managing Authority	Gongju City
Target Industries	6 sectors, including Manufacture of Chemicals and Chemical Products (Business type change is negotiable)

Rendering of the Industrial Complex

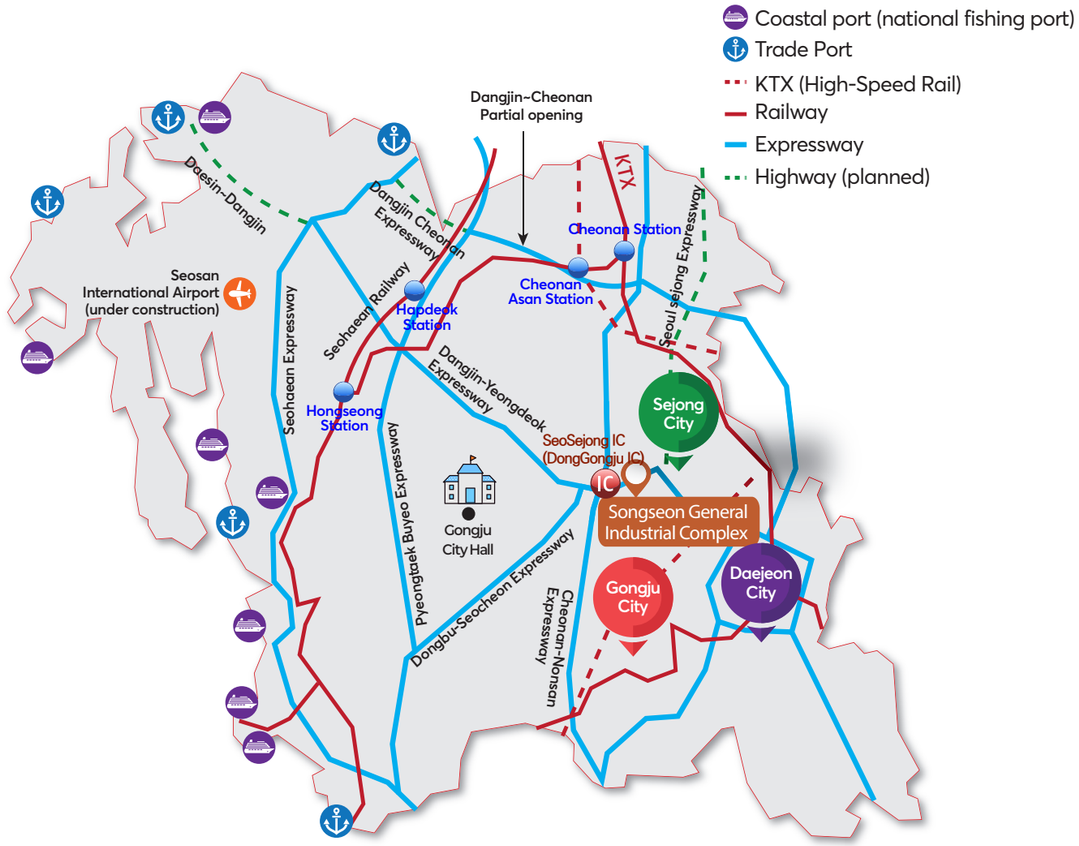


- **C20** Manufacture of chemicals and chemical products (excluding pharmaceuticals)
- **C22** Manufacture of rubber and plastic products
- **C25** Manufacture of fabricated metal products (excluding machinery and furniture)
- **C28** Manufacture of electrical equipment
- **C29** Manufacture of other machinery and equipment
- **C32** Manufacture of furniture



Sales Inquiries
Donggongju Industrial Complex Development Co., Ltd. +82-41-858-8181

Management & Administration
Gongju City, Industrial Complex Team Tel: +82-41-840-2174



Transportation Infrastructure

Expressways	Gongju IC (Daejeon–Dangjin Expressway): 3 km Seosejong IC (Cheonan–Nonsan Expressway): 2 km Bukgongju JC (Gongju–Seocheon Expressway): 6.7 km Seogongju JC (Gongju–Seocheon Expressway): 10 km Songseon Interchange (National Routes 23 & 36): 0.4 km
Railways	Gyeongbu High-Speed Rail (Osong Station: 25 km) Honam High-Speed Rail (Gongju Station: 24 km)
Seaports	Pyeongtaek Port (43 km) Gunsan Port (92 km)
Airports	Cheongju Airport (22 km) Incheon International Airport (105 km)

Infrastructure Capacity

Water Supply
Industrial: 2,165 m³/day
Residential: 113.7 m³/day

Wastewater Treatment Capacity
460.2m³/day

Waste Disposal
10,581.4 tons/year
(outsourced to waste treatment contractors)

Electricity Supply
87,293 MWh/year

Telecommunications
304 lines per 1,000 residents /person

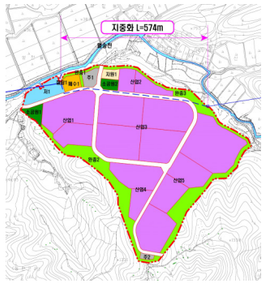
Under Development

A key hub for residential living, education, culture, and administration

Donghyeon General Industrial Complex

General Overview

Location	San 51-10, Donghyeon-dong, Gongju-si, Korea
Total Site Area	300,612 m² (Industrial Use: 204,592 m²)
Development Period	2020 - 2026 (subject to change)
Developer	Donghyeon General Industrial Complex Development Co., Ltd.
Managing Authority	Gongju City
Target Industries	6 sectors including the manufacture of rubber and plastic products(Business type change is negotiable)





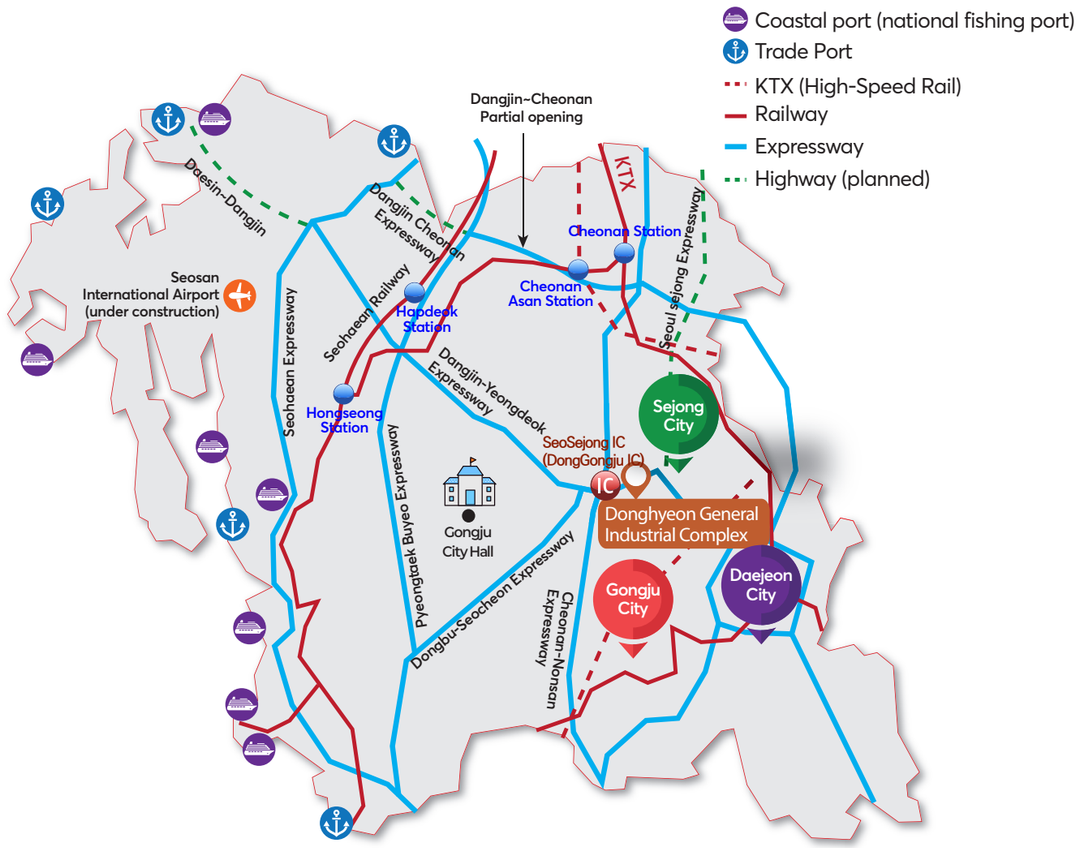
Rendering of the Industrial Complex



- C22 Manufacture of rubber and plastic products
- C25 Manufacture of fabricated metal products (excluding machinery and furniture)
- C27 Manufacture of medical, precision, optical instruments and watches
- C29 Manufacture of other machinery and equipment
- C30 Manufacture of motor vehicles and trailers

Sales Inquiries
Donghyeon General Industrial Complex Development Co., Ltd.
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Transportation Infrastructure

Expressways	Gongju IC (Daejeon–Dangjin Expressway): 3 km Seosejong IC (Cheonan–Nonsan Expressway): 2 km Bukgongju JC (Gongju–Seocheon Expressway): 6.7 km Seogongju JC (Gongju–Seocheon Expressway): 10 km Songseon Interchange (National Routes 23 & 36): 0.4 km
Railways	Gyeongbu High-Speed Rail (Osong Station: 25 km) Honam High-Speed Rail (Gongju Station: 24 km)
Seaports	Pyeongtaek Port (43 km) Gunsan Port (92 km)
Airports	Cheongju Airport (22 km) Incheon International Airport (105 km)

Infrastructure Capacity

Water Supply
Industrial: 1,050 tons/day
Residential: 169 tons/day

Wastewater Treatment Capacity
555 tons/day

Waste Disposal
18,062 tons/year
(outsourced to waste treatment contractors)

Electricity Supply
56,089 MWh/year

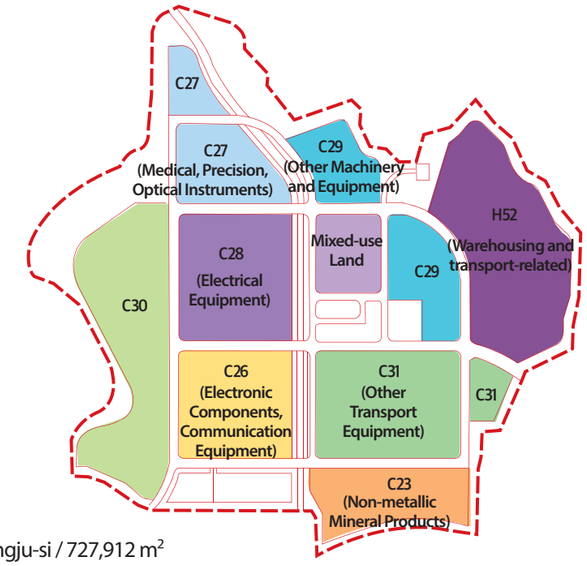
Telecommunications
231 lines per 1,000 residents / person

Planned for Development

Tenant-Friendly Smart Industrial Complexes

Yugu Smart General Industrial Complex

(Tentative name)



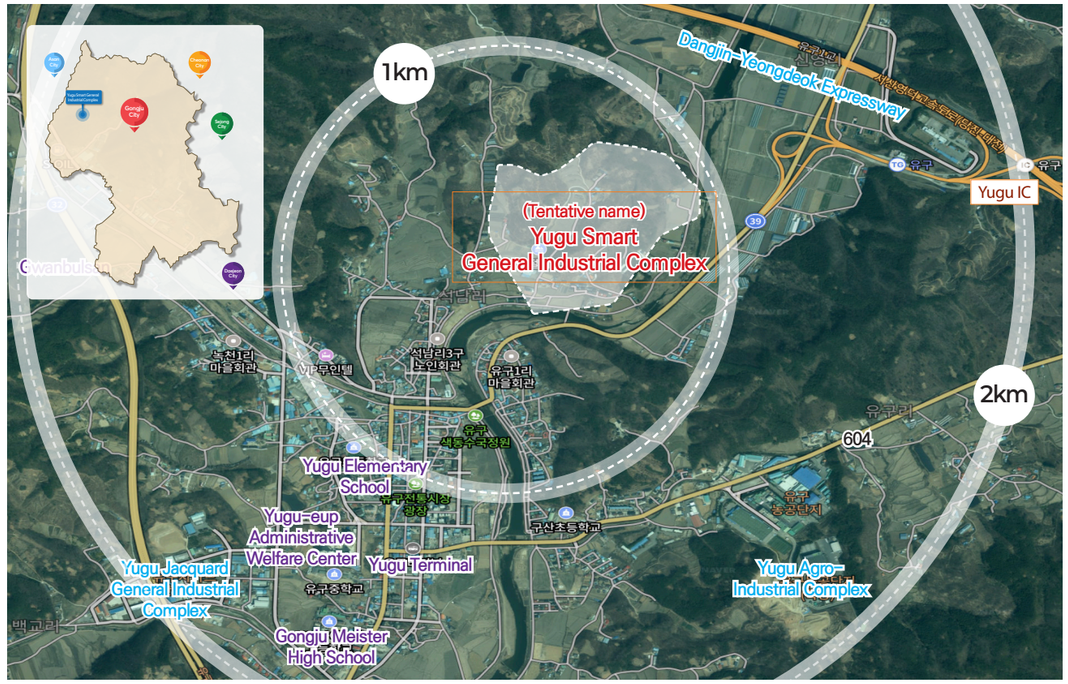
General Overview

Location / Area	Seoknam-ri, Yugu-eup, Gongju-si / 727,912 m²
Estimated Project Budget	KRW 108.4 billion
Target Industries	8 sectors, including non-metallic mineral products manufacturing (Business type change is negotiable)

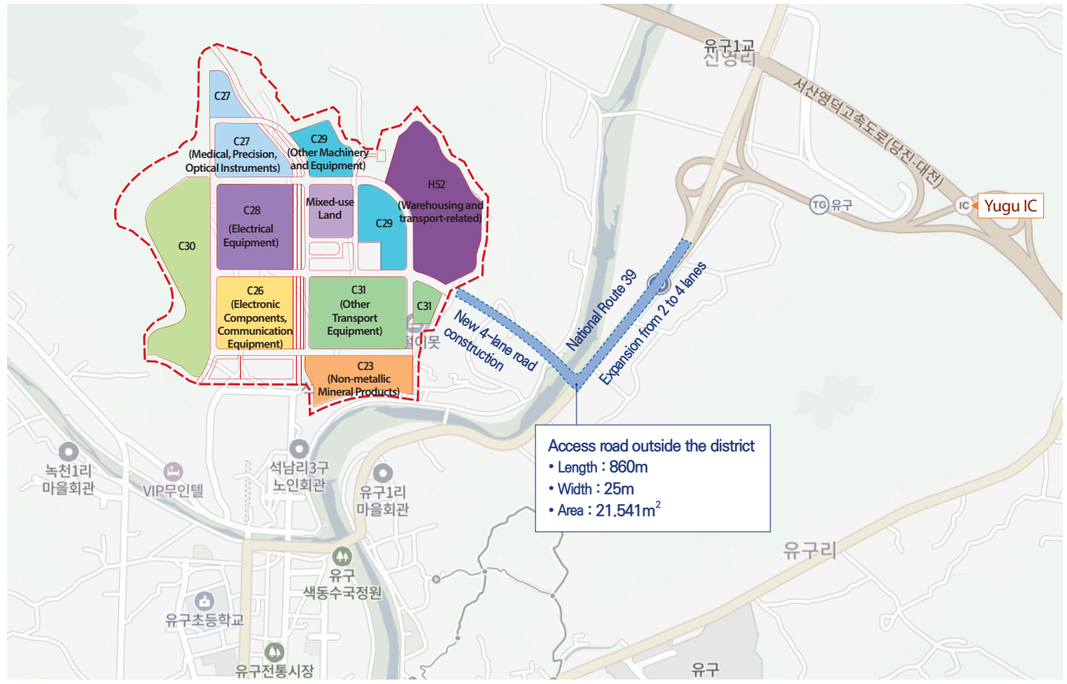
- Actively attracting businesses by prioritizing the allocation of advanced manufacturing industries.
- Boosting productivity through strategic clustering of related industries based on sector-specific characteristics.
- Enhancing logistics efficiency by designating logistics zones along key access roads.
- Placing low-impact industries—such as those with minimal air and noise emissions (C23, C26, C31)—near residential areas.
- Laying the foundation for knowledge-based industries by introducing research facilities within mixed-use zones.
- Key tenants in nearby industrial complexes include Coway Co., Ltd., Woongjin Foods Co., Ltd., and Smart Textile Jacquard

Category		Area(m2)	Proportion(%)	Main Products
Industrial Land		446,566	95.8	
Manufacturing Facilities Land		365,650	78.4	
C23(Non-metallic Mineral Products)		34,548	7.4	Display
C26(Electronic Components, Communication Equipment)		46,719	10.0	Semiconductors
C27(Medical, Precision, Optical Instruments)		39,313	8.4	AI
C28(Electrical Equipment)		55,145	11.8	EV Devices
C29(Other Machinery and Equipment)		45,862	9.8	Industrial Robots
C30(Motor Vehicles and Trailers)		76,347	16.4	Electric / Hydrogen Vehicles
C31(Other Transport Equipment)		67,718	14.5	Drones
Logistics Facilities Land		80,946	17.4	
H52(Warehousing and transport-related)		80,946	17.4	
Mixed-use Land		19,667	4.2	Research Centers, etc.
Total		466,263	100.0	

Industrial Complexes



Planned for Development

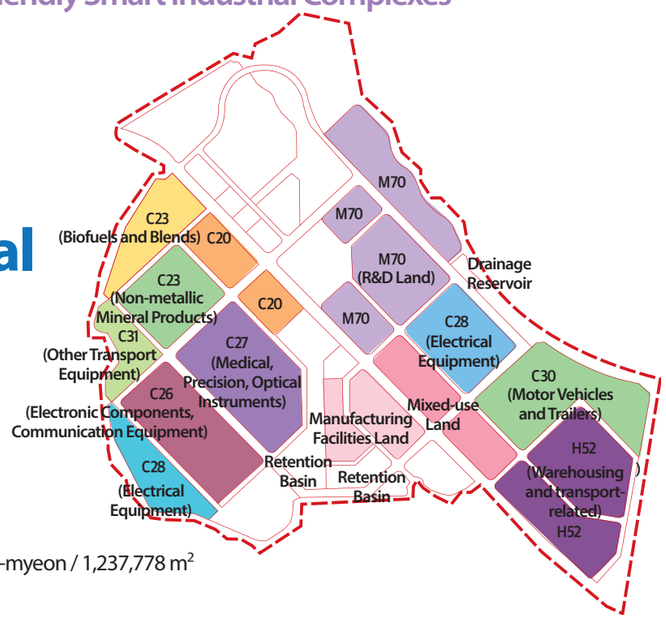


Planned for Development

Tenant-Friendly Smart Industrial Complexes

Tancheon Smart General Industrial Complex

(Tentative name)



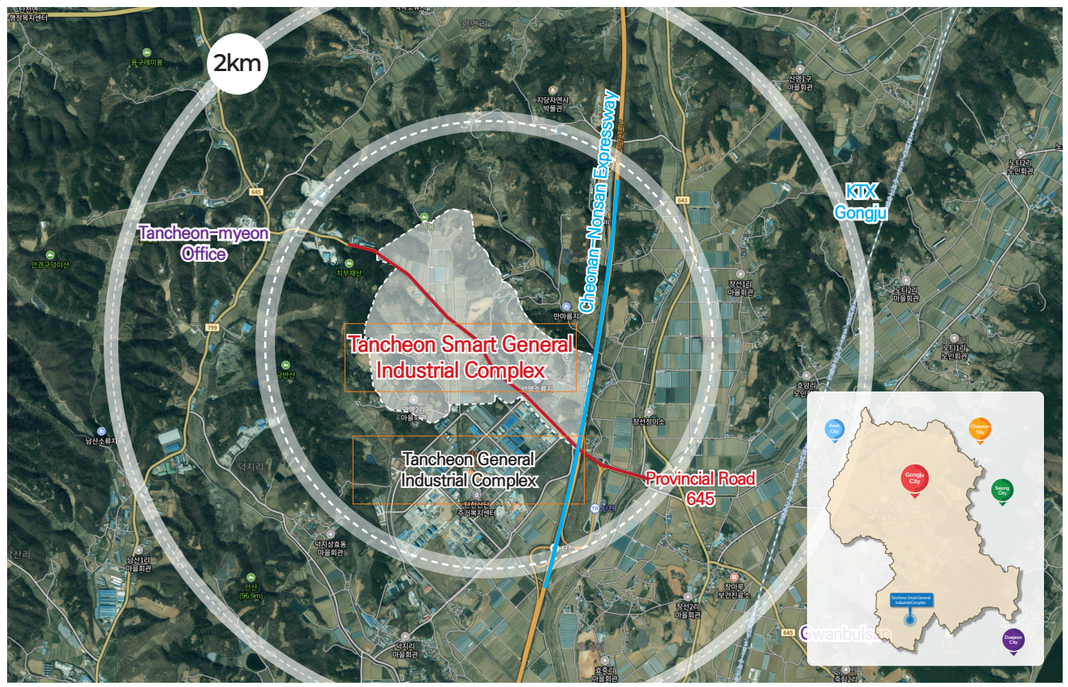
General Overview

Location / Area	Anyoung-ri, Tancheon-myeon / 1,237,778 m²
Estimated Project Budget	KRW 189.9 billion
Target Industries	9 sectors including the manufacture of chemicals and chemical products (Business type change is negotiable)

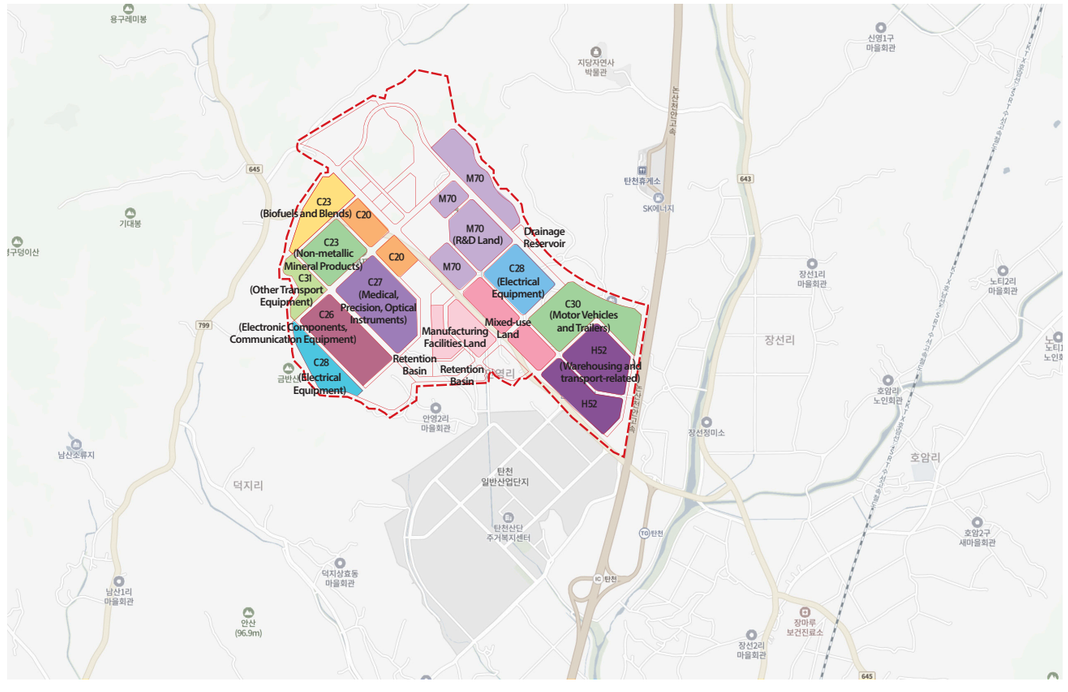
- Actively attracting companies by focusing on the placement of advanced manufacturing industries.
- Boosting productivity through industry clustering based on the specific characteristics of each target sector.
- Enhancing freight transport capacity by planning logistics zones along primary access roads.
- Locating low-emission, low-noise industries (C23, C26, C31) near residential areas to minimize environmental impact.
- Encouraging functional harmony between residential and industrial zones by introducing mixed-use areas.

Category		Area(m2)	Proportion(%)	Main Products
Industrial Land		468,221	71.5	
Manufacturing Facilities Land		385,330	58.8	
C20(Biofuels and Blends)		32,607	5.0	Biofuel
C23(Non-metallic Mineral Products)		70,062	10.7	Display
C26(Electronic Components, Communication Equipment)		57,865	8.8	Semiconductors
C27(Medical, Precision, Optical Instruments)		68,164	10.4	AI
C28(Electrical Equipment)		70,630	10.8	EV Devices
C30(Motor Vehicles and Trailers)		66,208	10.1	Electric / Hydrogen Vehicles
C31(Other Transport Equipment)		19,794	3.0	Drones
Logistics Facilities Land		82,891	12.7	
H52(Warehousing and transport-related)		82,891	12.7	Warehousing and Transport Services
R&D		109,854	16.8	
M70(R&D Land)		109,854	16.8	Research Centers, etc.
Mixed-use Land		39,829	6.4	
Supporting Facilities Land		37,174	5.6	
Total		655,078	100.0	

Industrial Complexes



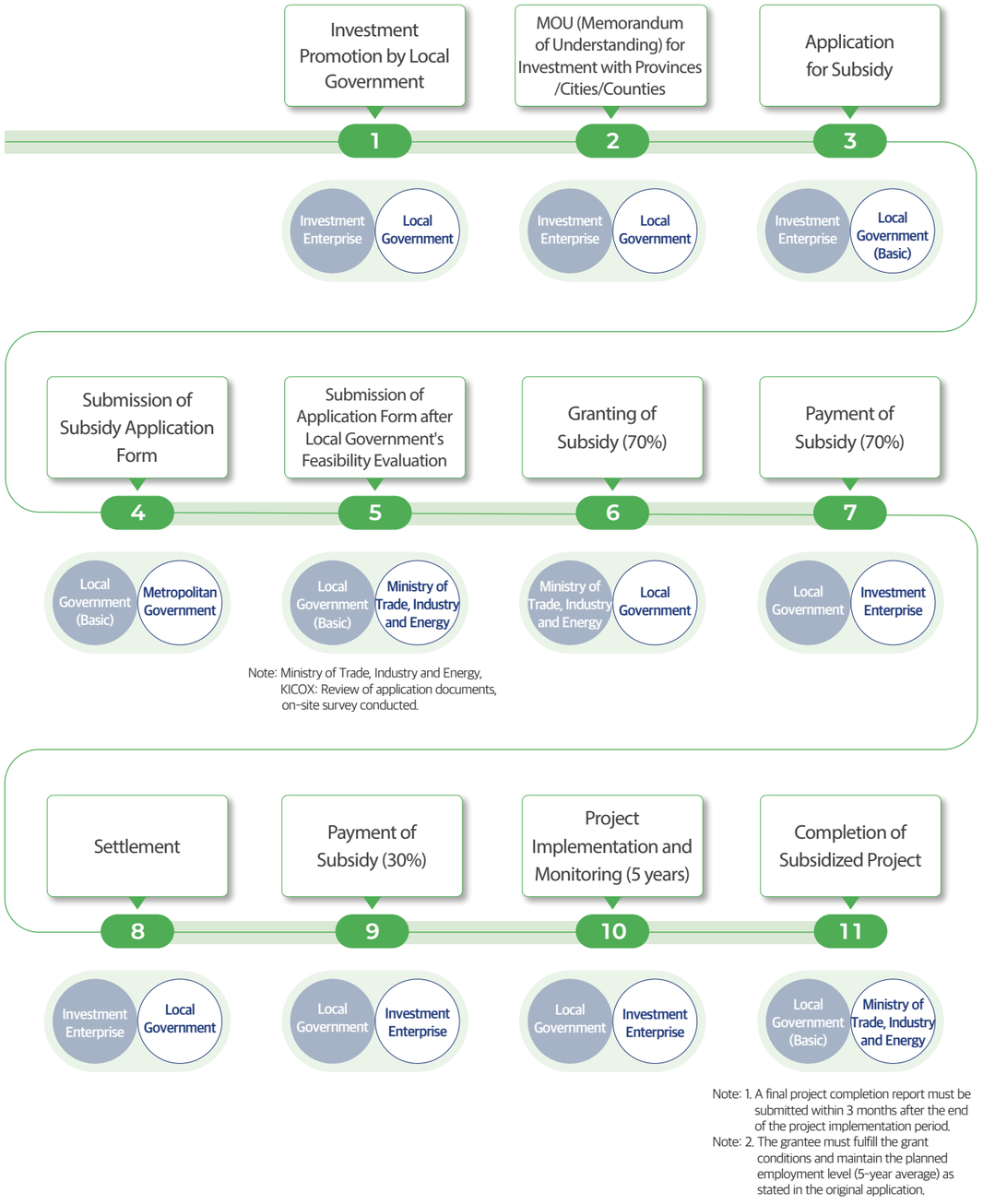
Planned for Development



Foreign Investment Incentive Package

Category		Complex-Type (Article 18-1-1, Foreign Investment Promotion Act)	Individual-Type (Article 18-1-2, FIPA)
Legal Basis		Foreign Investment Promotion Act / Restriction of Special Taxation Act / Local Government Ordinance	
Purpose of Designation		Attracting foreign direct investment, transfer of advanced technology, job creation	
Location Requirement		Within designated industrial complexes	No location restrictions
Regional Characteristics		Operated as lease-based complexes	Designated on a per-project (individual business) basis
Designating Authority		Plan established by Provincial/City Governor → Reviewed by the Foreign direct Investment Committee	
Eligibility Criteria		Minimum 30% foreign ownership • Applicable to manufacturing, logistics, and other eligible sectors • For leased land: FDI must arrive within 5 years of the tenancy agreement and exceed the appraised land value • Compliance with industry-specific minimum factory floor area ratio (at least 12%)	Foreign-Invested Enterprise & FDI Requirements • Manufacturing: USD 30 million or more • Tourism: USD 20 million or more • Logistics: USD 10 million or more • R&D: USD 2 million or more (Must employ at least 10 master's-level researchers with over 3 years of experience) ※ When leasing government-owned land, FDI must exceed twice the appraised value of the required land area.
Local Tax Incentives	**Conditions**	• Manufacturing USD 10M↑ • Logistics USD 5M↑	Same as Complex-Type
	Incentive Period & Rate	• 100% exemption for 15 years from the business commencement date: Asan, Seosan, Dangjin • 100% exemption for 10 years + 50% exemption for the following 5 years from the business commencement date: Cheonan, Gongju, Boryeong, Nonsan, Gyeryong, Geumsan, Buyeo, Seocheon, Cheongyang, Yesan, Taean, Hongseong	
National Tax Incentives	**Customs Duties**	100% exemption on capital goods for 5 years	
	Corporate & Income Tax	• Abolished as of 2019 (applicable only to companies that applied for tax benefits by Dec 31, 2018) • Tax exemption also abolished for new growth engine industries → in accordance with Article 121-2(2) of the Restriction of Special Taxation Act	
Rent		Approximately 10/1,000 of the land value → Article 19, Paragraph 4 of the Enforcement Decree	Approved by the Foreign direct Investment Committee (MOTIE)
Land Lease Discount		• Discount Rates: 100%: High-tech + USD 1M or more investment • 100%: USD 2.5M + 200 or more employees • 90%: USD 2.5M + 150 or more employees • 75%: USD 2.5M + 70 or more employees • 75% (100% for parts & materials complexes) : USD 5M or more investment	
Cash Grant Cost-Sharing Ratio and Upper Limit (Eligible for companies with foreign equity of 30% or more)		• National Government: 60% , Provincial Government: 20% , City/County Government: 20% / Up to 70% national support for high-tech industries and R&D • Up to 80% national support for national strategic and advanced strategic technologies Cash grants are provided within 50% of the total FDI amount (typically between 10% and 30%) Legal Basis: - Article 6(4), Standards for National Fiscal Support for Local Governments' Foreign Investment Promotion Activities Article 10, Guidelines for Operation of the Cash Grant Program (※ grant ceilings not disclosed) - Enforcement Rule of the Chungcheongnam-do Ordinance on the Promotion of Foreign Investment	
Infrastructure Support		For industrial complexes, support for essential facilities such as water (100%), gas, wastewater (50%), etc.	

Application & Approval Process



Note: Ministry of Trade, Industry and Energy, KICOX: Review of application documents, on-site survey conducted.

Note: 1. A final project completion report must be submitted within 3 months after the end of the project implementation period.
Note: 2. The grantee must fulfill the grant conditions and maintain the planned employment level (5-year average) as stated in the original application.

Gongju:
Where the future of business begins.

With its strategic location, a highly skilled talent pool, and diverse industrial infrastructure,
Gongju offers your business a new competitive edge.



FEEL THE JOY
GONGJU



Gongju City, Industrial Complex Team

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