YOU CAN LIVE YOUR DREAM!

The day you always desired.
The daily life you always wanted.
The life you desired.
The life of the Dream. All these begins in here, the City of Dream.
With a Progressive Thinking, We will Build the City of Dream For You.

I think that the act of dreaming means also creating the strength to achieve such dream. We hereby opened the American Town in Songdo to let the Overseas Koreans dream another special life in Korea and enjoy the daily life of their dreams. The American Town in Songdo was built with a progressive thinking and it offers the best infrastructure as the Representative Global City of the Republic of Korea and diverse Services for settlement! We will advance even more for the Dream of You, the one who will shine within the Dream we created.

Representative Director of Incheon Global City Co., Ltd., MR LEE SUNG MAN
Beyond The First!

The one another city dreamt by everyone which dreams the best value in addition to being the first one. The most distinguished Global Residential City met in Songdo, the more perfected Global City. Please be excited for the Second City of Dream in which the Upgraded Daily Life will be realized.

Hereby is born another City of Dream for the Overseas Koreans.

* The CG of this page is an image cut for advertisement which is different to the actual scenery.
* The different facilities around the complex may be different to the above image and the development plan may be canceled or modified according to the estimated project.
From Transportation, Education to Shopping, We Realized a Perfect Global Life.

The Complex is located within the Songdo Internationalization Complex in the Songdo International City where principal education institutes as Yeonsei University, R&D Centers, etc., moreover, the development of Hyundai Premium Outlet and Triple Street, and the convenient transportation environments as the Subway Station of Campus Town Station are all favorable factors for the Complex.

The CENTER OF LIFE in Songdo, with Premium Outlet, Supermarket and Golf Range.
Diverse shopping and golf-leisure facilities such as Hyundai Premium Outlet, Home Plus Supermarket, Lotte Mall, Triple Street Jack Nicklaus GC, Orange Dunes GC, etc.

The CENTER OF GLOBAL EDUCATION with International Schools and International Campus.
The representative Center of Global Education Premium of Korea with Chadwick International Campus.
The CENTER OF LIFE in Songdo, with Premium Outlet, Supermarket and Golf Range.
Diverse shopping and golf-leisure facilities such as Hyundai Premium Outlet, Home Plus Supermarket, Lotte Mall, Triple Street Jack Nicklaus GC, Orange Dunes GC, etc.

The development plan and exterior images of this page are to help the understanding of the consumers and may be modified or differed during the actual construction process.

The transportation time stated in this promotion material may differ according to the traffic and road conditions.
The Dream City

MASTER PLAN

From the Height to the Values, We Build the “Premium” which represents Songdo.

IMPLEMENTATION PLAN

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.11.2018</td>
<td>Deliberation of landscape (Conditional Approval)</td>
</tr>
<tr>
<td>09.30.2019</td>
<td>Approval of Residence Construction Project</td>
</tr>
<tr>
<td>10.31.2019</td>
<td>Initiation of Construction (Construction period of 53 months)</td>
</tr>
<tr>
<td>03.31.2024</td>
<td>Completion and Occupation</td>
</tr>
</tbody>
</table>

Name of Project: Korean-American Town Formation Project in Songdo (Phase 2)

Location of Land: New Songdo City, Sector 7, M-2-1_BU No. 155-1, Songdo-dong, Yeonsu-gu, Incheon Metropolitan City.

Region/District: General Commercial Region, Region with District Unit Planning, Economic Free Zone.

Lot Area: 28,924.3 ㎡

Purpose: Apartment House / Business Facility (Office-tel) / Sales Facilities.

Total Building Floor Area of Each Facility:
- Apartment House: 100,047.05 ㎡
- Office-tel: 80,638.64 ㎡
- Sales Facilities: 18,011.26 ㎡

Building Area: 10,269.00 ㎡

Building Coverage Ratio: 35.50%

Total Building Floor Area: 198,696.95 ㎡

Floor Area Ratio: 449.99%

No. of Residences:
- Apartment Houses: 498 residences.
- Office-tel: 661 rooms.

Structure: Reinforced Concrete Structure.

Height: 249.7m (Legally permitted: 300m)

No. of Floors:
- 3 floors underground and 70 ground floors.

Capacity of Parking Lot: 1,683 vehicles.

One-Stop Life in the Global City!
One-Stop Life in the Prestigious Residential Complex!
The Highest in Songdo City with 70 floors, It stands as a Landmark which is Admired at First Sight.

The Best Residential Complex for 498 Residences composed by the Optimal Plane!

- Secured 3-sides sunlight lighting for all residences.
- Secured more than 75% of the sides oriented to the south.
- Secured more than 75% of sea-side view.
- Optimized 2 types of unit residences.

69~70F
- Pent House
  - Two-stories/Duplex type.
  - 4 units

68F
- Pent House
  - One-story type.
  - 4 units

66~67F
- Sky Lounge.
  - 12 units

5~65F
- 472 units

4F
- 6 units

**Combination No. 8** for standard floors + 8 residences of Pent House.

**TOTAL 498 RESIDENCES.**

Optimized types.

The development plan and exterior image in this page were prepared to help the understanding of the consumers and they may be modified or adjusted in the actual construction process.
The healthy life with composure, The Daily Lives with Dignity are Realized Throughout the Year.

We Created a Prestigious Living Style where All Kinds of Leisure can be Enjoyed within the Complex.

- **Convenient Living Spaces & Cultural Facilities**
  - **01** Beautiful Park - The Haedoji (Sunrise) Park where the beautiful sunrise can be enjoyed is right in front of the complex.
  - **02** Multi-purpose Green Space - We formed a green space in which the comfortable rest and healing can be enjoyed.
  - **03** Subway Station Sphere - From the closest subway station sphere connected to the Campus Town subway station, you can move freely everywhere.
  - **04** Fitness Center(3F) - This center takes in charge of the health of the residents with the gym, golf range, yoga, GX room, sauna, mini gym and kids gym which are formed herein.
  - **05** Library(3F) - This place upgrades your residence level even higher with the environment necessary for studying and reading, and a library.
  - **06** Multi-purpose Conference Room(3F) - We have established a Residents Autonomous Hall which can be conveniently used according to the diverse preferences of the residents.
  - **07** Guest House (4F) - This facility which is useful for different events such as visit of family, friends, relatives, and reception of guests, also provides the most comfortable space.
  - **08** Sky Lounge (66F, 67F) - This place provides the spaces for communication between the residents such as ball room, share kitchen, kids lounge and multi-purpose room.

*The image of this page is an image cut to help the understanding of the consumers and the facilities may be modified a little during the actual construction and permission-licensing process.*
We provide the Community with High Dignity, And the Cultural Space of New Level.

Sky Lounge (66F, 67F)
We offer the Special Community Space allowed only for the Best People which can be enjoyed on the top of Songdo City.

Stratified Facility Plan | COMMUNITY FACILITY which promises a rich life style.

1F
- Apartment House | DAYCARE CENTER, LOBBY.
- Office-tel | SECURITY OFFICE, LOBBY.

2F
- Apartment House | SENIOR CITIZEN CENTER.
- Office-tel | MINI GYM, SHOWER ROOM.

3F
- Apartment House | BOOK CAFÉ, LIBRARY, MULTIMEDIA ROOM.
- Fitness, GOLF CLUB, KID’S GYM, SAUNA.

4F
- Apartment House | GUEST HOUSE (4ROOMS).

66F
- Multi-purpose Hall / Sky Lounge

67F
- Kids Lounge & Kids Class Zone
- Share Kitchen
- Fitness, GOLF CLUB
- BOOK CAFÉ, COIN LAUNDRY ROOM.

Regardless of season or weather, age or gender, everyone can enjoy the healthy life indoors.
This is a place which offers a space in which the guests of the residents can stay with dignity and prestige.

It is a special space in which children can freely run and play safely indoors.
The senior citizens may use their spare times to promote friendship and take rest in this place.
This is a pleasant learning space in which the residents and children can read books or study conveniently.
This space where both studying and self-development is possible, provides the optimal environment for education.
We have prepared gym equipment and indoor golf practice range in which exercises can be enjoyed together with the scenery outside the windows.
The Advanced Life based on the Comfort begins Now.

Realized the Smart Home, the evolution of the IoT technology.

The Convenient Life Support using the IoT (Internet of Things).

- Remote Open-Close System.
- Information Provision.
- Smart Control.
- Unmanned Parcel Service.
- Parking Check.

Remote Entrance Open/Close Wall through Smart Phone User Certification.
System controlling home appliances, lighting, gas and elevator with an App.
The system of leasing and taking parcel whenever desired.
System where available parking spaces can be verified.

- Valve Detection.
- Gas Detection.
- Parking Control.
- Wireless CCTV.
- Access Control System.

The gas valve switch is controlled by a smart phone.
Report through Wall Pad in case of gas leak and automatic gas tight.
Automatic identification of vehicle number and control of arbitrary access of external vehicles.
Securing of residents’ safety through the CCTV connected with the smart phone and wall pad.
Control of entrance security and safety through fingerprint and card.

We Open You a Fresh New Day with the Technology which Considered the Clean Nature.

Formation of a Clean Home which is 24/7 Clean.

The Leading-Edge System
Where the Life becomes more comfortable.

The Clean System
Where the Living Space becomes Even Cleaner.

- Display change type ventilation unit.
- Highly airtight double window.
- Fine dust signal / reduction forest.
- Fuel Cell Power Regeneration Type.
- Fine dust sensor.

Adoption of Smart Eco-System with Self-Energy-Saving Function.

- Fuel Cell Power Regeneration Type.
- Standby Power Motor of the Elevators.

The Cleanest and Freshest Interior and Exterior Air Quality.

The Energy Saving System
Which manages efficiently.

- Single Switches.
- HEPA Filter.

Formation of a Clean Home which is 24/7 Clean.

- Fine dust alarming signal and the Forest purification system with excellent air purification function.

The Safest Daily Life becomes Real.

Where the Safest Daily Life becomes Real.

The Security System
Where the Safest Daily Life becomes Real.

We Open You a Fresh New Day with the Technology which Considered the Clean Nature.

- Fuel Cell Power Regeneration Type.
- Standby Power Motor of the Elevators.
- Single Switches.

The Cleanest and Freshest Interior and Exterior Air Quality.

- Fine dust signal / reduction forest.
- Fine dust sensor.

Adoption of Smart Eco-System with Self-Energy-Saving Function.
Elegant & Modern

Filling Up the Dignity within the Comfort.

We hereby present a modern space through the prestigious style formed by the harmony of the ivory color base and dark brown furniture.
Elegant & Modern

We even design the sunlight and sceneries with more composure.

### KEYPART

<table>
<thead>
<tr>
<th>Area for exclusive use</th>
<th>86.77 m²</th>
<th>912.60 ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area for common use space</td>
<td>35.69 m²</td>
<td>384.16 ft²</td>
</tr>
<tr>
<td>Supplied area</td>
<td>133.64 m²</td>
<td>1,430.42 ft²</td>
</tr>
<tr>
<td>Other area for common use space</td>
<td>63.15 m²</td>
<td>682.79 ft²</td>
</tr>
<tr>
<td>Contractual area</td>
<td>185.29 m²</td>
<td>1,982.71 ft²</td>
</tr>
<tr>
<td>Service Area</td>
<td>24.21 m²</td>
<td>260.59 ft²</td>
</tr>
</tbody>
</table>

**370 Residences**

- **84 TYPE**

---

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*As there may be misspelling or omission during the preparation of this promotion material, please verify before conclusion of the contract.*

*The house unit floor plan and image are simulations with furniture placed arbitrarily to help the understanding of the residents, therefore please verify if they are included in the moment of the contract, and they may be modified a little during the permission-licensing procedure and the actual construction.*

*The outer wall of the balcony may be modified a little in furniture, structure body, etc., in case of additional installation of insulating material.*

*The items which are provided in this plan may be modified.*

*The aforementioned indicated area/extent is to help the understanding of the consumers, and they may differ a little according to the final working design, permission licensing and trimming of decimal place number, etc.*

---

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"The aforementioned indicated area/extent is to help the understanding of the consumers, and they may differ a little according to the final working design, permission licensing and trimming of decimal place number, etc."
Chic Minimal & Well-organized

Filling Up the Richness within the Simplicity.

We maximized the visual comfortability and presented a space with the comforts of the relaxed wood and grey, and light green color.
Chic Minimal & Well-organized

We hereby offer a comfortable space with a distinct depth of composure.
With the Wider Space, we even extend the Scale of the Dignity.

We heightened even more the value of the space by embodying the forms of diverse lives.
Filling Up the Pride within the Distinction.

We deliver the high discernment and dignity of the resident with the high class finishing materials which are always loved by the people and which always seem as brand new.
We embodied a space like a Single Family House with the duplex / multi-store planning.

“...
244
TYPE

Acme & Purity

We embodied the comfort and dignity which can be enjoyed in the highest location and height of Songdo City.

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The above image of interior is not an actual photograph but a CG work, therefore it may be a little different to the actual interior space.

The CG, image, photograph and contents of this page are to help the understanding of the consumers and may be modified a little during the permission-licensing and actual construction processes.

The CG, image, photograph and contents of this page contain products for option and display, and the finishing materials may be different to the actually applied ones.

The above products, in case of scarcity or out of stock of the respective materials, may be replaced with equivalent or higher similar products in the installation and construction.

The color of the finishing materials may be a little different to that of the actual ones due to the printing status of this page.
### 27 Rooms

- Area for exclusive use: 27.15㎡ (90.96sqft)
- Area for common use space: 12.53㎡ (41.33sqft)
- Supplied area: 39.43㎡ (131.00sqft)
- Other area for common use space: 22.12㎡ (72.41sqft)
- Contractual area: 62.36㎡ (207.39sqft)

### 208 Rooms

- Area for exclusive use: 208 Rooms
- Area for common use space: 208 Rooms
- Supplied area: 208 Rooms
- Other area for common use space: 208 Rooms
- Contractual area: 208 Rooms

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### 82 Rooms

- Area for exclusive use: 82 Rooms
- Area for common use space: 82 Rooms
- Supplied area: 82 Rooms
- Other area for common use space: 82 Rooms
- Contractual area: 82 Rooms

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**KEYMAP**

- Bathroom
- Entrance
- Living Room
- Kitchen / Diner
- Bedroom
- Option

---

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**The outer wall of the balcony may be modified a little in furniture, structure body, etc., in case of additional installation of insulating material.**

**The items which are provided in this plan may be modified.**

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**KEYMAP**

- **64 TYPE**
  - Area for exclusive use: 64.11㎡ (214.07ft^2)
  - Area for common use space: 35.19㎡ (118.02ft^2)
  - Supplied area: 93.02㎡ (306.37ft^2)
  - Other area for common use space: 53.76㎡ (179.90ft^2)
  - Contractual area: 146.78㎡ (481.97ft^2)

- **82 TYPE**
  - Area for exclusive use: 82.10㎡ (274.23ft^2)
  - Area for common use space: 37.30㎡ (127.96ft^2)
  - Supplied area: 119.30㎡ (390.26ft^2)
  - Other area for common use space: 68.85㎡ (228.05ft^2)
  - Contractual area: 188.15㎡ (617.28ft^2)

---

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- The outer wall of the balcony may be modified a little in furniture, structure body, etc., in case of additional installation of insulating material.
- The items which are provided in this plan may be modified.
- The aforementioned indicated area/extent is to help the understanding of the consumers, and they may differ a little according to the final working design, permission-licensing and trimming of decimal place/number, etc.
One-Step Life in a Global City! One-Stop Life in a Prestigious Residence Complex!

*The image such as CG above this page can have difference between actual as this is an image cut for advertisement purpose, and the business promotion plan, and business overview may be changed at licensing process during the business progression.

1. Application for Subscription (Deposit of Subscription Application Price).
   - Place of application: Reception through E-mail (songdosat2apt@gmail.com) or the agent in charge.
   - Bank account to deposit subscription application price [shall be automatically remitted to the bank account for payment of contract deposit after the initiation date of the official contract].
     - In Korea: Shinhan Bank, No.: 140-012-648906, Incheon Global City Co., Ltd. (KRW 3,000,000)
     - In U.S.A.: Bank of Hope, No.: 6400574756, Millennium Investment Holdings Inc. (USD 3,000)

2. Documents to Prepare for the Contract.

2. Document to Prepare.
   - Subject to report: All the contracted persons.
   - Revenue Office: Incheon Free Economic Zone Administration Office.

3. Draw for Winners.
   - Draw for Winners: The unsuccessful applicants shall be classified as reserve candidates.
   - The winners shall be elected through electronic casting system among the subject applicants [shall be announced through the website of IGC].

   - Bank account for payment of contract deposit [shall be announced through website of IGC]. Payment of 10% or more of the supply price including the subscription application price.
   - Signing of 4 copies of supply agreement (First Parceling Entity – Agent – MIH – KOAM - IGC).
   - Submission and verification of the prepared documents (First Parceling Entity – Agent – MIH – KOAM - IGC).
   - The undersigned supply agreement shall be delivered to the Contractor (Trust Corporation – Constructor – IGC – KOAM – MIH – Agent – Contractor).

   - Report of Real Estate / Property Transaction Contract.
     - Subject to report: Incheon Free Economic Zone Administration Office.
     - Period of report: Within 60 days from the contract date.

   - Draw for Building and Residence Numbers.
     - It shall be elected through electronic casting system among the winners [shall be announced through the website of IGC].

7. Report of Acquisition of Real Estate / Property.
   - Report of Acquisition of Real Estate / Property.
     - Subject to report: All the contractors.
     - Revenue Office: Incheon Free Economic Zone Administration Office.
     - Period of report: Within 60 days from the date of acquisition.

8. Conclusion of Acquisition of Real Estate / Property.
   - Conclusion of Acquisition of Real Estate / Property.
     - Subject to report: Foreigner/Alien (with citizenship) who does not reside for 6 months or longer in the Republic of Korea.

2. Documents to Prepare for the Contract.

2. Copy of the Subscription Application Form for Apartment House.

3. Overseas Korean (with permanent resident visa).
   - Residents in Korea.
     - Passport, Permanent Visa or Resident registration card for overseas Korean.
     - Certified Copy of Resident Registration Card.
   - People not residing within Korea.
     - Passport or visa.
     - Undersigned Written Statement (issued by the Consulate).
     - Certified Copy of Registry of Overseas Korean (issued by the Consulate) or the Certificate of Residence in Overseas (issued by the Consulate).

4. Korean with Foreign Nationality, Foreigner/ Alien (with nationality/citizenship).
   - Residents in Korea.
     - Passport, Alien Registration Card or Certificate of Report of Resident within Korea for overseas Koreans.
   - People not residing within Korea.
     - Passport.
     - Certification of Official Signature (Notarized).
     - Certification of Address (Notarized).

5. Copy of Receipt of Payment of the Price of Subscription Application for Apartment House.

6. Copy of the Certificate of Entry and Departure from Korea [Period of reference of entry and departure: From at least one (1) year before the date of initiation of application for subscription (minimum for 1 year or more)].

   - Subject to report: Foreigner/Alien (with citizenship) who does not reside for 6 months or longer in the Republic of Korea.
American Town in Songdo.

PREMIUM 5

The only 70 FLOORS LANDMARK APARTMENT within Songdo City.

The PRINCIPAL TRANSPORTATION HUB with Campus Town Station and the 3rd Seoul-Incheon Expressway.

GLOBAL EDUCATION ENVIRONMENT with Chadwick International School and Incheon Global Campus, etc.

The COMMERCIAL HUB OF SONGDO with Hyundai Premium Outlet, Triple Street, etc.

OPTIMAL RESIDENCE DESIGN with 3-sides lighting and view for all residences / Maximum amount of sunshine secured for all residences.

A perfected city of dream which is even better for overseas Koreans for being in the Global City, Songdo!

The American Town in Songdo always creates better values and happiness for you – It comes to you as a more evolved city of dream, thinking on the tomorrow better than yesterday.

COMING SOON!