



6th FP(Dec. 2021) Earnings Result

LOTTE REIT

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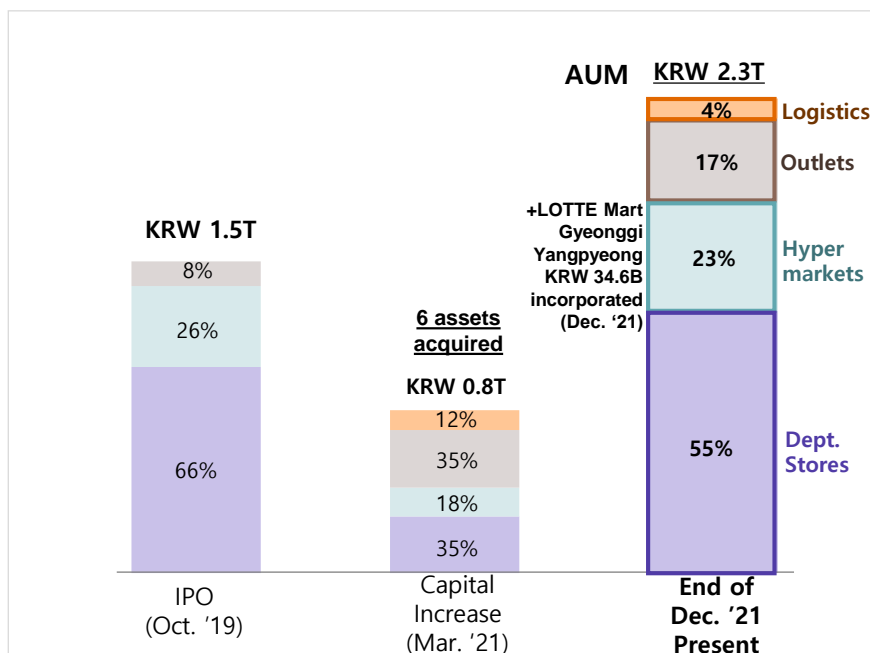
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LOTTE REIT at a glance



Asset Portfolio



Investment Cost & Financing

(KRW, billion)

Type/Method		IPO (Oct. '19)	Capital Increase (Mar. '21)	Additional (Dec. '21)	Total
Investment Cost	Acquisition Price	1,487.8	778.2	34.6	2,300.6
	Incidental Expenses	94.4	46.8	2.2	143.5
	Total	1,582.2	825.0	36.8	2,444.1
Financing	Equity	859.8	333.3		1,193.2
	Corporate Bond	170.0		31.0	201.0
	Mortgages Payable	478.0	458.0		936.0
	Deposit	74.4	33.7	1.5	109.6
	Others			4.3	4.3
	Total	1,582.2	825.0	36.8	2,444.1



New asset acquired in 6th FP – LOTTE Mart Gyeonggi Yangpyeong



Asset Information

Name	LOTTE Mart Gyeonggi Yangpyeong
Address	76, Nambuk-ro, Yangpyeong-eup, Yangpyeong-gun, Gyeonggi-do
GFA	9,977.31m ²
SA	6,473.00m ²
Floors	Basement: 2 / Ground: 2

Photo



Lease Condition

Deposit	• 12 months' rent
Rent	• Fixed rent(3.8% of acquisition price) + Variable rent(0.5% of previous year's revenue)
Rent Increase Rate	• Fixed rent : Previous year's CPI • Variable rent : Previous year's revenue-linked
Maintenance Cost	• Triple Net (100% paid by the tenant)

Financing

(KRW, billion)

Total Investment Cost		Financing	
Acquisition Price	34.6	Debenture	31.0
		Deposit	1.5
Incidental Expenses	2.1	LOTTE REIT Surplus Fund	4.3
Total	36.8	Total	36.8

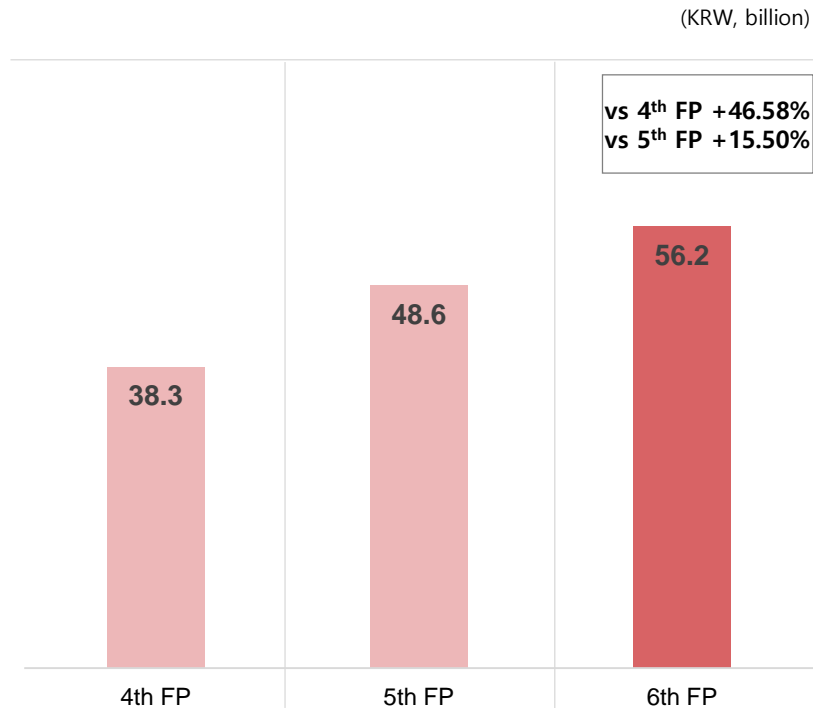
※ Acquisition completed on Dec. 15th, 2021



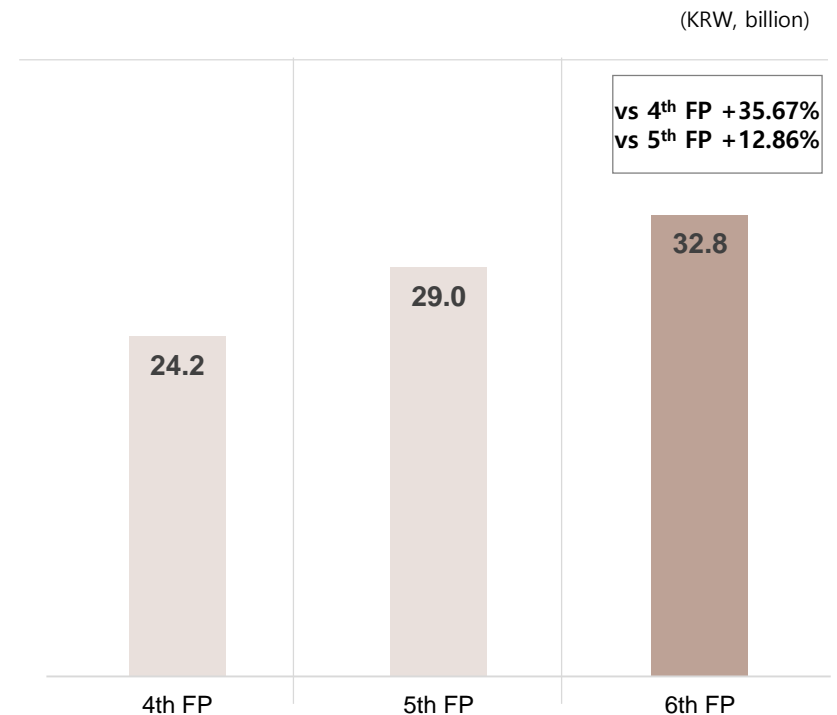
'21.2H Performance



Operating Revenue



Operating Income



* FP = Fiscal Period

- Previous FP(5th) : Reflected 3.5 months' rent (KRW 9.8B) from the acquisition of 6 assets on Mar. 17th, '21.
- This FP(6th) : Reflected 6 months' rent (KRW 16.8B) from the 6 assets acquired in 5th FP and the rent (KRW 70M) from LOTTE Mart Gyeonggi Yangpyeong acquired on Dec. 15th, '21.

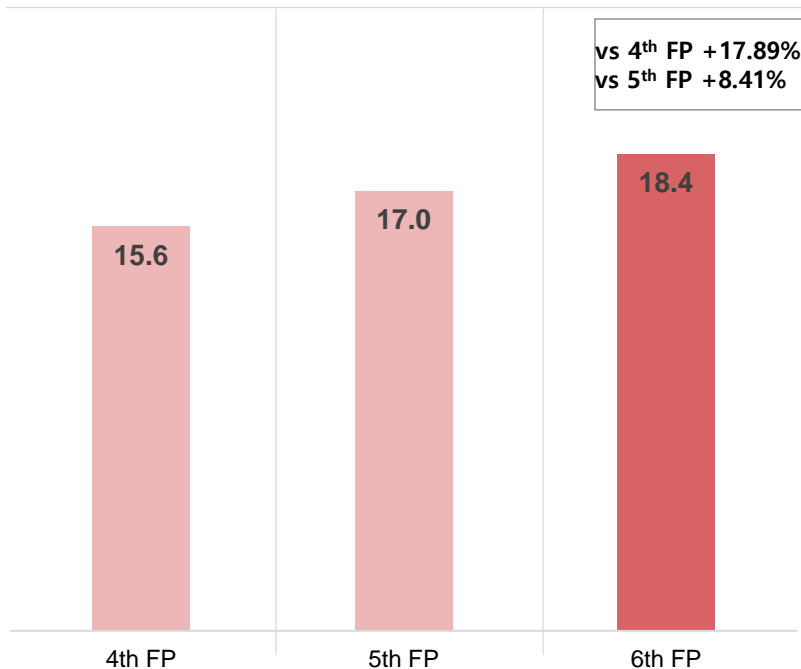


'21.2H Performance



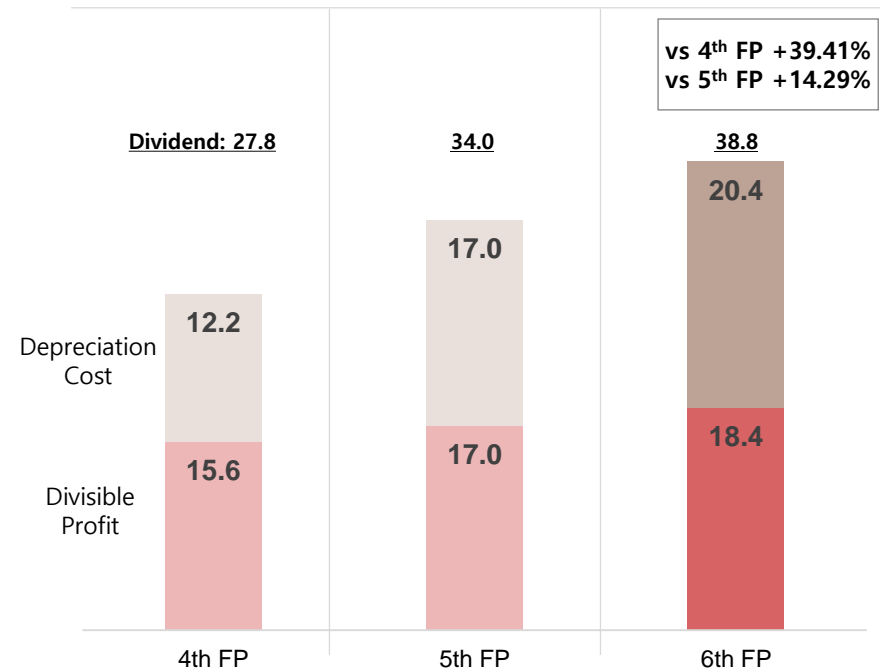
Net Income

(KRW, billion)



Divisible Profit

(KRW, billion)



- Previous FP(5th) : Dividend: KRW 34B & Rate of Return: 6.44% (against the weighted average equity (KRW 1,054.3B) of the investment period reflecting the capital increase on Mar. 16th, '21)
- This FP(6th) : Dividend: KRW 38.8B & Rate of Return: 6.51% (against the equity (KRW 1,193.2B))



[Appendix] Statement of Financial Position



(KRW, billion)

		6 th FP (End of Dec. '21)	5 th FP (End of Jun. '21)	Change	Rate of Change
Total Assets	Current Assets	55.4	58.8	-3.4	-5.81%
	Non-current Assets	2,348.5	2,332.3	16.1	0.69%
		2,403.9	2,391.2	12.7	0.53%
Total Liabilities	Current Liabilities	657.6	17.3	640.3	3,699.28%
	Non-current Liabilities	593.2	1,205.2	-612.0	-50.78%
		1,250.8	1,222.6	28.3	2.31%
Total Equity	Share Capital	121.5	121.5	0	0.00%
	Capital Surplus	1,060.9	1,060.9	0	0.00%
	Retained Earnings	-29.3	-13.8	-15.6	
		1,153.1	1,168.6	-15.6	-1.33%



[Appendix] Income Statement



(KRW, billion)

	6 th FP (Jul. '21~Dec. '21)	5 th FP (Jan. '21~Jun. '21)	Change	Rate of Change	4 th FP (Jul. '20~Dec. '20)	Change	Rate of Change
Operating Revenue	56.2	48.6	7.5	15.50%	38.3	17.9	46.58%
Operating Expenses	23.4	19.6	3.8	19.40%	14.2	9.2	65.17%
Depreciation Cost	20.4	17.0	3.4	20.16%	12.2	8.2	66.90%
Others	3.0	2.6	0.4	14.48%	2.0	1.1	54.35%
Operating Income	32.8	29.0	3.7	12.86%	24.2	8.6	35.67%
Non-operating Income	0.2	0.1	0.1	79.95%	0.1	0.1	57.22%
Non-operating expenses	14.5	12.2	2.4	19.65%	8.7	5.9	68.04%
Net Income	18.4	17.0	1.4	8.41%	15.6	2.8	17.89%
Divisible Profit	38.8	34.0	4.9	14.29%	27.8	11.0	39.41%

※ Divisible Profit = Depreciation Cost + Net Income



[Appendix] Portfolio List

	6 LOTTE Department Stores						1 LOTTE Logistics
Property	Gangnam	Changwon	Guri	Jungdong	Gwangju	Ansan	Gimpo
Location	Gangnam-gu, Seoul	Changwon-si, Gyeonsangbuk-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		5 LOTTE Hypermarkets				
Property	Icheon	Yulha	(Seo)Cheongju	Uiwang	Gyeyang	Chuncheon	Jangyu	Gyeonggi Yangpyeong
Location	Icheon-si, Gyeonggi-do	Dong-gu, Daegu	Cheongju, Chungcheongbuk-do	Uiwang, Gyeonggi-do	Gyeyang-gu, Incheon	Chuncheon-si, Gangwon-do	Icheon-si, Gyeonggi-do	Yangpyeong-gun, Gyeonggi-do
GFA	184,308m ²	100,773m ²	81,561m ²	36,879m ²	58,119m ²	40,570m ²	184,308m ²	9,977.31m ²
Completion Year	Oct '15	Dec '10	Feb '14	Jul '02	Jul '98	Aug '11	Oct '15	Jan '18



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Thank you