SHIN&KIM 法務法人(有) 世宗



韓龍浩

Partner

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Mr. Yong Ho Han is currently a partner at Shin & Kim. His primary practice areas include the establishment and operation of funds under the Financial Investment Services and Capital Markets Act (FSCMA), establishment and operation of REITs under the Real Estate Investment Trust Act, real estate acquisitions/sales/developments, acquisition finance, project finance (PF), asset-backed securitization (ABS), foreign exchange transactions and foreign investment, private equity investments, and M&A.

Beginning his career in 2003 with the securitization (ABS) of non-performing loans (NPLs) and corporate real estate, Mr. Han has advised on numerous significant real estate investment transactions—including acquisitions, sales, developments, acquisition finance, and project finance—through real estate funds (REF), real estate investment trusts (REITs), and project financing vehicles (PFV). In doing so, he has successfully led various pioneering transactions with novel structures, accumulating an exceptionally rich depth of experience.

Furthermore, Mr. Han has distinguished himself in cross-border real estate investments. He possesses extensive advisory experience in global real estate transactions, including the acquisition of office buildings in New York (220 East 42nd Street, 498 Seventh Avenue, etc.) and Washington, D.C. (655 New York Avenue); the Wells Fargo building in Charlotte, North Carolina; and office buildings occupied by global financial institutions and pharmaceutical companies in London, UK (Thames Court, One Wood Street Building, etc.) in Paris, France. He has also advised on the acquisition and sale of office buildings, logistics centers, and electronics distribution centers in Tokyo and Osaka, Japan, including a broad spectrum of other related advisory matters.

Leveraging this vast experience, Mr. Han provides comprehensive advisory services to leading domestic asset management companies, real estate trust companies, securities firms, banks, other financial institutions, and corporations.

経歴

2010-Present	Shin & Kim LLC
2026-Present	Advisory Committee Member, Noryangjin Site Complex Development Project, National Federation of Fisheries Cooperatives
2021-2025	Member, Legal Deliberation Committee, Kangwon Land, Inc.
2013-2015	Director, Korean Bar Association
2008	Internship, Edwards, Angell, Palmer and Dodge LLP, New York, US
2003-2009	Associate, Evergreen Law Group, Seoul, Korea
2003	Judicial Research & Training Institute of the Supreme Court of Korea
1992-1995	The Bank of Korea, Seoul, Korea

主な実績

Domestic Real Estate / Alternative Investment Advisory Records

- Advised on the sale of Seoul City Center Tower by a fund managed by Hana Alternative Asset Management (2026)
- Advised on the sale of the Yeongdeungpo Flour Mill site owned by Daesun Flour Mills (2026)
- Advised on the transfer of beneficiary certificates of Grand Josun Busan Hotel by a fund managed by Blue Cove Asset Management (2026)
- Advised on the business acquisition of the Seorin-dong Blocks 3, 4 and 5 Development Project Site in Seoul by a fund managed by Hana Alternative Asset Management (2026)
- Advised on the Ilsan Data Center development project by K1 Premier REIT (a consortium of KOREIT, GS E&C and Hana Securities) (2025)
- Advised on the sale of the WeWork Building in Samseong-dong, Seoul by Hana Alternative Asset Management (2025)
- Advised on the sale of an automated logistics center in Gimpo by SSG.COM (2025)
- Advised on the sale of Shilla Stay Hotel in Mapo, Seoul by Hana Alternative Asset Management (2025)
- Advised on the sale of the Hana Financial Group (HFG) Gangnam Office in Yeoksam-dong, Seoul by Hana Alternative Asset Management (2024)
- Advised on the sale of factory real estate in Pyeongtaek by Iljin Display (2023)
- Advised on the acquisition of the Osiria serviced residence in Gijang, Busan by KB Real Estate Trust REIT (2022)
- Advised on the sale of Samwhan Corporate Building in Jongno-gu, Seoul by Hana Alternative Asset Management (2022)
- Advised on the acquisition of Juksan Logistics Center in Anseong by KOREIT (2022)
- Advised on the sale of Bupyeong Building by Eugene Asset Management's Eugene Praedium No. 2 Fund (2021)
- Advised on the acquisition of Grand Mercure Hotel at Seoul Dragon City, Yongsan by Shinhan Seobu T&D REIT

(2021)

- Advised on the acquisition of CJ Gyeongsan Logistics Center by KB Real Estate Trust (2021)
- Advised on the refinancing of Mercure and Ibis Ambassador Hotels at Seoul Dragon City, Yongsan by Seobu T&D (2020)
- Advised on the purchase of Cheonan Shilla Stay by Shinhan REITs Operations (2019)
- Advised on the sale of Lotte Mart (Gimhae Store) by KTB Asset Management (2019)
- Advised on the sale of Mapo Taeyoung Building by Saengbo Real Estate Trust (2019)
- Advised on the sale of KB Securities Building by Hana Alternative Asset Management (2019)
- Advised on the formation of the Industrial Park Environmental Improvement Fund by Hana Alternative Asset Management (2019)
- Advised on the acquisition of a stake in The Prime Tower REIT by Shinhan REITs Management (2018)
- Advised on the acquisition and development of Shilla Stay Hotel in Haeundae by IGIS Asset Management (2017)
- Advised on the acquisition and development of Alpha Dome City Blocks 6-1 and 6-2 by Mirae Asset Management (2017)
- Advised on the sale of Gwangju Refrigerated Warehouse in Gyeonggi Province by Hana Alternative Asset Management (2017)
- Advised on the acquisition and sale of Yuanta Securities Building by Hana Alternative Asset Management (2017)
- Advised on development financing for the Hwayang Studio Apartment project by AV Asset Management (2017)
- Advised on the operations of Accor Hotel (2016)
- Advised on the acquisition of LH office building in Guwol-dong, Incheon by Daechang E&C (2016)
- Advised on the acquisition of Ulsan Up Square by IGIS Asset Management (2016)
- Advised on the acquisition of Samduk Logistics Center by KOREIT (2016)
- Advised on the applicability of the Fair Transactions in Franchise Business Act to the Parnas Hotel franchise agreement (2015)
- Advised on the sale of Kyungdong Union Building by KTB Asset Management (2015)
- Advised on the sale of Noryangjin JH Building by KTB Asset Management (2015)
- Advised on the investment in Susong Square Building by KTB Asset Management (2015)
- Advised on the forward acquisition of Haeundae Shilla Stay Hotel by IGIS Asset Management (2015)
- Advised on the acquisition of Yeouido Hana Financial Investment Building by KORAMCO REITs & Trust (2015)
- Advised on the acquisition of Euljiro Tong Yang Securities Building by Hana Alternative Asset Management (2015)
- Advised on the acquisition of Neowiz Games Bundang IDC Building by Hana Alternative Asset Management (2015)
- Advised on the refinancing of the Seorin-dong SK Building Real Estate Fund by Hana Alternative Asset Management (2015)
- Advised on the acquisition of Hwagok KS Premier Building by How Asset Management (2015)
- Advised on the sale of Seocho Leisure and Sports Center by Samsung Lions (2014)

- Advised on the second-phase development of Noryangjin Market by the National Federation of Fisheries Cooperatives (2014)
- Advised on the acquisition of North Gate Building by IGIS Asset Management (2014)
- Advised on the formation of the Jeju Shilla Stay Hotel Development Fund by IGIS Asset Management (2014)
- Advised on the acquisition of Asan Terminal Complex Store Building by a real estate fund managed by KORAMCO Asset Management (2014)
- Advised on the acquisition of Samwhan Corporate Building by Hana Alternative Asset Management (2014)
- Advised on the acquisition of Hyundai Securities Headquarters Building by Hana Alternative Asset Management (2014)
- Advised on the acquisition of four Homeplus stores (Bucheon Sang-dong, Incheon Jakjeon, Suwon Yeongtong and Daegu Chilgok) by Samsung SRA Asset Management (2013)
- Advised on the acquisition of Homeplus stores in Cheonan and Jochiwon by Samsung SRA Asset Management (2013)
- Advised on the sale of Pocheon Pine Tree Country Club by City Life (2013)
- Advised on a mortgage loan secured by Gwanghwamun Dongwha Duty Free Building for Optimus Asset Management (2013)
- Advised on the acquisition of Jeju Yeon-dong Shilla Stay Hotel by a fund managed by Woori Asset Management (2013)
- Advised on the acquisition of Homeplus stores in Jinju, Pohang and Sacheon from GE by IGIS Asset Management (2013)
- Advised on the acquisition of SKT Building by IGIS Asset Management (2013)
- Advised on the acquisition of Gangnam Dongil Tower by IGIS Asset Management (2013)
- Advised on the development of Lotte Mart by IGIS Asset Management (2013)
- Advised on the acquisition of Susong-dong G Tower by IGIS Asset Management (2013)
- Advised on the development fund for the acquisition of Ulsan Shilla Stay Hotel by IGIS Asset Management (2013)
- Advised on the sale of Sillim-dong Podo Mall by IGIS Asset Management (2013)
- Advised on the acquisition of Daegu Hotel Inter-Burgo EXCO Building by KORAMCO Asset Management (2013)
- Advised on the forward acquisition of Anseong Homeplus Logistics Center by Hana Alternative Asset Management (2013)
- Advised on the acquisition of Naju Lotte Mart Building by IGIS Asset Management (2012)
- Advised on the acquisition of Noon Square Building in Myeongdong by IGIS Asset Management (2012)
- Advised on the acquisition of G Valley Biz Plaza Building by IGIS Asset Management (2012)
- Advised on the acquisition and refinancing of Anyang Store by IGIS Asset Management (2012)
- Advised on the acquisition of Wonju AK Plaza Department Store by IGIS Asset Management (2012)
- Advised on the acquisition of Tong Yang Securities Building by Hana Alternative Asset Management (2012)
- Advised on the acquisition of Suseo Office Building by Hana Alternative Asset Management (2012)

- Advised on the acquisition and long-term lease of Samyun Building by Saengbo Real Estate Trust (2011)
- Advised on the acquisition of Seodaemun Imgwang Construction Building by IGIS Asset Management (2011)
- Advised on the development of Gangseo NC Department Store by IGIS Asset Management (2010)
- Advised on the development of Lotte Buyeo Resort by KTB Asset Management (2010)
- Advised on the sale of Sadang Building, Eunpyeong Building and Seongdong Building by KTB Asset Management (2010)
- Advised on the acquisition of Bundang Allianz Building by KTB Asset Management (2010)
- Advised on the acquisition of KoRed Building by Ains Trend (2010)
- Advised on the sale of Platinum Building II by Alpha Investment (2010)
- Advised on the acquisition of New Core Building by IGIS Asset Management (2010)
- Advised on the sale of Seosomun Hyosung Building (MIES Building) by KTB Asset Management (2009)
- Advised on the sale of Asia One Building (formerly GNP Headquarters) by KTB Asset Management through a real estate fund (2009)
- Advised on the forward sale of Euljiro Center One (Mirae Asset) Building by Glostar Development (2006)

Foreign Real Estate / Alternative Investment Advisory Records

- Represented Hana Alternative Asset Management in the sale of the Yamada Denki Techland property in Tokyo, Japan (2024)
- Represented Vestas Asset Management in the sale of shares in the entity holding the 125 Shaftesbury logistics center in the UK (2023)
- Represented Hyundai Asset Management in the acquisition of an office building in Bonn, Germany, leased to the Institute for Federal Real Estate (BImA) (2022)
- Represented Hanwha Asset Management in the sale of shares in the entity holding the 498 office building in Manhattan, New York, USA (2022)
- Represented Hana Alternative Asset Management in the acquisition of the Nanko logistics center in Osaka, Japan (2021)
- Represented Hana Alternative Asset Management in the acquisition of the Wells Fargo building in North Carolina, USA (2021)
- Represented Meritz Alternative Investment Management in the acquisition of 655 New York Avenue, Washington, D.C., USA (2021)
- Represented Meritz Alternative Investment Management in the acquisition of 220 East 42nd Street, New York, USA (2021)
- Represented AIP Asset Management in the acquisition of the Ørsted global headquarters office in Copenhagen, Denmark (2021)
- Represented Hana Alternative Asset Management in the acquisition of a residential property in Roppongi, Tokyo, Japan (2019)

- Represented Hana Alternative Asset Management in the acquisition of the Oi logistics center in Japan (2019)
- Represented Hana Alternative Asset Management in the acquisition of the ASIL Hotel in Sapporo, Japan (2019)
- Advised KTB Asset Management on a mezzanine loan for 285 Madison Avenue, New York, USA (2019)
- Represented LB Asset Management in the acquisition of the Waltrovka building in Prague, Czech Republic (2019)
- Advised Mastern Investment Management on its investment in Rockwood Capital Real Estate LP XI (2019)
- Advised Mastern Investment Management on the acquisition of the Center Point office building in Vietnam (2019)
- Advised Meritz Alternative Investment Management on a senior mezzanine loan investment in Hospitality Investor Trust, owner of 92 hotels in the USA (2019, including ground lease review)
- Advised IGIS Asset Management on its European logistics investment with Townsend & Gramercy (Fund No. 260) (2019)
- Represented IGIS Asset Management in the acquisition of the Zalando logistics center in Olsztyn, Poland (2019)
- Advised KOREIT on the acquisition and development of a mixed-use residential/hotel project in Da Nang, Vietnam (2019)
- Advised KB Asset Management on its investment in The Litz Building in Philadelphia, USA (2018)
- Advised Lotte Asset Development on the PM project for Lotte Eco Smart City in Thu Thiem, Ho Chi Minh City, Vietnam (2018)
- Represented Mirae Asset Financial Group in the acquisition of a logistics warehouse in Hanoi, Vietnam (2018)
- Advised Vestas Asset Management on its investment in the 125 Shaftesbury office in London, UK (2018)
- Advised Vogo Fund Asset Management on its LP investment in Exter Europe Value Venture III (2018)
- Advised Shinhan Investment and Mirae Asset Securities on their investment in a logistics center in Hanoi, Vietnam (2018)
- Advised IGIS Asset Management on its B-note investment in the Holiday Inn in Manhattan, New York, USA (2018)
- Represented IGIS Asset Management in the acquisition of the Pirelli Building in Milan, Italy (2018)
- Represented Inmark Asset Management in the acquisition of the Office Provider building in Vienna, Austria (2018)
- Represented Hana Alternative Asset Management in the acquisition of the Yamada Denki Techland property in Tokyo, Japan (2018)
- Advised Hanwha Asset Management on its LP investment in GreenOak US III (2018)
- Advised KTB Asset Management on a mezzanine loan investment in the Mobil Building in Manhattan, New York, USA (2017, including ground lease review)
- Represented KTB Asset Management in the acquisition of the AEON Town shopping center in Hofu, Yamaguchi Prefecture, Japan (2017)
- Represented LB Asset Management in the acquisition of the Sainsbury logistics center at Hams Hall, Birmingham, UK (2017)
- Represented LB Asset Management in the acquisition of the BAE Systems logistics center in Crewe, Cheshire, UK (2017)
- Advised Vogo Fund Asset Management on its LP investment in Rockwood X (2017)

- Represented IGIS Asset Management in the acquisition of the Brederode Building in Brussels, Belgium (2017)
- Represented IGIS Asset Management in the acquisition of the Carrerdu Fontanella Building in Barcelona, Spain (2017)
- Advised IGIS Asset Management on a mezzanine loan investment in the Shiba Park Building in Tokyo, Japan (2017)
- Represented JR Investment Management in the acquisition of the Porr Tower in Vienna, Austria (2017)
- Advised Hanwha Asset Management on its LP investment in Heitman Value Partners IV (2017)
- Advised KTB Asset Management on a senior loan investment relating to the Brooklyn Bridge Marriott hotel in New York, USA (2016, including ground lease review)
- Advised Vestas Asset Management on a mezzanine loan investment relating to the Hotel del Coronado in San Diego, USA (2016)
- Advised IGIS Asset Management on a mezzanine loan investment in Washington Square in Washington, D.C., USA (2016, including ground lease review)
- Advised IGIS Asset Management on a mezzanine loan investment in the Department of Justice building in Washington, D.C., USA (2016)
- Advised IGIS Asset Management on its investment in the Sanofi building in Paris, France (2016)
- Represented IGIS Asset Management in the acquisition of the Fleet Office 2 building in Hamburg, Germany (2016)
- Represented IGIS Asset Management in the acquisition of the Wien Mitte terminal complex building in Vienna, Austria (2015)
- Represented CBRE Asset Management in the sale of the Thames Court building in the UK (2015)
- Advised Samsung SRA on a preferred equity investment in the Portal III building in Washington, D.C., USA (2014)
- Represented IGIS Asset Management in the acquisition of the Bell Canada building in Montreal, Canada (2014, Luxembourg SPC and US REIT structure)
- Represented Hana Asset Management (formerly Hana Daol Asset Management) in the acquisition of the City West Police Complex in Australia (2013)
- Represented CBRE Asset Management in the acquisition of the Thames Court building in the UK (2012, JPUT structure)
- Represented IGIS Asset Management in the acquisition of the One Wood Street building in the UK (2012, JPUT structure)

Corporate Law and M&A Records

- Advised on the acquisition of Home Plus by Infinity (2015)
- Advised on the purchase by Dominus Investment of registered common shares and warrants of Inicis from M&A-11 PEF and Vicis Capital Master Fund (2011)
- Advised on the acquisition by Eugene Asset Management's PEF of redeemable convertible preferred shares of Ajin Industries, an auto parts manufacturer (2011)
- Advised on the sale of the Yeouido Marriott Residence Hotel by AFRANA Hospitality Holdings (2010)

- Advised on the acquisition of shares in KT&G by US-based Steel Partners (2005)
- Advised a Russian steel company on due diligence for its acquisition of Hanbo Steel (2005)
- Advised on the acquisition of shares in Novita by VOGO PEF (2004)
- Advised a US life insurance company on due diligence for its acquisition of Daehan Investment & Securities and Korea Investment & Securities (2004)

学歴

2011-2012	Konkuk University Graduate School of Real Estate, CEO Program
2007-2008	UC Berkeley School of Law (LL.M.)
1988-1992	Seoul National University (B.A. in International Economics)

資格

2003	Admitted to bar, Korea

言語

Korean, English

主な活動

Lectures

- Lecturer, Real Estate Project Finance and Acquisition Finance, Thomson Reuters LawnB
- Lecturer, Real Estate Investment Trusts in the Real Estate Professional Training Course, Korea Association of Real Estate Investment Trusts (KAREIT)
- Lecturer, Real Estate Finance Specialist Course, Korean Bar Association
- Lecturer, Real Estate Finance, Construction and Real Estate Law Society of Korea University Law School
- Lecturer, Real Estate Finance, Real Estate Law Society, Yonsei University School of Law
- Lecturer, Construction and Real Estate Law Society of Ewha Womans University Law School

Publications

- Legal Issues of Real Estate Fund, BFL Vol. 52, Center for Financial Law, Seoul National University, March 2012 (Co-authored)
- Type and Issues of Real Estate Transaction, BFL Vol. 21, Center for Financial Law, Seoul National University, January 2007 (Co-authored)

外部評価

- "Leading Lawyer" for Construction and Real Estate, Legal Times, 2017, 2019, 2021-2026
- Korea's Top 10 M&A Attorneys in H1 2013 (Korea Economic Dailys Market Insight)

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