



# Hye Min CHA

Partner

TEL +82-2-6200-1965  
FAX +82-2-6200-0820  
E-MAIL [hmcha@jipong.com](mailto:hmcha@jipong.com)

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Ms. Hye Min Cha is a partner in the REITs and REF Group. She has focused on real estate finance since she started her career as an attorney in 2016.

Ms. Cha specializes in real asset or development project investments using REITs, REFs, and PFVs. She regularly advises on the use of such vehicles in an array of property sectors including domestic and overseas commercial offices, retail stores, warehouses, hotels, housing facilities, rental houses as well as urban environmental regeneration and development projects. She has broad experience in project financings, including an urban development project for Gimpo Hangang Cinepolis, a warehouse development project in the Busan-Jinhae Free Economic Zone, and the Yeouido Park One development project, to name a few. Her expertise extends to purchases and sales of real estate properties and operation of real estate funds and REITs.

Ms. Cha holds an LL.B. from Seoul National University and a J.D. from Seoul National University School of Law.

She is a member of the Korean Bar.

## Education

2023	University of California Los Angeles (UCLA) School of Law LL.M.
2016	Seoul National University, Graduate School of Law (J.D.)
2013	Seoul National University (LL.B.)

# Experience

2020-Present     JIPYONG LLC

2016-2020       Associate, Nexus Law Group

## Notable Achievements

- Advised on real estate transactions through REITs and real estate funds for properties including Center Place Building in Dadong, Jung-gu, Seoul; Office Building at 15 Chungmuro; Eulji Twin Tower; CGV Daehak-ro; Lotte City Hotel Ulsan; Homeplus Dong-gu, Ulsan; and GS Retail Logistics Center in Icheon, Gyeonggi-do
- Advised on urban development projects including Gimpo Hangang Cinepolis
- Advised on development projects for warehouses on the land for industrial use, located in the Doodong District of the Busan-Jinhae Free Economic Zone
- Advised on development projects through PFVs, collective investment schemes, or REITs, including the Cheongna Medical Complex Town Development Project and the Logistics Center Development Project in Wondchang-dong, Seo-gu, Incheon
- Advised on development projects through real estate trusts for an apartment house near Wonju Central Park, a Yongin Suji studio apartment, etc.
- Advised on recycling facility development projects such as a development project for the Yeoncheon-gun food waste disposal and recycling facility, etc.
- Advised on the development, lease operation, and sale (or sale in lots) of a number of private rental housing projects, including the Publicly Supported Private Rental Housing in M3BL, Zone 6-3 of Sejong City, Gimpo Hangang Lotte Castle, Siheung Janghyeon Richeville The Stay, and Hwaseong Bongdam Hillstate
- Advised on the acquisition, lease operation, and sale (or sale in lots) of various rental housing projects, including the Publicly Supported Private Rental Housing in Block S-1 of the Supply Promotion District in Tangeong-myeon, Asan, Chungcheongnam-do, and the 2030 Youth Housing Project near Hangangno 2-ga Station
- Advised Seoul Investment Management on Changdong urban regeneration new deal project
- Advised E Kocref CR-REIT on its listing
- Due diligence on foreign real estate investment including purchase of an Amazon warehouse
- Advised on the acquisition of beneficiary certificates of real estate funds for clients such as Emart, KB Star REITs, etc.
- Advised on the matters regarding loans, refinancing, and securitization such as refinancing of Lotte REITs, mortgage loan of the Susaek District 8 Urban Redevelopment Union, and the development project of the Yeouido Parc.1
- Advised on the operation of REITs and real estate funds, including JR Global REIT, KTOP REIT, K-Reality Rental Housing No.1 Trust-Managed REIT, Hanshin Daehan No.1 REIT, and KAIM Private Real Estate Investment Trust No.12
- Provided project-specific and general legal advice to listed REITs such as SK REIT, KB Star REIT, and JR Global REIT
- Advised on restructuring the regulatory framework of the Real Estate Investment Company Act by the Ministry of Land, Infrastructure and Transport
- Advised Korea Land & Housing Corporation (LH) on PF stabilization

## Honors and Recognitions

2024                      Rising Star in Real Estate Practice, Legal Times

## Speaking Engagements and Publications

2015                      Reasonable Inference from Suspension of Statute of Limitations Clause in Misapplication of Statute of Limitations and Review of Misapplications of Statute of Limitations on a Case By Case Basis, Law Review Vol. 5 (Pakyoungsa)

## Bar Admissions & Qualifications

2023                      California  
2016                      Korea

## Languages

Korean / English