



COMPANY INTRODUCTION

PACIFIC APPRAISAL

(주)태평양감정평가법인 회사소개서

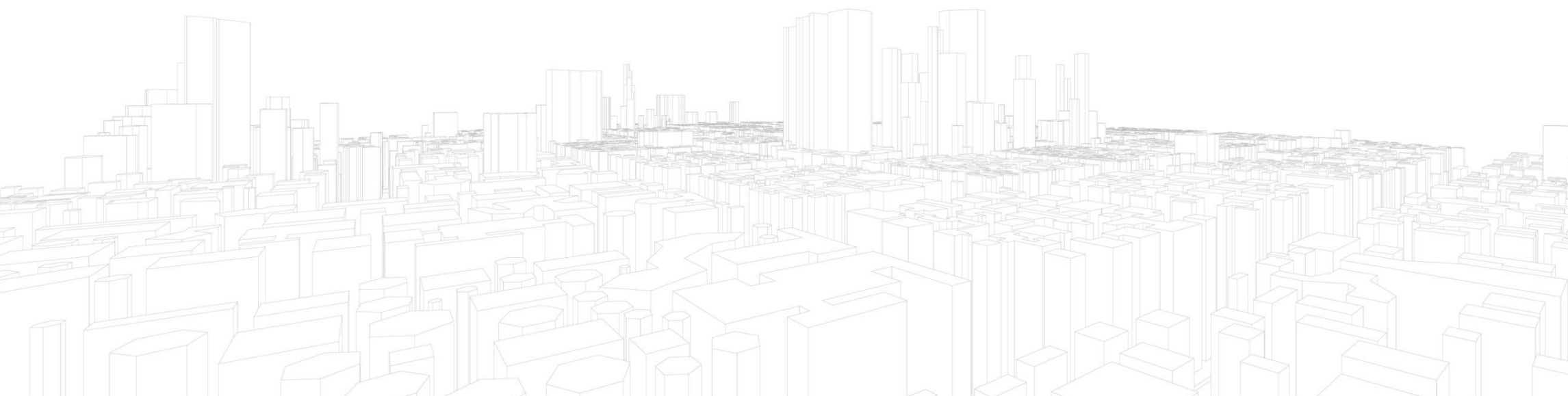
-  Appraisal
-  Investment Advisory
-  Purchase & Sale

-  Appraisal
-  Investment Advisory
-  Purchase & Sale

Pacific Appraisal Company Introduction

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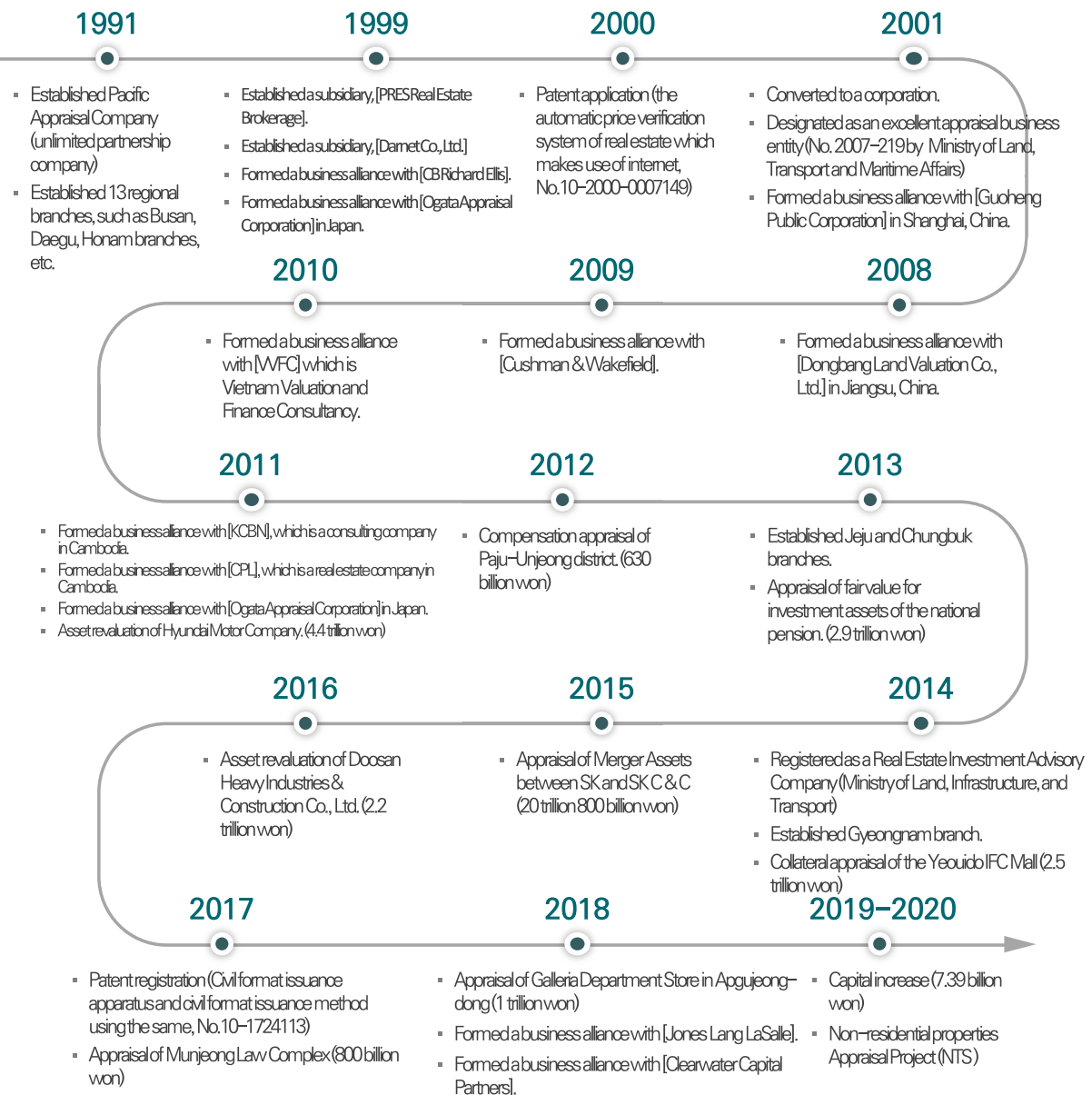
Company Overview

A LEADER OF APPRAISAL FIELD

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

| | | |
|---|----------------------|---|
|  | Company Name | Pacific Appraisal Co., Ltd. |
|  | C E O | Lee, Chang Gyu |
|  | Establishment | July 1991 |
|  | Organization | Seoul headquarter and 14 branches |
|  | Address | (04595) 32, Dasan-ro, Jung-gu, Seoul |
|  | Contact | Phone (+82 2) 514-8811 Fax (+82 2) 514-8812 |
|  | Homepage | www.packor.com |
|  | E-mail | pacif@packor.com |

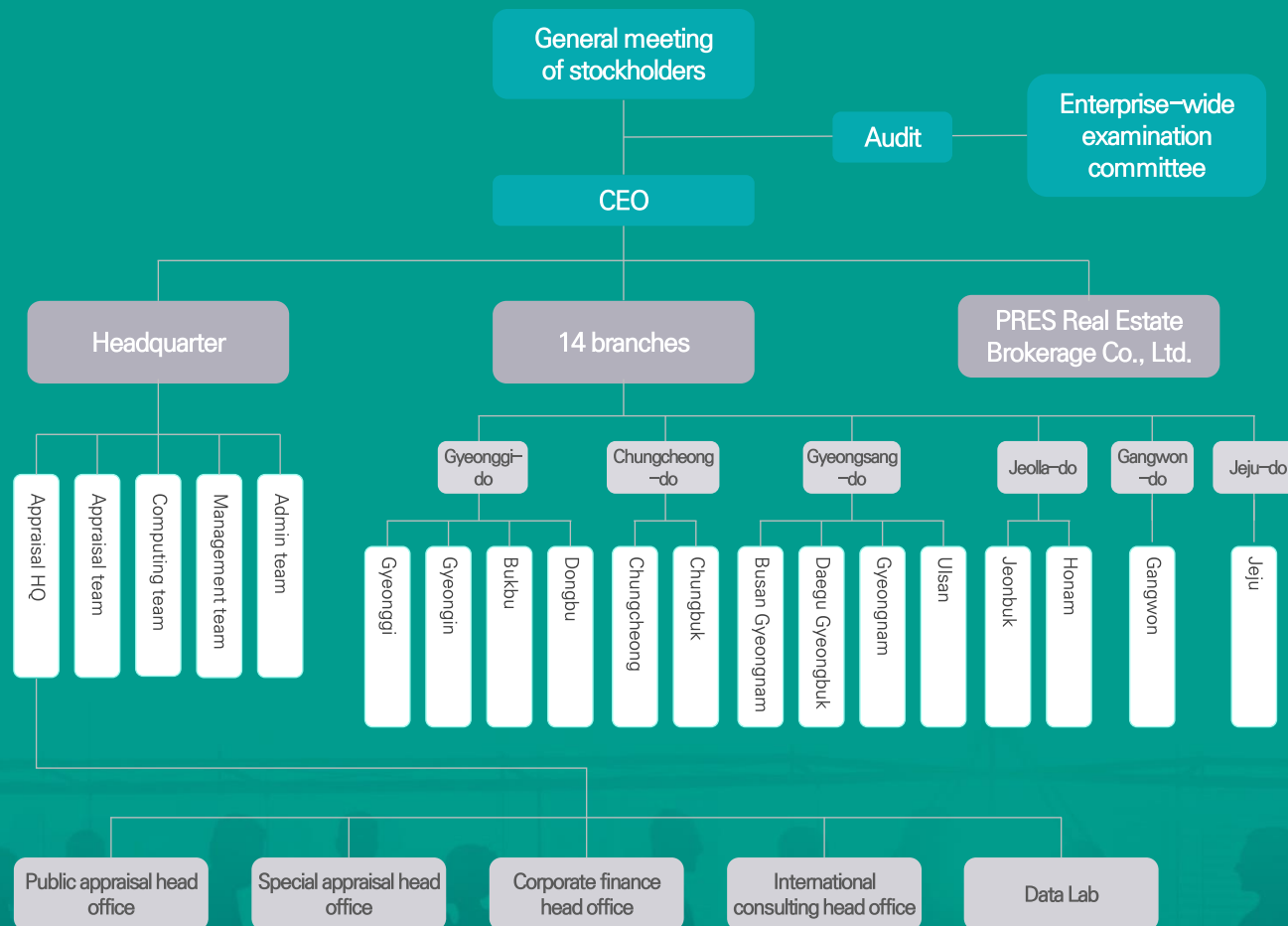
Pacific Appraisal Company History



Organization

PACIFIC APPRAISAL'S MANPOWER

The Pacific Appraisal Co., Ltd. consists of total 445 employees including 194 appraisers and 251 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 March, 2021)

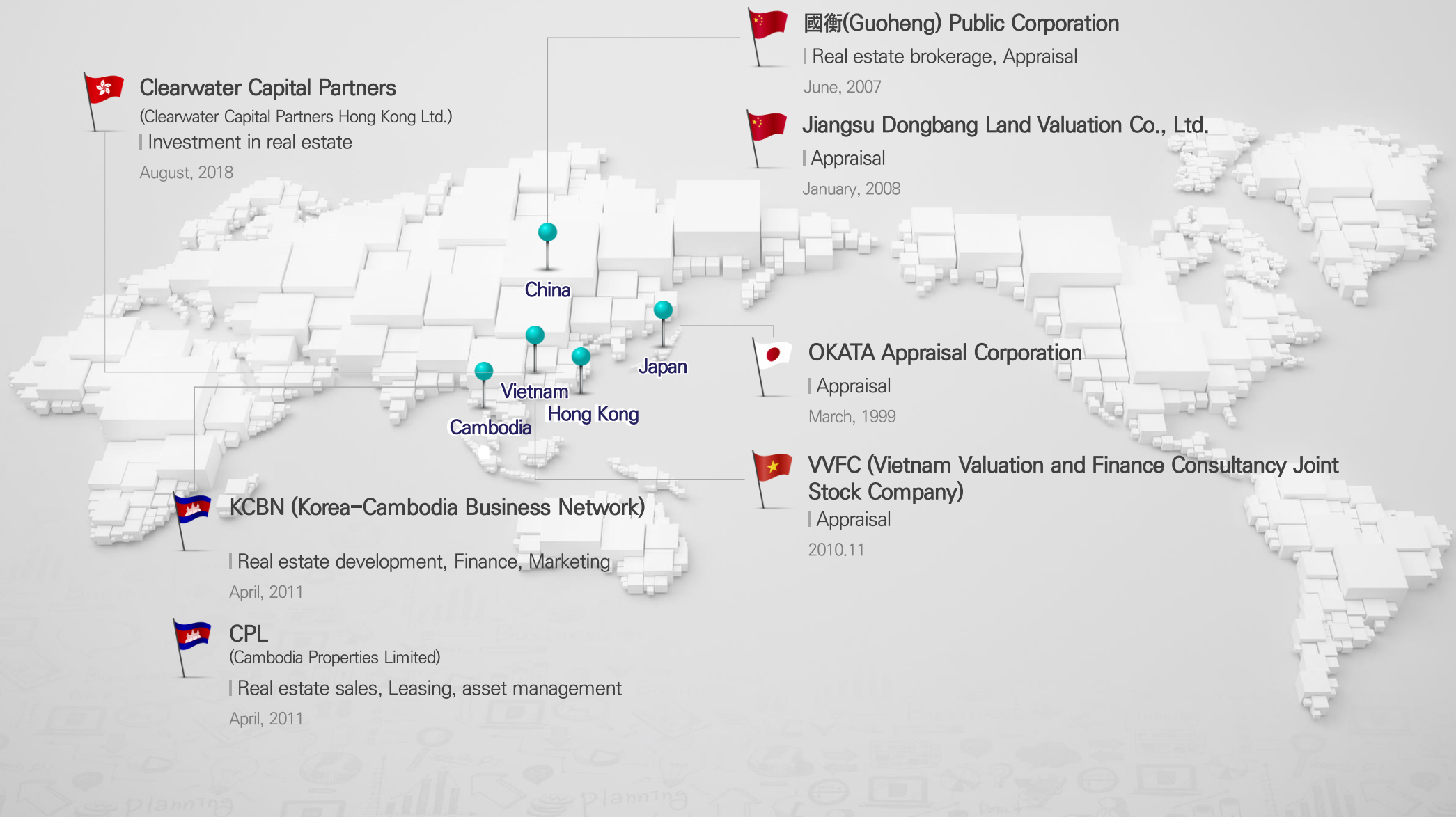
| HQ & Branches | | No. of appraisers | No. of employees | Sum |
|-----------------|--------------------|-------------------|------------------|-----|
| Total | | 194 | 251 | 445 |
| Seoul HQ | | 70 | 66 | 136 |
| Gyeonggi -do | Gyeonggi branch | 12 | 15 | 27 |
| | Gyeongin branch | 14 | 18 | 32 |
| | Bukbu branch | 13 | 12 | 25 |
| | Dongbu branch | 12 | 15 | 27 |
| Chungcheong -do | Chungcheong branch | 6 | 13 | 19 |
| | Chungbuk branch | 5 | 11 | 16 |
| Gyeongsang -do | Busan Gyeongnam | 14 | 18 | 32 |
| | Daegu Gyeongbuk | 10 | 16 | 26 |
| | Gyeongnam branch | 6 | 17 | 23 |
| | Ulsan branch | 6 | 7 | 13 |
| Jeolla -do | Jeonbuk branch | 5 | 8 | 13 |
| | Honam branch | 12 | 15 | 27 |
| Gangwon-do | Gangwon branch | 5 | 7 | 12 |
| Jeju-do | Jeju branch | 4 | 13 | 17 |

Status of Professional Qualification

| | | | | | |
|--------------------------------|--|--------------------------------------|--|--------------------------------------|---------------------------|
| Master's degree Ph.D. | | MAI(American certified appraiser) | | RICS(British certified appraiser) | |
| 42people | | 2people | | 2people | |
| | | | | | |
| Certified Public Accountant | | Tax accountant | Civil-urban planning-architectural engineer | | Chartered cost analyst |
| 1person | | 1person | 11people | | 2people |

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)



Features and Strengths

PACIFIC APPRAISAL'S STRENGTH

Pacific Appraisal Co., Ltd., which consists of more than 200 appraisers and 250 employees at 15 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
- 15 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.
- Appraisal corporation that manages the loan business for the national housing fund of the Ministry of Land, Infrastructure and Transport.



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

Financial status

PACIFIC APPRAISAL'S FINANCIAL STATUS

Sales of Pacific Appraisal Co., Ltd. continued to rise from 53.1 billion won in 2017 to 73 billion won in 2020, and it is the top-ranked and largest appraisal company in Korea, which has maintained the appraisal performance of more than 70 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 | 2017 | 2018 | 2019 | 2020 |
|-------|----------------|----------------|----------------|----------------|
| Sales | 53,183,194,411 | 55,944,912,804 | 64,239,894,242 | 73,412,938,113 |

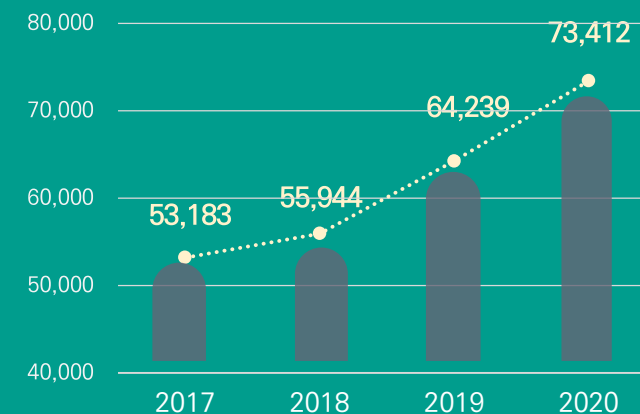
Financial status

(unit: one hundred million won)

| Type | 2017 | 2018 | 2019 | 2020 |
|-----------------------|---------|---------|---------|---------|
| Total assets | 215 | 219 | 227 | 254 |
| Current assets | 134 | 137 | 143 | 167 |
| Non-current assets | 81 | 81 | 84 | 87 |
| Total liabilities | 61 | 64 | 61 | 74 |
| Current liabilities | 56 | 55 | 57 | 71 |
| Long-term liabilities | 4 | 9 | 4 | 3 |
| Total equity(capital) | 154(46) | 155(60) | 167(74) | 200(74) |
| Debt ratio | 39.23% | 41.29% | 36.17% | 41.37% |
| Current ratio | 238.7% | 239.2% | 252.1% | 233.03% |
| Credit rating | A+ | A+ | A+ | A+ |

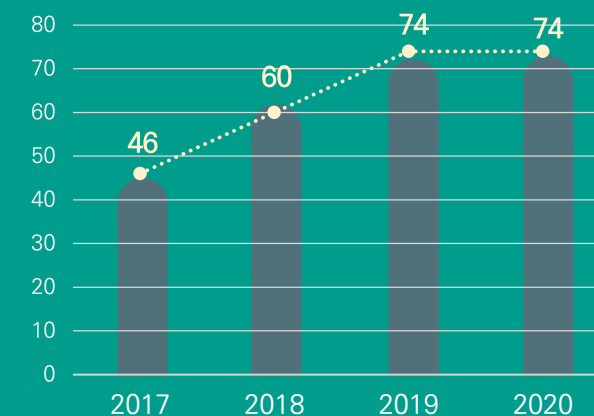
Sales trend

(unit: one million won)



Capital trend


(unit: one hundred million won)



Business areas and Major clients


Appraisal
Appraisal

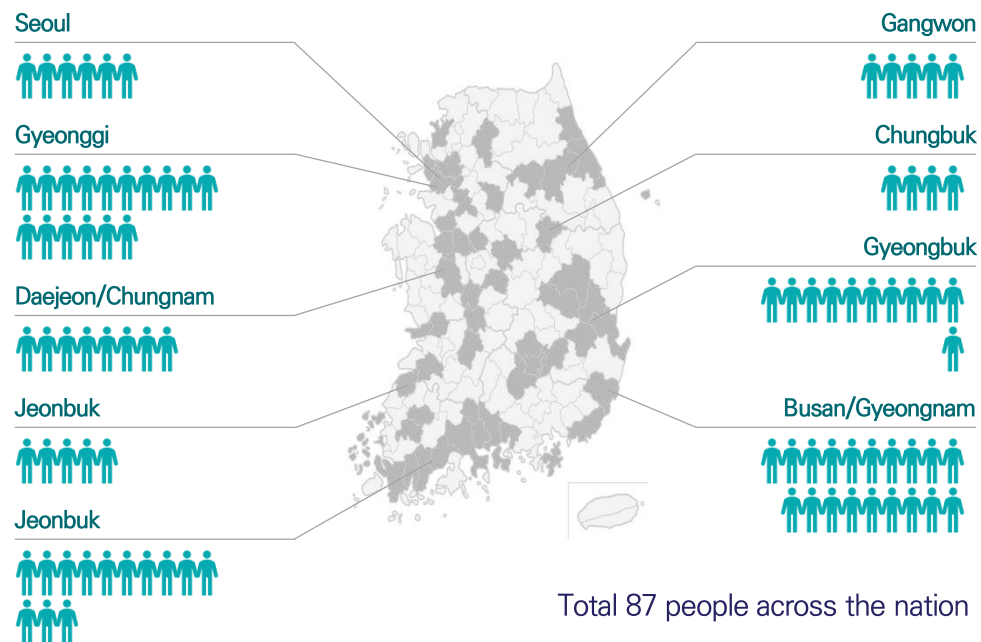

Investment advisory
Investment Advisory


Purchase & Sale
Purchase & Sale

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

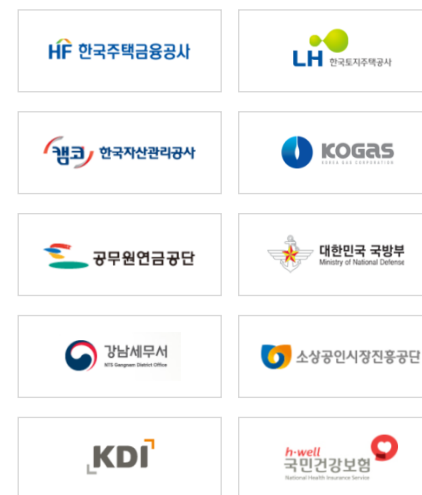
Appraisal of officially assessed land price

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



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

Financial institutions

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

Appraisal of insolvent bond

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Securities company

Appraisal for business feasibility of project financing (PF)

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Asset management company

Feasibility review for development project

Appraisal of fund assets

Appraisal of insolvent bond

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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



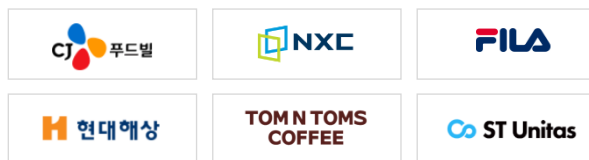
Special equipment



Ship



Trademark



Business areas and Major clients



Appraisal
Appraisal

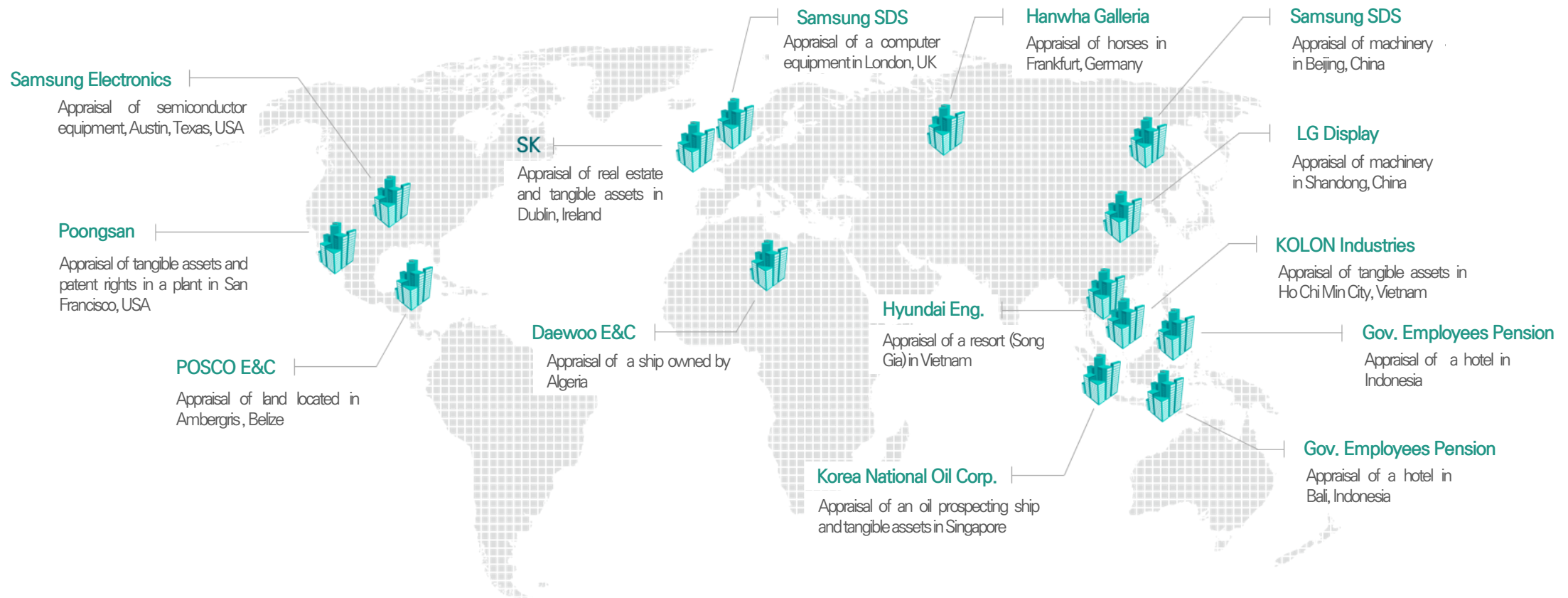


Investment advisory
Investment Advisory

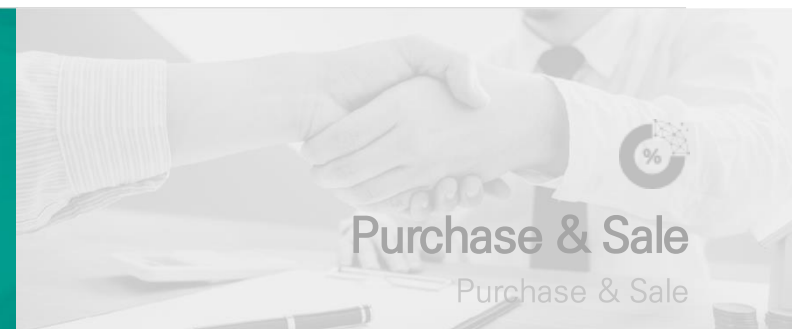


Purchase & Sale
Purchase & Sale

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 |
|---|--|----------------------------------|-----------------|
|  FUNDING PLATFORM | Feasibility analysis for development project | Development feasibility analysis | August, 2016 |
|  | Consulting for future value of holding real estates | Market analysis | September, 2016 |
| 라움피에프브이 | Development feasibility analysis of new project district in Jayang-dong, Seoul | Development feasibility analysis | November, 2016 |
|  | Development consulting for unused sites | Development feasibility analysis | April, 2017 |
|  | Survey of proper price level for overseas assets | Market price analysis | April, 2018 |
|  | Estimating fair value of holding real estates | Market price analysis | August, 2018 |
|  | Location analysis of stores in a housing site development zone in Gyeonggi-do | Location analysis | September, 2018 |
| 당진에코파워 | Development feasibility analysis of a new power plant | Development feasibility analysis | November, 2018 |
|  | Investigation of proper premium in the leased section | Market price analysis | February, 2019 |
|  | Review of sale in lots about expected assets for sale | Review of sale in lots | April, 2019 |

Business areas and Major Clients



Purchase/sale

Purchase / sale of corporate real estates

| Client | Case | Type | Date |
|--|--|--------------|----------------|
|  GS 리테일 | Sale of a gas station in Sungui-dong, Nam-gu, Incheon | Sale | April, 2013 |
|  계룡건설 | Agency for sale of industrial complex in Sapgyo-eup, Yesan-gun, Chungcheongnam-do | Sale in lots | July, 2013 |
| 재단법인 교정협회 | Sale of business facilities in Yeoksam-dong, Gangnam-gu, Seoul | Sale | December, 2013 |
|  KYOBO 교보생명 | Sale of business facilities in Ido 1-dong, Jeju-si, Jeju Special Self-Governing Province | Sale | May, 2014 |
|  SK 네트워크 | Sale of commercial facilities in Yeouido-dong, Yeongdeungpo-gu, Seoul | Sale | August, 2014 |
|  개인 | Sale of accommodations in Simgok-dong, Seo-gu, Incheon | Sale | June, 2015 |
|  CHOIL 조일알미늄 | Sale of business facilities in Samseong-dong, Gangnam-gu, Seoul | Sale | February, 2016 |
|  HYUNDAI Rotem | Sale of a factory site in Sam-dong, Uiwang-si, Gyeonggi-do | Sale | October, 2016 |
|  오비맥주(주) Oriental Brewery Company | Sale of a factory located in Gongdan-dong, Gumi-si, Gyeongsangbuk-do | Sale | April, 2017 |
|  개인 | Sale of a factory in Nonhyeon-dong, Namdong-gu, Incheon | Sale | January, 2018 |
|  한국공인노무사회 Korea Certified Public Labor Attorneys Association | Purchase of office facilities for company building use | Purchase | January, 2019 |

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 | 16236 | 319-1, World Cup-ro, Paldal-gu, Suwon-si, Gyeonggi-do (5F, Yukyeong Plaza, Wooman-dong) | +82 31) 268-4855 | +82 31) 268-4575 |
| | Gyeongin branch | 21344 | 20, Cheyukgwan-ro, Bupyeong-gu, Incheon (unit No.802, 8F, Urim Plaza, Samsan-dong) | +82 32) 528-8811 | +82 32) 528-8910 |
| | Bukbu branch | 10402 | 31-10, Jeongbalsan-ro, Ilsandong-gu, Goyang-si, Gyeonggi-do (unit no. 602, Parkplaza, Janghang-dong) | +82 31) 932-0072 | +82 31) 932-0073 |
| | 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 | 28629 | 2F, 19, Yulbong-ro 176beon-gil, Cheongwon-gu, Cheongju-si, Chungcheongbuk-do (Yullyang-dong) | +82 43) 297-0078 | +82 43) 292-7979 |
| Gyeongsang-do | Busan Gyeongnam | 47257 | 27, Seomyeonmunhwa-ro, Busanjin-gu, Busan (unit no.204, Yuwon Golden Tower Officetel, Bujeon-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 | 51147 | 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 | 44703 | 232, Dotjil-ro, Nam-gu, Ulsan (3F, Sangmu bldg., Dal-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 | 31, Doryeongbuk-gil, Jeju-si, Jeju-do (1F, Yeon-dong) | +82 64) 727-2030 | +82 64) 727-2033 |