



COMPANY INTRODUCTION

PACIFIC APPRAISAL

(주)태평양감정평가법인 회사소개서

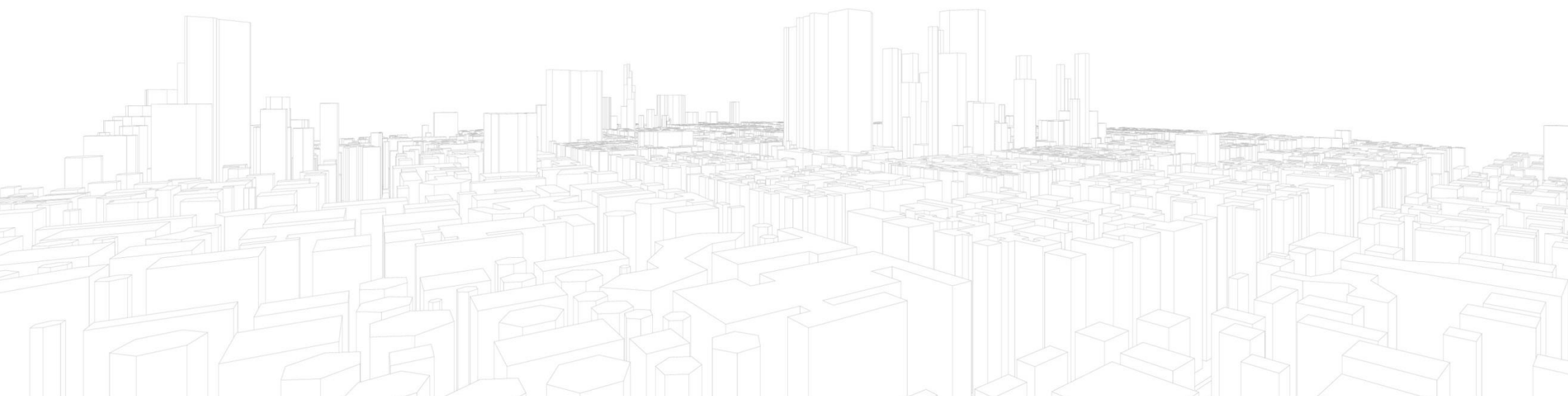
-  Appraisal
-  Investment Advisory
-  Purchase & Sale

-  Appraisal
-  Investment Advisory
-  Purchase & Sale

Pacific Appraisal Company Introduction

CONTENTS

- 01. Company Overview
- 02. Organization
- 03. Overseas Partners
- 04. Features and Strengths
- 05. Financial status
- 06. Business areas and Major clients



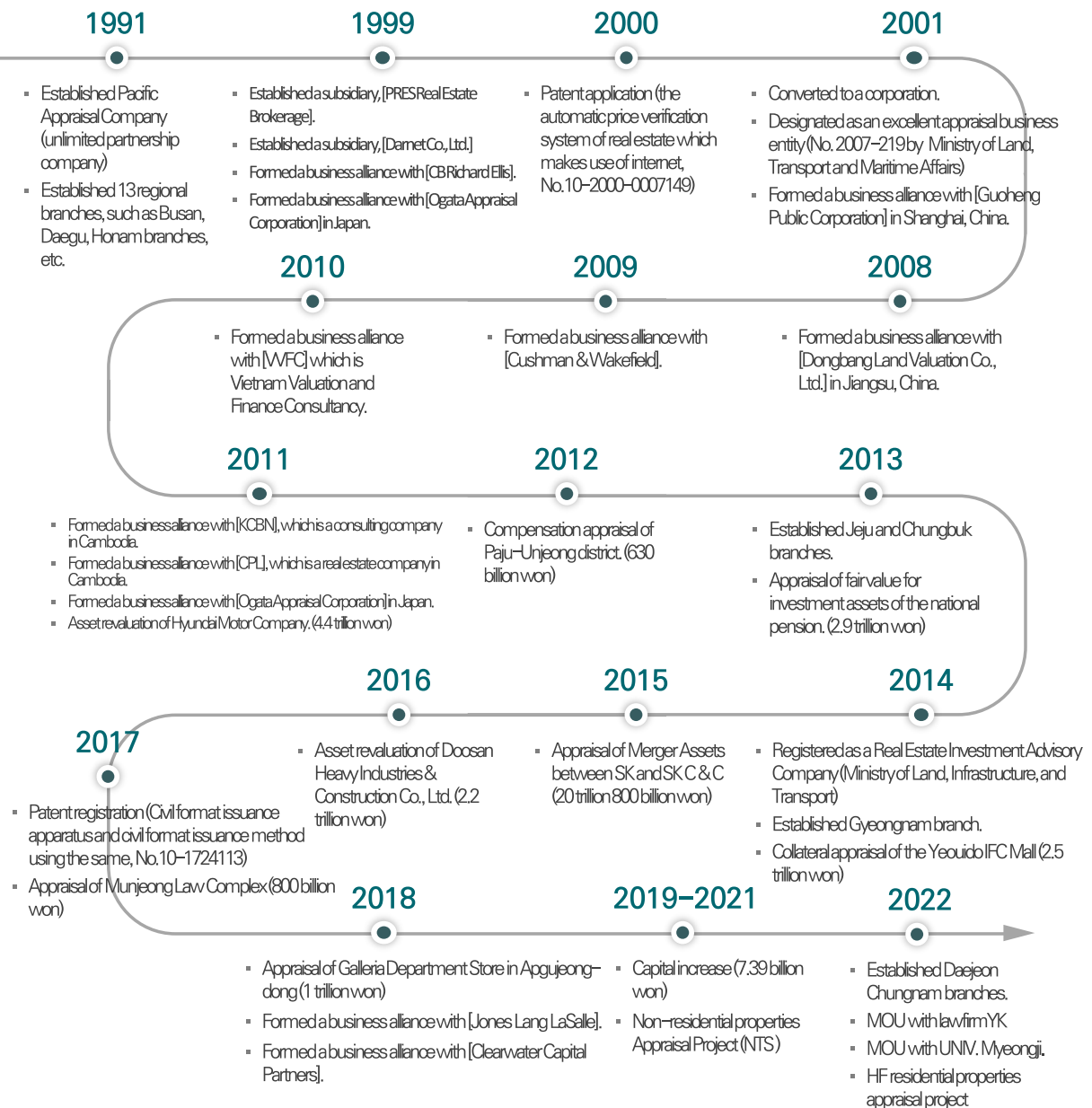
Company Overview

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.
	C E O	Jeong, Hae woo
	Establishment	July 1991
	Organization	Seoul headquarter and 15 branches
	Address	(04595) 32, Dasan-ro, Jung-gu, Seoul
	Contact	Phone (+82 2) 514-8811 Fax (+82 2) 514-8812
	Homepage	www.packor.com
	E-mail	pacif@packor.com

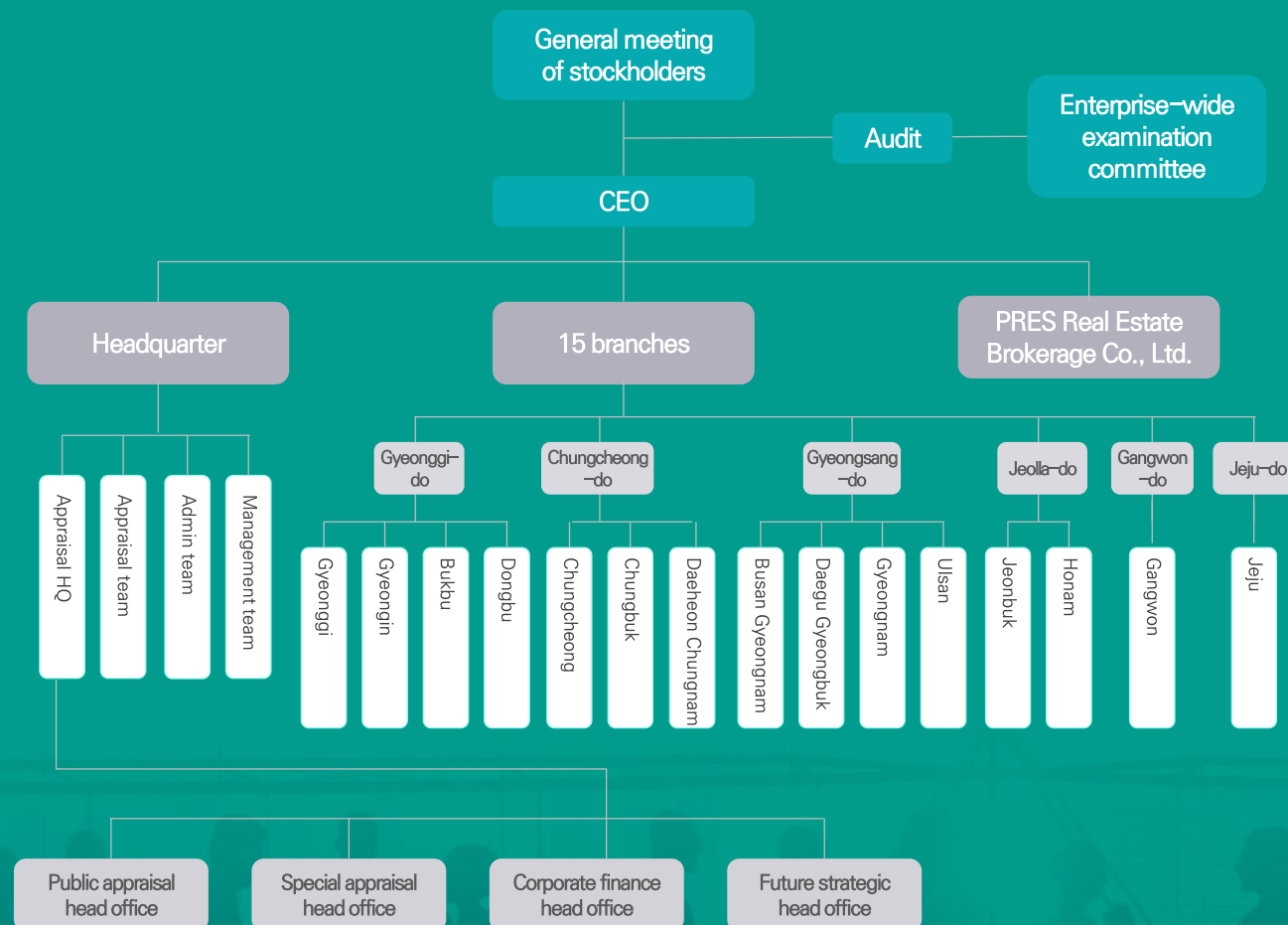
Pacific Appraisal Company History



Organization

PACIFIC APPRAISAL'S MANPOWER

The Pacific Appraisal Co., Ltd. consists of total 451 employees including 198 appraisers and 253 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 May, 2023)

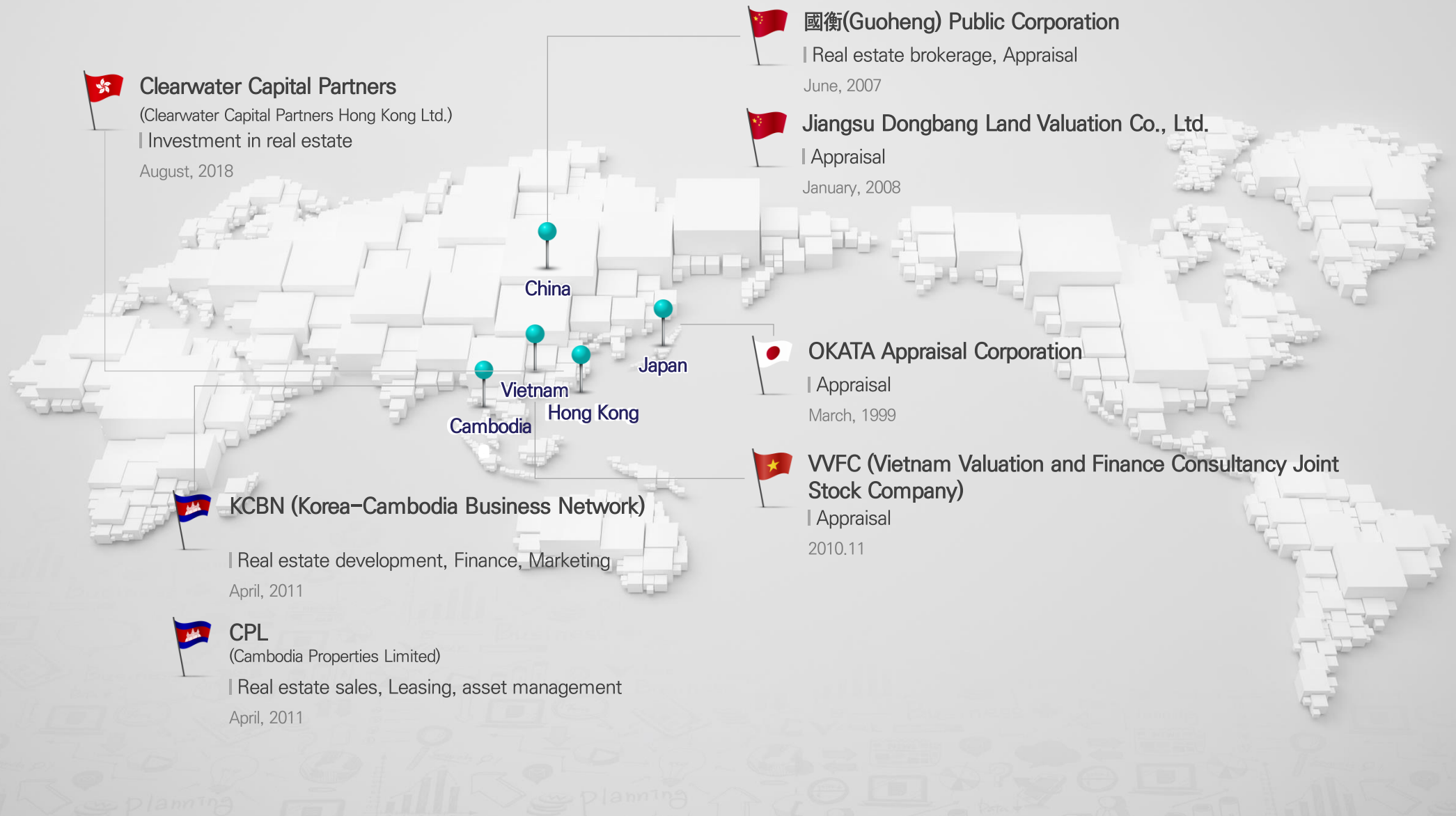
HQ & Branches		No. of appraisers	No. of employees	Sum
Total		198	253	451
Seoul HQ		77	71	148
Gyeonggi-do	Gyeonggi branch	10	18	28
	Gyeongin branch	15	16	31
	Bukbu branch	13	12	25
	Dongbu branch	12	13	25
Chungcheong-do	Chungcheong branch	6	12	18
	Chungbuk branch	3	9	12
	Daejeon Chungnam	4	3	7
Gyeongsang-do	Busan Gyeongnam	11	18	29
	Daegu Gyeongbuk	11	16	27
	Gyeongnam branch	6	15	21
	Ulsan branch	5	6	11
Jeolla-do	Jeonbuk branch	5	9	14
	Honam branch	12	14	26
Gangwon-do	Gangwon branch	5	6	11
Jeju-do	Jeju branch	3	15	18

Status of Professional Qualification

Master's degree Ph.D.	MAI(American certified appraiser)	RICS(British certified appraiser)	
45	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)



Features and Strengths

PACIFIC APPRAISAL'S STRENGTH

Pacific Appraisal Co., Ltd., which consists of more than 200 appraisers and 250 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.
- Supervision of residential properties loan appraisal by HF



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

Financial status

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.

Profit and loss

(unit: won)

Type	2019	2020	2021	2022
Sales	64,239,894,242	73,412,938,113	78,337,048,586	76,219,774,333

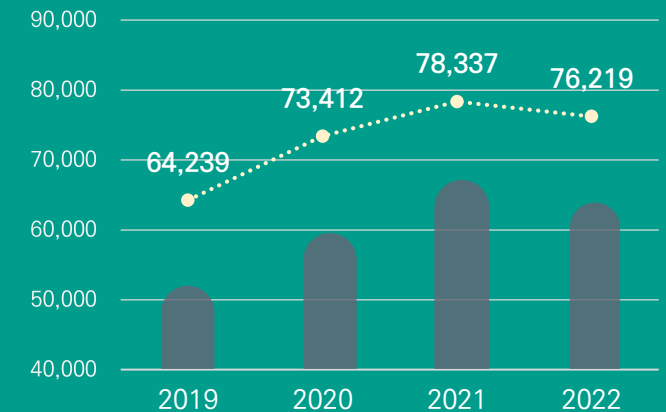
Financial status

(unit: one hundred million won)

Type	2019	2020	2021	2022
Total assets	227	254	270	252
Current assets	143	167	181	153
Non-current assets	84	87	89	99
Total liabilities	61	74	84	67
Current liabilities	57	71	81	64
Long-term liabilities	4	3	3	3
Total equity(capital)	167(74)	173(74)	186(74)	184(74)
Debt ratio	36.2%	45.4%	45.4%	35.6%
Current ratio	252.1%	216.6%	224.7%	236.7%
Credit rating	A+	AA-	AA-	AA-

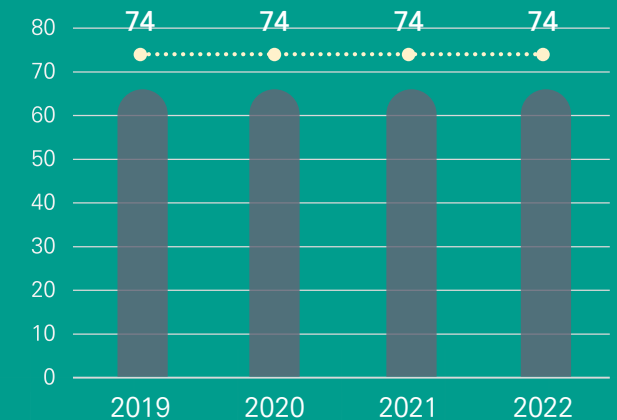
Sales trend

(unit: one million won)



Capital trend

(unit: one hundred million won)



Business areas and Major clients


Appraisal
Appraisal


Investment advisory
Investment Advisory


Purchase & Sale
Purchase & Sale

Public appraisal

Collateral appraisal

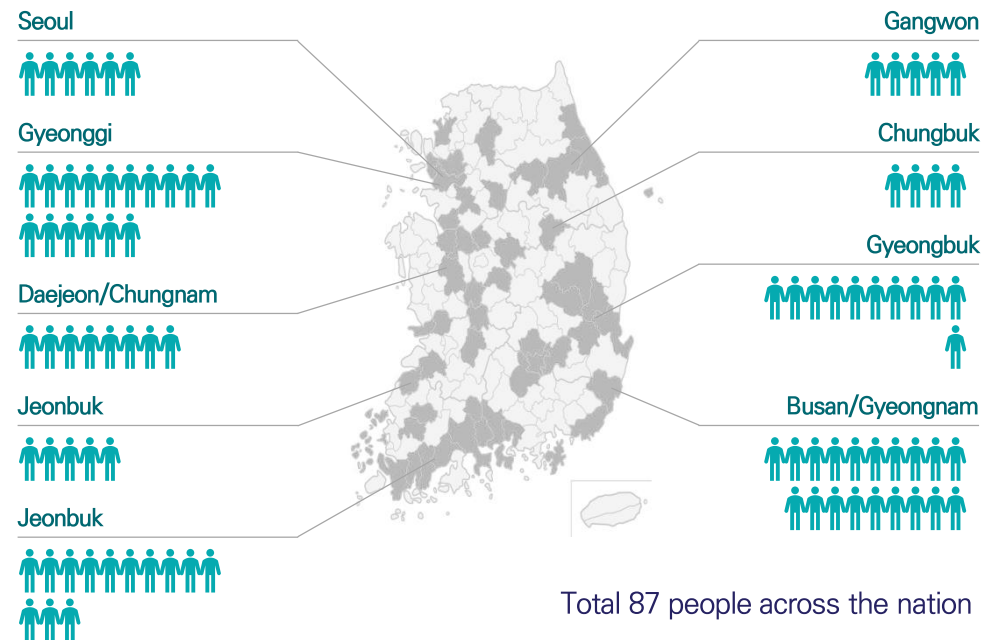
Corporate appraisal

Special appraisal

Overseas appraisal

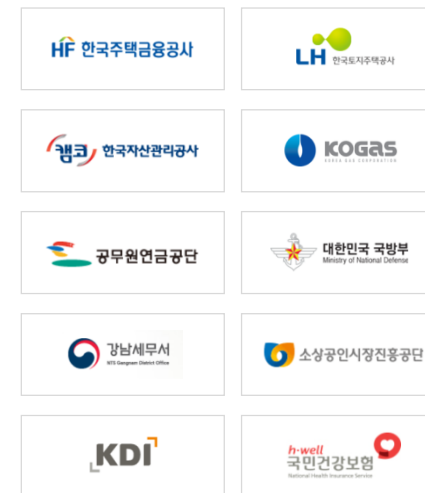
Appraisal of officially assessed land price

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


Appraisal
Appraisal


Investment advisory
Investment Advisory


Purchase & Sale
Purchase & Sale

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


Appraisal
Appraisal


Investment advisory
Investment Advisory


Purchase & Sale
Purchase & Sale

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


Appraisal
Appraisal


Investment advisory
Investment Advisory


Purchase & Sale
Purchase & Sale

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

Aircraft



Patent



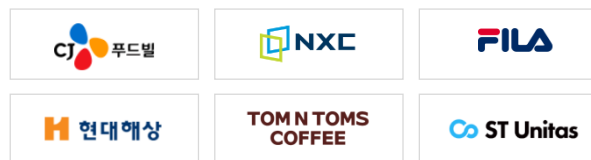
Special equipment



Ship



Trademark



Business areas and Major clients



Appraisal
Appraisal

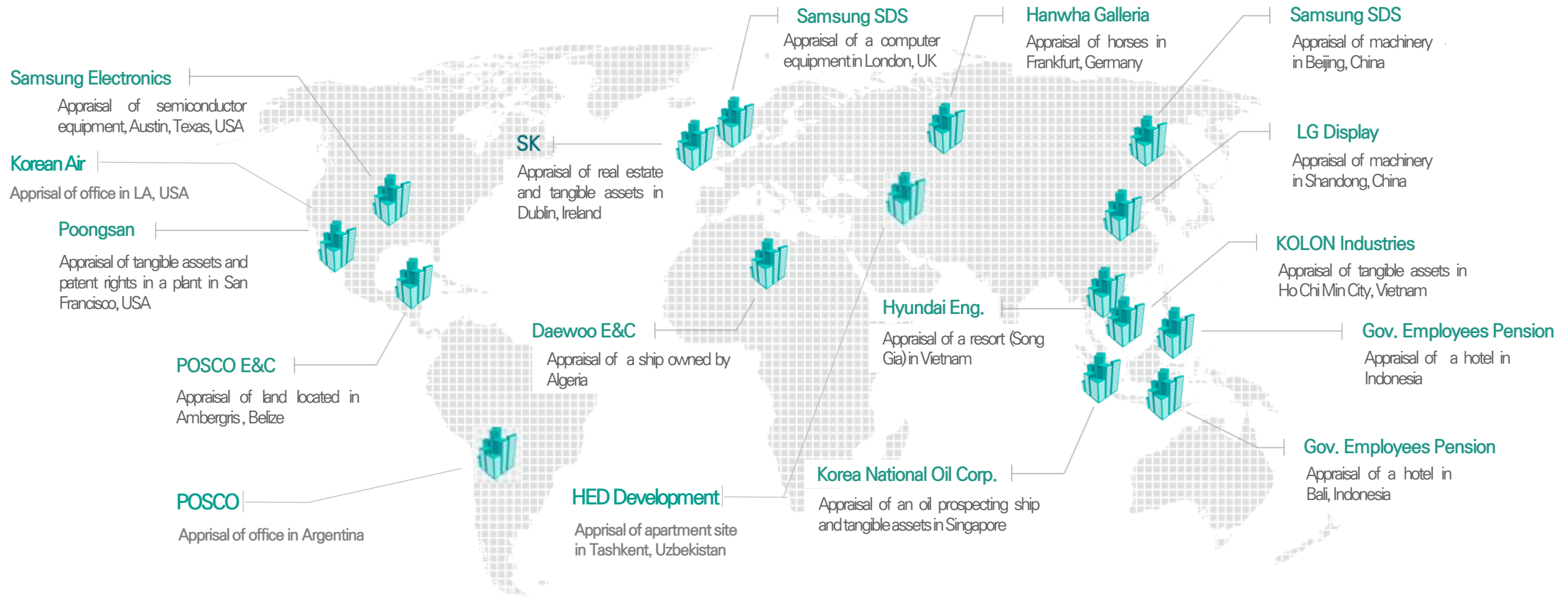


Investment advisory
Investment Advisory



Purchase & Sale
Purchase & Sale

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
	the market price analysis of a property in Guro-gu, Seoul	market value analysis	March, 2021
	the market price after completion of a property in Siheung, Gyeonggi-do, etc.	market value analysis	April, 2021
NICE평가정보 	the feasibility analysis of a property in Seo-gu, Daejeon	feasibility analysis	June, 2021
	the market price analysis of company properties	market value analysis	December, 2021
	the market price analysis of company properties	market value analysis	February, 2022
	the market price analysis of overseas company properties	market value analysis	February, 2022
	the feasibility analysis of a property in Gyeyang-gu, Incheon	location analysis	September, 2022
	the location analysis of a property in Suwon, Gyeonggi-do	location analysis	September, 2022
 건설근로자공제회 Construction Workers Mutual Aid Association	the market analysis in LA, USA	market analysis	September, 2022
	Investment Property Impairment Review	market value analysis	October, 2022

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
 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
 한국공인노무사회 Korea Certified Public Labor Attorneys Association	Purchase of office facilities for company building use	Purchase	January, 2019
 COSLINE NATURAL & BEAUTY	Sale of a factory site in Dalseo-gu, Daegu	Sale	March, 2023

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	16544	260, Ingye-ro, Yeongtong-gu, Suwon-si, Gyeonggi-do (#501, WooYoung Plaza, Maetan-dong)	+82 31) 268-4855	+82 31) 268-4575
	Gyeongin branch	21344	20, Cheyukgwang-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 (Jijok-dong, KolonTower 2)	+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	44672	2F, 22, Wolpyeong-ro, Nam-gu, Ulsan (Sinjeong-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