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# 01 Financial Highlights ('23.2Q)



- ✓ For FY 10, the target dividend was achieved with KRW 91 for DPS (dividend per share) and 7.28% for IAD (indicated annual dividend)
- ✓ FY 11 dividend per share is also expected to be KRW 91 for DPS from disposal transaction of two gas stations .

## Consolidated Financial Highlights

Unit : KRW 100 M / K-IFRS Consolidated

구분	FY10, '23 3Q (Current)	FY9, '23 2Q (Previous)	an increase or decrease	
			in amount	%
Operating Revenue	322	305	16	5.0%
Net Profit	141	35	106	75.2%
EBITDA	249	272	(23)	(9.1%)
Asset	44,322	31,176	13,146	29.7%
Liability	34,005	21,669	12,336	36.3%
Equity	10,317	9,507	810	7.9%
EBITDA Margin	77%	89%	-	-
Borrowings/ EBITDA (Dividend) <sup>1)</sup>	30.2	17.6	-	-
DPS (KRW)	91.0	66.0	-	-
IAD <sup>2)</sup>	7.28%	5.28%	-	-

1) The settlement cycle of 3 months and borrowings/EBITDA figures calculated based on annually converted EBITDA

2) Calculated based on the public offering price of KRW 5,000.  
(KRW 66 per share\*annual conversion) / Public offering price of KRW 5,000

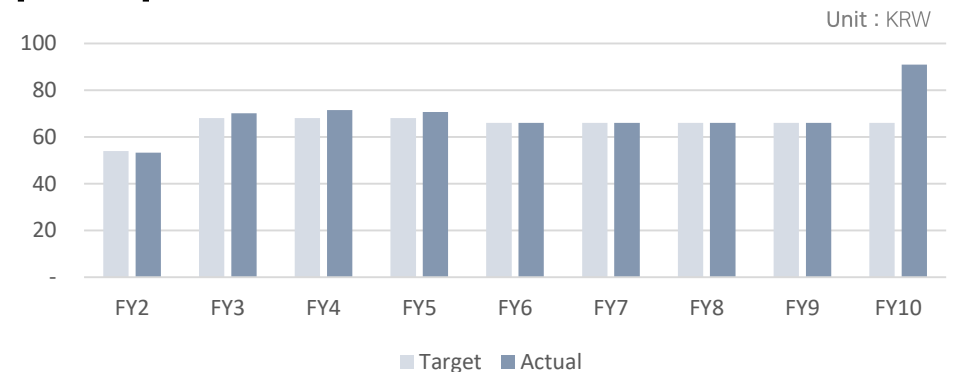
## Dividend

Unit : KRW

Period	Total Dividend	DPS		Payment Date
		Target	Actual	
FY 9, '23.2Q	KRW 13 B	66	66	Sep. 13, 2023
FY 10, '23.3Q	KRW 18 B	66	91	Dec.22, 2023(E)
FY 11, '23.4Q(E)	-	66	91(E)	End of Mar. 2024 (E)

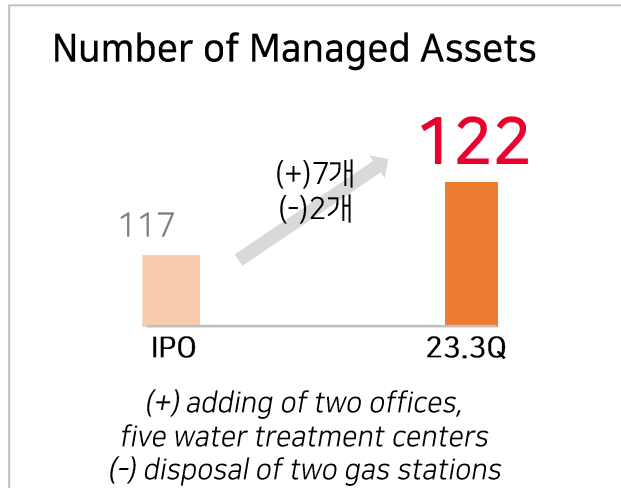
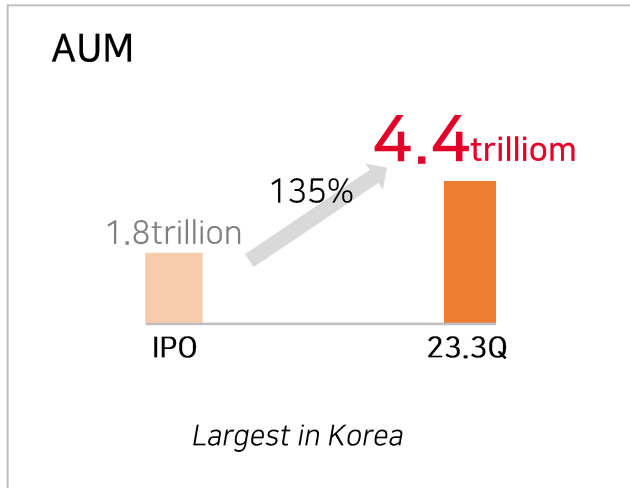
- The expected total dividends and expected DPS for FY 11 was approved at the FY 7 general shareholders' meeting for KRW66. Above the expected DPS of KRW 91 is the company's aims including special dividends from disposal transaction of two gas stations and considering new share issues.

### [DPS Trend]



✓ SK REIT holds the largest AUM(at 4.4trillion) and highest credit rating(AA-) in Korea.

Unit : KRW



### 2023 Annual Dividend<sup>3)</sup>

AID (Based on KRW 5,000)	<b>6.28%</b>
DPS	<b>314원</b>
1Q	66
2Q	66
3Q	91
4Q(E)	91

### Credit Rating

**AA-**

The only and highest rating in Korea

### Vacancy Rate

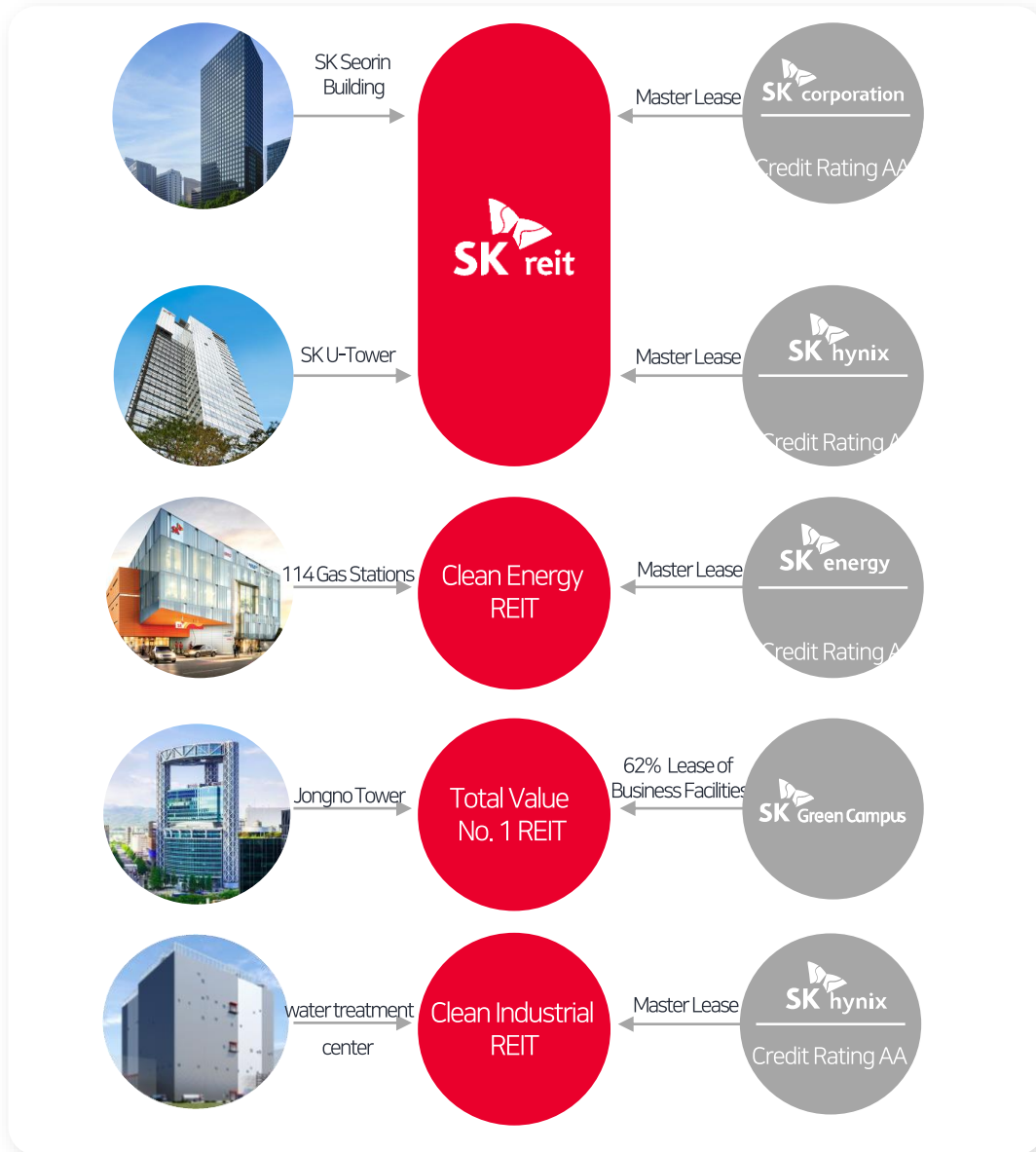
**0.0%**

SK Group as long term master lease

### Ownership

	IPO	23.3Q
SK Inc.	50.0%	<b>32.4%</b>
Major Institutional	27.4%	<b>33.6%</b>
Foreign	1.3%	<b>7.9%</b>

Including FTSE EPRA Nareit Global Index



## Master Lease & Triple Net

Master Lease of SK Inc. (AA+), SK Hynix (AA), and SK Energy (AA), Vacancy risk hedge

Administrative expenses, insurance premiums, taxes and dues, and CAPEX expenses are paid by the lessee

## Inflation Linked

Inflation hedge with CPI-linked rent increase

- SK Seorin Bldg.: Seoul CPI-linked (once a year)
- SK U-Tower: Gyeonggi CPI-linked (once a year, max 5.0%)
- Gas Stations: Nationwide CPI-linked (once a year after initial fix for 5 years)
- Water treatment Centers: Gyeonggi CPI-linked (once a year, max 5.0%)

*※ In July 2023, Seorin Building rised +4.5% and U Tower +5.0%.*

## Sponsored REITs

Access to Quality Assets, Discovery of Synergy Assets Linked to Group Business, Tenant Stability

# 05 Summary of Assets



Classification	SK Seorin Building	SK Energy Gas Stations	SK U-Tower	Jongno Tower	water treatment Center
Location	99 Seorin-dong, Jongro-gu, Seoul	116 nationwide	25-1 Jeongja-dong, Bundang-gu, Seongnam-si	6, Jongno 2ga, Jongno-gu, Seoul	1-17 Gajwa-ri, Bubal-eup, Icheon-s
Asset type	Office	Gas station	Office	Office(74%) & Retail(26%)	Industrial
Total floor area	83,828m <sup>2</sup> (25,358py)	85,369m <sup>2</sup> (25,822py)	86,804m <sup>2</sup> (26,258py)	60,600.6m <sup>2</sup> (18,332py)	146,713.61m <sup>2</sup> (44,381py)
Land area	5,779m <sup>2</sup> (1,748py)	170,942m <sup>2</sup> (51,710py)	9,967.80m <sup>2</sup> (3,015py)	5,007.9m <sup>2</sup> (1,514.9py)	46,144m <sup>2</sup> (13,959py)
Purchase price (Purchase date)	KRW 1,003.0billion (July 6, 2021)	KRW 766.4billion (July 7, 2021; Nov. 25, 2021)	KRW 507.2billion (June 9, 2022)	KRW 621.5billion (Dec. 19, 2022)	KRW 1,120.3billion (Sep 25, 2023)
Appraisal-consultation Value <sup>(1)</sup>	KRW 1,118.5billion <b>+11.5%</b>	KRW 869.3billion <b>+13.4%</b>	KRW 548.6billion <b>+8.2%</b>	KRW 665.8billion <b>+7.1%</b>	KRW 1,123.4billion
Tenant	SK Inc. (NICE Investors Service AA+, May 24, 2021)	SK Energy (NICE Investors Service AA, Mar. 24, 2021)	SK Hynix (NICE Investors Service AA, June 29, 2021)	Major tenant: SK Green Campus	SK Hynix (NICE Investors Service AA, June 29, 2021)
Rental-escalation Structure	Linked with CPI-increase rate for Seoul for previous year (Threshold: 1.5%)	(One to five years) Rental fixed (At least six years) Linked with nationwide CPI-increase rate for previous year	Linked with CPI-increase rate for Gyeonggi for previous year (Threshold: 1.5%, Cap: 5.0%)	3% rent/management cost compared to previous year	Linked with CPI-increase rate for Gyeonggi for previous year (Threshold: 2.0%, Cap: 5.0%)
Who bears the management cost <sup>(2)</sup>	Triple net	Triple net	Triple net	Market practice applied	Triple net

Note 1) Appraisal consultation fulfilled by Kyungil Appraisal Corporation, as of June 31, 2023

Note 2) Management cost Triple Net: Tenant bears maintenance costs, insurance premiums, taxes and public imposts

## Consolidated BS (Unit: 100 millions of KRW)

	FY 8 ('23.03.31)	FY 9 ('23.06.30)	FY 10 ('23.09.30)
<b>Current Assets</b>	<b>707</b>	<b>802</b>	<b>2,403</b>
Cash and cash equivalents	656	746	1,239
Other current assets	51	56	1,165
<b>Non-current Assets</b>	<b>30,420</b>	<b>30,375</b>	<b>41,919</b>
Long-term financial instruments	75	75	75
Investment properties	30,345	30,300	41,844
<b>Total assets</b>	<b>31,127</b>	<b>31,176</b>	<b>44,322</b>
<b>Current liabilities</b>	<b>6,975</b>	<b>5,909</b>	<b>20,733</b>
Short-term borrowings	3,645	2,447	3,524
Debentures	3,199	3,200	6,560
liquid long-term debt	-	-	10,366
Other current liabilities	130	262	283
<b>Non-current liabilities</b>	<b>14,550</b>	<b>15,760</b>	<b>13,272</b>
Long-term borrowing	12,319	13,519	9,661
Debentures	1,308	1,321	1,330
Leasehold deposits received	831	834	1,666
Other non-current liabilities	92	86	615
<b>Total liabilities</b>	<b>21,525</b>	<b>21,669</b>	<b>34,005</b>
Controlling Share	<b>9,602</b>	<b>9,507</b>	<b>9,517</b>
Share Capital	983	983	983
Other paid-in capital	8,674	8,657	8,559
Retained earnings	(55)	(132)	(25)
Non-controlling Share	-	-	801
<b>Total equity</b>	<b>9,602</b>	<b>9,507</b>	<b>10,317</b>
<b>Total liabilities and equity</b>	<b>31,127</b>	<b>31,176</b>	<b>44,322</b>

## Non-Consolidated BS (Unit: 100 millions of KRW)

	FY 7 ('22.12.31)	FY 8 ('23.03.31)	FY 9 ('23.06.30)
<b>Current Assets</b>	<b>358</b>	<b>482</b>	<b>527</b>
Cash and cash equivalents	321	441	464
Other current assets	18	41	63
<b>Non-current Assets</b>	<b>23,325</b>	<b>23,288</b>	<b>26,454</b>
Long-term financial instruments	7,604	7,604	10,807
Investment properties	15,721	15,684	15,647
<b>Total assets</b>	<b>23,683</b>	<b>23,770</b>	<b>26,980</b>
<b>Current liabilities</b>	<b>4,449</b>	<b>3,380</b>	<b>12,668</b>
Short-term borrowings	1,199	-	-
Debentures	3,199	3,200	6,560
liquid long-term debt	-	-	6,007
Other current liabilities	51	180	102
<b>Non-current liabilities</b>	<b>9,627</b>	<b>10,837</b>	<b>4,846</b>
Long-term borrowing	7,832	9,029	3,028
Debentures	1,308	1,321	1,330
Leasehold deposits received	452	455	458
Other non-current liabilities	35	32	28
<b>Total liabilities</b>	<b>14,076</b>	<b>14,217</b>	<b>17,514</b>
Share Capital	983	983	983
Other paid-in capital	8,674	8,657	8,559
Retained earnings	(50)	(87)	(75)
<b>Total equity</b>	<b>9,607</b>	<b>9,553</b>	<b>9,466</b>
<b>Total liabilities and equity</b>	<b>23,683</b>	<b>23,770</b>	<b>26,980</b>

## Consolidated PL (Unit: millions of KRW)

	FY 8	FY 9	FY 10
	'23.01.01 ~'23.03.31	'23.04.01 ~'23.06.30	'23.07.01 ~'23.09.30
Operating Revenues	30,552	30,547	32,156
Operating Expenses	8,055	8,079	12,477
Operating Income	22,498	22,468	19,679
Finance costs	(18,900)	(19,014)	(20,241)
Interest income	550	471	485
Interest expenses	19,450	19,485	20,726
Non-operating profit	65	34	14,623
Other income	65	34	14,623
Other expenses	-	-	-
Profit Before Income Tax Expense	3,663	3,488	14,060
Income Tax Expenses	-	-	-
Net Income	3,663	3,488	14,060

## Non-Consolidated PL (Unit: millions of KRW)

	FY 8	FY 9	FY 10
	'23.01.01 ~'23.03.31	'23.04.01 ~'23.06.30	'23.07.01 ~'23.09.30
Operating Revenues	23,719	25,599	23,016
Operating Expenses	4,745	4,851	4,835
Operating Income	18,974	20,749	18,182
Finance costs	(13,184)	(13,179)	(13,743)
Interest income	255	223	196
Interest expenses	13,439	13,401	13,939
Non-operating profit	-	4	-
Other income	-	4	-
Other expenses	-	-	-
Profit Before Income Tax Expense	5,790	7,574	4,439
Net Income	-	-	-
Other comprehensive income	5,790	7,574	4,439

※ Fiscal year: at the end of March, June, September, and December each year



## Consolidated CF (Unit: millions of KRW)

	FY 8	FY 9	FY 10
	'23.01.01 ~'24.03.31	'23.04.01 ~'24.06.30	'23.07.01 ~'23.09.30
<b>Cash flows from operating activities</b>	10,247	9,981	(95,920)
Cash generated by operating activities	26,393	26,260	(80,268)
Interest income received	322	305	320
Interest expenses paid	(16,449)	(16,575)	(15,972)
Income taxes paid	(19)	(7)	-
<b>Cash flows from investing activities</b>	8,000	(11,187)	(1,135,038)
Cash inflows	35,000	27,000	65,700
Cash outflows	(27,000)	(38,187)	(1,200,738)
<b>Cash flows from financing activities</b>	(19,899)	(814)	1,290,244
Cash inflows	247,074	224,010	1,554,272
Cash outflows	(266,973)	(224,824)	(264,028)
<b>Net increase in cash</b>	(1,652)	(2,020)	59,286
<b>Cash at the beginning of the year</b>	37,189	35,537	33,517
<b>Cash at the end of the year</b>	35,537	33,517	92,803

## Non-Consolidated CF (Unit: millions of KRW)

	FY 8	FY 9	FY 10
	'23.01.01 ~'24.03.31	'23.04.01 ~'24.06.30	'23.07.01 ~'23.09.30
<b>Cash flows from operating activities</b>	11,166	12,775	12,706
Cash generated by operating activities	14,130	13,993	16,404
Dividend received	7,857	9,734	6,663
Interest income received	287	219	134
Interest expenses paid	(11,087)	(11,181)	(10,518)
Income taxes paid	(20)	10	24
<b>Cash flows from investing activities</b>	15,000	-	(310,300)
Cash inflows	35,000	20,000	10,000
Cash outflows	(20,000)	(20,000)	(320,300)
<b>Cash flows from financing activities</b>	(19,899)	(782)	309,954
Cash inflows	247,074	224,000	560,000
Cash outflows	(266,973)	(224,782)	(250,046)
<b>Net increase in cash</b>	6,267	11,992	12,360
<b>Cash at the beginning of the year</b>	5,794	12,061	24,053
<b>Cash at the end of the year</b>	12,061	24,053	36,414

※ Fiscal year: at the end of March, June, September, and December each year

