



COMPANY INTRODUCTION

# PACIFIC APPRAISAL

(주)태평양감정평가법인 회사소개서

-  Appraisal
-  Investment Advisory
-  Purchase & Sale

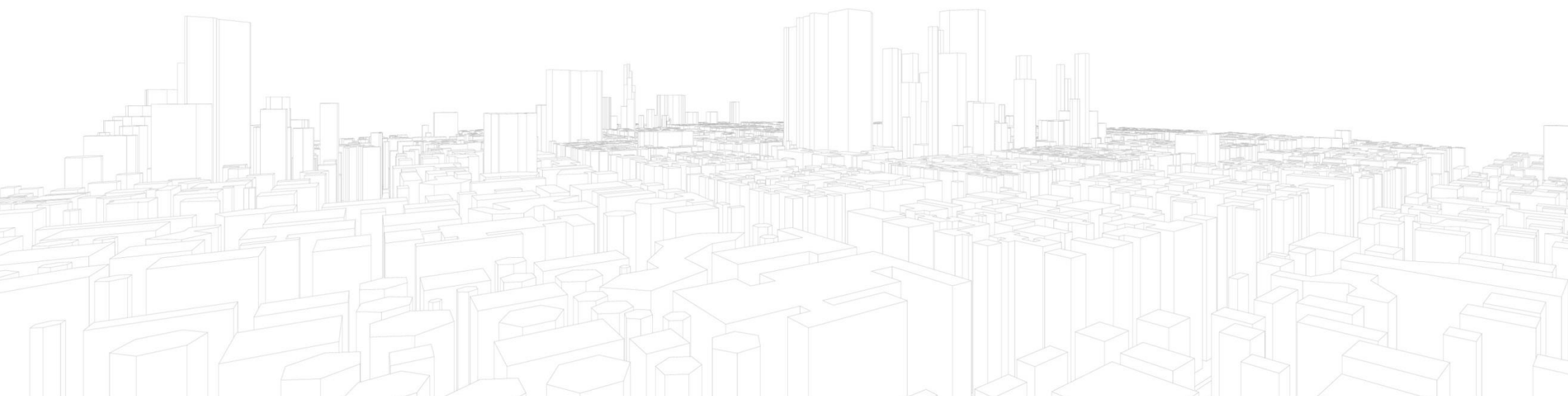
-  Appraisal
-  Investment Advisory
-  Purchase & Sale

Pacific Appraisal Company Introduction

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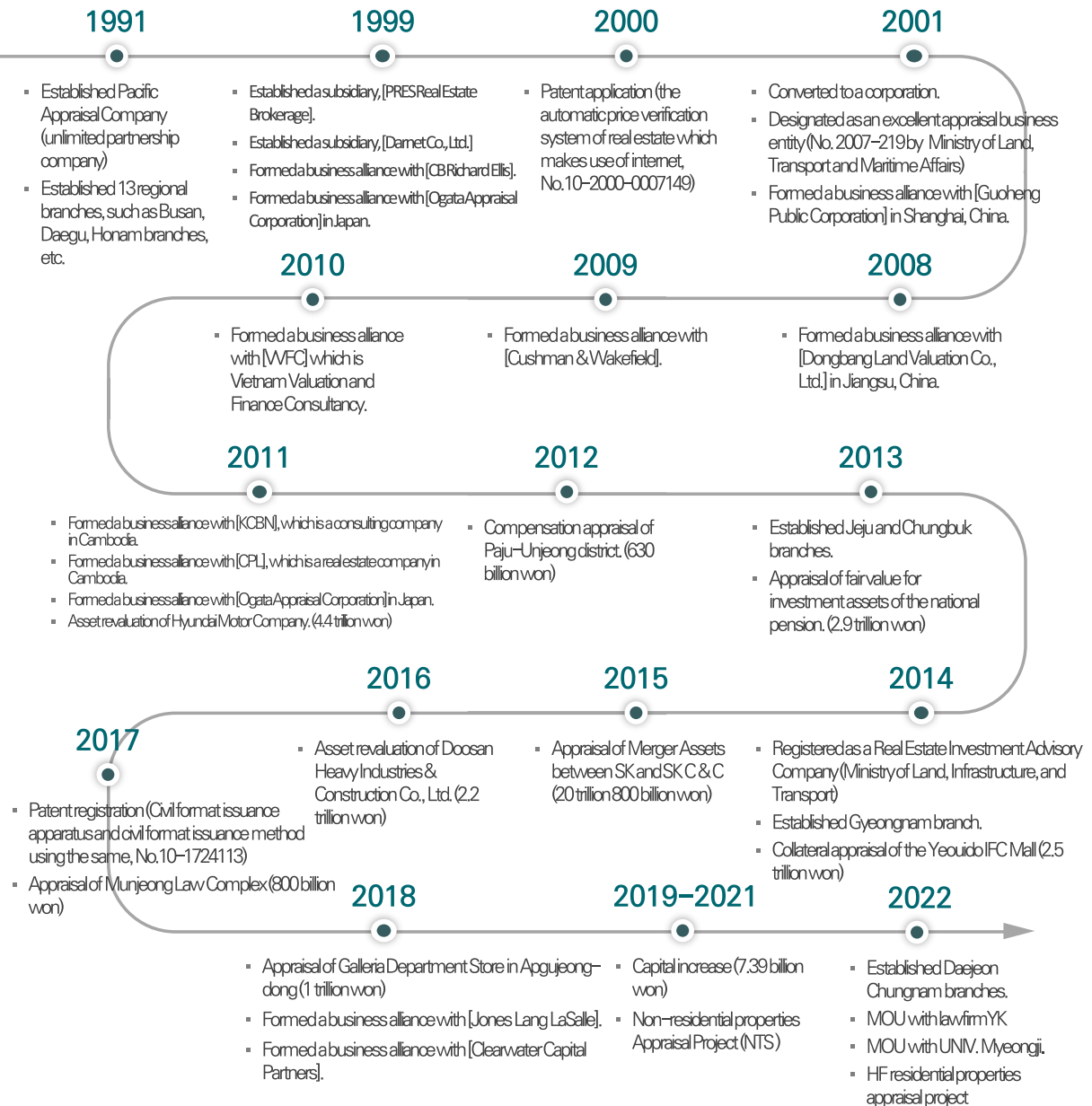
# Company Overview

## A LEADER OF APPRAISAL FIELD

The history of the Pacific Appraisal Co., Ltd. is the history of appraisal in Korea.

	<b>Company Name</b>	Pacific Appraisal Co., Ltd.
	<b>C E O</b>	Kim, gap sik
	<b>Establishment</b>	July 1991
	<b>Organization</b>	Seoul headquarter and 15 branches
	<b>Address</b>	(04595) 32, Dasan-ro, Jung-gu, Seoul
	<b>Contact</b>	Phone (+82 2) 514-8811 Fax (+82 2) 514-8812
	<b>Homepage</b>	www.packor.com
	<b>E-mail</b>	pacif@packor.com

## Pacific Appraisal Company History



## Organization

## PACIFIC APPRAISAL'S MANPOWER

The Pacific Appraisal Co., Ltd. consists of total 459 employees including 201 appraisers and 258 employees. In addition to the certified appraisers, the Pacific Appraisal Co., Ltd. possesses a wide range of professionals, including Ph.D. in Economics, Ph.D. in Real Estate Science, MAI(American certified appraiser), RICS(British certified appraiser), Certified Public Accountant, Certified Cost Analyst, tax accountant, architectural engineer, etc. Differentiated appraisal service can be performed by our corporation.



### Headquarter, branches and employees

(As of April, 2025)

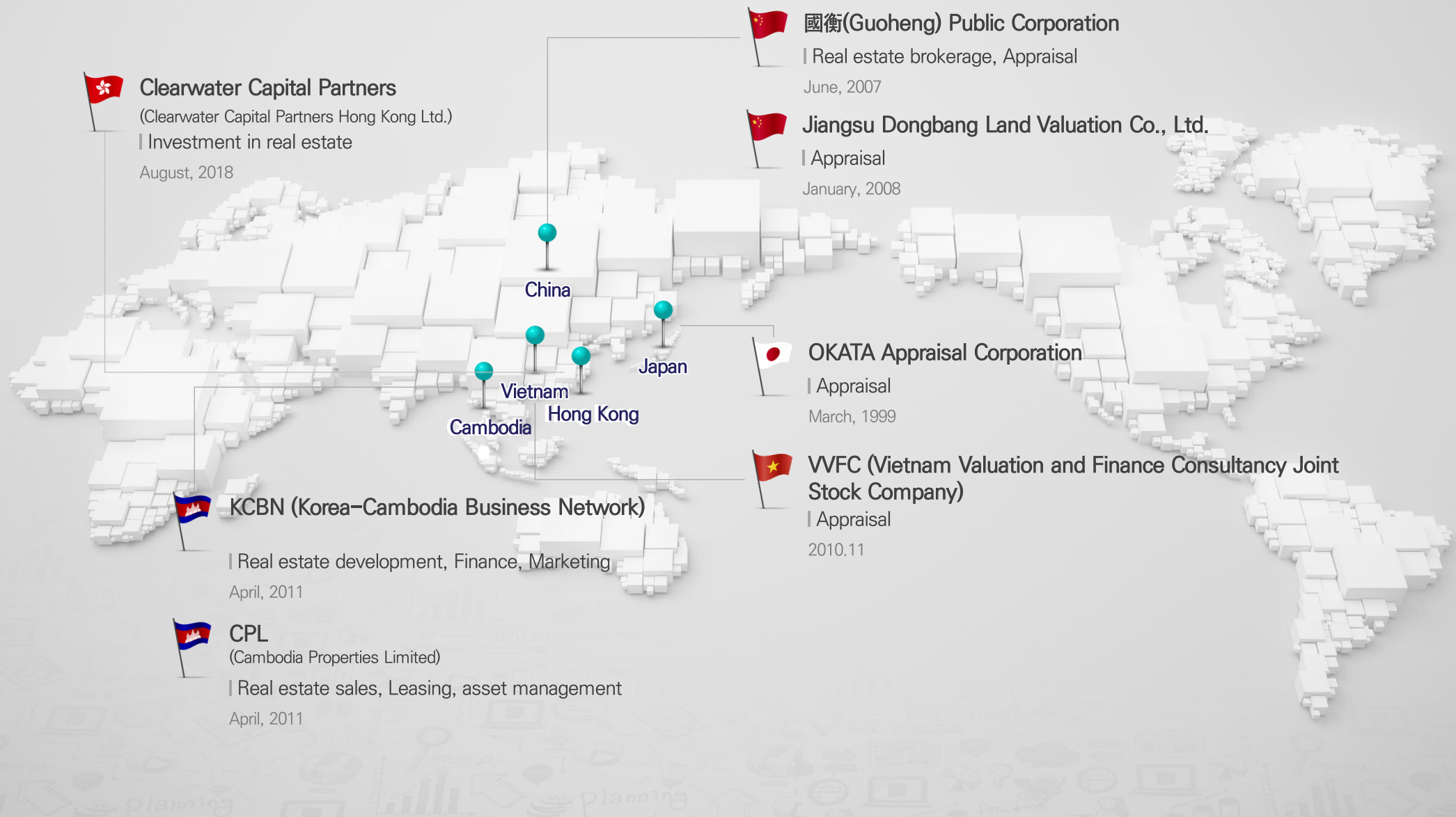
HQ & Branches		No. of appraisers	No. of employees	Sum
Total		201	258	459
Seoul HQ		82	80	162
Gyeonggi-do	Gyeonggi branch	11	15	26
	Gyeongin branch	14	17	31
	Bukbu branch	15	13	28
	Dongbu branch	13	13	26
Chungcheong-do	Chungcheong branch	5	12	17
	Chungbuk branch	3	9	12
	Daejeon Chungnam	4	5	9
Gyeongsang-do	Busan Gyeongnam	11	18	29
	Daegu Gyeongbuk	10	16	26
	Gyeongnam branch	5	17	22
	Ulsan branch	5	7	12
Jeolla-do	Jeonbuk branch	5	8	13
	Honam branch	10	11	21
Gangwon-do	Gangwon branch	5	6	11
Jeju-do	Jeju branch	3	11	14

### Status of Professional Qualification

Master's degree Ph.D.	MAI(American certified appraiser)	RICS(British certified appraiser)		
50	2	2		
Certified Public Accountant	Tax accountant	Civil-urban planning-architectural engineer	Chartered cost analyst	
1	1	15	3	

# PACIFIC APPRAISAL'S GLOBAL NETWORK

Pacific Appraisal Co., Ltd. is leaping forward as a global leader by conducting appraisals in overseas markets through business alliances with seven overseas appraisal agencies. (OKATA Appraisal Corporation in Tokyo, Japan, 國衡(Guoheng) Public Corporation, Jiangsu Dongbang Land Valuation Co., Ltd., Vietnam VVFC, Cambodia KCBN, CPL and Clearwater Capital Partners)





### PACIFIC APPRAISAL'S STRENGTH

Pacific Appraisal Co., Ltd., which consists of more than 200 appraisers and 260 employees at 16 headquarter and branches across the nation, has the largest human power in the appraisal field. In addition to the certified appraisers, Pacific Appraisal Co., Ltd. possesses a lot of professionals, including MAI (American certified appraiser), RICS (British certified appraiser), Certified Public Accountant, Certified Cost Analyst, tax accountant, architectural engineer, Korea Certified Valuation Analyst, etc. Pacific Appraisal Co., Ltd. is doing the best for differentiated service from other corporations.



01

#### The largest scale in Korea and public trust

- Sales and capital at the top of the appraisal field
- Large appraisal corporation designated by the Ministry of Land, Infrastructure and Transport
- 16 headquarter and branches across the nation



02

#### Expertise in corporate and intangible asset valuations

- 1st place in asset revaluation
- 1st place in intangible asset valuation
- Business support for the clients including major companies



03

#### Reliability of financial and administrative institutions

- Maintaining the highest rating level selected by all financial institutions
- There is no history for the administrative sanction by the Ministry of Land, Infrastructure, and Transport and the National Tax Service.
- Supervision of residential properties loan appraisal by HF



04

#### Business efficiency based on computer system

- Possessing registered patents for efficient appraisal work
- Established the computer network with financial institutions and Korea Housing Finance Corporation.
- Established the rental information system and market analysis system

PACIFIC APPRAISAL'S FINANCIAL STATUS

Sales of Pacific Appraisal Co., Ltd. Is 69.6 billion won in 2024, and it is the top-ranked and largest appraisal company in Korea, which has maintained the appraisal performance of more than 60 billion won. In particular, sales of asset revaluation, including investment real estate, have secured the 1st place in the appraisal field for two consecutive years.

Profit and loss

(unit: won)

Type	2021	2022	2023	2024
Sales	78,337,048,586원	76,219,774,333원	72,400,880,294원	69,600,770,486원

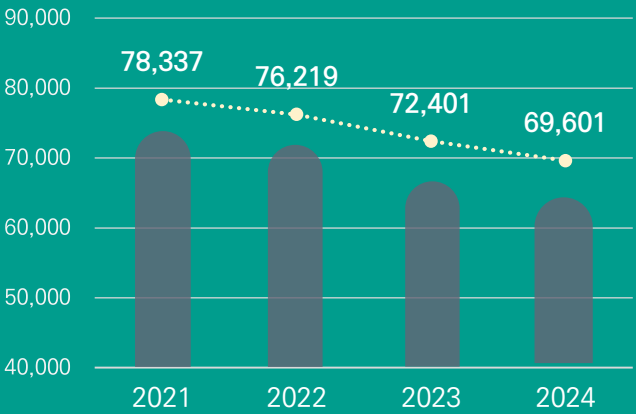
Financial status

(unit: one hundred million won)

Type	2021년	2022년	2023년	2024년
Total assets	270	252	287	284
Current assets	181	153	179	191
Non-current assets	89	99	107	93
Total liabilities	84	67	91	77
Current liabilities	81	64	86	69
Long-term liabilities	3	3	6	8
Total equity(capital)	186(74)	184(74)	195(74)	207(74)
Debt ratio	45.4%	36.6%	46.8%	37.1%
Current ratio	224.7%	236.7%	209.2%	277.6%
Credit rating	AA-	AA-	AA-	AA-

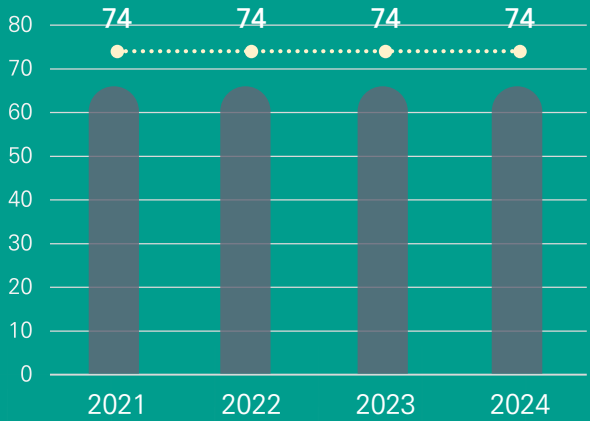
Sales trend

(unit: one million won )



Capital trend

(unit: one hundred million won)



## Business areas and Major clients

  
**Appraisal**  
Appraisal

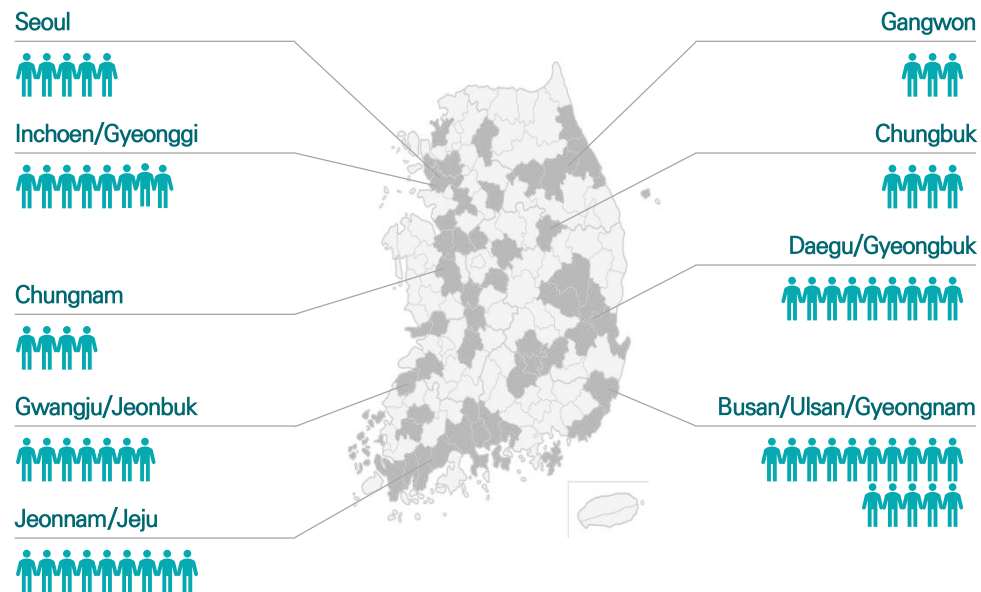
  
**Investment advisory**  
Investment Advisory

  
**Purchase & Sale**  
Purchase & Sale

Public appraisal | Collateral appraisal | Corporate appraisal | Special appraisal | Overseas appraisal

### Appraisal of officially assessed land price

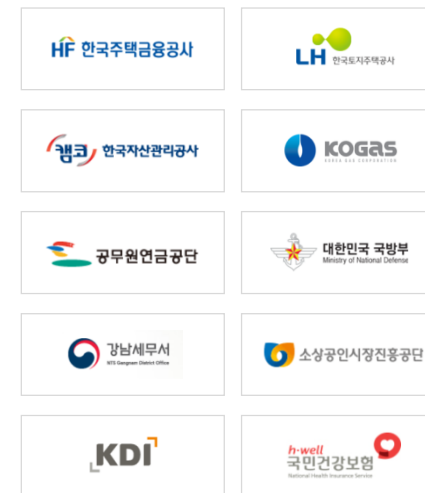
Appraisal of the officially assessed reference land price as the basis of tax base



Total 64 people across the nation

### Appraisal for public sale

Appraisal for the purpose of calculating the fair sale value of assets held by public institutions



### Litigation appraisal

Appraisal related to lawsuits in court





# Business areas and Major clients

  
**Appraisal**  
Appraisal

  
**Investment advisory**  
Investment Advisory

  
**Purchase & Sale**  
Purchase & Sale

Public appraisal | Collateral appraisal | Corporate appraisal | Special appraisal | Overseas appraisal

## Appraisal of urban planning

Appraisal of urban planning / transfer assets without consideration, Disposal of State-Owned Land or Public Land

### Seoul

#### Redevelopment

- Hannam District 3
- Mia District 3
- Donam/Jeongneung
- Mia District 10
- Mia District 4
- Bomun District 4
- Bugahyeon District 2
- Bulgwang District 4

- Samseon District 1
- Sangdo District 10
- Seokgwan District 3
- Singil District 14
- Sindang District 3,7,9
- Yeomni District 3
- Oryu District 3
- Ogin District 1

#### Reconstruction

- Gaepo Plaza
- Bangbae District 6
- Gwanak Hyosin Row house
- Gukwa Row house
- Dongbu Apt
- Donghwa House
- Yuseong Seongsu Apt
- Myeonmok District 2,4

### Incheon

#### Redevelopment

- Songnim District 5
- Geomdan District 3
- Bukang Timber Complex
- Songdo Station area

- Dohwa District 2
- Sangok District 2-2, 4
- Hagik District 2
- Samsan District 1, 4

#### Reconstruction

- Seongsin Apt
- Donggo Apt
- Lotte Urim Apt
- Sinhyeon Market

### Gwangju/Jeonnam

#### Redevelopment

- Dongyang Apt
- Jisan District 1
- Usan District
- Sansu District 1
- Wolsan District 1

- Punghyang District 2
- Hakdong District 3
- Gyerim District 8
- Jiwon District 1
- Gijachon District

#### Reconstruction

- Yangji Apt
- Songjeong Jugong Apt
- Ssangchon Jugong Apt
- Unam Apt 3
- Yeonji Apt

### Gyeonggi

#### Redevelopment

- Wondang District 1
- Jangam District 5
- Goean District 3
- Naeson District Da

- Yongin District 7
- Central living area District 2
- Paldal District 1, 10
- Anyang Sogok District

#### Reconstruction

- Gimnyangjang Jugong Apt
- Myeongseong Apt
- Bupyeong Apt
- Bisan Jugong Apt 2

### Daejeon/Chungcheong

#### Redevelopment

- Daeheung District 4
- Yongdu-dong District 2

- Buchang District
- Geumcheon District

#### Reconstruction

- Beop-dong District 1
- Asan Yonghwa Jugong Apt
- Cheonan Jugong Apt 4

### Daegu/Gyeongbuk

#### Redevelopment

- Apsanjeombo
- Dongja District 2
- Sinam District 8

#### Reconstruction

- Gyeongbuk Apt 1
- Dalseo Siyeong Apt
- Hanmaeum apt

#### Reconstruction

- Bokyeon Siyeong Apt
- Jangseong Chimchon District

### Busan/Ulsan/Gyeongnam

#### Redevelopment

- Jung-gu District B-04
- Gamman District 1
- Nam-gu District B-08
- Eomgung District 1

- Myeongnyun District 2
- Oncheon District 2
- Jung-dong District 3
- KTX Ulsan Station

#### Reconstruction

- Namchoen Samikbilla Apt
- Deokcheon Siyeong Apt
- Mugeo Sanho Apt
- Sangnam District 1

## Appraisal of compensation

Appraisal of compensation for land for public works projects



## Business areas and Major clients

  
**Appraisal**  
Appraisal

  
**Investment advisory**  
Investment Advisory

  
**Purchase & Sale**  
Purchase & Sale

Public appraisal | **Collateral appraisal** | Corporate appraisal | Special appraisal | Overseas appraisal

### Financial institutions

Appraisal for the purpose of establishment of the right to collateral security for a collateral of financial institution

Appraisal of insolvent bond

### Securities company

Appraisal for business feasibility of project financing (PF)

### Asset management company

Feasibility review for development project  
Appraisal of fund assets  
Appraisal of insolvent bond

## Business areas and Major clients

  
**Appraisal**  
Appraisal

  
**Investment advisory**  
Investment Advisory

  
**Purchase & Sale**  
Purchase & Sale

Public appraisal | Collateral appraisal | **Corporate appraisal** | Special appraisal | Overseas appraisal

### Asset revaluation

Appraisal of tangible asset and investment property based on IFRS

Valuation review in appraisal report

### Market price valuation

Appraisal for the purpose of proving market value of a transaction asset between parties with a special relationship

Appraisal of assets in case of investment in kind and incorporation of going business

### Appraisal of enterprise value

Appraisal of corporate value for the purpose of M&A

Appraisal for the purpose of purchase price allocation (PPA)

Appraisal of intangible assets such as technology transactions

Appraisal of brand royalty fee between affiliates

Appraisal of unlisted stocks

## Business areas and Major clients

  
**Appraisal**  
Appraisal

  
**Investment advisory**  
Investment Advisory

  
**Purchase & Sale**  
Purchase & Sale

Public appraisal | Collateral appraisal | Corporate appraisal | **Special appraisal** | Overseas appraisal

### Aircraft



### Patent



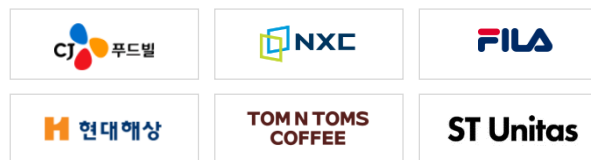
### Special equipment



### Ship



### Trademark



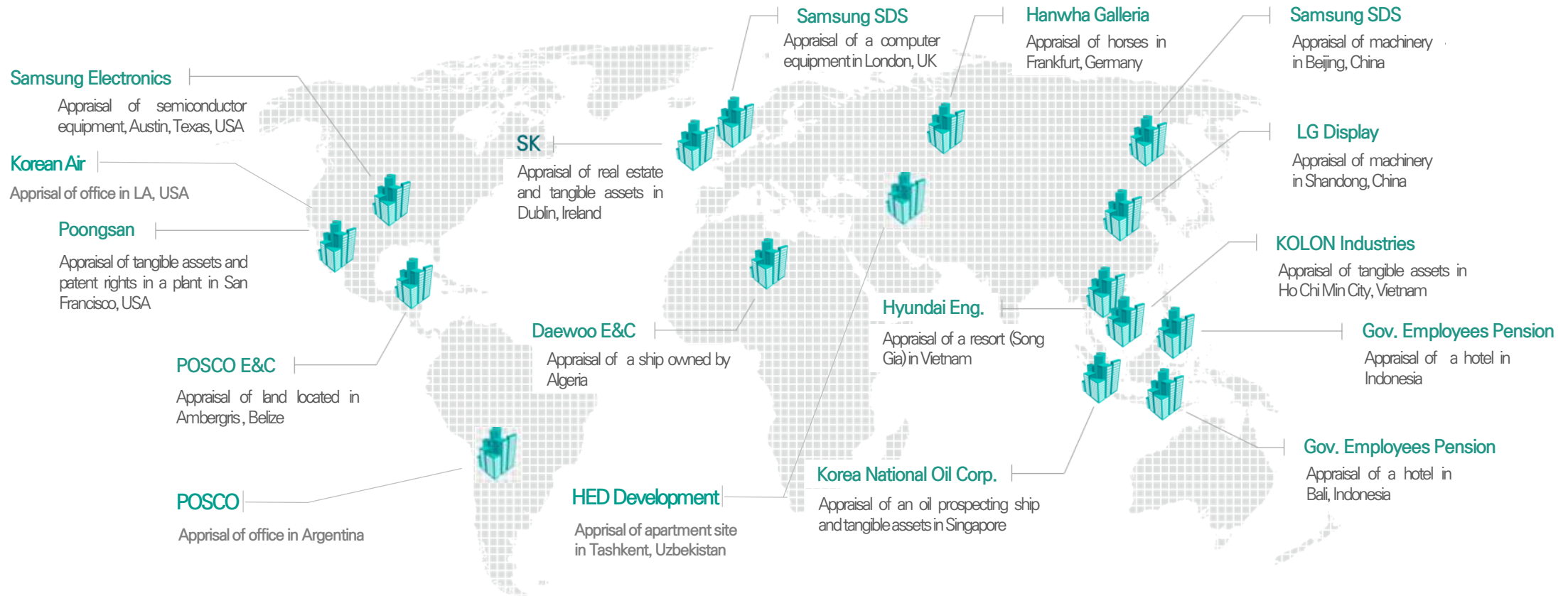
## Business areas and Major clients

  
**Appraisal**  
Appraisal

  
**Investment advisory**  
Investment Advisory

  
**Purchase & Sale**  
Purchase & Sale

Public appraisal | Collateral appraisal | Corporate appraisal | Special appraisal | **Overseas appraisal**















## Business areas and Major clients



## Investment Advisory

Real estate market analysis, review of sale in lots, development feasibility analysis, market value analysis





Client	Case	Type	Date
	the feasibility analysis of a property in Gyeyang-gu, Incheon	location analysis	September, 2022
	the location analysis of a property in Suwon, Gyeonggi-do	location analysis	September, 2022
	the market analysis in LA, USA	market analysis	September, 2022
	Investment Property Impairment Review	market value analysis	October, 2022
	the market price analysis of a property in Changwon	market value analysis	January, 2023
	the market price analysis of a property in Incheon	market value analysis	January, 2023
	the market price analysis of a property in Seongnam	market value analysis	November, 2023
	the market analysis in Paris, France	market analysis	December, 2023
	the market price analysis of a property in Salt lake city, USA	market value analysis	January, 2024
	Investment Property Impairment Review	market value analysis	August, 2024

## Business areas and Major Clients



## Purchase/sale

Purchase / sale of corporate real estates

Client	Case	Type	Date
 <b>GS 리테일</b>	Sale of a gas station in Sungui-dong, Nam-gu, Incheon	Sale	April, 2013
 <b>계룡건설</b>	Agency for sale of industrial complex in Sapgyo-eup, Yesan-gun, Chungcheongnam-do	Sale in lots	July, 2013
<b>재단법인 교정협회</b>	Sale of business facilities in Yeoksam-dong, Gangnam-gu, Seoul	Sale	December, 2013
 <b>KYOBO 교보생명</b>	Sale of business facilities in Ido 1-dong, Jeju-si, Jeju Special Self-Governing Province	Sale	May, 2014
 <b>SK 네트워크</b>	Sale of commercial facilities in Yeouido-dong, Yeongdeungpo-gu, Seoul	Sale	August, 2014
 <b>CHOIL 조일알미늄</b>	Sale of business facilities in Samseong-dong, Gangnam-gu, Seoul	Sale	February, 2016
 <b>HYUNDAI Rotem</b>	Sale of a factory site in Sam-dong, Uiwang-si, Gyeonggi-do	Sale	October, 2016
 <b>오비맥주(주) Oriental Brewery Company</b>	Sale of a factory located in Gongdan-dong, Gumi-si, Gyeongsangbuk-do	Sale	April, 2017
 <b>한국공인노무사회 Korea Certified Public Labor Attorneys Association</b>	Purchase of office facilities for company building use	Purchase	January, 2019
 <b>COSLINE NATURAL &amp; BEAUTY</b>	Sale of a factory site in Dalseo-gu, Daegu	Sale	March, 2023

## National headquarter and branch offices

Headquarter and branches		Zip code	Address	Phone	Fax
Seoul Head Office		04595	32, Dasan-ro, Jung-gu, Seoul (3F&4F, Bldg. 5, Business Section of Namsan Town, Sindang-dong)	+82 2) 514-8811	+82 2) 514-8812
Gyeonggi-do	Gyeonggi branch	16544	260, Ingye-ro, Yeongtong-gu, Suwon-si, Gyeonggi-do (5F, Wooyoung Plaza, Maetan-dong)	+82 31) 268-4855	0505-182-4575
	Gyeongin branch	21344	20, Cheyukgwang-ro, Bupyeong-gu, Incheon (unit No.802, 8F, Urim Plaza, Samsan-dong)	+82 32) 528-8811	0505-182-3232
	Bukbu branch	10402	31-10, Jeongbalsan-ro, Ilsandong-gu, Goyang-si, Gyeonggi-do (unit no. 602, Parkplaza, Janghang-dong)	+82 31) 932-0072	0303-09-50-0073
	Dongbu branch	13119	15-2, Seongnam-daero 1380beon-gil, Sujeong-gu, Seongnam-si, Gyeonggi-do (unit no. 717-4, 202, Bokjeong-dong)	+82 31) 722-3443	+82 31) 722-3475
Chungcheong-do	Chungcheong branch	31163	42, Geomeundeul 3-gil, Seobuk-gu, Cheonan-si, Chungcheongnam-do (8F, CJ Tower, Buldang-dong)	+82 41) 557-0070	+82 41) 557-0071
	Chungbuk branch	28332	2F, 19, Yulbong-ro 176beon-gil, Cheongwon-gu, Cheongju-si, Chungcheongbuk-do (Yullyang-dong)	+82 43) 297-0078	+82 43) 292-7979
	Daejeon Chungnam	34073	201, 282, Jijok-ro, Yuseong-gu, Daejeon (Jijok-dong, KolonTower 2)	+82 43) 716-0124	+82 43) 716-0125
Gyeongsang-do	Busan Gyeongnam	46297	24, Singmurwon-ro 40beon gil, Geumjeong-gu, Busan (4-5F, Jangjeon-dong)	+82 51) 466-5400	+82 51) 462-0673
	Daegu Gyeongbuk	41560	158, Chimsan-ro, Buk-gu, Daegu (#2302, Bldg. No.2, Business section of Kunyoung Hites, Chimsan dong)	+82 53) 744-1010	+82 53) 351-7720
	Gyeongnam branch	51452	2F, 6-4, Bieum-ro 45beon-gil, Seongsan-gu, Changwon-si, Gyeongsangnam-do (Sapa-dong)	+82 55) 237-7888	+82 55) 237-5888
	Ulsan branch	44672	2F, 22, Wolpyeong-ro, Nam-gu, Ulsan (Sinjeong-dong)	+82 52) 265-0220	+82 52) 265-0229
Jeolla-do	Jeonbuk branch	54977	259, Baekje-daero, Wansan-gu, Jeonju-si, Jeollabuk-do (2F, Eoeun building, Junghwasan-dong 2-ga)	+82 63) 221-9820	+82 63) 221-9821
	Honam branch	61990	928, Sangmu-daero, Seo-gu, Gwangju (5F, Donggwang hall, Ssangchon-dong)	+82 62) 651-5801	+82 62) 651-5802
Gangwon-do	Gangwon branch	25512	43, Sorol-ro, Gangneung-si, Gangwon-do (5F, Sungwon building, Gyo-dong)	+82 33) 646-0100	+82 33) 646-6344
Jeju-do	Jeju branch	63126	7870, iljuseo-ro, Jeju-si, Jeju-do (Yeon-dong)	+82 64) 727-2030	+82 64) 727-2033