



9th Half ('23.1Q) Earnings Result

LOTTE REIT

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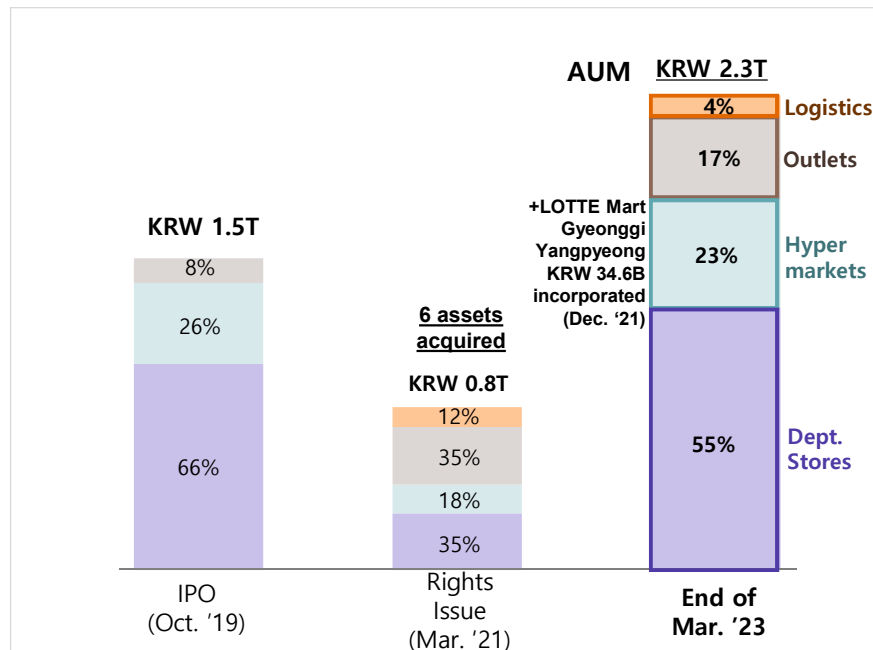
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LOTTE REIT at a glance



Asset Portfolio



Investment Cost & Financing

(KRW, billion)

Type/Method		IPO (Oct. '19)	Rights Issue (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

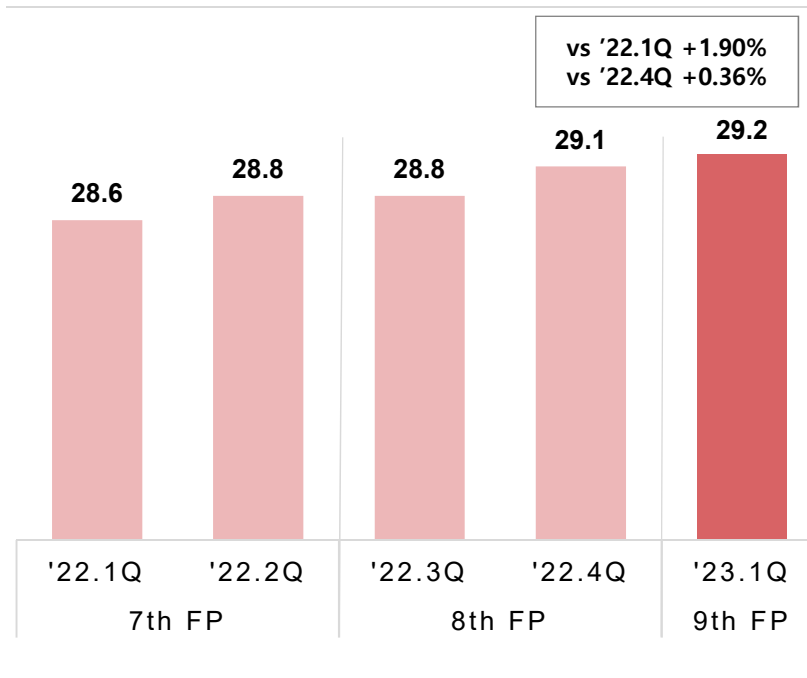


'23.1Q Performance



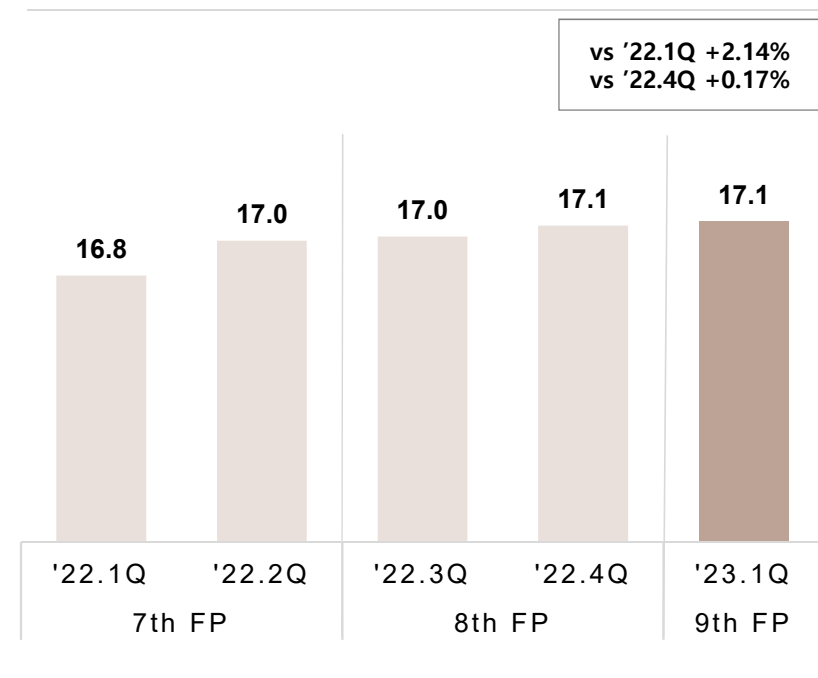
Operating Revenue

(KRW, billion)



Operating Income

(KRW, billion)



- YoY ('22.1Q) operating revenue increased by 0.54B (1.9% ↑)
= Rent increase 0.54B [0.29B from IPO assets (1.5% ↑) + 0.25B from additional assets (2.9% ↑)]

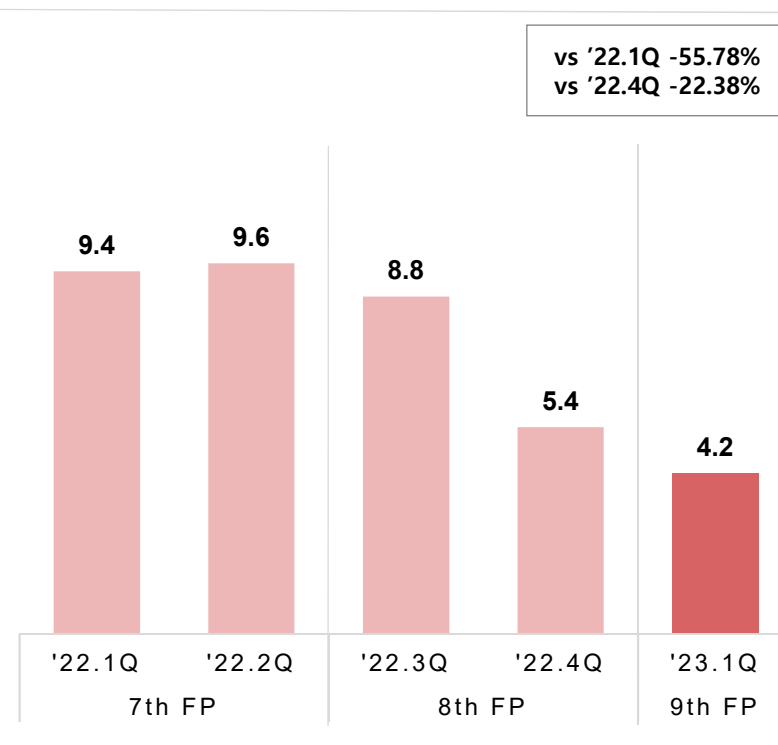


'23.1Q Performance



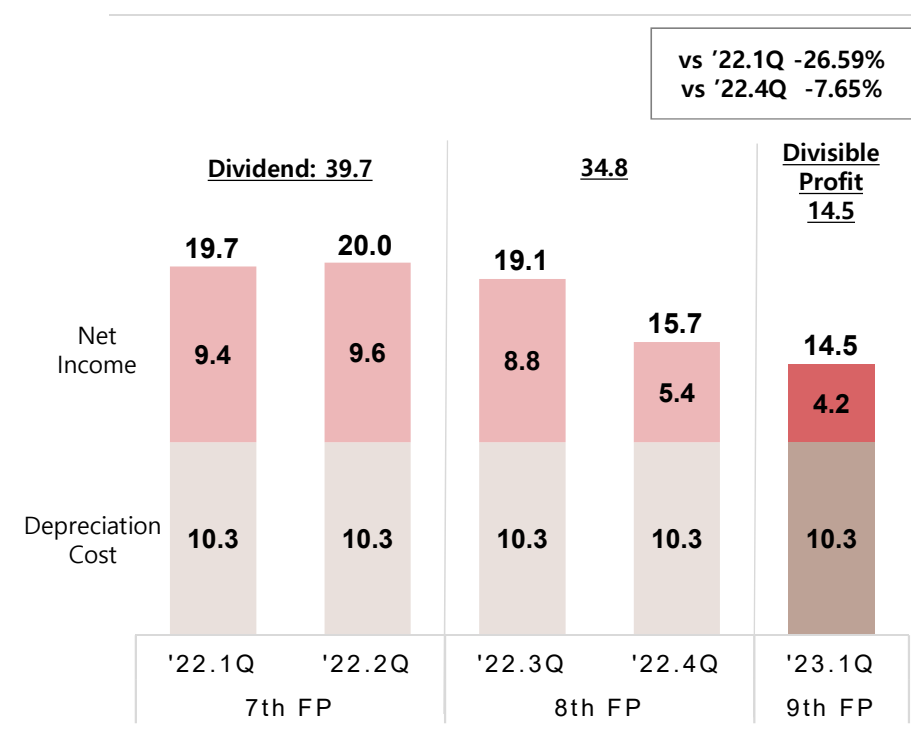
Net Income

(KRW, billion)



Divisible Profit

(KRW, billion)



- QoQ ('22.4Q) net income decreased by 22.38% (-1.2B)
= Operating income increase (0.03B) – Interest expense increase (1.23B)



[Appendix] Statement of Financial Position



(KRW, billion)

		'23.1Q	'22.4Q	Change	Rate of Change
Total Assets	Current Assets	35.1	56.7	-21.6	-38.10%
	Non-current Assets	2,296.8	2,307.2	-10.3	-0.45%
		2,331.9	2,363.9	-31.9	-1.35%
Total Liabilities	Current Liabilities	607.8	1,060.3	-452.5	-42.68%
	Non-current Liabilities	647.0	195.8	451.2	230.46%
		1,254.8	1,256.1	-1.3	-0.10%
Total Equity	Share Capital	121.5	121.5	0	0.00%
	Capital Surplus	1,060.9	1,060.9	0	0.00%
	Retained Earnings	-105.3	-74.7	-30.6	-40.99%
		1,077.1	1,107.7	-30.6	-2.76%



[Appendix] Income Statement










(KRW, billion)








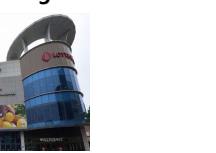
	'23.1Q	'22.4Q	Change	Rate of Change	'22.1Q	Change	Rate of Change
Operating Revenue	29.2	29.1	0.1	0.36%	28.6	0.5	1.90%
Operating Expenses	12.1	12.0	0.1	0.62%	11.9	0.2	1.55%
Depreciation Cost	10.3	10.3	0	0.00%	10.3	0	0.00%
Others	1.7	1.7	0.1	4.48%	1.5	0.2	11.91%
Operating Income	17.1	17.1	0	0.17%	16.8	0.4	2.14%
Non-operating Income	0.4	0.3	0.1	38.99%	0.2	0.2	132.30%
Non-operating expenses	13.3	12.0	1.3	11.13%	7.5	5.8	77.52%
Net Income	4.2	5.4	-1.2	-22.38%	9.4	-5.2	-55.78%
Divisible Profit	14.5	15.7	-1.2	-7.65%	19.7	-5.2	-26.59%



[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