



COMPANY INTRODUCTION

# PACIFIC APPRAISAL

(주)태평양감정평가법인 회사소개서

-  Appraisal
-  Investment Advisory
-  Purchase & Sale

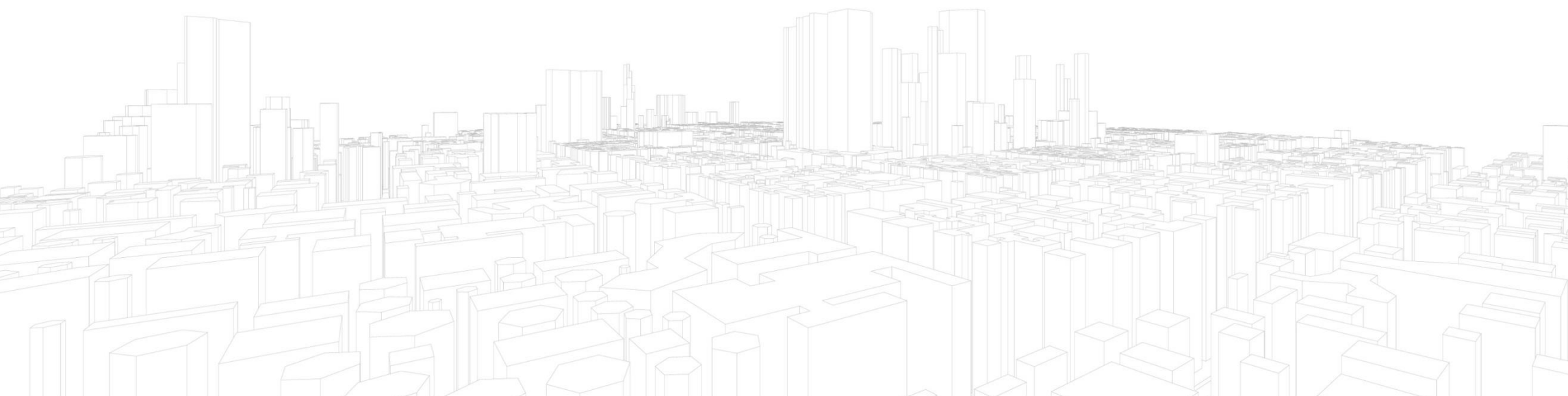
-  Appraisal
-  Investment Advisory
-  Purchase & Sale

Pacific Appraisal Company Introduction

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## 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.

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-  **C E O** | Lee, Chang Gyu

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-  **Establishment** | July 1991

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-  **Organization** | Seoul headquarter and 15 branches

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-  **Address** | (04595) 32, Dasan-ro, Jung-gu, Seoul

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-  **Contact** | Phone (+82 2) 514-8811 Fax (+82 2) 514-8812

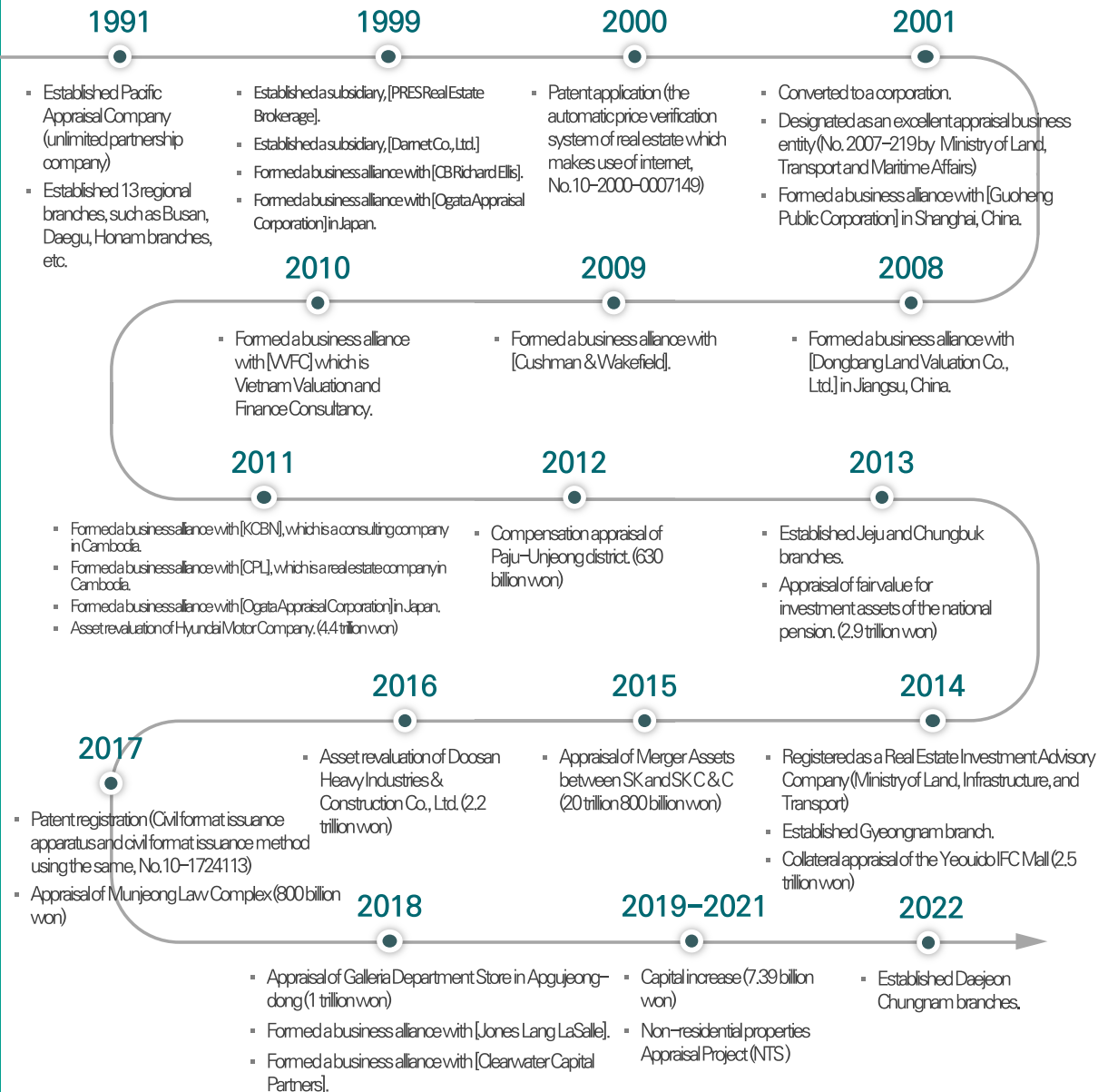
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-  **Homepage** | [www.packor.com](http://www.packor.com)

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-  **E-mail** | [pacif@packor.com](mailto:pacif@packor.com)

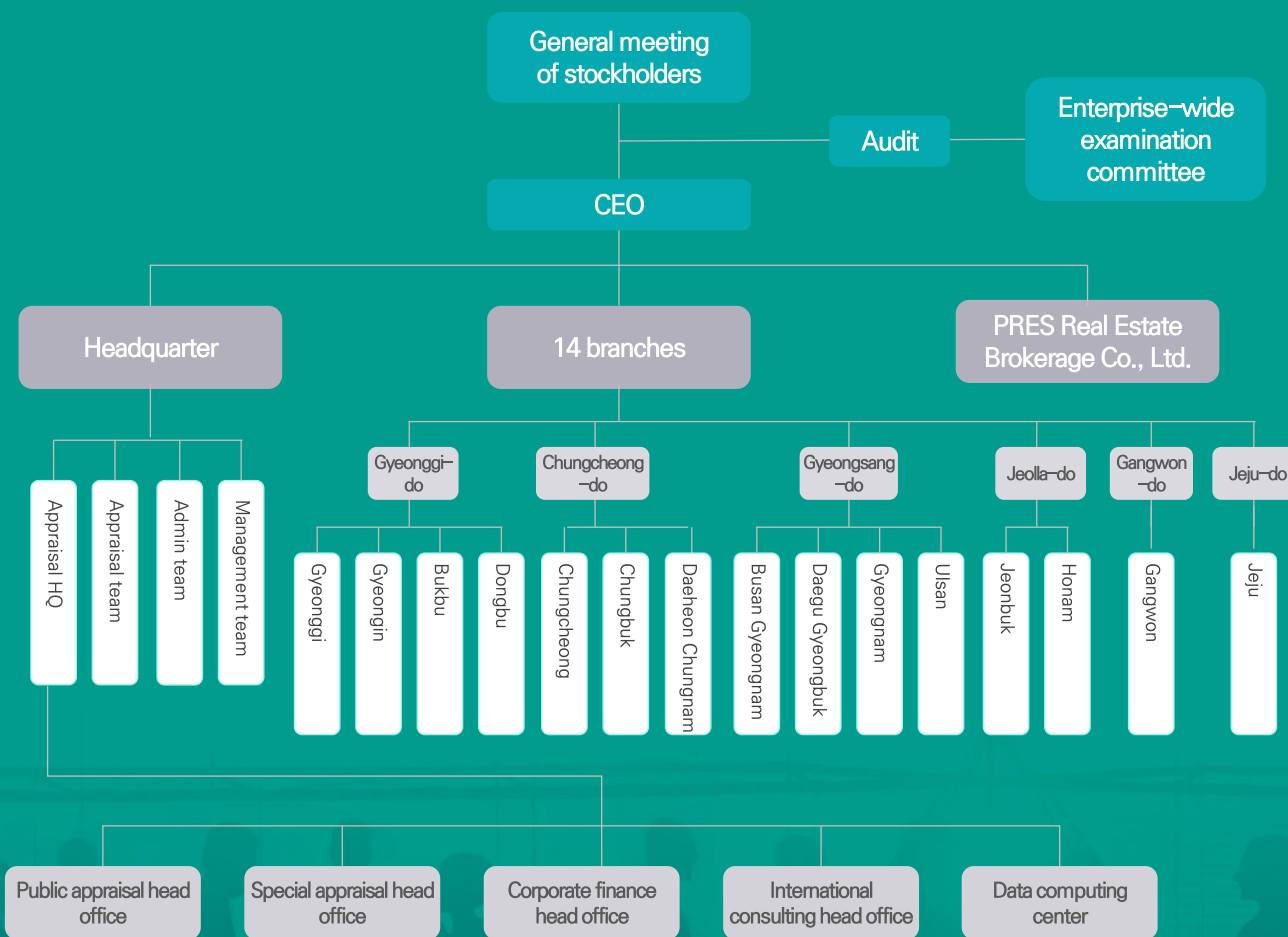
## Pacific Appraisal Company History



# Organization

## PACIFIC APPRAISAL'S MANPOWER

The Pacific Appraisal Co., Ltd. consists of total 457 employees including 191 appraisers and 266 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 Apr., 2022)

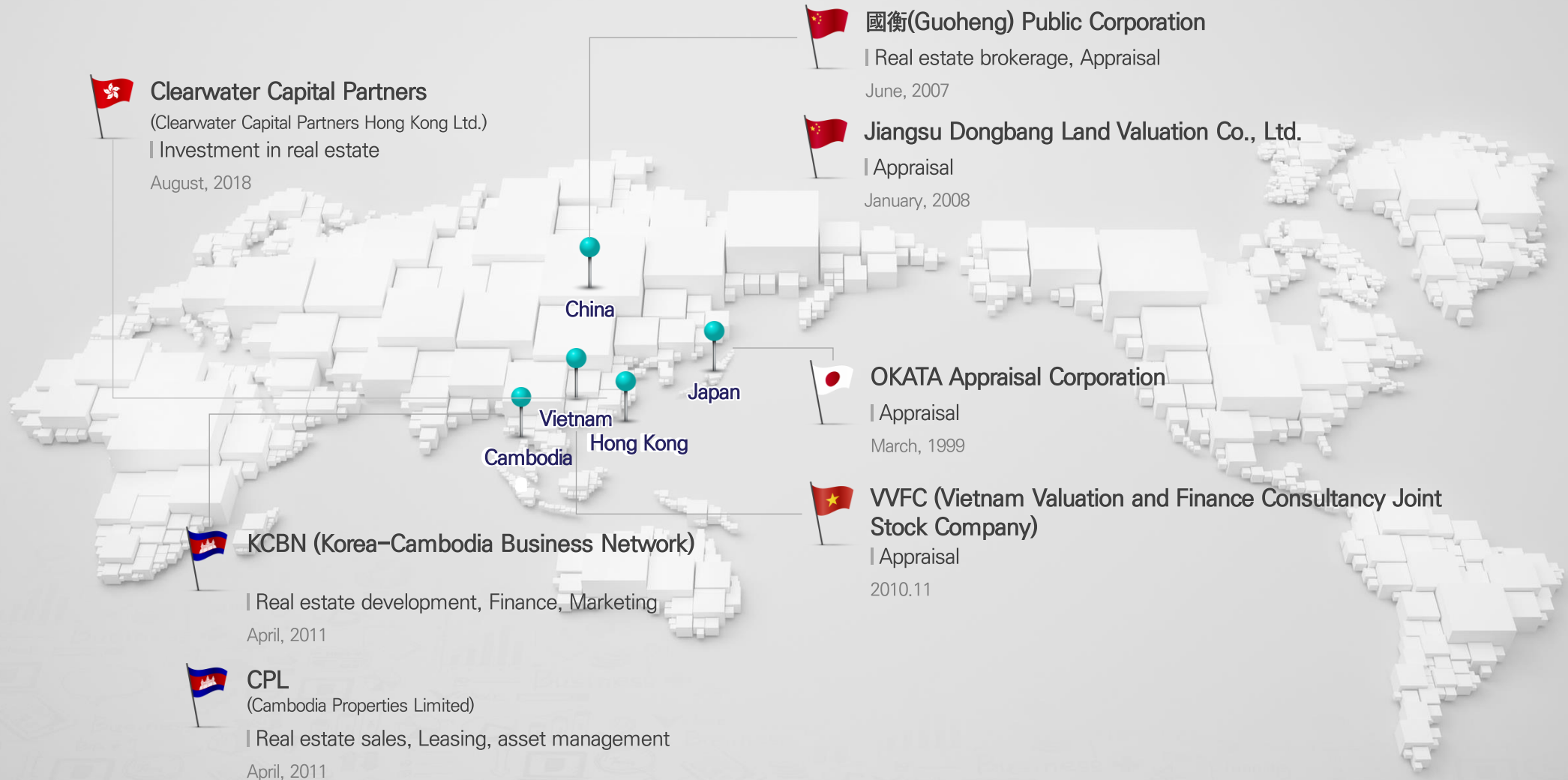
HQ & Branches		No. of appraisers	No. of employees	Sum
Total		191	266	457
Seoul HQ		73	71	144
Gyeonggi -do	Gyeonggi branch	13	16	29
	Gyeongin branch	14	18	32
	Bukbu branch	12	14	26
	Dongbu branch	11	14	25
Chungcheong -do	Chungcheong branch	6	14	20
	Chungbuk branch	3	10	13
	Daejeon Chungnam	3	-	3
Gyeongsang -do	Busan Gyeongnam	10	17	27
	Daeju Gyeongbuk	11	16	27
	Gyeongnam branch	6	27	33
	Ulsan branch	5	6	11
Jeolla -do	Jeonbuk branch	5	8	13
	Honam branch	11	15	26
Gangwon-do	Gangwon branch	5	6	11
Jeju-do	Jeju branch	3	14	17

### Status of Professional Qualification

Master's degree Ph.D.	MAI(American certified appraiser)	RICS(British certified appraiser)		
43	2	2		
Certified Public Accountant	Tax accountant	Civil-urban planning architectural engineer	Chartered cost analyst	
1	1	12	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 190 appraisers and 270 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.
- 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

## PACIFIC APPRAISAL'S FINANCIAL STATUS

Sales of Pacific Appraisal Co., Ltd. continued to rise from 55.9 billion won in 2018 to 78.3 billion won in 2021, 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	2018	2019	2020	2021
Sales	55,944,912,804	64,239,894,242	73,412,938,113	78,337,048,586

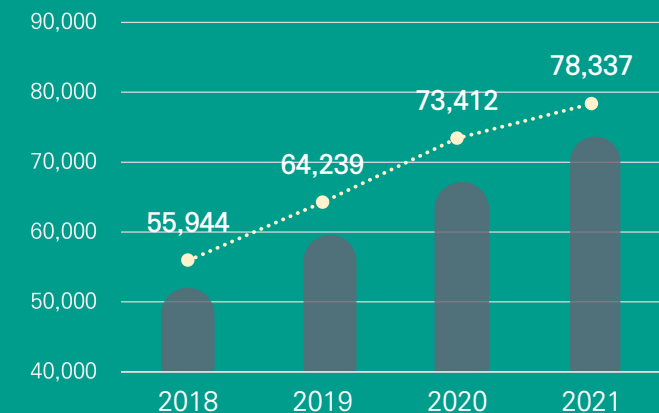
### Financial status

(unit: one hundred million won)

Type	2018	2019	2020	2021
<b>Total assets</b>	219	227	254	270
Current assets	137	143	167	181
Non-current assets	81	84	87	89
<b>Total liabilities</b>	64	61	74	84
Current liabilities	55	57	71	81
Long-term liabilities	9	4	3	3
<b>Total equity(capital)</b>	155(60)	167(74)	173(74)	186(74)
Debt ratio	41.2%	36.2%	45.4%	45.4%
Current ratio	248.8%	252.1%	216.6%	224.7%
<b>Credit rating</b>	A+	A+	AA-	AA-

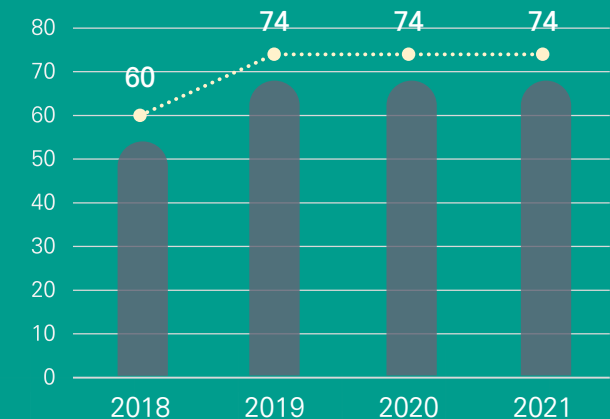
### Sales trend

(unit: one million won)



### Capital trend

(unit: one hundred million won)



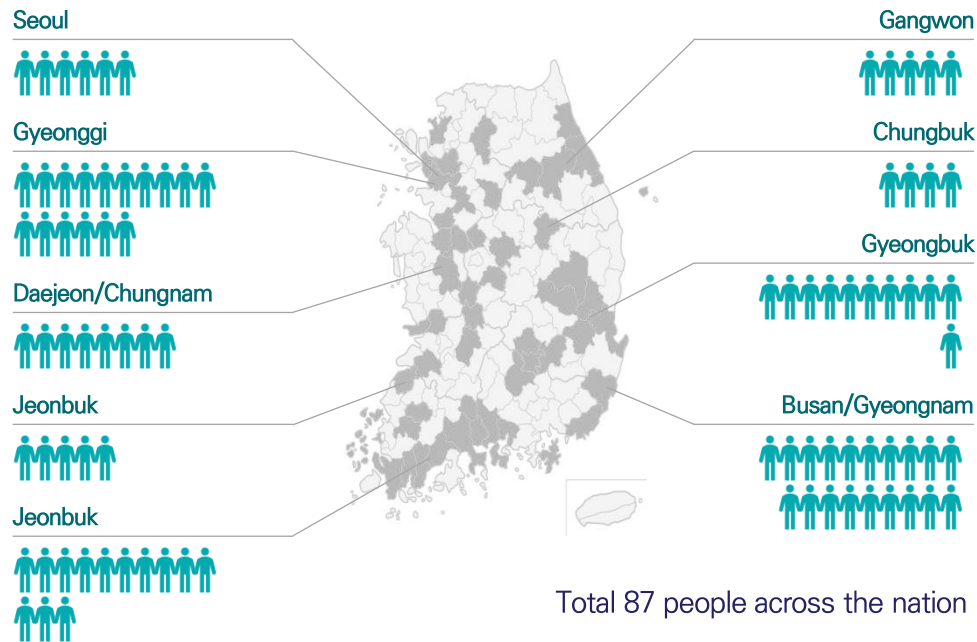
# Business areas and Major clients



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

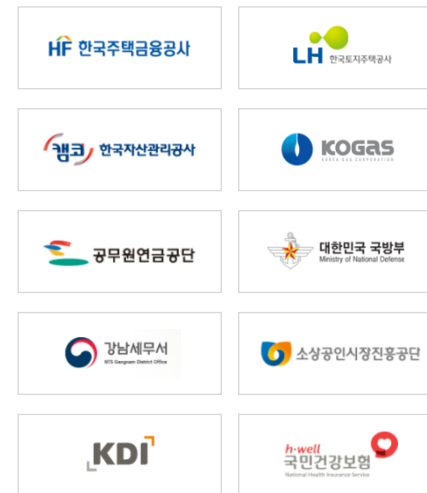
## Appraisal of officially assessed land price

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



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



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

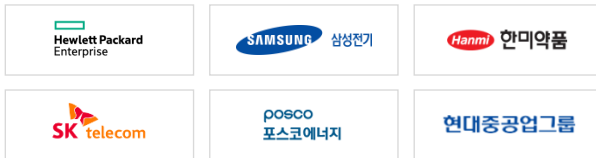


Public appraisal | Collateral appraisal | Corporate appraisal | **Special appraisal** | Overseas appraisal

## Aircraft



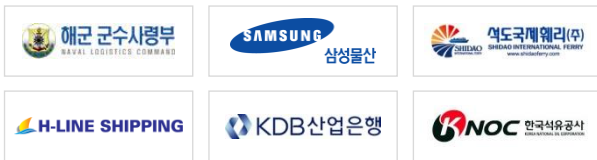
## Patent



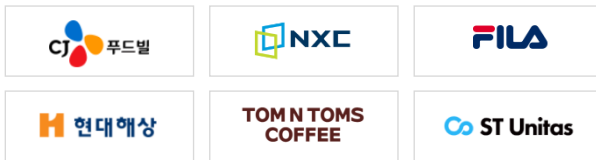
## Special equipment



## Ship



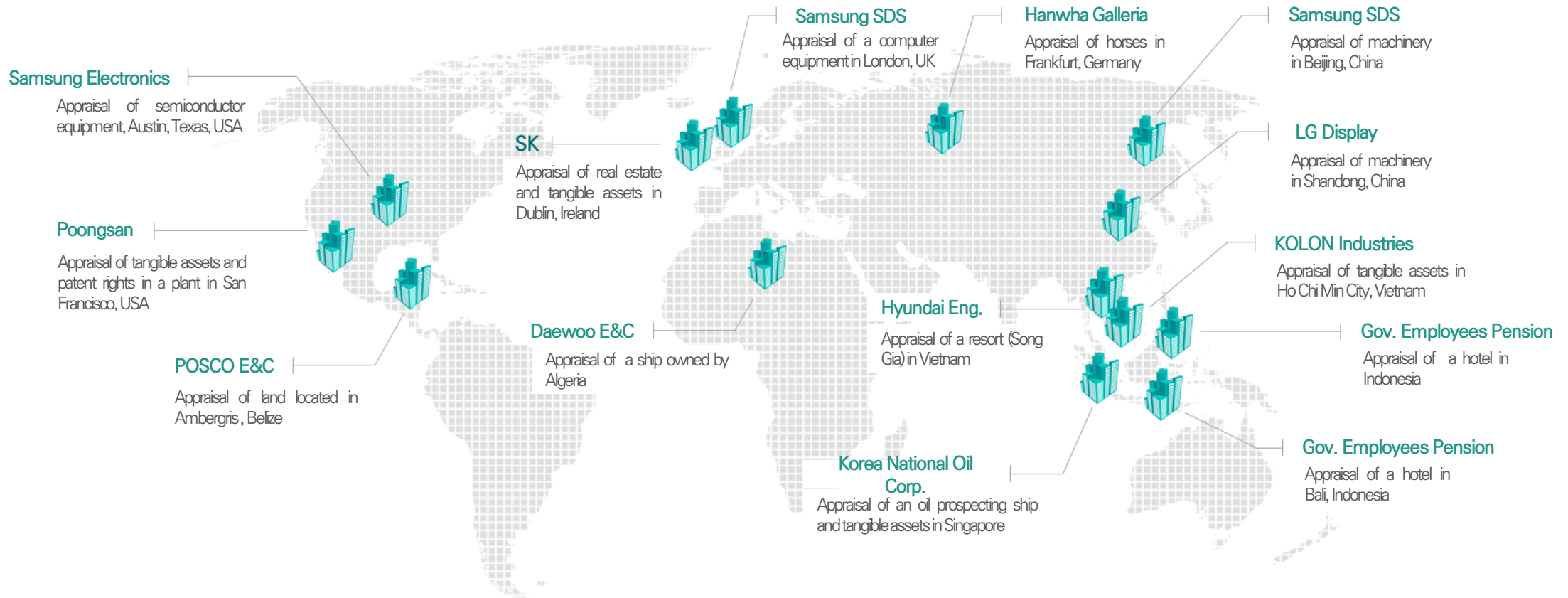
## Trademark



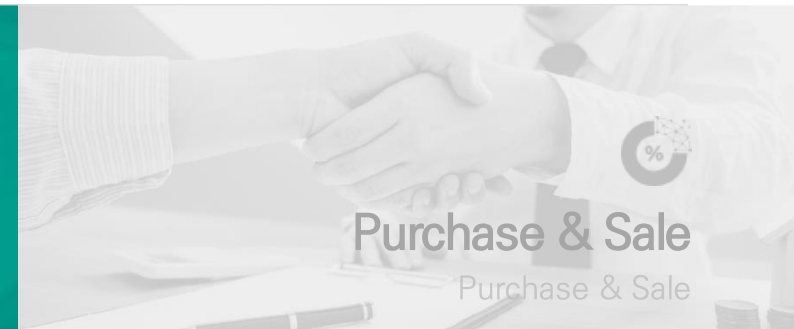
# Business areas and Major clients



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











## Business areas and Major clients

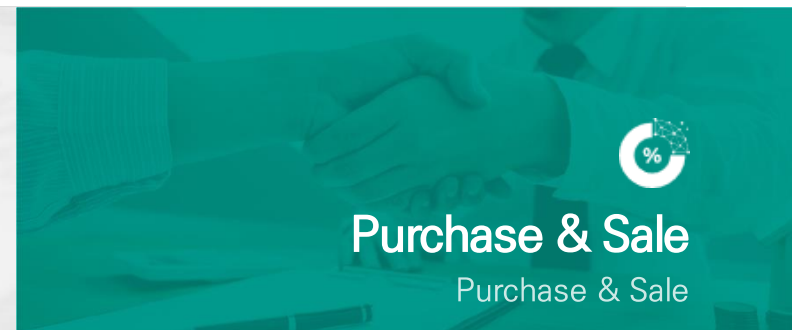


## Investment Advisory

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
 SK 네트워크	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
 농협네트웍스	Development consulting for unused sites	Development feasibility analysis	April, 2017
 LOTTE HOTELS & RESORTS	Survey of proper price level for overseas assets	Market price analysis	April, 2018
 STX 중공업	Estimating fair value of holding real estates	Market price analysis	August, 2018
 GS 리테일	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
 한화케미칼	Investigation of proper premium in the leased section	Market price analysis	February, 2019
 SSG CAPITAL MANAGEMENT	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	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 (Kolon Tower 2, Jijok-dong)	+82 43) 716-0124	+82 43) 716-0125
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