



2024. 3.

01 Financial Highlights ('23.4Q)



- ✓ Operating revenue increased by 61% YoY (64% QoQ), EBITDA rose by 56% YoY (74% QoQ).
- ✓ The assets increased by 37% YoY due to the acquisition of the water treatment center in Sep. 23.

Financial Results in '24.4Q (FY11)

(K-IFRS consolidated basis,)

(KRW bn)	YoY			QoQ		
	'23	'22	Gap	'23.4Q	'23.3Q	Gap
Operating Revenue	145.9	90.4	61%	52.6	32.2	64%
EBITDA	129.4	83.1	56%	47.7	27.4	74%
Asset	4,295	3,127	37%	4,295	4,432	(3%)
Liability	2,974	2,159	38%	2,974	3,401	(13%)
Equity	1,321	968	36%	1,321	1,032	28%
DPS (KRW)	314	274	15%	91	91	-

[Main Performances]

01 Acquisition of SK Hynix Water Treatment Center in Sep. 2023

- ✓ The Clean Industrial Reit (subsidiary reit) acquired 5 water treatment centers at KRW 1.1tn.

02 Special Dividends provided with Quarterly DPS 91 KRW

- ✓ The profit (KRW 12.9bn) from the disposal of 2 gas stations allowed to increased DPS for two quarters (KRW 66 → 99)

03 Equity Rose by 28% through Capital Increase in Oct. '23

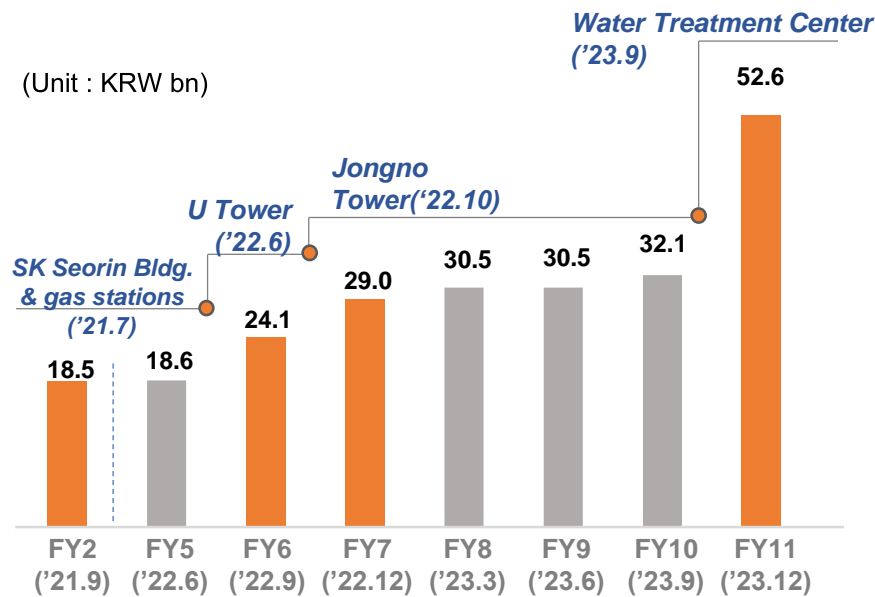
- ✓ The issue of new shares of KRW 0.3tn increased in capital by 28% QoQ, decreasing the liability by 13%.

- ✓ Operating Revenue increased from 18.5bn to 52.6bn through continuous asset acquisition.
- ✓ Acquisition of water treatment centers led to jump up to over 50bn OR with over 90% EBITDA Margin.

Operating Revenue

▶ Operating revenue increased along with acquiring new asset every year.

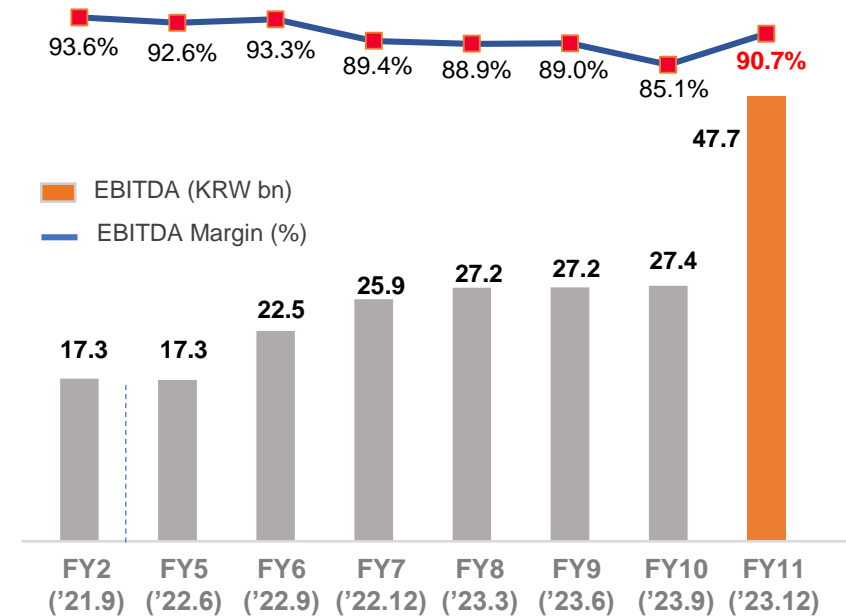
- ✓ The acquisition of water treatment center in Sep. 2023 led to more than KRW 50bn of operating revenue.



EBITDA Margin

▶ EBITDA increased steadily, recovering of 90% E/M

- ✓ High-level EBITDA Margin is thanks to Triple-Net lease structure (all costs paid by tenants).

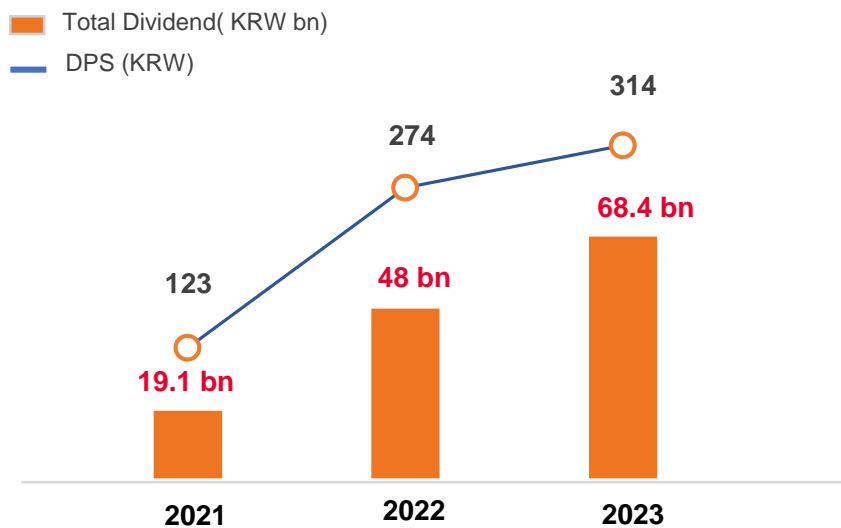


- ✓ SK Reit continues to increase total amounts of the dividend since its establishment.
- ✓ In 2024, DPS of 66 approved in the shareholders meeting, and expect special dividends as well.

Dividend Trend

➤ **Steadily increased the total amount of dividend and DPS per annum**

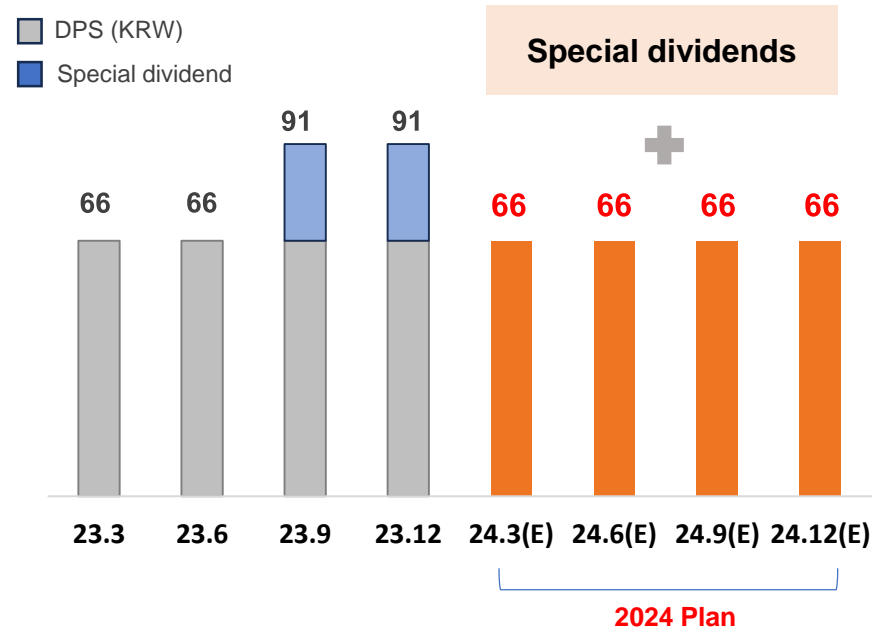
- ✓ Despite the higher interest rate, increased DPS for 3 years since 2021.



Dividend Policy in 2024

➤ **Plans to quarterly DPS of 66 KRW in '2024**

- ✓ Expect special dividends through additional disposal of gas station assets going forward.



- ✓ Successfully issued Corporate Bond at the amount of 109b KRW in Feb. 2024.
- ✓ In terms of the stability of the debt structure, lowered the coupon rate compared to others.

Bond Issuance Results

▶ Successful large-scale fundraising achieving about 9 times the target amount.

- ✓ Enhanced the stability of borrowing structure for hedging against fluctuation in the short-term borrowing market

	2 nd -1	2 nd -2	3 rd *	Sum
Purpose	repayment of short-term bonds (3 month)			
Maturity	1 yr	1.5 yr	3 yr	-
Amount	49 bn	50 bn	10 bn	109 bn
Coupon rate	4.129% (+ 25bp)	4.172% (+ 24bp)	4.329% (2 nd -1.+ 20bp)	4.167%
Demand Forecast	598 bn (targets : 70 bn)		-	-


* 2nd bonds issued in public, but 3rd in private.

Coupon Rate Comparison

▶ The Lowest coupon rate achieved among other reits.

- ✓ Compared to other reits, achieved by 1%~ 3%p lower coupon rate along with the lowest credit spread as well.

	SK reit	K reit	I reit	L reit
Credit Rating	AA-	A-	A-	A+
Issue Date	'24.2	'24.2	'23.11	'23.7
Coupon rate	4.16%	6.8%	7.0%	5.09%
Credit Spread	+25bp	+214bp	+177bp	+93bp

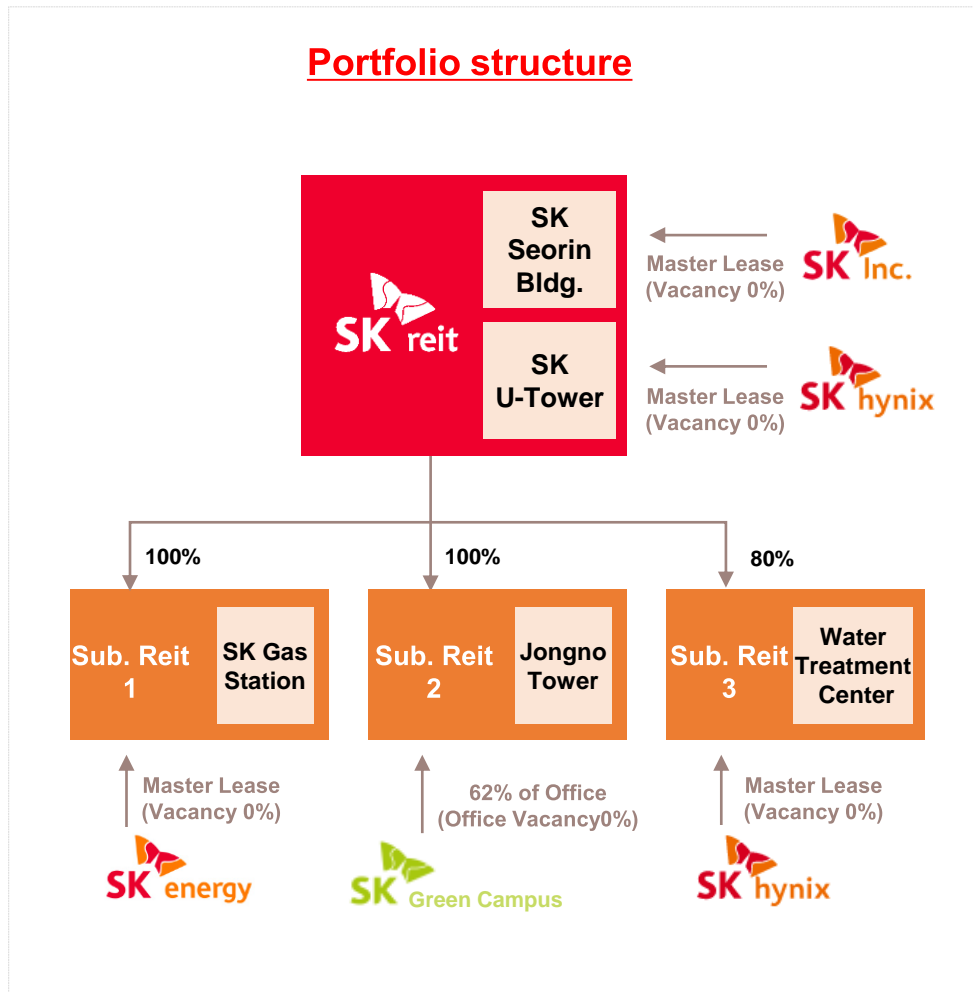
<p>AUM (acquisition cost base)</p> <p>KRW 4.2 Trillion</p> <p>▶ The largest AUM in reits</p> 	<p>Number of Assets ('23. 12. 31)</p> <p>122</p> <ul style="list-style-type: none"> 3 Offices 114 Gas Stations 5 Water Treatment Centers 	<p>Market Capitalization ('24.3.8)</p> <p>KRW 1.1 Trillion</p> <p>▶ The only reit over 1 tn</p> 	<p>Shareholders ('23. 12. 31)</p> <ul style="list-style-type: none"> SK Inc. 32.4% Institutional 34.8% (Above 1%) Foreigners 8.0%
<p>Credit Rating</p> <p>AA-</p> <p>▶ The only /highest in reits</p> 	<p>Vacancy Rate ('23. 12. 31)</p> <p>0.0%</p> 	<p>Dividend yield¹ ('23. 12. 31)</p> <p>7.89%</p> <p>'DPS : KRW 314 in '23</p> 	<p>Dividend Policy</p> <p>4 Times (Mar., June., Sept., Dec.)</p> <p>▶ First implemented Quarterly Dividend Policy in reits</p> 

1) based on closing price in '23'(3,980 KRW)

04 OVERVIEW (2) Portfolio structure



- ✓ Major distinguished characteristics of SK reit are long-term master lease, inflation-linked rent, and a sponsor reit of SK Group, No.2 Conglomerate in Korea.



Master Lease

Master Lease* of SK Inc. (AA+), SK Hynix (AA), and SK Energy (AA)

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

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%)
- Gas Stations: Nationwide CPI-linked (once a year after initial 5 yrs)
- Water treatment Centers: Gyeonggi CPI-linked (once a year, max 5%)

※ Rent increase results in '23: Seorin Bldg.(+4.5%), U Tower(+5%), Jongno Tower (+3%, office)

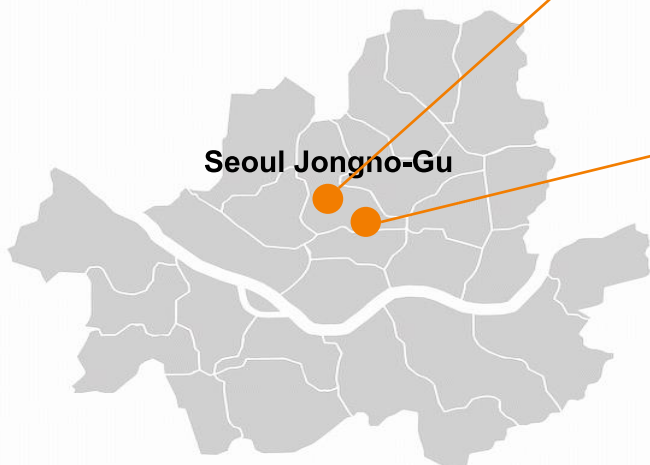
Sponsor REIT

Easy access to quality assets, incorporation of synergy related to SK group Biz, and tenant stability

- ✓ 55% of the AUM consists of landmark offices located in the core biz districts of CBD/BBD.
- ✓ Estimate significant value appreciation relative to acquisition prices.

Offices

▶ Based on the recent appraisal value (AUM), approx. 55% is comprised of "office" properties located in the core business districts of Seoul and Bundang.



▶ **Seorin Building; SK Group HQ**

- ✓ SK Group Headquarters since 1999

Acquisition	1,003 KRW Bn	'21.7.6
Current	1,292 KRW Bn	'23.12.31

+28.8%



▶ **Jongno-Tower; SK Greencampus HQ**

- ✓ SK Group's eco-friendly biz units gathered, leasing 60% of the workspace

Acquisition	621.5 KRW Bn	'22.10.19
Current	669.2 KRW Bn	'23.12.31

+7.7%



▶ **SK U-Tower; SK Hynix Bundang HQ**

- ✓ A core hub for SK Hynix R&D Center

Acquisition	507.2 KRW Bn	'22.6.30
Current	611.1 KRW Bn	'23.12.31

+20.5%

- ✓ 48% of 114 gas stations are located in the metropolitan area with excellent zoning.
- ✓ The Water Treatment Centers are the essential facilities of SK Hynix semiconductor biz.

Gas stations

▶ 114 gas stations operated by SK Energy

- ✓ 48% of all gas stations are located in Seoul and the metropolitan area.

Acquisition	KRW 766.4 Bn	'21.7.7	+18.5%
Current	KRW 908.5 Bn	'23.12.31	



Seoul Bak-Mi gas station



Ulsan Dal-dongmak gas station



Water Treatment Centers

▶ Essential facilities for SK Hynix core business

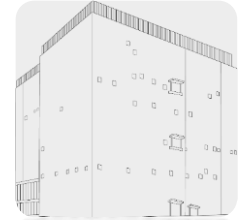
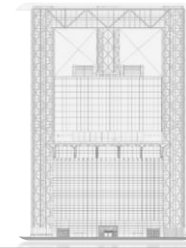
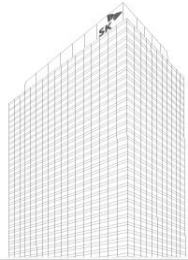
- ✓ Generate excellent cash inflow due to high Capitalization Rate of 7.3%

Acquisition	1,120 KRW Bn	'23.9.25
Book Value	1,183 KRW Bn	'23.12.31



At Icheon campus

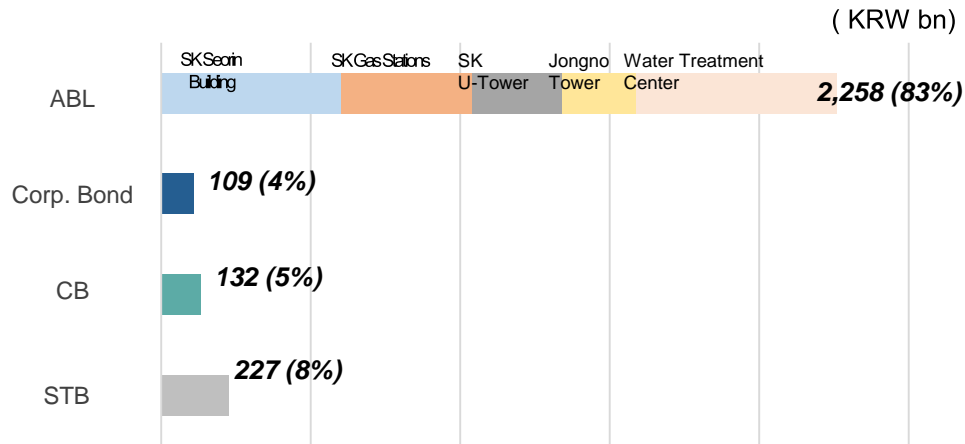
05 [Appendix] Asset Status



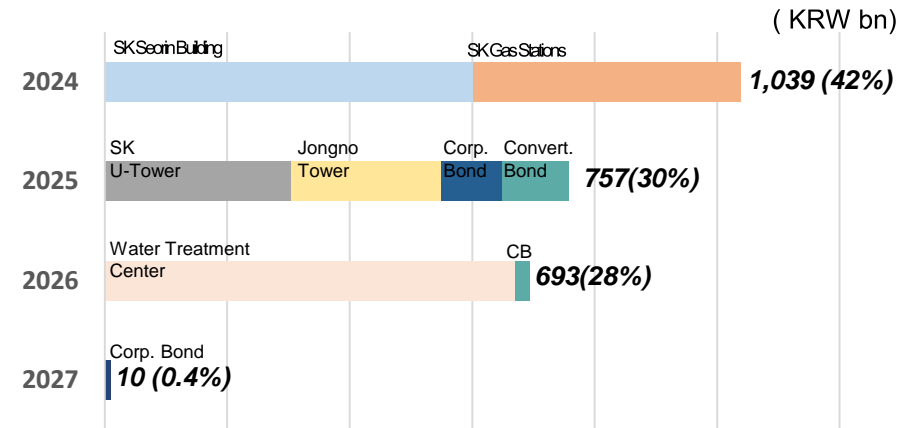
	SK Seorin Building	SK Energy Gas Stations	SK U-Tower	Jongno Tower	Water Treatment Centers
Key-Character	<ul style="list-style-type: none"> HQ of SK Group Near Gwanghwamun Station (5minutes) 	<ul style="list-style-type: none"> Operated by SK Energy Located in the metropolitan area (48%) 	<ul style="list-style-type: none"> HQ of SK Hynix Near Jeongja Station (2minutes) 	<ul style="list-style-type: none"> HQ of SK Green Campus Close to Jonggak Station (linked to the station) 	<ul style="list-style-type: none"> SK Hynix Icheon Campus Essential facilities for semiconductor manufacturing
Location	99 Seorin-dong, Jongro-gu, Seoul	114 nationwide	25-1 Jeongja-dong, Bundang-gu, Seongnam-city	6, Jongno 2ga, Jongno-gu, Seoul	1-17 Gajwa-ri, Bubal-eup, Icheon-city
Gross Floor Area	5,779㎡ (1,748py)	170,942㎡ (51,710py)	9,967.80㎡ (3,015py)	5,007.9㎡ (1,514.9py)	46,144㎡ (13,959py)
Land area	83,828㎡ (25,358py)	85,369㎡ (25,822py)	86,804㎡ (26,258py)	60,600.6㎡ (18,332py)	146,713.61㎡ (44,381py)
Acquisition price (Acquisition date)	KRW 1,003.0 Bn (July 6, 2021)	KRW 766.4 Bn (July 7, 2021; Nov. 25, 2021)	KRW 507.2 Bn (June 9, 2022)	KRW 621.5 Bn (Dec. 19, 2022)	KRW 1,120.3 Bn (Sep 25, 2023)
'23.12 Estimated Value	KRW 1,292.1 Bn [+28.8%]	KRW 908.5 Bn [+18.5%]	KRW 611.1 Bn [+20.5%]	KRW 669.2 Bn [+7.7%]	KRW 1,183.2 Bn [+5.5%]
Master Lease Tenant	SK Inc. (AA+, Sep, 2022)	SK Energy (AA, May., 2022)	SK Hynix (AA, June, 2022)	Major tenant: SK Green Campus	SK Hynix (AA, June, 2022)
Period of Lease	5year (+5year)	10year (+5year)	5year (+5year)	Office WALE 3.1year	10year (+10year)
Expiration of Lease	'26.6.29 (+5year)	'31.6.29 (+5year)	'27.6.29 (+5year)	'27.2.28(SK Green Campus)	'33.9.24(+10year)
Rent Rate ('23 end)	4.17% (KRW 41.8B/year)	4.20% (KRW 32.2B/year)	4.31% (KRW 21.8B/year)	<ul style="list-style-type: none"> Face Rent : KRW 22B/year Maintenance : KRW 0.85B/year 	6.4% (71.7B/year)
Escalation	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%)
Major Rent Condition	<ul style="list-style-type: none"> Master-Lease + Triple Net, Capex: tenant burden Tenant Preferred Acquisition Negotiation Right 			<ul style="list-style-type: none"> Expenses, etc: Market apply External lease maturity or early redemption: SK increase leased space (~100%) 	<ul style="list-style-type: none"> M/L + Triple Net Tenant Capex burden and holding ROFR

Loan status

Loan breakdown



Loan maturity distribution



Status in detail

(KRW bn)	Sum	Asset based Loan					Reit based Loan					
		SK Seorin Building	SK Gas Stations	SK U-Tower	Jongno Tower	Water Treatment Center	2 nd -1. Bond	2 nd -2. Bond	3 rd Bond	2 nd CB	3 rd CB	Short Term Bond
Loan	2,739	602	437	304	245	670	49	50	10	109	23	2270
Int.	3.75% (Avg.)	2.08%	2.08%	4.65% (Avr.)	4.82%	5.36% (Avr.)	4.13%	4.17%	4.33%	4.00%	3.50%	4.05%
Exp.	-	'24-07-06	'24-07-07	'25-06-30	'25-06-30	'25-10-13	'25-02-21	'25-08-22	'27-08-22	'25-12-12	'26-03-15	'24-06-19

Consolidated BS

(Unit: KRW bn)	FY 8	FY 9	FY 10	FY 11
	'24.1Q	'24.2Q	'24.3Q	'24.4Q
Current Assets	71	80	240	112
Cash and cash equivalents	66	75	124	101
Other current assets	5	6	117	11
Non-current Assets	3,042	3,038	4,192	4,184
Long-term financial instruments	8	8	8	8
Investment properties	3,035	3,030	4,184	4,176
Total assets	3,113	3,118	4,432	4,296
Current liabilities	698	591	2,073	1,401
Short-term borrowings	365	245	352	0
Debentures	320	320	656	336
liquid long-term debt	-	-	1,037	1,037
Other current liabilities	13	26	28	28
Non-current liabilities	1,455	1,576	1,327	1,573
Long-term borrowing	1,232	1,352	966	1,210
Debentures	131	132	133	134
Leasehold deposits received	83	83	167	168
Other non-current liabilities	9	9	62	61
Total liabilities	2,153	2,167	3,401	2,974
Controlling Share	960	951	952	1,240
Share Capital	98	98	98	135
Other paid-in capital	867	866	856	1,117
Retained earnings	(6)	(13)	(3)	(11)
Non-controlling Share	-	-	80	81
Total equity	960	951	1,032	1,321
Total liabilities and equity	3,113	3,118	4,432	4,296

Non-Consolidated BS

(Unit: KRW bn)	FY 8	FY 9	FY 10	FY 11
	'24.1Q	'24.2Q	'24.3Q	'24.4Q
Current Assets	36	48	53	36
Cash and cash equivalents	32	44	46	30
Other current assets	2	4	6	6
Non-current Assets	2,333	2,329	2,645	2,642
Long-term financial instruments	760	760	1,081	1,081
Investment properties	1,572	1,568	1,565	1,561
Total assets	2,368	2,377	2,698	2,677
Current liabilities	445	338	1,267	2,677
Short-term borrowings	-	-	-	-
Debentures	-	-	656	336
liquid long-term debt	-	-	601	601
Other current liabilities	5	18	10	8
Non-current liabilities	963	1,084	485	486
Long-term borrowing	783	903	303	303
Debentures	131	132	133	134
Leasehold deposits received	45	46	46	46
Other non-current liabilities	4	3	3	3
Total liabilities	1,408	1,422	1,751	1,430
Share Capital	98	98	98	135
Other paid-in capital	867	866	856	1,117
Retained earnings	(5)	(9)	(8)	(5)
Total equity	961	955	947	1,247
Total liabilities and equity	2,368	2,377	2,698	2,677

Consolidated PL

(Unit: KRW bn)	FY 8	FY 9	FY 10	FY 11
	'24.1Q	'24.2Q	'24.3Q	'24.4Q
Operating Revenues	30.6	30.6	32.2	52.6
Operating Expenses	8.1	8.1	12.5	16.8
Operating Income	22.5	22.5	19.7	35.8
Finance costs	18.9	19.0	20.2	31.0
Interest income	0.6	0.5	0.5	0.6
Interest expenses	19.5	19.5	20.7	31.6
Non-operating profit	0.1	-	14.6	-
Other income	0.1	-	14.6	-
Other expenses	-	-	-	-
Profit Before Income Tax Expense	3.7	3.5	14.1	4.8
Income Tax Expenses	-	-	-	-
Net Income	3.7	3.5	14.1	4.8

Non-Consolidated PL

(Unit: KRW bn)	FY 8	FY 9	FY 10	FY 11
	'24.1Q	'24.2Q	'24.3Q	'24.4Q
Operating Revenues	23.7	25.6	23.0	34.2
Operating Expenses	4.8	4.9	4.8	4.9
Operating Income	19.0	20.8	18.2	29.3
Finance costs	13.2	13.2	13.7	13.8
Interest income	0.3	0.2	0.2	0.1
Interest expenses	13.4	13.4	13.9	13.9
Non-operating profit	-	-	-	-
Other income	-	-	-	-
Other expenses	-	-	-	-
Profit Before Income Tax Expense	5.8	7.6	4.4	15.4
Net Income	-	-	-	-
Other comprehensive income	5.8	7.6	4.4	15.4

Consolidated CF

(Unit: KRW bn)	FY 8	FY 9	FY 10	FY 11
	'24.1Q	'24.2Q	'24.3Q	'24.4Q
Cash flows from operating activities	10.3	10.0	(95.9)	122.5
Cash generated by operating activities	26.4	26.3	(80.3)	150.7
Interest income received	0.3	0.3	0.3	0.5
Interest expenses paid	(16.5)	(16.6)	(16.0)	(28.7)
Income taxes paid	-	-	-	-
Cash flows from investing activities	8.0	(11.2)	(1,135.0)	12.6
Cash inflows	35.0	27.0	65.7	31.1
Cash outflows	(27.0)	(38.2)	(1,200.7)	(18.4)
Cash flows from financing activities	(19.9)	(0.8)	1,290.2	(144.6)
Cash inflows	247.1	224.0	1,554.3	1,109.0
Cash outflows	(267.0)	(224.8)	(264.0)	(1,253.6)
Net increase in cash	(1.7)	(2.0)	59.3	(9.4)
Cash at the beginning of the year	37.2	35.5	33.5	92.8
Cash at the end of the year	35.5	33.5	92.8	83.4

Non-Consolidated CF

(Unit: KRW bn)	FY 8	FY 9	FY 10	FY 11
	'24.1Q	'24.2Q	'24.3Q	'24.4Q
Cash flows from operating activities	11.2	12.8	12.7	18.2
Cash generated by operating activities	14.1	14.0	16.4	13.4
Dividend received	7.9	9.7	6.7	17.8
Interest income received	0.3	0.2	0.1	0.2
Interest expenses paid	(11.1)	(11.2)	(10.5)	(13.2)
Income taxes paid	-	-	-	-
Cash flows from investing activities	15.0	-	(310.3)	10.0
Cash inflows	35.0	20.0	10.0	10.0
Cash outflows	(20.0)	(20.0)	(320.3)	-
Cash flows from financing activities	(19.9)	(0.8)	310.0	(35.1)
Cash inflows	247.1	224.0	560.0	866.1
Cash outflows	(267.0)	(224.8)	(250.1)	(901.2)
Net increase in cash	6.3	12.0	12.4	(6.9)
Cash at the beginning of the year	5.8	12.1	24.1	92.8
Cash at the end of the year	12.1	24.1	36.4	29.5

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