



COMPANY INTRODUCTION

# PACIFIC APPRAISAL

(주)태평양감정평가법인 회사소개서

-  Appraisal
-  Investment Advisory
-  Purchase & Sale

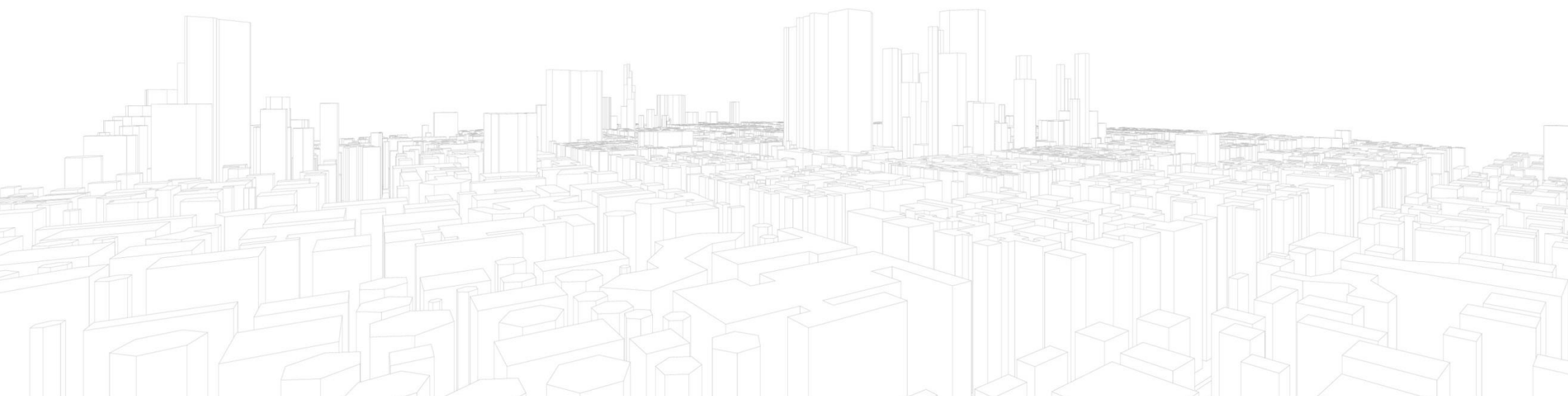
-  Appraisal
-  Investment Advisory
-  Purchase & Sale

Pacific Appraisal Company Introduction

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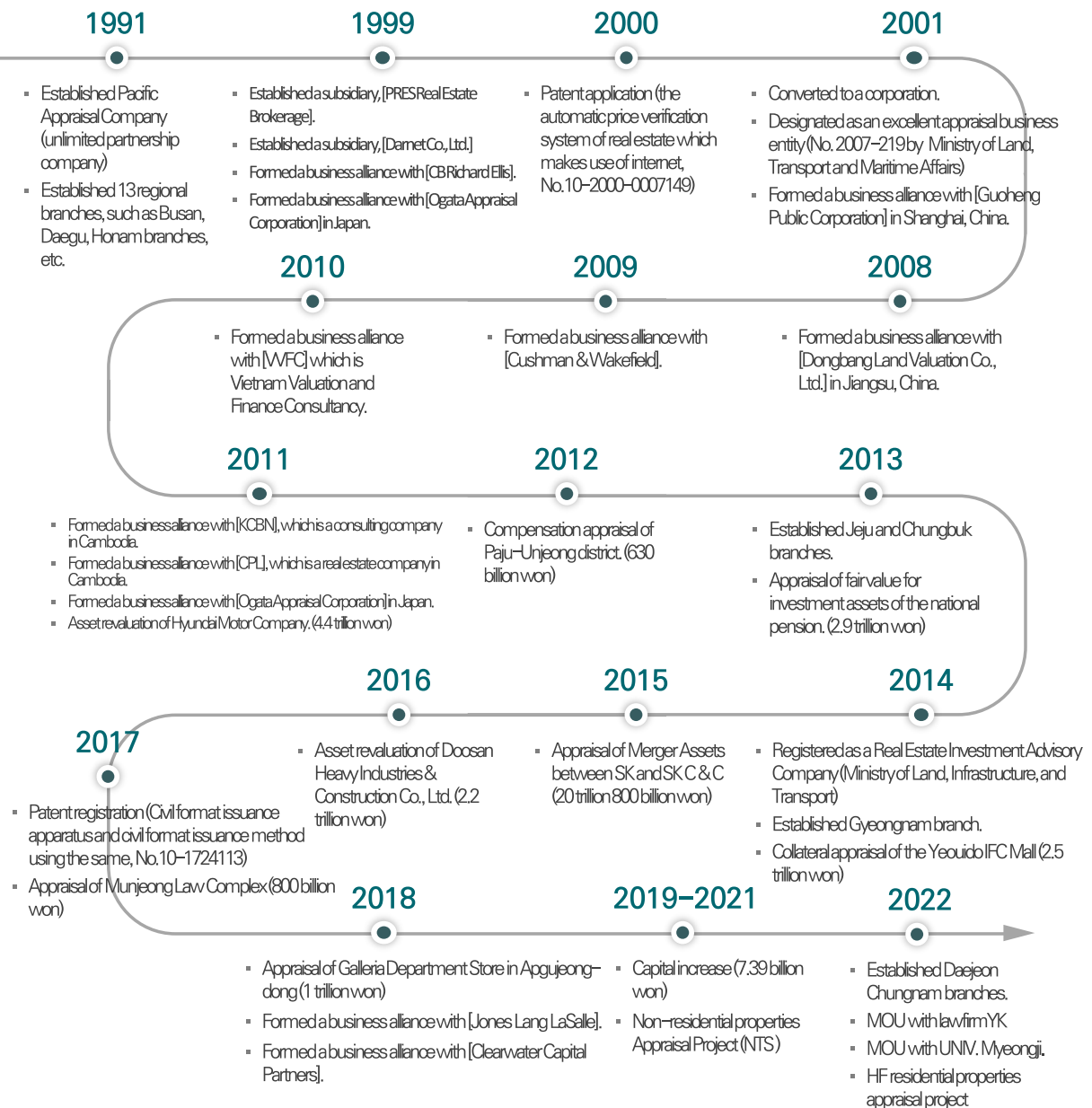
# Company Overview

## A LEADER OF APPRAISAL FIELD

The history of the Pacific Appraisal Co., Ltd. is the history of appraisal in Korea.

	<b>Company Name</b>	Pacific Appraisal Co., Ltd.
	<b>C E O</b>	Kim, Kap shik
	<b>Establishment</b>	July 1991
	<b>Organization</b>	Seoul headquarter and 15 branches
	<b>Address</b>	(04595) 32, Dasan-ro, Jung-gu, Seoul
	<b>Contact</b>	Phone (+82 2) 514-8811 Fax (+82 2) 514-8812
	<b>Homepage</b>	www.packor.com
	<b>E-mail</b>	pacif@packor.com

## Pacific Appraisal Company History



## Organization

## PACIFIC APPRAISAL'S MANPOWER

The Pacific Appraisal Co., Ltd. consists of total 465 employees including 192 appraisers and 273 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 April, 2024)

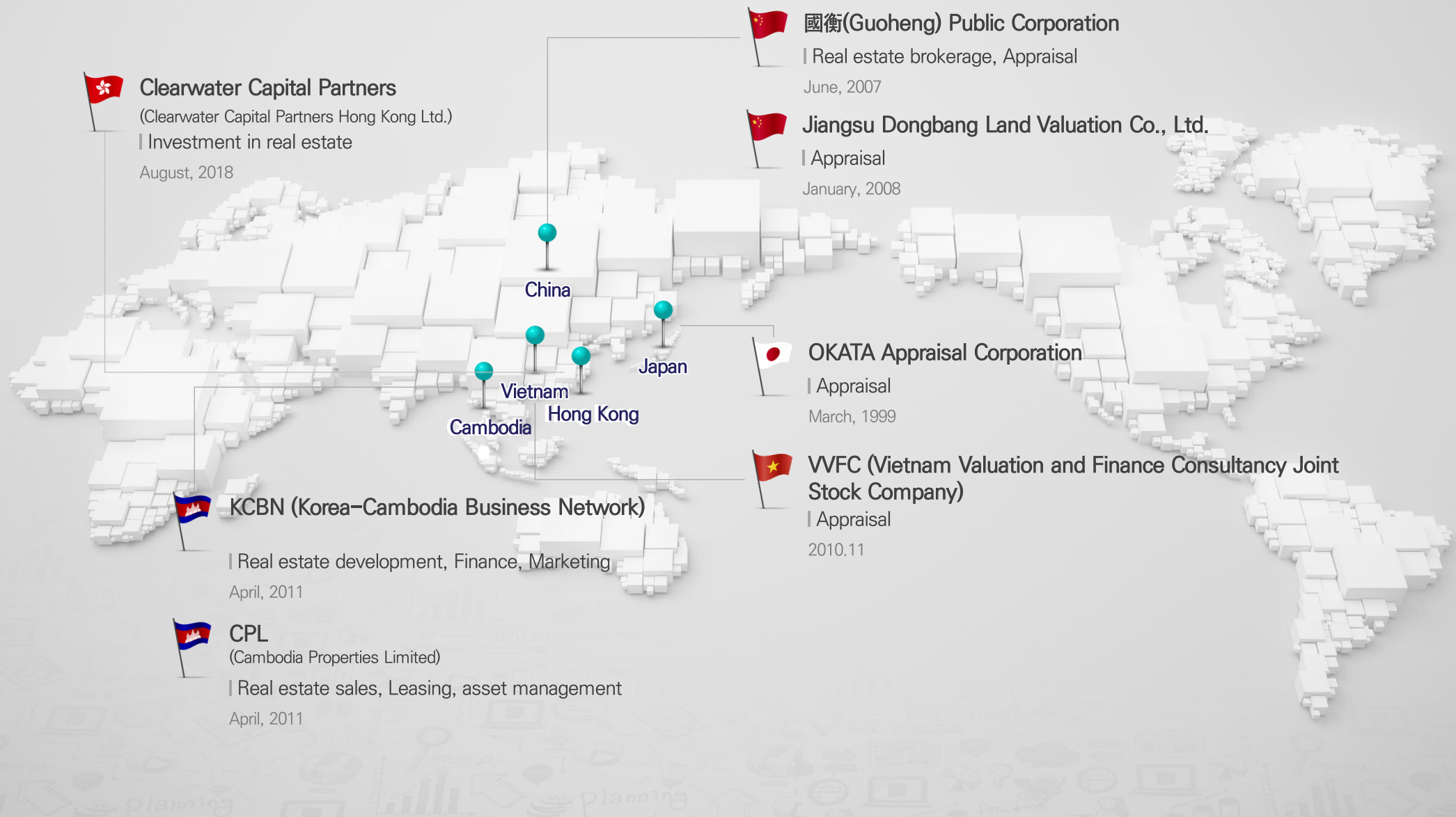
HQ & Branches		No. of appraisers	No. of employees	Sum
Total		192	273	465
Seoul HQ		78	75	153
Gyeonggi-do	Gyeonggi branch	10	18	28
	Gyeongin branch	15	16	31
	Bukbu branch	11	16	27
	Dongbu branch	12	15	27
Chungcheong-do	Chungcheong branch	5	14	19
	Chungbuk branch	3	10	13
	Daejeon Chungnam	3	5	8
Gyeongsang-do	Busan Gyeongnam	11	18	29
	Daegu Gyeongbuk	9	17	26
	Gyeongnam branch	5	17	22
	Ulsan branch	5	7	12
Jeolla-do	Jeonbuk branch	5	8	13
	Honam branch	12	18	30
Gangwon-do	Gangwon branch	5	6	11
Jeju-do	Jeju branch	3	13	16

### Status of Professional Qualification

Master's degree Ph.D.	MAI(American certified appraiser)	RICS(British certified appraiser)	
48	2	2	
Certified Public Accountant	Tax accountant	Civil-urban planning-architectural engineer	Chartered cost analyst
1	1	13	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)





### PACIFIC APPRAISAL'S STRENGTH

Pacific Appraisal Co., Ltd., which consists of more than 190 appraisers and 270 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 73.4 billion won in 2020 to 72.4 billion won in 2023, and it is the top-ranked and largest appraisal company in Korea, which has maintained the appraisal performance of more than 70 billion won. In particular, sales of asset revaluation, including investment real estate, have secured the 1st place in the appraisal field for two consecutive years.

Profit and loss

(unit: won)

Type	2020	2021	2022	2023
Sales	73,412,938,113	78,337,048,586	76,219,774,333	72,400,880,294

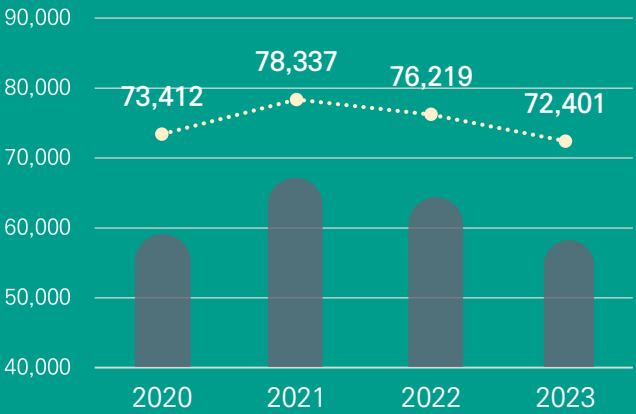
Financial status

(unit: one hundred million won)

Type	2020	2021	2022	2023
Total assets	254	270	252	287
Current assets	167	181	153	179
Non-current assets	87	89	99	107
Total liabilities	74	84	67	91
Current liabilities	71	81	64	86
Long-term liabilities	3	3	3	6
Total equity(capital)	173(74)	186(74)	184(74)	195(74)
Debt ratio	45.4%	45.4%	35.6%	46.8%
Current ratio	216.6%	224.7%	236.7%	209.2%
Credit rating	AA-	AA-	AA-	AA-

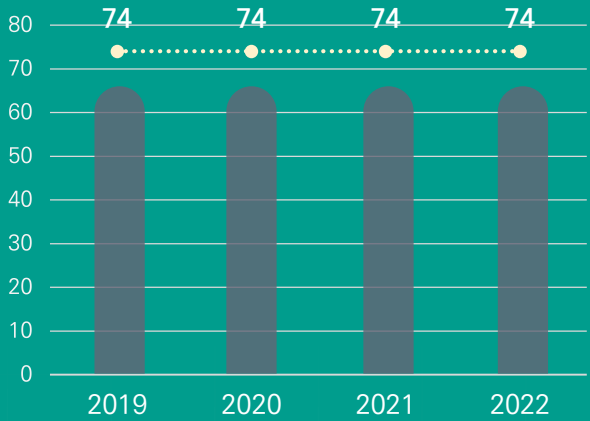
Sales trend

(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

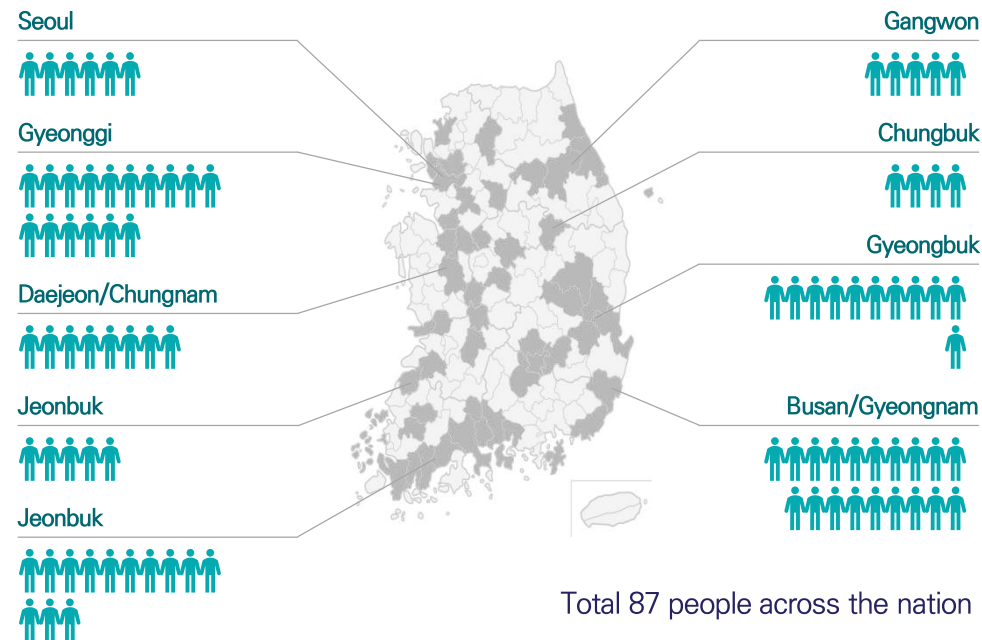
Corporate appraisal

Special appraisal

Overseas appraisal

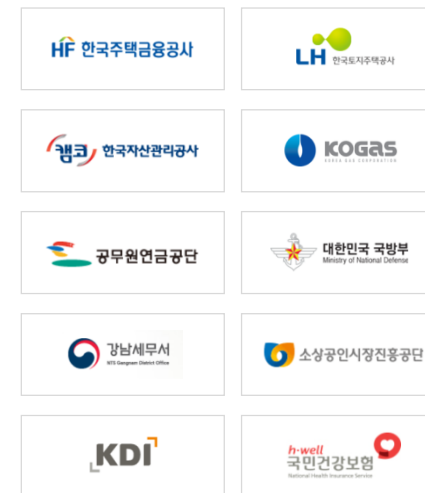
### Appraisal of officially assessed land price

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



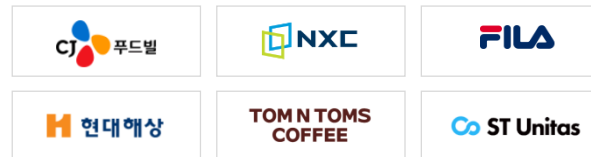
#### Special equipment



#### Ship



#### Trademark



## Business areas and Major clients



**Appraisal**  
Appraisal

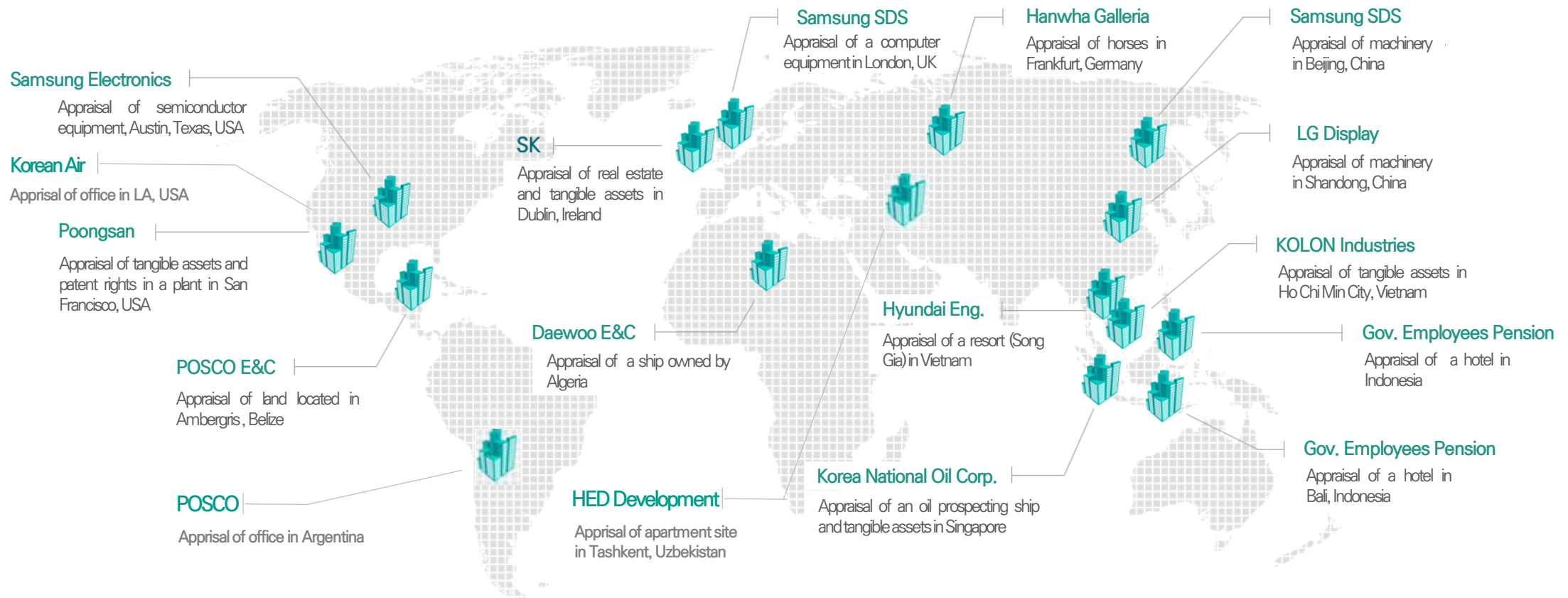


**Investment advisory**  
Investment Advisory



**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
 <b>DAEKYO</b> 대교	the market price analysis of company properties	market value analysis	February, 2022
 <b>LOTTE</b> HOTELS & RESORTS	the market price analysis of overseas company properties	market value analysis	February, 2022
 <b>농협네트웍스</b>	the feasibility analysis of a property in Gyeyang-gu, Incheon	location analysis	September, 2022
 <b>GS</b> 리테일	the location analysis of a property in Suwon, Gyeonggi-do	location analysis	September, 2022
 <b>CW</b> 건설근로자공제회 Construction Workers Mutual Aid Association	the market analysis in LA, USA	market analysis	September, 2022
 <b>KOREAN AIR</b>	Investment Property Impairment Review	market value analysis	October, 2022
 <b>stx</b> 엔진	the market price analysis of a property in Changwon	market value analysis	January, 2023
 <b>인천항만공사</b> INCHEON PORT AUTHORITY	the market price analysis of a property in Incheon	market value analysis	January, 2023
 <b>DOOSAN</b>	the market price analysis of a property in Seongnam	market value analysis	November, 2023
 <b>INMARK</b>	the market analysis in Paris, France	market analysis	December, 2023












## Business areas and Major Clients



## Purchase/sale

Purchase / sale of corporate real estates

Client	Case	Type	Date
 <b>GS 리테일</b>	Sale of a gas station in Sungui-dong, Nam-gu, Incheon	Sale	April, 2013
 <b>계룡건설</b>	Agency for sale of industrial complex in Sapgyo-eup, Yesan-gun, Chungcheongnam-do	Sale in lots	July, 2013
<b>재단법인 교정협회</b>	Sale of business facilities in Yeoksam-dong, Gangnam-gu, Seoul	Sale	December, 2013
 <b>KYOBO 교보생명</b>	Sale of business facilities in Ido 1-dong, Jeju-si, Jeju Special Self-Governing Province	Sale	May, 2014
 <b>SK 네트워크</b>	Sale of commercial facilities in Yeouido-dong, Yeongdeungpo-gu, Seoul	Sale	August, 2014
 <b>CHOIL 조일알미늄</b>	Sale of business facilities in Samseong-dong, Gangnam-gu, Seoul	Sale	February, 2016
 <b>HYUNDAI Rotem</b>	Sale of a factory site in Sam-dong, Uiwang-si, Gyeonggi-do	Sale	October, 2016
 <b>오비맥주(주)</b> Oriental Brewery Company	Sale of a factory located in Gongdan-dong, Gumi-si, Gyeongsangbuk-do	Sale	April, 2017
 <b>한국공인노무사회</b> Korea Certified Public Labor Attorneys Association	Purchase of office facilities for company building use	Purchase	January, 2019
 <b>COSLINE</b> 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 (5F, Wooyoung Plaza, Maetan-dong)	+82 31) 268-4855	0505-182-4575
	Gyeongin branch	21344	20, Cheyukgwang-ro, Bupyeong-gu, Incheon (unit No.802, 8F, Urim Plaza, Samsan-dong)	+82 32) 528-8811	0505-182-3232
	Bukbu branch	10402	31-10, Jeongbalsan-ro, Ilsandong-gu, Goyang-si, Gyeonggi-do (unit no. 602, Parkplaza, Janghang-dong)	+82 31) 932-0072	0303-09-50-0073
	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	46297	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	51452	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