SHIN&KIM 法務法人(有) 世宗

李晟源

Associate

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Mr. Sung-Won Lee's practice focuses on advising on the development, operation and transactions investing in real estate assets. In addition to traditional real estate, he has also handled infrastructure and new investment assets and has provided comprehensive advice on the establishment of general private equity funds and real estate investment companies (REITs) and various investment structures using them.

Mr. Lee has provided in-depth advice based on his extensive experience in various real assets, including urban commercial buildings, warehouses, data centers, hotels, and golf courses. In addition to reviewing investment structures involving real estate funds under the Capital Markets Act and real estate investment companies under the Real Estate Investment Company Act, he has also advised on infrastructure projects under the Act on Public-Private Partnerships in Infrastructure and has worked on public listings of collective investment schemes and real estate investment companies.

Mr. Lee is able to provide timely advice to meet the diverse needs of his clients and has a broad range of experience in the field of real estate, including not only traditional real estate transactions, but also land acquisition in the initial project stage, pre-construction acquisition and renovation of aging buildings. With dual citizenship in the U.S. and Korea, he has also advised on foreign real estate investment in Korea and foreign exchange laws for foreign investors wishing to invest in Korea.

Mr. Lee graduated from Seoul National University College of Business Administration and Korea University School of Law and has completed a specialty course in finance and tax. Since joining Shin & Kim, he has provided in-depth legal advice in the Real Estate and Alternative Investment Group and was also seconded to Macquarie Asset Management to gain practical experience in finance.

経歴

2026-Present	Visiting Researcher, UC Berkeley

2020-Present	Shin & Kim LLC
2023-2024	Secondment in Macquarie Asset Management Co., Ltd.

主な実績

Advisory services for transactions involving commercial buildings, hotels, and logistics warehouses in major urban centers

- Advised IGIS Asset Management on the closing of the Magok One Grove transaction
- Advised Koramco Asset Management on the acquisition of The Exchange Seoul
- Advised Krafton on the acquisition of real estate in Seongsu-dong
- Advised Hana Asset Trust on the sale of the YK Building in Gangnam
- Advised IGIS Asset Management on the sale of Chungmuro 15 Building in Jung-gu
- Advised IGIS Asset Management on its equity investment in SI Tower
- Advised Macquarie Asset Management on the sale of Four Points by Sheraton Josun, Seoul Station
- Advised Hana Asset Trust on the sale of Yeosu Belle Mer Hotel
- Advised KT&G on the sale of Namdaemun Marriott and related business transfer
- Advised Kendall Square REIT Management on the acquisition of the Sujeong Logistics Center
- Advised SSG on the sale of the Neo Logistics Center

Advisory services for investment structures and permits/approvals, and transactions for commercial buildings, data centers, and hotel development projects

- Advised IGIS Asset Management on overseas investment for remodeling a commercial building in Washington, D.C.
- Advised LB Asset Management on investment structure and transaction related to a data center development project in Ansan, Gyeonggi-do
- Advised Pacific Asset Management on investment structure and transaction related to a data center development in Anyang, Gyeonggi-do
- Advised IGIS Asset Management on the transaction related to a data center project site in Songjeong-dong, Busan
- Advised Actis on the share transfer for the data center operating company
- Advised Marriott on the investment structure and permits/approvals for a residential officetel
- Advised Digital Edge on the investment structure and transaction related to a data center development project in Ansan

Drafting, reviewing, and negotiating various loan agreements for commercial buildings, data centers, hotels, and logistics centers

- Refinancing of Pebblestone Asset Management's Anseong Iljuk Logistics Center
- Refinancing of Grand Central for Pine Tree Asset Management
- Refinancing of Hana Alternative Investment Asset Management's Shilla Stay Mapo
- Refinancing of the data center project and loan agreement in Deogi-dong, Seo-gu, Ilsan
- Advised LaSalle Investment Management on PF loans for the Nam Icheon Logistics Center development project
- Advised Meritz Alternative Investment Management on the investment in an Australian Loan Fund
- Advised IGIS Asset Management on the transfer of loan receivables related to Banpo Sheraton
- Advised IGIS Asset Management on the restructuring of the Yongdap-dong Youth Housing REIT
- Advised Eden Asset Management on the loan receivables transfer for a business site in Gangnam

Advisory services for fund establishment, permits/approvals, foreign exchange, and other matters under the Capital Markets Act and the Real Estate Investment Trust Act

- Establishment of collective investment vehicles (funds) and real estate investment trusts (REITs)
- Foreign exchange services including opening foreign exchange accounts, remittances, registering foreign-invested enterprises, and filing overseas investment reports
- Advised Create Asset Management on the change of the fund manager
- Advised the National Pension Service on the basic investment agreement for a blind fund
- Advised on dual permits/approvals for funds and asset management companies' operations for domestic subsidiaries established by overseas investors
- Advised foreign investor Mastern Investment Management on the investment structure and the approval for changing the asset management company under the Real Estate Investment Trust Act
- Advised Heungkuk Life Insurance on the acquisition bid for IGIS Asset Management and approval for changing the asset management company under the Real Estate Investment Trust Act

General advisory services related to the Commercial Act, the Capital Markets Act, and the Real Estate Investment Trust Act

- Advised on infrastructure projects subject to the Private Investment Act
- Advised on alternative investments, including new security types and token securities

学歴

2017-2020	Korea University, School of Law (J.D., Specialty Course in Finance and Tax)
2008-2016	Seoul National University, College of Business Administration

資格

2020	Admitted to bar, Korea

言語

Korean, English

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