



7th FP (Jun. 2022) Earnings Result

LOTTE REIT

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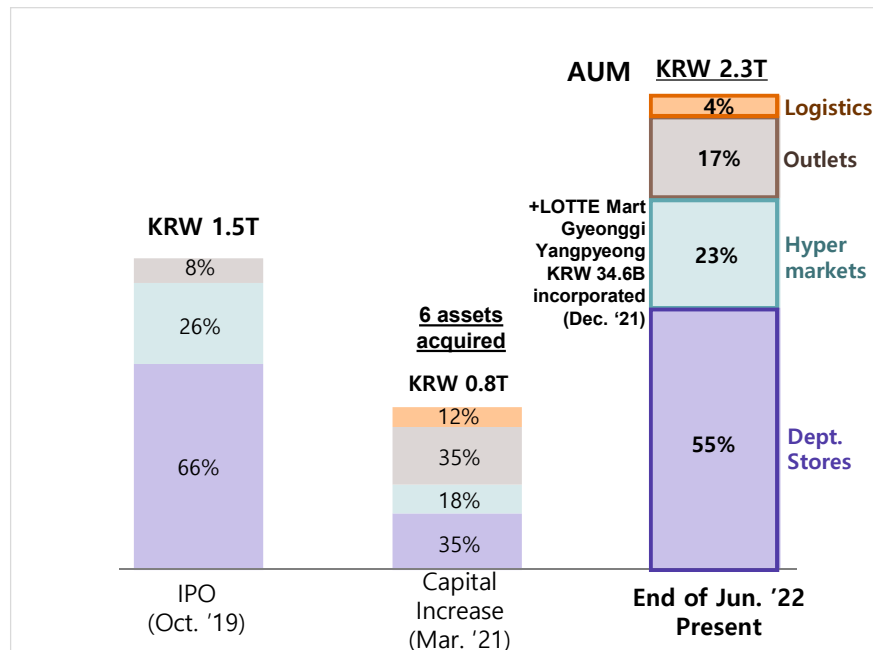
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LOTTE REIT at a glance



Asset Portfolio



Investment Cost & Financing

(KRW, billion)

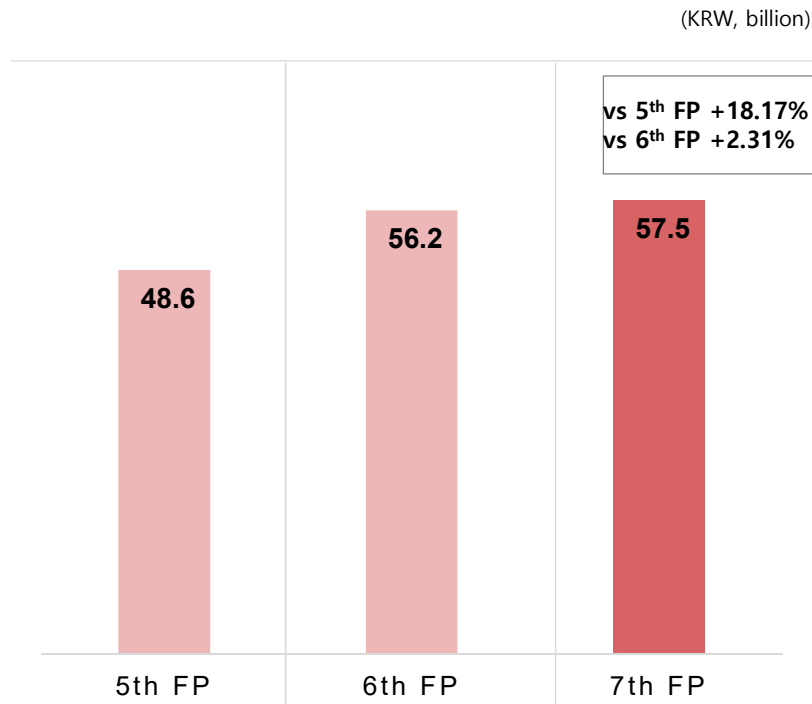
Type/Method		IPO (Oct. '19)	Capital Increase (Mar. '21)	Additional (Dec. '21)	Total
Investment Cost	Acquisition Price	1,487.8	778.2	34.6	2,300.6
	Incidental Expenses	94.4	46.8	2.2	143.5
	Total	1,582.2	825.0	36.8	2,444.1
Financing	Equity	859.8	333.3		1,193.2
	Corporate Bond	170.0		31.0	201.0
	Mortgages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



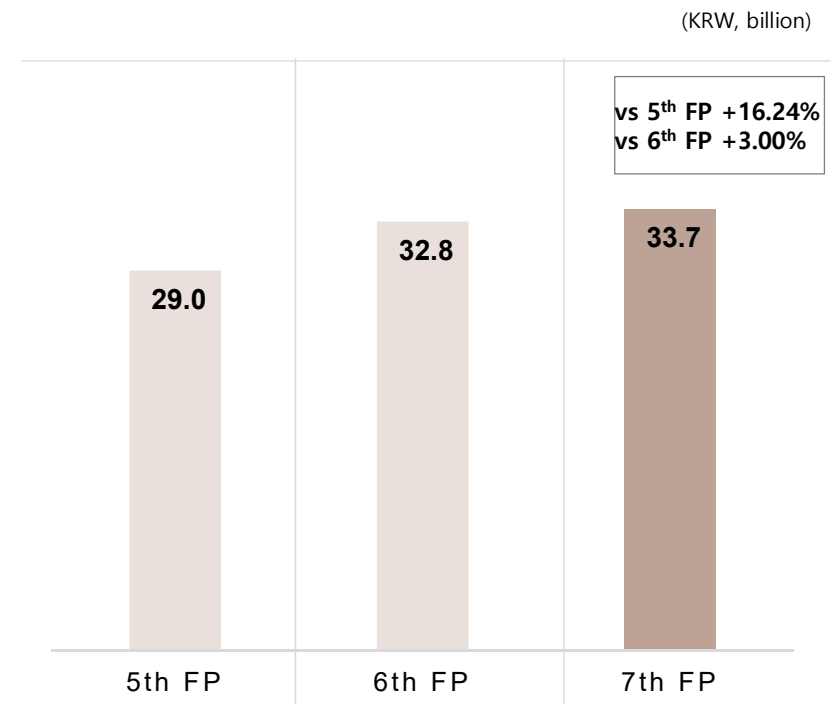
'22.1H Performance



Operating Revenue



Operating Income



* FP = Fiscal Period

• HoH Operating Revenue Growth : KRW 1.3B

= Rent increase (KRW 600M = 330M from assets acquired in 2019 + 270M from assets acquired in Mar. 2021)

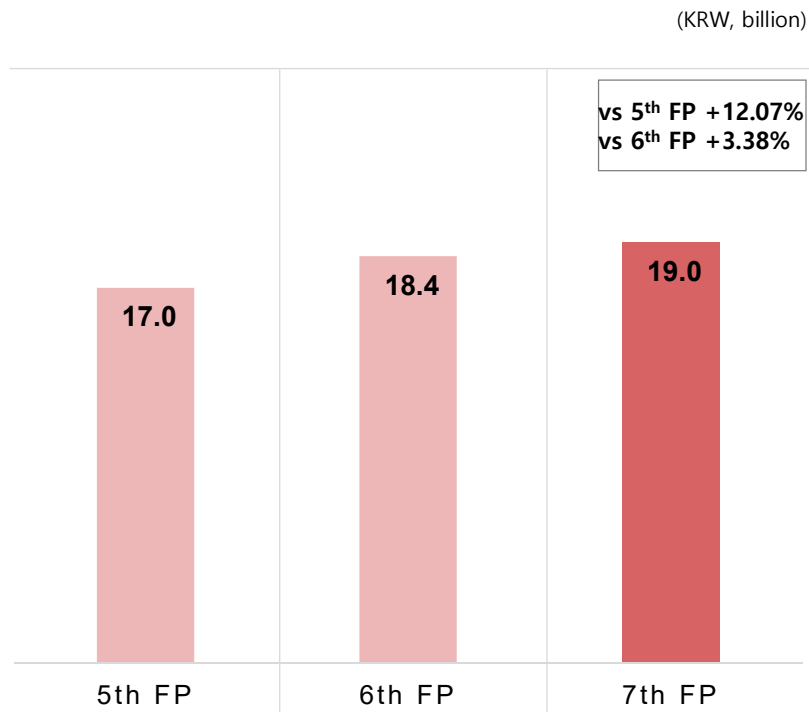
+ Rent (KRW 700M) from LOTTE Mart Gyeonggi Yangpyeong (acquired on Dec. 15th, '21)



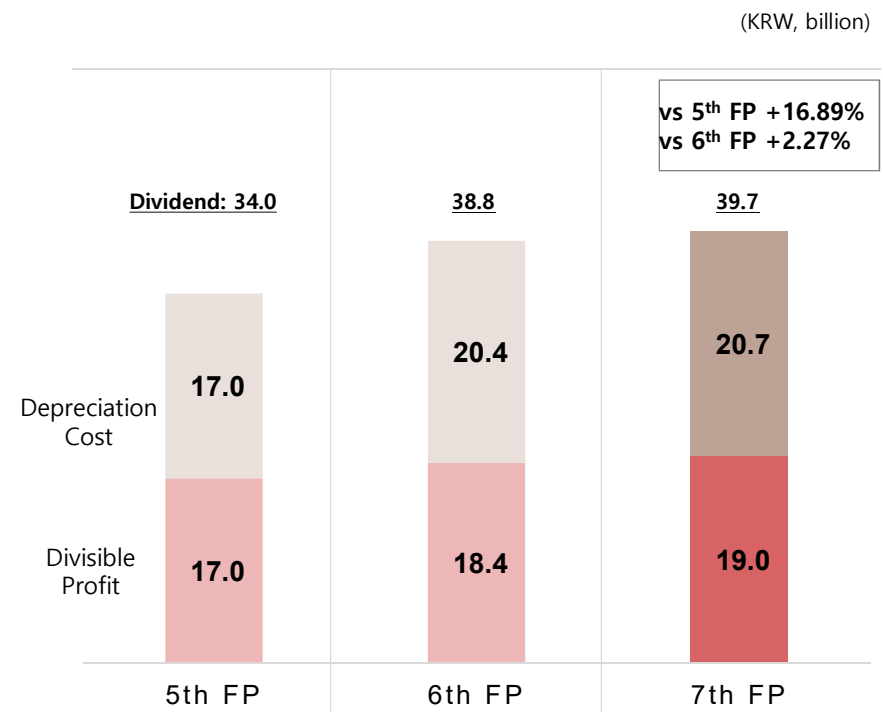
'22.1H Performance



Net Income



Divisible Profit



- 6th FP : Dividend: KRW 38.8B, Rate of Return: 6.51% (against the equity (KRW 1,193.2B))
- 7th FP : Dividend: KRW 39.7B, Rate of Return: 6.65% (against the equity (KRW 1,193.2B))



[Appendix] Statement of Financial Position



(KRW, billion)

		7 th FP (End of Jun. '22)	6 th FP (End of Dec. '21)	Change	Rate of Change
Total Assets	Current Assets	64.8	55.4	9.3	16.86%
	Non-current Assets	2,327.8	2,348.5	-20.7	-0.88%
		2,392.6	2,403.9	-11.3	-0.47%
Total Liabilities	Current Liabilities	1,121.9	657.6	464.3	70.61%
	Non-current Liabilities	137.4	593.2	-455.8	-76.85%
		1,259.3	1,250.8	8.5	0.68%
Total Equity	Share Capital	121.5	121.5	0.0	0.00%
	Capital Surplus	1,060.9	1,060.9	0.0	0.00%
	Retained Earnings	-49.1	-29.3	-19.8	-67.42%
		1,133.3	1,153.1	-19.8	-1.72%



[Appendix] Income Statement



(KRW, billion)

	7 th FP (Jan.~Jun. '22)	6 th FP (Jul.~Dec. '21)	Change	Rate of Change	5 th FP (Jan.~Jun. '21)	Change	Rate of Change
Operating Revenue	57.5	56.2	1.3	2.31%	48.6	8.8	18.17%
Operating Expenses	23.7	23.4	0.3	1.36%	19.6	4.1	21.02%
Depreciation Cost	20.7	20.4	0.3	1.28%	17.0	3.7	21.70%
Others	3.1	3.0	0.1	1.90%	2.6	0.4	16.66%
Operating Income	33.7	32.8	1.0	3.00%	29.0	4.7	16.24%
Non-operating Income	0.3	0.2	0.1	67.84%	0.1	0.2	202.03%
Non-operating expenses	15.0	14.5	0.5	3.35%	12.2	2.9	23.66%
Net Income	19.0	18.4	0.6	3.38%	17.0	2.1	12.07%
Divisible Profit	39.7	38.8	0.9	2.27%	34.0	5.7	16.89%

※ Divisible Profit = Depreciation Cost + Net Income



[Appendix] Portfolio List



	6 LOTTE Department Stores						1 LOTTE Logistics
	Gangnam	Changwon	Guri	Jungdong	Gwangju	Ansan	Gimpo
Property							
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				
	Icheon	Yulha	(Seo)Cheongju	Uiwang	Gyeyang	Chuncheon	Jangyu	Gyeonggi Yangpyeong
Property								
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