SHIN & KIM



Dong-Seon Kim

Partner

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Mr. Dong-Seon Kim is a partner at Shin & Kim. His primary areas of practice include project finance, structured finance, corporate finance, M&A, private equity, as well as general corporate litigation and advisory services.

Mr. Kim has successfully advised on major real estate development projects, industrial complex development projects, as well as numerous private equity fund-related financial transactions, acquisition financing projects and project finance projects.

In addition, Mr. Kim has counseled governmental negotiation teams for SOC project financing, including BTO and BTL, and provided advisory services for large-scale SOC development projects (e.g., the Jamsil MICE Complex Development Project).

Professional Career

2019-Present	Shin & Kim LLC
2013-2019	Partner, Yoon & Yang
2009-2012	Associate, Youngjin Law Office
2008	Associate, DR & AJU
2007	Associate, Minju Law Group
2005-2007	Judicial Research & Training Institute of the Supreme Court of Korea

Key Experience

Real Estate Development and Transactions

- Seoul Yangpyeong-dong Datacenter Development Project, Advisor
- Seoul Gasan-dong Datacenter Development Project and PFV General Advisor
- Jamsil Sports Complex Ilwon MICE Development Project, Advisor
- Gwangju Jikdong Logistics Complex Development Project, Advisor
- Gwangju Opo-eup Logistics Center Development Project, Advisor
- Namyangju Logistics Center Development Project, Advisor
- Dudong, Changwon Logistics Center Development Project and PFV General Advisor
- Seo-ochang Technovalley Development Project, Advisor
- Shinchon Rental Housing Development Project, Advisor
- Busan Ossiria Tourism Complex Development Project, Advisor
- Sejong Venture Valley Industrial Complex Development Project, Advisor
- Icheon Logistics Center Advance Purchase Deal (Reits), Advisor
- Pangyo I-square Commercial Facility and Hotel Facility Purchase Deal, Advisor
- Songdo Chadwick International Sales Deal, Advisor
- Jeju CGV Building Purchase Deal, Advisor
- K Clavis Yeoju Logistics Center Sales Deal, Advisor
- Jeju Grand Chosun Purchase Deal(Reits) and PF, Advisor
- Lotte Department Store Bundang Branch Purchase Deal, Advisor
- Ilsan Chaum Hospital Securitization Deal and general lease agreements, Advisor
- Gimje Spahills CC Purchase Deal, Advisor
- Denmark Copenhagen Office Building Purchase Deal, Advisor

Project Financing, SOC

- Project financing for the Seoul Forest Galleria Foret Residential-Commercial Apartment development project
- Project financing for the Suwon Station Lotte Mall development project
- PFV establishment and project financing for Choenan Resort(Tedin Water Park) development
- Advice and project financing for the Geoje Gohyun Port redevelopment project(first private-initiated port redevelopment in Korea)
- Project financing for the Haeundae Jugong Apartment reconstruction project
- Project financing for the Suyoo-dong rental-housing development project
- Project financing for the Jangwi-dong Youth Rental-Housing New Stay development project
- Project financing for the Dongtan Knowledge Industry Center The First Tower second development project
- Project financing for the Sejong High-Tech Industrial Complex Zone 2 development project

- Project financing for the Incheon Cheongna International Financial Complex Bloc A5 multi-unit housing construction project
- Project financing for the Chungnam Yesan new-material industrial complex development project
- Advice and project financing for a business agreement with Korea Housing & Urban Guarantee Corporation on the Yangsan Mulgeum District apartment development project
- Project financing for the Dongtan Knowledge Industry Center development project
- Project financing for the Anyang Hogye District Knowledge Industry Center development project
- Advice and project financing for the Donghampyeong Industrial Complex development project
- Advice and project financing for the Naju Shindonampyeong National Industrial Complex development project
- Project financing for the Hadong Galsa Bay Shipbuilding Industrial Complex development project
- Project financing for the Jinju Chojang-dong Amco Town construction project
- Project financing for the Andong Raja CC development project
- Project financing for the Pocheon Hills CC development project
- Project financing for the Pocheon Kan Resort development project
- Project financing for the Busan Gamman-dong studio-flat development project
- Project financing for Daewoo E&C’s Icheon Jeungpo-dong development project
- Project financing for the Bundang Memorial Park construction
- Project financing for the Yeongdeungpo Daewoo Prugio City Studio Flat development project
- Project financing for the Bundang Jungja-dong Daewoo Prugio City Studio Flat development project
- Project financing for the Seoul Jungnang Forest LIGA Apartment development project
- Project financing for the Yongin Yangji Distribution Logistics Complex development project
- Project financing for the Incheon Free Economic Zone Yeongjong District Sky City Apartment development project
- Project financing for the Daegu Chilseong-dong Residential-Commercial Apartment development project
- Project financing for the Cheonan Seongsung-dong Daewoo Prugio construction project
- Project financing for Mozambique Coral FLNG
- Advice on a financial agreement for the Madagascar Ambatovy nickel mine development project
- Project financing for the Kazakhstan Astana Residential-Commercial Apartment construction project
- Project financing for the Thai household waste treatment system construction/operation project(BTO)
- Project financing for the Incheon Free Economic Zone Yeongjong District Sky City Apartment development project
- Loan securitization for the Seoul Sangam-dong/Seongnam Sangdaewon-dong apartment-type factory construction project
- Project financing for Bando E&C’s office and apartment development project(Ubora) in Dubai
- Project financing for the Vietnam Hochimin Byucksan Blooming Park Apartment development project
- Project financing for a Guam condominium development project
- Advice on the Paju Seohyun Park permanent-use right presale project

- Advice on financial transactions for the purchase of the Jangmun Natural-Gas Power-Generation Project site
- Project financing for the KCC Ulsan Industrial Complex development project
- PFV/PF advice on the purchase of the Myung-dong IBIS Hotel building and real-estate development project
- PFV advice and advice on building sale for the 2nd IBK Office Building construction
- Advice on financial transactions for the purchase of HiteJinro's Seocho Building
- PFV advice on a Mapo Gongdeok-dong studio-flat building development project
- Advice on the 3rd Incheon Landing Bridge construction project
- BTO advice on the Guri Pocheon Expressway
- Refinancing advice on the Gwangju Expressway
- BTO advice on the Busan Sanseong Tunnel
- BTO advice on the Busan Cheonmasan Tunnel
- Advice on a request for financial support for the Busan New Port development project
- BTO advice on the Pohang sewage reuse facilities
- BTO advice on Chamco Chungha's sewage treatment facilities in Pohang
- BTO advice on the Gumi sewage reuse facilities
- BTO advice on the Busan household waste treatment facilities
- BTO advice on the Hwaseong sewage treatment facilities
- BTL advice on the construction of Sinsanggye Elementary School and four others
- BTL advice on the construction of Singil Elementary School and three others
- BTL advice on Suwan Middle School
- Advice on how to improve the minimum revenue guarantee(MRG) system

Structured Finance, NPL, Securitization (ABS, ABL, ABCP, CLO, etc.)

- Securitization of the Coupang logistics center beneficiary certificates
- Securitization of loans to HiteJinro(ABCP)
- Securitization of loans to HDC Ipark Mall(ABCP)
- Securitization of loans to Hyosung(ABCP)
- Securitization of private-placement bonds issued by Daelim(ABCP)
- Securitization of loans to LG International(ABCP)
- Securitization of Dongbu Corporation's price claims for the construction of Korea Gas Corporation's Samcheok production-base breakwater
- Securitization of price claims for the construction of the Doosan We've Myungji Poseidon Apartment
- Securitization of price claims for the Cheongju Gwell City Residential-Commercial Apartment
- Securitization of Sungdong Shipbuilding's shipbuilding-price claims

- Securitization of SPP Shipbuilding’s shipbuilding-price claims
- Securitization of corporate bonds issued by STX
- Securitization of time-deposit claims against Woori Bank (China) Limited
- Securitization with non-KRW-denominated bonds(Kimchi bonds) issued by Hanwha Q Cells as underlying assets(ABCP, ABSTB)
- Securitization with LG International’s trade receivables as underlying assets(ABCP)
- Securitization with CoCo bonds(hybrid bonds) issued by SK Shipping as underlying assets(ABCP, ABSTB)
- Securitization with CoCo bonds(hybrid bonds) issued by SK ENS as underlying assets(ABCP, ABSTB)
- Securitization with private-placement bonds issued by Daelim as underlying assets(ABCP)
- Securitization with Seoul Heroes’ future receivables as underlying assets(ABS)
- Securitization of monetary loans held by Sanwa Money as underlying assets(ABCP)
- Securitization of price claims for the construction of Hanam Misa District Group-Energy Supply Facilities held by SK E&C as underlying assets(monetary claims trust, ABL)
- PEF establishment and securitization of LP interests to acquire E-Trade Securities(eBest Investment Securities)(ABCP)
- Securitization of the monetary claims trust of Seoul Seniors Tower’s rent claims(ABCP)
- NPL transactions of Wonjoo Taejang-dong/Gwangyang Hwanggeum District/Shinrim-dong C&Department Store PF claims held by NH Bank
- Securitization of premium bonds under FTD CDS agreements
- Trust, and ABS transaction by the transfer of beneficiary rights, of Dongbu Corporation’s price claims for a SOC project(Incheon Northern Port)
- ABL transaction relating to the Kazakhstan Dongil Highvill Apartment development
- ABL/ABCP transactions on PF claims for the Suwon Station Lotte Mall development project
- Sale & Leaseback transaction of the Cheongju Gwell City Aggregated Commercial Building
- Sale & Leaseback transaction of the Nepa Logistics Center

Syndicated Loan, Acquisition Financing, Ship Financing

- Paid-in capital increase and DLS transaction for PATI Games
- Syndicated loan for foreign-investment funds for LG International
- ABL transaction for Dongbu Investment(Syndicated Loan)
- ABL transaction for the acquisition of shares in Dongbu Express(Syndicated Loan)
- Secured loan transaction to raise funds for purchasing the Olive Tower(Syndicated Loan)
- Sale & Leaseback transaction and Syndicated Loan on the Cheongju Gwell City Commercial Building
- Syndicated loan for the Korean Veteran Association’s Jamsil Hyanggun Tower development project
- ABS transaction by the trust of ship-financing claims

- Acquisition-financing agreement for Woongjin Holdings to acquire Kuk Dong E&C
- Advice on Hanwha E&C's acquisition financing on shares in Daehan Life Insurance
- M&A and acquisition-financing advice for the acquisition of Circuit Flex
- M&A advice for the acquisition of Daewoo Electronics
- M&A advice for the sale of Hyundai L&R
- M&A advice for the acquisition of LIG Investment Securities
- M&A advice for the acquisition of Consus Asset Management
- PEF-type acquisition financing for LS Group to acquire E-Trade Securities

Derivatives, Securitization of Derivatives, Securities

- Securitization of CLN issued by Samsung Securities
- Securitization of DLS issued by Mirae Asset Securities
- Securitization of corporate bonds issued by Hyundai Securities and CDS premium bonds with Kyobo Securities as the protection buyer
- Securitization of RCPS issued by Lotte E&C
- Advice on the issuance of DLS with BW issued by Sambu as underlying assets
- Advice on the acquisition of Genesis exchangeable bonds
- Advice on Hyundai Securities' acquisition of private-placement bonds issued by Hyundai L&R
- Advice on Mugunghwa Trust's secured-loan transaction of entrusted securities
- Advice on Sangji Caelum's CB investment
- Advice on HN Holdings' secured-loan transaction of shares
- Advice on the investment in CB issued by KR Motors
- Advice on the acquisition of CB issued by Playworks
- Advice on the acquisition of detachable BW issued by Sambu and issuance of DLS
- Advice on the acquisition of CB issued by Samyoung Holdings

Education

1998-2003	Yonsei University (LL.B.)
1993-1996	POSTECH (Electronic and Electrical Engineering)

Qualifications

2007	Admitted to bar, Korea

Languages

Korean, English

Professional Activities

- Practical Law: Structured Finance and Securitization in South Korea (Thomson Reuters, 2014. 12. and 2015. 12.)
- Commentary on Private Investment Law for Infrastructure (KDI-PIMAC, 2009)

Professional Accolades

- “Leading Lawyer” for M&A, Project Finance, IFLR1000, 2021-2026
- Client Service Excellence Awards – Lawyer of the Year: South Korea, Asialaw Awards 2020

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