



5th ('21.1H) Earnings Result

LOTTE REIT

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Summary of LOTTE REIT



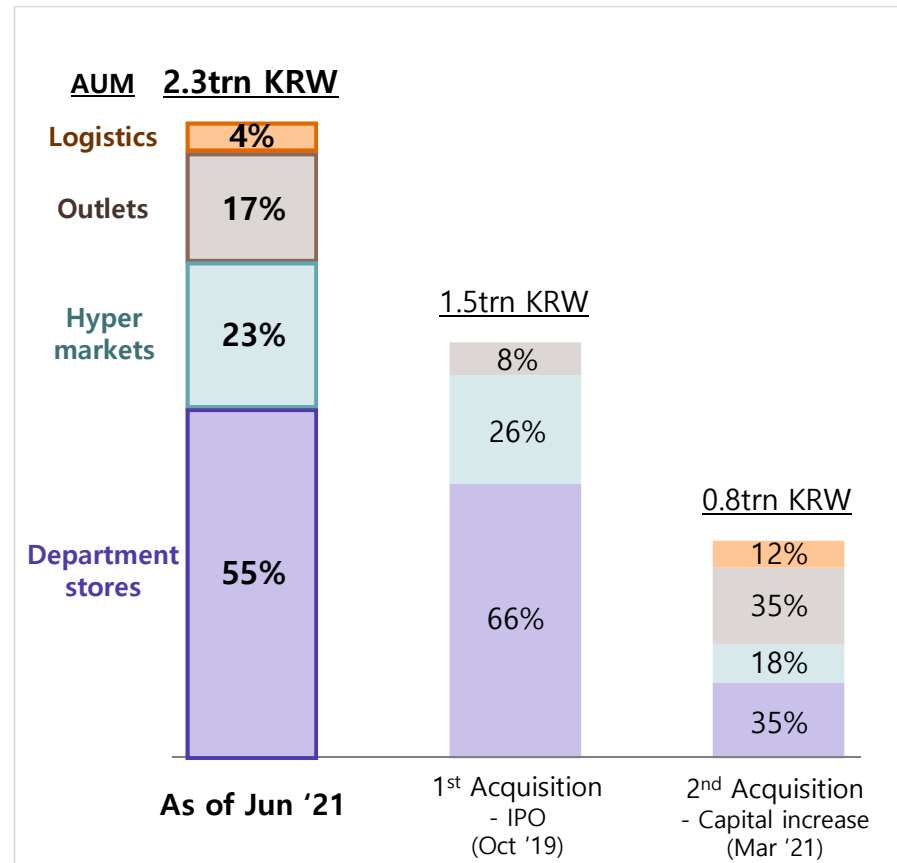
Sources and Uses



Security Deposits	108.1	<ul style="list-style-type: none"> · 1st : 74.4 (first-year rent) · 2nd : 33.7 (first-year rent)
Borrowings	1,106.0	<ul style="list-style-type: none"> · Secured bonds : 170.0 (1.55%, ~Jul 2022) · Secured loan(1st) : 478.0 (2.27%, ~Oct 2022) · Secured loan(2nd) : 458.0 (2.00%, ~Mar 2023)
Equity	1,193.2	<ul style="list-style-type: none"> · 1st : 859.8 - Lotte Shopping 50% (429.9) · 2nd : 333.3 - Lotte Shopping 50% (166.6)
Total	2,407.3	* Including acquisition-related expenses

(bn KRW)

Asset Portfolio

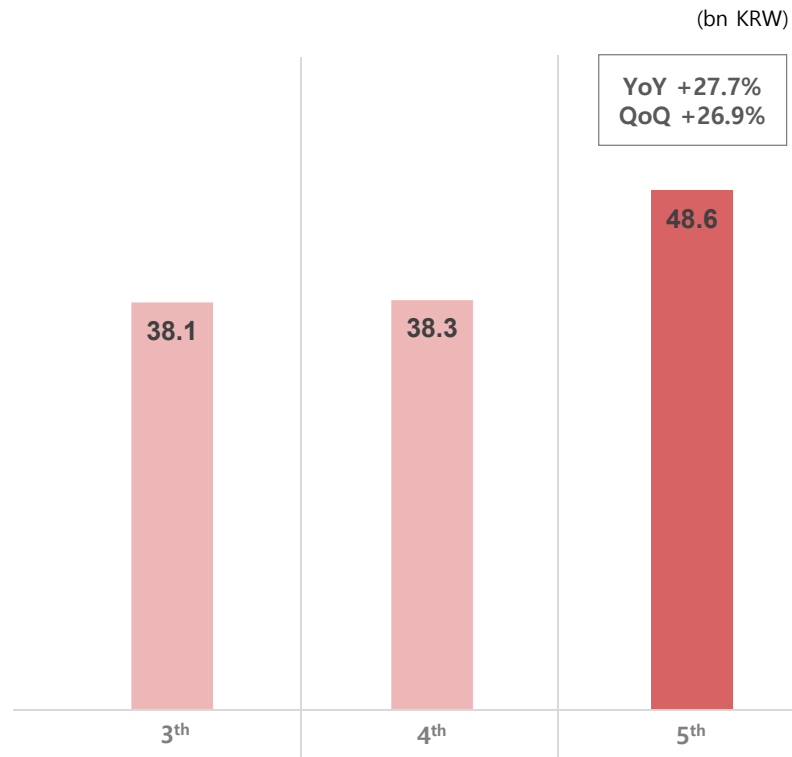




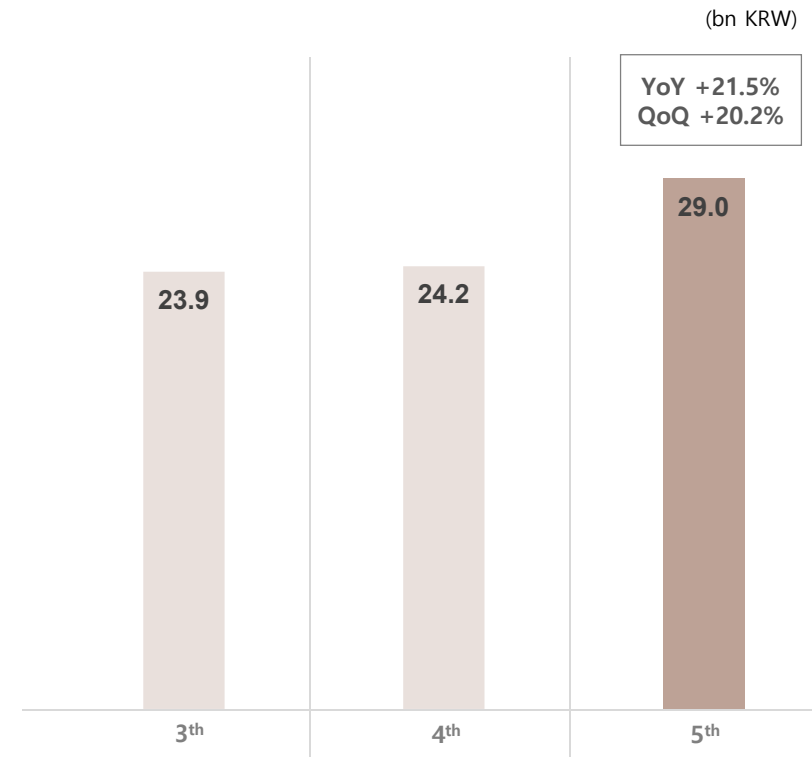
5th ('21.1H) Earnings Summary



Operating Revenue



Operating Income



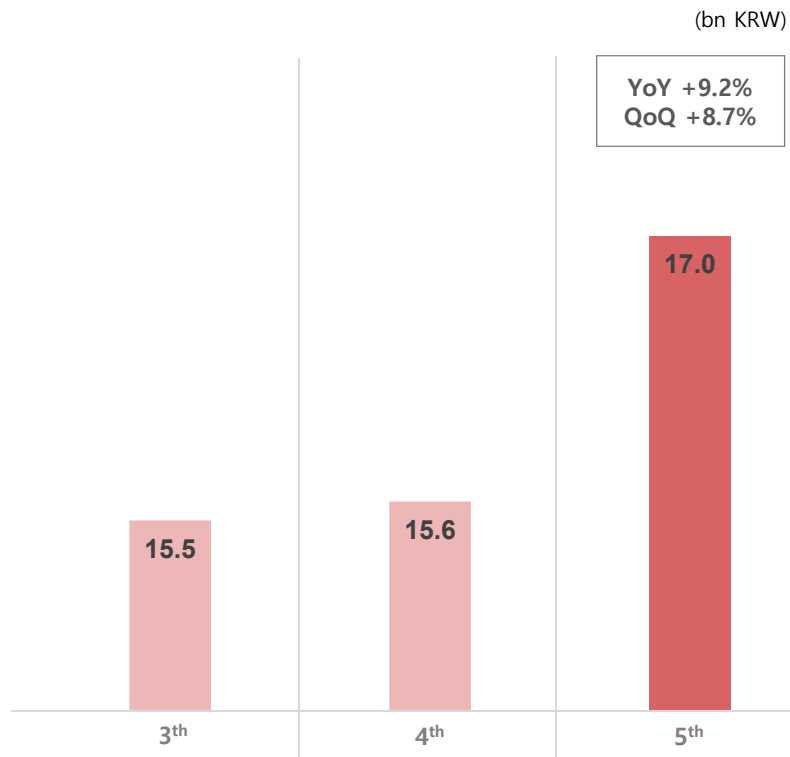
· Completed 2nd asset acquisition and started lease period on March 17, 2021



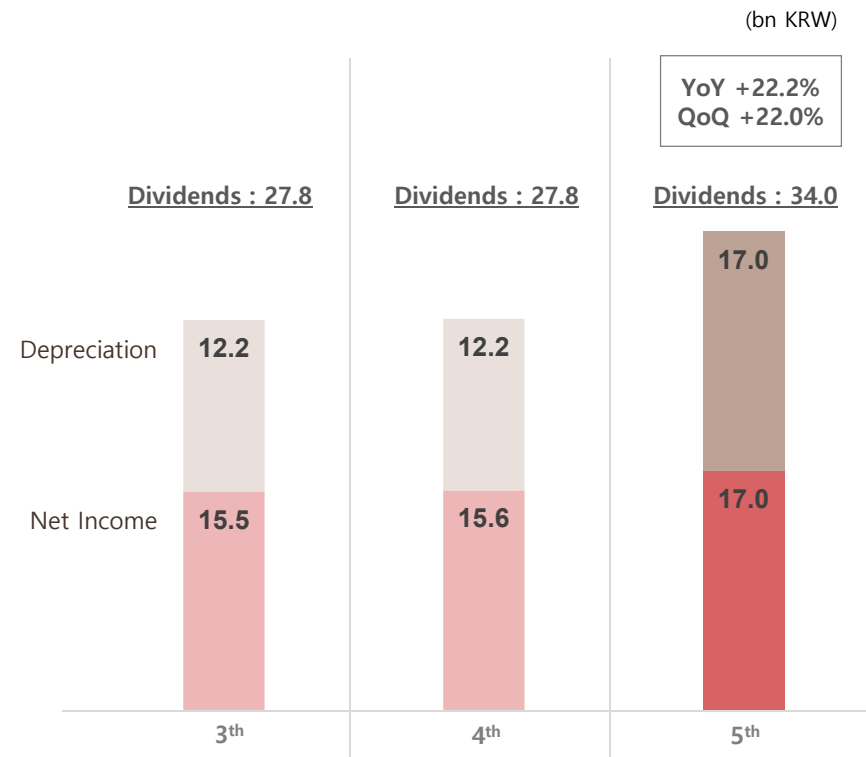
5th ('21.1H) Earnings Summary



Net Income



Cash Available for Distribution



· Executed secured loan on March 17, 2021 → Increased non-operating expenses by pro-rated in 5th



[Appendix] Statement of Financial Position



(bn KRW)

	5 th FP (Jun. 30, 2021)	4 th FP (Dec. 31, 2020)	Increase	Increase %
Current assets	58.8	42.6	16.2	38.0%
Non-current assets	2,332.3	1,531.2	801.1	52.3%
Total Assets	2,391.2	1,573.9	817.3	51.9%
Current liabilities	17.3	8.5	8.8	103.6%
Non-current liabilities	1,205.2	716.3	488.9	68.3%
Total Liabilities	1,222.6	724.8	497.8	68.7%
Paid-in Capital	121.5	86.0	35.5	41.3%
Capital Surplus	1,060.9	766.0	294.9	38.5%
Retained Earnings	(13.8)	(2.9)	(10.9)	-
Total Equity	1,168.6	849.1	319.6	37.6%



[Appendix] Income Statement



(bn KRW)

	5 th FP (Jan.1~Jun.30, 2021)	4 th FP (Jul.1~Dec.31, 2020)	QoQ		3 th FP (Jan.1~Jun.30, 2020)	YoY	
			Increase	Increase %		Increase	Increase %
Operating Revenue	48.6	38.3	10.3	26.9%	38.1	10.5	27.7%
Operating Expenses	19.6	14.2	5.4	38.3%	14.2	5.4	38.2%
Depreciation	17.0	12.2	4.8	38.9%	12.2	4.7	38.8%
Others	2.6	2.0	0.7	34.8%	2.0	0.7	34.2%
Operating Income	29.0	24.2	4.9	20.2%	23.9	5.1	21.5%
Non-operating income	0.10	0.12	(0.02)	-	0.28	(0.17)	-
Non-operating expenses	12.2	8.7	3.5	40.4%	8.6	3.5	40.8%
Net Income	17.0	15.6	1.4	8.7%	15.5	1.4	9.2%
Cash Available for Distribution	34.0	27.8	6.1	22.0%	27.8	6.2	22.2%



[Appendix] Portfolio List



	6 LOTTE Department stores						1 LOTTE Logistics
Asset	Gangnam	Changwon	Guri	Jungdong	Gwangju	Ansan	Gimpo
Location	Gangnam-gu, Seoul	Changwon-si, Gyeongsangbuk-do	Guri-si, Gyeonggi-do	Bucheon-si, Gyeonggi-do	Dong-gu, Gwangju	Ansan-si, Gyeonggi-do	Gimpo-si, Gyeonggi-do
GFA	67,462m ²	140,977m ²	79,271m ²	93,419m ²	93,019m ²	54,887m ²	30,870m ²
Completion year	Apr '86 (Main) Jun '00 (Annex) Dec '91 (CultureHall#1) Dec '16 (CultureHall#2)	Feb '02 (Main) Jun '00 (YoungPlaza)	Mar '98	Oct '96	Sep '98	Oct '92 (Main) Nov '18 (New)	Dec '15
	1 LOTTE Premium Outlet	2 LOTTE Outlets & Hypermarkets		4 LOTTE Hypermarkets			
Asset	Icheon	Yulha	(Seo)Cheongju	Uiwang	Gyeyang	Chuncheon	Jangyu
Location	Icheon-si, Gyeonggi-do	Dong-gu, Daegu	Cheongju, Chungcheongbuk-do	Uiwang, Gyeonggi-do	Gyeyang-gu, Incheon	Chuncheon-si, Gangwon-do	Gimhae, Gyeongsangnam-do
GFA	184,308m ²	100,773m ²	81,561m ²	36,879m ²	58,119m ²	40,570m ²	38,838m ²
Completion year	Oct '15	Dec '10	Feb '14	Jul '02	Jul '98	Aug '11	Jul '04



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Thank you