



吴周睿

Partner

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Jooye Oh is a partner in the Real Estate & Alternative Investments Group at Shin & Kim. Her practice focuses on domestic and cross-border real estate investment and development, real estate funds (REFs) and REITs, project finance (PF) and asset management, as well as foreign investment and private equity transactions involving real estate.

Ms. Oh has advised on real estate transactions involving a wide range of asset classes, including data centers, logistics centers, office buildings and retail properties. She has handled numerous cross-border real estate transactions, such as designing joint venture (JV) structures between foreign investors and Korean asset management companies for investments in Korean real estate, Japanese real estate acquisition and development projects utilizing GK-TK and TMK structures, and portfolio investments in U.S. and European real estate.

In addition to advising on the public offering and listing of multiple REITs, she is also actively involved in advisory work relating to emerging asset classes such as credit funds and senior housing. She advises on the investment, establishment and operation of educational facilities, including international schools and foreign educational institutions, as well as on risk management under the Serious Accidents Punishment Act in connection with real estate investment and asset management.

Ms. Oh graduated summa cum laude from the Department of Law, College of Law at Korea University, and obtained her J.D. degree from Seoul National University School of Law. She subsequently participated in a research program at the Graduate Schools for Law and Politics of the University of Tokyo. She has been recognized as a “Rising Star 2025” in the real estate category by Legal Times and as a “Rising Star 2018” by The Korea Economic Daily.

工作经历

2016-Present	Shin & Kim LLC
2015-2016	EJELaw

主要业绩

Cross-Border JV / Portfolio Investments

- Logistics center portfolio investment by a Korean asset management company and a foreign asset management company
- Senior residence JV investment by foreign investors and a Korean asset management company
- Data center JV investment by foreign investors and a Korean asset management company
- Logistics center JV investment by foreign investors and a Korean logistics company

Japan (GK-TK / TMK)

- Acquisition of a multi-family residential asset in Osaka through a Japanese GK-TK structure by a Korean asset management company
- Acquisition of an office building in Shibuya, Tokyo through a Japanese GK-TK structure by a Korean company
- Acquisition of a mixed-use complex in Hatchobori, Tokyo through a Japanese GK-TK structure by a Korean company
- Acquisition of a ski resort in Niseko through Japanese GK-TK and TMK structures by a Korean leisure company
- Acquisition of an office building in Harumi, Tokyo through a Japanese GK-TK structure by a Korean asset management company

REITs / Capital Market

- Public offering of a REIT managed by Samsung SRA Asset Management
- Public offering of a REIT managed by Shinhan REITs Management
- REIT investment through a specified money trust by a Korean securities company

Development – Mixed-Use

- Redevelopment of “The Exchange Seoul” by a Korean asset management company
- Mixed-use development of “Centerfield Gangnam” by a Korean asset management company
- Urban redevelopment project in Mugyo-dong by a Korean asset management company
- Operation of IFC Seoul office and retail facilities

Development – Data Center

- Development of a data center in Yongin by a Korean asset management company

- Build-to-suit development of a data center in Ilsan by a Korean asset management company
- Development of a data center in Bucheon by a Korean asset management company
- Development of a data center in Incheon by a Korean asset management company

Development – Logistics

- Development of a logistics center in Anseong by a Korean asset management company
- Development of a logistics center in Busan by a Korean asset management company
- Development of a logistics center in Icheon by a Korean real estate company
- Development of a logistics center in Yongin by a Korean asset management company

Development – Senior Housing / Residential

- Development of a senior residence project by a Korean asset management company
- Development of a senior residence project by a Korean company
- Development of a lifestyle hospitality facility in Sokcho by a Korean asset management company
- Development of a lifestyle hospitality facility in Bukchang-dong by a Korean asset management company

Transactions – Office / Hotel

- Acquisition of the Samsung Life Insurance Building by a Korean asset management company
- Acquisition of the Namsan Green Building by a Korean asset management company
- Acquisition of Seoul City Tower by a Korean asset management company
- Acquisition of the Shinhan Securities Building by a Korean asset management company
- Acquisition of T Tower by a Korean asset management company
- Disposal of YK Building by a Korean REIT management company
- Disposal of the Yeosu Bell Mer Hotel by a Korean REIT management company

Credit Fund / PF / Refinancing

- PF loans for logistics center development in Anseong by a Korean asset management company
- PF loans for logistics center development in Namicheon by a Korean asset management company
- PF loans for logistics center development in Seoicheon by a Korean asset management company
- Refinancing of a logistics center in Anseong by a Korean asset management company
- Refinancing of an office building in the Seocho–Gangnam area by a Korean asset management company
- Refinancing of Hyundai City Tower by a Korean asset management company

Outbound

- Acquisition and development of a golf resort in Hawaii, U.S.A., by a Korean investor
- Acquisition of an office building in Italy by a Korean asset management company
- Acquisition of an office building in the United States by a Korean asset management company
- Acquisition of a logistics warehouse in Prague by a Korean asset management company
- Mezzanine loan secured by U.S. office assets by a Korean asset management company
- LP investment in a U.S. office portfolio by a Korean REIT management company
- Portfolio investment in European real estate by a Korean asset management company

Restructuring

- Equity transfer of a logistics portfolio by a global asset management company
- Financial restructuring of an office asset by a Korean asset management company
- Acquisition of bonds with warrants (BW) issued by a plant company by a Korean asset management company

Education / International Schools

- Acquisition of an international school by a global asset management company
- Establishment and operation of foreign educational institutions by a prestigious overseas school foundation
- Establishment and operation of an international school by a Korean private school foundation

SAPA

- Serious Accidents Punishment Act consulting for a Korean property management (PM) company
- SAPA-related consulting for a Korean leisure company
- SAPA-related consulting for a Korean asset management company

教育背景

2020-2021	University of Tokyo, Graduate Schools for Law and Politics (Visiting Researcher)
2012-2015	Seoul National University School of Law (J.D.)
2008-2012	Korea University College of Law (LL.B., <i>Summa cum laude</i>)

资格

2015 Admitted to bar, Korea

语言

Korean, English, Japanese

主要活动

- Invest KOREA – Summary and Implications of the Senior Residence Promotion Plan, December 2024 (Co-authored)

外部评价

- "Rising Star" for Real Estate, Legal Times, 2025
- "Rising Star", Korea Economic Daily, 2018