

**ESR Kendall Square Asset No.1 REIT
Co., Ltd.**

Financial Statements

November 30 and May 31, 2021

ESR Kendall Square Asset No.1 REIT Co., Ltd.

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Independent Auditor's Report

(English Translation of a Report Originally Issued in Korean)

To the Board of Directors and Shareholders of
ESR Kendall Square Asset No.1 REIT Co., Ltd.

Opinion

We have audited the accompanying financial statements of ESR Kendall Square Asset No.1 REIT Co., Ltd. (the "Company") which comprise the statements of financial position as at November 30 and May 31, 2021, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the six-month periods then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of ESR Kendall Square REIT Co., Ltd. and its subsidiaries as at November 30 and May 31, 2021, and its financial performance and its cash flows for the six-month periods then ended in accordance with International Financial Reporting Standards as adopted by the Republic of Korea (Korean IFRS).

Basis for Opinion

We conducted our audit in accordance with Korean Standards on Auditing. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements of the Republic of Korea that are relevant to our audit of the financial statements and we have fulfilled our other ethical responsibilities in accordance with the ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

Without modifying our opinion, we draw attention to Note 3 to the financial statements of the Company. As discussed in Note 3 to the financial statements, the world including South Korea is facing uncertainty for severe economic conditions and prolonged situation due to the spread of Coronavirus disease 2019 (COVID-19) since the beginning of 2020. However, the ultimate effect of the recession on the financial position of the Company cannot presently be determined and, accordingly, no adjustments related to such uncertainties have been reflected in the accompanying financial statements.

Other Matter

Auditing standards and their application in practice vary among countries. The procedures and practices used in the Republic of Korea to audit such financial statements may differ from those generally accepted and applied in other countries.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Korean IFRS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Korean Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Korean Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatements of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events

or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Seoul, Korea

February 11, 2022

This report is effective as of February 11, 2022, the audit report date. Certain subsequent events or circumstances, which may occur between the audit report date and the time of reading this report, could have a material impact on the accompanying financial statements and notes thereto. Accordingly, the readers of the audit report should understand that there is a possibility that the above audit report may have to be revised to reflect the impact of such subsequent events or circumstances, if any.

ESR Kendall Square Asset No.1 REIT Co., Ltd.
Statements of Financial Position
November 30 and May 31, 2021

| <i>(in Korean won)</i> | Notes | November 30, 2021 | May 31, 2021 |
|---|----------|----------------------------|----------------------------|
| Assets | | | |
| Current assets | | | |
| Cash and cash equivalents | 4,19,20 | ₩ 15,223,428,614 | ₩ 18,603,863,151 |
| Other financial assets | 6,19,20 | 903,342,415 | 890,310,185 |
| Other assets | 7 | 1,005,328,787 | 569,298,752 |
| Current tax assets | | <u>9,225,070</u> | <u>22,780</u> |
| | | <u>17,141,324,886</u> | <u>20,063,494,868</u> |
| Non-current assets | | | |
| Long-term financial assets | 5,10,20 | 25,440,479,751 | 21,373,453,740 |
| Investment properties | 8,11 | 1,136,814,713,064 | 975,741,830,154 |
| Other non-current assets | 6,19,20 | <u>2,546,515,281</u> | <u>1,269,836,220</u> |
| | | <u>1,164,801,708,096</u> | <u>998,385,120,114</u> |
| Total assets | | <u>₩ 1,181,943,032,982</u> | <u>₩ 1,018,448,614,982</u> |
| Liabilities | | | |
| Current liabilities | | | |
| Other financial liabilities | 9,19,20 | ₩ 6,510,495,816 | ₩ 6,850,628,381 |
| Other current liabilities | 10 | <u>1,240,583,981</u> | <u>3,832,230,522</u> |
| | | <u>7,751,079,797</u> | <u>10,682,858,903</u> |
| Non-current liabilities | | | |
| Long-term borrowings | 11,19,20 | 614,390,906,714 | 446,569,500,855 |
| Other non-current financial liabilities | 9,10,20 | 23,891,198,594 | 19,616,040,912 |
| Other non-current liabilities | 10 | <u>2,870,994,465</u> | <u>-</u> |
| | | <u>641,153,099,773</u> | <u>466,185,541,767</u> |
| Total liabilities | | <u>648,904,179,570</u> | <u>476,868,400,670</u> |
| Equity | | | |
| Share capital | 12 | 53,854,900,000 | 53,854,900,000 |
| Other paid-in-capital | 12 | 477,541,691,480 | 478,351,691,480 |
| Retained earnings | 13 | <u>1,642,261,932</u> | <u>9,373,622,832</u> |
| Total equity | | <u>533,038,853,412</u> | <u>541,580,214,312</u> |
| Total liabilities and equity | | <u>₩ 1,181,943,032,982</u> | <u>₩ 1,018,448,614,982</u> |

The above statements of financial position should be read in conjunction with the accompanying notes.

ESR Kendall Square Asset No.1 REIT Co., Ltd.
Statements of Comprehensive Income
Six-Month Periods Ended November 30 and May 31, 2021

| <i>(in Korean won)</i> | Notes | November 30, 2021 | | May 31, 2021 | |
|--|-------|-------------------|-----------------------|--------------|-----------------------|
| Operating revenues | 16 | ₩ | 30,055,260,168 | ₩ | 23,710,051,451 |
| Operating expenses | 17 | | <u>14,831,125,049</u> | | <u>9,791,792,176</u> |
| Operating profit | | | <u>15,224,135,119</u> | | <u>13,918,259,275</u> |
| Non-operating income | | | | | |
| Financial income | 18 | | 94,127,202 | | 53,011,363 |
| Other income | | | <u>1,519,016</u> | | <u>50</u> |
| | | | <u>95,646,218</u> | | <u>53,011,413</u> |
| Non-operating expense | | | | | |
| Financial expenses | 18 | | 8,580,939,985 | | 6,086,011,670 |
| Other expenses | | | <u>-</u> | | <u>11</u> |
| | | | <u>8,580,939,985</u> | | <u>6,086,011,681</u> |
| Profit before income tax expenses | | | 6,738,841,352 | | 7,885,259,007 |
| Income tax expenses | 14 | | <u>-</u> | | <u>-</u> |
| Profit for the period | | ₩ | <u>6,738,841,352</u> | ₩ | <u>7,885,259,007</u> |
| Other comprehensive income | | | <u>-</u> | | <u>-</u> |
| Total comprehensive income for the period | | ₩ | <u>6,738,841,352</u> | ₩ | <u>7,885,259,007</u> |
| Earnings per share | | | | | |
| Basic and diluted earnings per share | 15 | ₩ | 626 | ₩ | 788 |

The above statements of comprehensive income should be read in conjunction with the accompanying notes.

ESR Kendall Square Asset No.1 REIT Co., Ltd.
Statements of Changes in Equity
Six-Month Periods Ended November 30 and May 31, 2021

(in Korean won)

| | Equity attributable to equity holders of the Parent Company | | | |
|--|--|------------------------------|--|--------------------------|
| | Share capital | Other paid-in-capital | Retained earnings (accumulated deficit) | Total |
| Balance at December 1, 2020 | ₩ 500,000,000 | ₩ - | ₩ (51,636,175) | ₩ 448,363,825 |
| Increase in issued capital | 53,354,900,000 | 479,891,691,480 | - | 533,246,591,480 |
| Integrity of deficit | - | (1,540,000,000) | 1,540,000,000 | - |
| Profit for the period | - | - | 7,885,259,007 | 7,885,259,007 |
| Balance at May 31, 2021 | ₩ 53,854,900,000 | ₩ 478,351,691,480 | ₩ 9,373,622,832 | ₩ 541,580,214,312 |
| Balance at June 1, 2021 | ₩ 53,854,900,000 | ₩ 478,351,691,480 | ₩ 9,373,622,832 | ₩ 541,580,214,312 |
| Transfer of other paid-in-capital to retained earnings | - | (810,000,000) | 810,000,000 | - |
| Dividends | - | - | (15,280,202,252) | (15,280,202,252) |
| Profit for the period | - | - | 6,738,841,352 | 6,738,841,352 |
| Balance at November 30, 2021 | ₩ 53,854,900,000 | ₩ 477,541,691,480 | ₩ 1,642,261,932 | ₩ 533,038,853,412 |

The above statements of changes in equity should be read in conjunction with the accompanying notes.

ESR Kendall Square Asset No.1 REIT Co., Ltd.
Statements of Cash Flows
Six-Month Periods Ended November 30 and May 31, 2021

| <i>(in Korean won)</i> | November 30, 2021 | May 31, 2021 |
|---|--------------------------|----------------------------|
| Cash flows from operating activities | | |
| Profit for the period | ₩ 6,738,841,352 | ₩ 7,885,259,007 |
| Adjustments for: | | |
| Depreciation | 7,680,321,475 | 5,906,579,420 |
| Interest expense | 8,580,939,985 | 6,086,011,670 |
| Interest income | (94,127,202) | (53,011,363) |
| Other income | (303,501,669) | (229,085,922) |
| | <u>15,863,632,589</u> | <u>11,710,493,805</u> |
| Changes in operating assets and liabilities: | | |
| Decrease (increase) in account receivables | 21,214,870 | (837,361,890) |
| Increase in accrued income | (1,276,679,061) | (626,536,220) |
| Increase in prepaid expenses | (436,030,035) | (569,298,752) |
| Increase in trade payables | 680,430,214 | 2,593,628,588 |
| Increase in unearned revenue | 480,917,800 | - |
| Increase in value added tax withholdings | 101,931,793 | 531,418,203 |
| | <u>(428,214,419)</u> | <u>1,091,849,929</u> |
| Cash generated from operations | <u>22,174,259,522</u> | <u>20,687,602,741</u> |
| Interest received | 59,880,102 | 125,773 |
| Interest paid | (10,046,577,423) | (5,779,279,865) |
| Income taxes refunded (paid) | (9,202,290) | 38,630 |
| Net cash inflow from operating activities | <u>12,178,359,911</u> | <u>14,908,487,279</u> |
| Cash flows from investing activities | | |
| Disposal of long-term financial assets | 5,813,806,103 | - |
| Acquisition of investment properties (Land) | (40,660,182,565) | (343,807,732,271) |
| Acquisition of investment properties (Building) | (128,093,021,820) | (637,840,677,303) |
| Increase in other deposits | - | (643,300,000) |
| Increase in long-term financial assets | (9,880,832,114) | (21,373,453,740) |
| Net cash outflow from investing activities | <u>(172,820,230,396)</u> | <u>(1,003,665,163,314)</u> |
| Cash flows from financing activities | | |
| Increase in issued capital | - | 533,549,000,000 |
| Increase in long-term borrowings | 168,700,000,000 | 511,400,000,000 |
| Increase in leasehold deposits received | 4,041,348,200 | 23,134,744,950 |
| Repayment for current portion of long-term borrowings | - | (60,900,000,000) |
| Decrease in leasehold deposits received | (199,710,000) | - |
| Stock issuance fee | - | (302,408,520) |
| Dividends paid | (15,280,202,252) | - |
| Net cash inflow from financing activities | <u>157,261,435,948</u> | <u>1,006,881,336,430</u> |
| Net increase (decrease) in cash and cash equivalents | <u>(3,380,434,537)</u> | <u>18,124,660,395</u> |
| Cash and cash equivalents at the beginning of period | <u>18,603,863,151</u> | <u>479,202,756</u> |
| Cash and cash equivalents at the end of period | <u>₩ 15,223,428,614</u> | <u>₩ 18,603,863,151</u> |

The above statements of cash flows should be read in conjunction with the accompanying notes.

ESR Kendall Square Asset No.1 REIT Co., Ltd.

Notes to the Financial Statements

November 30, 2021 and May 31, 2021

1. Reporting Entity

ESR Kendall Square Asset No.1 REIT Co., Ltd. (the "Company") was established on February 20, 2020 under the Real Estate Investment Companies Act of the Republic of Korea. The Company obtained approval of the business authorization from the Ministry of Land, Infrastructure and Transport of the Republic of Korea on August 24, 2020 and approval on changes in business on October 19, 2020. The Company is mainly engaged in providing its shareholder with returns earned from investing and managing investment properties, including real estate acquisition, maintenance, improvement and disposal, development, and trade of real estate lease securities. The Company's head office is located on the 35th floor, Gukjegeumyung-ro 10, Yeongdeungpo-Gu, Seoul.

The Company's major shareholders and their respective shareholdings as at November 30, 2021, are as follows:

| Shareholders | Number of shares | Percentage of ownership |
|-----------------------------------|------------------|-------------------------|
| ESR Kendall Square REIT Co., Ltd. | 10,770,980 | 100.00% |

2. Significant Accounting Policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of Preparation

The Company maintains its accounting records in Korean won and prepares statutory financial statements in the Korean language (Hangul) in accordance with International Financial Reporting Standards as adopted by the Republic of Korea (Korean IFRS). The accompanying individual financial statements have been condensed, restructured and translated into English from the Korean language financial statements.

Certain information attached to the Korean language financial statements, but not required for a fair presentation of the Company's financial position, financial performance or cash flows, is not presented in the accompanying individual financial statements.

The individual financial statements of the Company have been prepared in accordance with Korean IFRS. These are the standards, subsequent amendments and related interpretations issued by the International Accounting Standards Board (IASB) that have been adopted by the Republic of Korea. The financial statements have been prepared on a historical cost basis, except for the following:

- Certain financial assets and liabilities (including derivative instruments), certain classes of investment property – measured at fair value
- assets held for sale – measured at fair value less costs to sell, and

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· defined benefit pension plans – plan assets measured at fair value

The preparation of financial statements requires the use of critical accounting estimates. Management also needs to exercise judgement in applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the separate financial statements are disclosed in Note 3.

2.2 Changes in Accounting Policies and Disclosures

2.2.1 New and amended standards adopted by the Company

The Company has applied the following standards and amendments for the first time for their annual reporting period commencing June 1, 2021.

(a) Amendments to Korean IFRS 1116 Lease – Practical expedient for COVID-19 - Related Rent Concessions

As a practical expedient, a lessee may elect not to assess whether a rent concession occurring as a direct consequence of the COVID-19 pandemic is a lease modification. A lessee that makes this election shall account for any change in lease payments resulting from the rent concession the same way it would account for the change applying this Standard if the change were not a lease modification. The amendment does not have a significant impact on the financial statements.

(b) Amendments to Korean IFRS 1109 Financial Instruments, Korean IFRS 1039 Financial Instruments: Recognition and Measurement, Korean IFRS 1107 Financial Instruments: Disclosure, Korean IFRS 1104 Insurance Contracts and Korean IFRS 1116 Lease – Interest Rate Benchmark Reform (Phase 2 amendments)

In relation to interest rate benchmark reform, the amendments provide exceptions including adjust effective interest rate instead of book amounts when interest rate benchmark of financial instruments at amortized costs is replaced, and apply hedge accounting without discontinuance although the interest rate benchmark is replaced in hedging relationship. The amendment does not have a significant impact on the financial statements.

2.2.2 New standards and interpretations not yet adopted by the Company

(a) Amendments to Korean IFRS 1103 Business Combination – Reference to the Conceptual Framework

The amendments update a reference of definition of assets and liabilities to be recognized in a business combination in revised Conceptual Framework for Financial Reporting. However, the amendments add an exception for the recognition of liabilities and contingent liabilities within the scope of Korea IFRS 1037 *Provisions, Contingent Liabilities and Contingent Assets*, and Korean IFRS 2121 *Levies*. The amendments also clarify that contingent assets should not be recognized at the acquisition date. The amendments should be applied for annual periods beginning on or after January 1, 2022, and earlier application is permitted. The Company does not expect that these amendments have a significant impact on the financial statements.

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(b) Amendments to Korean IFRS 1016 Property, Plant and Equipment - Proceeds before intended use

The amendments prohibit an entity from deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while the entity is preparing the asset for its intended use. Instead, the entity will recognize the proceeds from selling such items, and the costs of producing those items, in profit or loss. The amendments should be applied for annual periods beginning on or after January 1, 2022, and earlier application is permitted. The Company is in review for the impact of these amendments on the financial statements.

(c) Amendments to Korean IFRS 1037 Provisions, Contingent Liabilities and Contingent Assets - Onerous Contracts: Cost of Fulfilling a Contract

The amendments clarify that the direct costs of fulfilling a contract include both the incremental costs of fulfilling the contract and an allocation of other costs directly related to fulfilling contracts when assessing whether the contract is onerous. The amendments should be applied for annual periods beginning on or after January 1, 2022, and earlier application is permitted. The Company does not expect that these amendments have a significant impact on the financial statements.

(d) Amendments to Korean IFRS 1001 Presentation of Financial Statements - Classification of Liabilities as Current or Non-current

The amendments clarify that liabilities are classified as either current or non-current, depending on the substantive rights that exist at the end of the reporting period. Classification is unaffected by the likelihood that an entity will exercise right to defer settlement of the liability or the expectations of management. Also, the settlement of liability includes the transfer of the entity's own equity instruments, however, it would be excluded if an option to settle them by the entity's own equity instruments if compound financial instruments is met the definition of equity instruments and recognized separately from the liability. The amendments should be applied for annual periods beginning on or after January 1, 2023, and earlier application is permitted. The Company is in review for the impact of these amendments on the financial statements.

(e) New Standard: Korean IFRS 1117 Insurance Contract

Korean IFRS 1117 *Insurance Contracts* replaces Korean IFRS 1104 *Insurance Contracts*. This Standard estimates future cash flows of an insurance contract and measures insurance liabilities using discount rates applied with assumptions and risks at the measurement date. The entity recognizes insurance revenue on an accrual basis including services (insurance coverage) provided to the policyholder by each annual period. In addition, investment components (Refunds due to termination/maturity) repaid to a policyholder even if an insured event does not occur, are excluded from insurance revenue, and insurance financial income or expense and the investment income or expense are presented separately to enable users of the information to understand the sources of income or expenses. This Standard should be applied for annual periods beginning on or after January 1, 2023, and earlier application is permitted for entities that applied Korean IFRS 1109 Financial Instruments. The Company is in review for the impact of this new standard on the financial statements.

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(f) Korean IFRS 1001 Presentation of Financial Statements - Disclosure of Accounting Policies

The amendments to Korean IFRS 1001 define and require entities to disclose their material accounting policies. The IASB amended IFRS Practice Statement 2 *Disclosure of Accounting Policies* to provide guidance on how to apply the concept of materiality to accounting policy disclosures.

The amendments should be applied for annual periods beginning on or after January 1, 2023, and earlier application is permitted. The Company is in review for the impact of these amendments on the financial statements.

(g) Korean IFRS 1008 Accounting policies, changes in accounting estimates and errors - Definition of Accounting Estimates

The amendments define accounting estimates and clarify how to distinguish them from changes in accounting policies. The amendments should be applied for annual periods beginning on or after January 1, 2023, and earlier application is permitted. The Company does not expect that these amendments have a significant impact on the financial statements.

(h) Korean IFRS 1012 Income Taxes - Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The amendments include an additional condition to the exemption to initial recognition of an asset or liability that a transaction does not give rise to equal taxable and deductible temporary differences at the time of the transaction. The amendments should be applied for annual periods beginning on or after January 1, 2023, and earlier application is permitted. The Company does not expect that these amendments have a significant impact on the financial statements.

(i) Amendment to Korean IFRS 1116 - Covid-19 - Related Rent Concessions beyond June 30, 2021

The application of the practical expedient, a lessee may elect not to assess whether a rent concession occurring as a direct consequence of the COVID-19 pandemic is a lease modification, is extended to lease payments originally due on or before June 30, 2022. The amendment should be applied for annual periods beginning on or after April 1, 2021, and earlier application is permitted. The Company does not expect that these amendments have a significant impact on the financial statements.

(j) Annual improvements to Korean IFRS 2018-2020

Annual improvements of Korean IFRS 2018-2020 Cycle should be applied for annual periods beginning on or after January 1, 2022, and earlier application is permitted. The Company does not expect that these amendments have a significant impact on the financial statements.

- Korean IFRS 1101 *First time Adoption of Korean International Financial Reporting Standards* – Subsidiaries that are first-time adopters
- Korean IFRS 1109 *Financial Instruments* – Fees related to the 10% test for derecognition

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of financial liabilities

- Korean IFRS 1116 *Leases* – Lease incentives
- Korean IFRS 1041 *Agriculture* – Measuring fair value

2.3 Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits with maturities of three months or less from the acquisition date that are subject to an insignificant risk of changes in their fair value, and are used by the Company in the management of its short-term commitments. Equity investments are excluded from cash equivalents unless they are, in substance, cash equivalents, for example in the case of preferred shares when they have a short maturity with a specified redemption date.

2.4 Financial Assets

The Company classifies its financial assets in the following measurement categories:

- Those to be measured at fair value through profit or loss.
- Those to be measured at fair value through other comprehensive income, and
- Those to be measured at amortized cost

(a) *Classification*

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For financial assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. The Company reclassifies debt investments when and only when its business model for managing those assets changes. For investments in equity instruments that are not held for trading, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income. In case of investments in equity instruments for which the Company has not elected to present changes in fair value in other comprehensive income, the changes in fair value are recognized in profit or loss.

(b) *Measurement*

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payments of principal and interest.

- Debt instruments

Subsequent measurement of debt instruments depends on the Company's business model for

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managing the asset and the cash flow characteristics of the asset. The Company classifies its debt instruments into one of the following three measurement categories:

- Financial assets measured at Amortized cost

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. A gain or loss on a debt investment that is subsequently measured at amortized cost and is not part of a hedging relationship is recognized in profit or loss when the asset is derecognized or impaired. Interest income from these financial assets is included in 'financial income' using the effective interest rate method.

- Financial assets measured at Fair value through other comprehensive income (FVOCI)

Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income. Movements in the carrying amount are taken through other comprehensive income, except for the recognition of impairment loss (reversal of impairment loss), interest income and foreign exchange gains and losses which are recognized in profit or loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in other comprehensive income is reclassified from equity to profit or loss. Interest income from these financial assets is included in 'financial income' using the effective interest rate method. Foreign exchange gains and losses are presented in 'other income or other expenses' and impairment loss in 'other expenses'.

- Financial assets measured at Fair value through profit and loss (FVTPL)

Assets that do not meet the criteria for amortized cost or fair value through other comprehensive income are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognized in profit or loss and presented net in the statements of comprehensive income within 'other income or other expenses' in the period in which it arises.

(c) Impairment

The Company assesses on a forward-looking basis the expected credit loss associated with its debt instruments carried at amortized cost and fair value through other comprehensive income. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For trade and other receivables, the Company applies the simplified approach, which requires expected lifetime losses to be recognized from initial recognition of the receivables.

- Trade receivables

The Company applies the simplified approach for trade receivables which requires the expected lifetime losses to be recognized from initial recognition of the receivables.

- Financial assets measured at amortized cost

Financial assets measured at amortized costs are considered to have low credit risk if the risk of default is low and the issuer has sufficient ability to pay contractual cash flows in a short period of time. Therefore, any loss allowance is recognized as 12-month expected credit losses.

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- Debt instruments measured at fair value through other comprehensive income

Debt instruments measured at fair value through other comprehensive income include government bonds, corporate bonds and trade receivables subject to discount. Loss allowances for debt instruments measured at fair value through other comprehensive income are recognized in profit or loss and reduces the amount that would have been recognized in other comprehensive income due to fair value valuation losses.

(d) Recognition and Derecognition

Purchases or sales of financial assets in an active market are recognized or derecognized on trade date, the date on which the Company commits to purchase or sell the asset. Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Company has transferred substantially all the risks and rewards of ownership. If a transfer does not result in derecognition because the Company has retained substantially all the risks and rewards of ownership of the transferred asset, the Company continues to recognize the transferred asset in its entirety and recognizes a financial liability for the consideration received. The Company classified the financial liability as "borrowings" in the statements of financial position.

(e) Offsetting of financial instruments

Financial assets and liabilities are offset and the net amount is reported in the statements of financial position where there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or realize the assets and settle the liabilities simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

2.5 Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when an annual impairment testing for an asset is required, the Company makes an estimate of the asset's recoverable amount.

An asset's recoverable is estimated for each individual asset or for each cash-generating unit to which the asset belongs if the recoverable amount cannot be estimated. The recoverable amount is the higher of the asset's or cash-generating unit's value in use or fair value less costs of disposal. Value in use is determined by discounting the future cash flows expected to be generated by the asset or cash-generating unit at an appropriate discount rate that reflects the current market assessment of the unadjusted asset's specific risk when estimating the time value of money and future cash flows.

Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. Impairment losses are recognized in profit or loss.

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2.6 Financial liabilities

(a) Classification and measurement

The Company classifies non-derivative financial liabilities, except for financial liabilities at fair value through profit or loss, financial guarantee contracts and financial liabilities that arise when a transfer of financial assets does not qualify for derecognition, as financial liabilities carried at amortized cost in the statements of financial position.

(b) Derecognition

Financial liabilities are removed from the statement of financial position when they are extinguished; for example, when the obligation specified in the contract is discharged or cancelled or expired or when the terms of an existing financial liability are substantially modified. The difference between the carrying amount of a financial liability extinguished or transferred to another party and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

2.7 Investment Property

Investment property is a property held to earn rentals or for capital appreciation, or both. Investment property is measured initially at cost, including transaction costs. Subsequent to initial recognition, investment property is reported at cost, less accumulated depreciation and accumulated impairment losses.

Subsequent costs are recognized in the carrying amount of an asset or as a separate asset if it is probable that future economic benefits associated with the assets will flow into the Company and the cost of an asset can be measured reliably. Routine maintenance and repairs are expensed as incurred.

While land is not depreciated, all other investment property is depreciated based on the respective assets' estimated useful lives of 50 years using the straight-line method.

The depreciation method, the residual value and the useful life of an asset are reviewed at the end of each reporting period and, if management judges that previous estimates should be adjusted, the change is accounted for as a change in an accounting estimate.

2.8 Capital stock and share issuance expenses

Proceeds from issuance of common shares are classified as capital stock in equity. Incremental costs directly attributable to the issuance of common shares are deducted against capital stock net of tax.

2.9 Revenue recognition

Rental income under operating leases is recognized in profit or loss on a straight-line basis during the term of the lease. The service falls under Korean IFRS 1116 'Leases' and is not subject to Korean IFRS 1115 'Revenue from Contracts with Customers' and there is no service identified as a performance obligation.

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2.10 Financial income and financial costs

Financial income comprises of interest income. Interest income is recognized as it accrues in profit or loss, using the effective interest method.

Financial costs comprise of interest expenses. Interest expenses are recognized in profit or loss as incurred using the effective interest method.

2.11 Income tax

Income tax expense for the period consists of current and deferred tax and is recognized in profit or loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity.

Under the Article 51-2 of Corporate Tax Law of the Republic of Korea, Income Deduction for Special Purpose Companies, etc., if the Company payouts 90% and more of its profit available for dividends as dividends, the Company shall be entitled to deduct such amount from its taxable income for the fiscal year.

2.12 Approval of Issuance of the financial statements

The Company's financial statements as at and for the periods ended November 30, 2021 were approved for issue by the Board of Directors on February 3, 2022 and are to be approved at the Annual General Meeting scheduled on February 18, 2022.

3. Critical Accounting Estimates and Assumptions

The preparation of financial statements requires the Company to make estimates and assumptions concerning the future. Management also needs to exercise judgement in applying the Company's accounting policies. Estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. As the resulting accounting estimates will, by definition, seldom equal the related actual results, it can contain a significant risk of causing a material adjustment.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below. Additional information of significant judgement and assumptions of certain items are included in relevant notes.

During 2020, the spread of Coronavirus disease 2019 ("COVID-19") has a material impact on the global economy. It may have a negative impact; such as, decrease in productivity, decrease or delay in sales, collection of existing receivables and others. Accordingly, it may have a negative impact on the financial position and financial performance of the Company.

Significant accounting estimates and assumptions applied in the preparation of the financial statements can be adjusted depending on changes in the uncertainty from COVID-19. Also, the ultimate effect of COVID-19 to the Company's business, financial position and financial performance cannot presently be determined.

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4. Cash and Cash Equivalents

Cash and cash equivalents as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|-------------------------------------|--------------------------|------------|---------------------|------------|
| Bank deposits | ₩ | 15,223,429 | ₩ | 18,603,863 |

5. Financial Instruments Restricted in Use

Financial instruments that are restricted in use as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|---|--------------------------|------------|---------------------|------------|
| Long-term financial assets ¹ | ₩ | 25,440,480 | ₩ | 21,373,454 |

¹ Consist of bank deposit and time deposit and are pledged on the leasehold deposits.

6. Other Financial Assets

Other financial assets as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|-------------------------------------|--------------------------|------------------|---------------------|------------------|
| Current assets | | | | |
| Account receivables | ₩ | 816,147 | ₩ | 837,362 |
| Accrued income | | 87,195 | | 52,948 |
| | ₩ | <u>903,342</u> | ₩ | <u>890,310</u> |
| Non-current assets | | | | |
| Other leasehold deposits | ₩ | 643,300 | ₩ | 643,300 |
| Accrued income | | 1,903,215 | | 626,536 |
| | ₩ | <u>2,546,515</u> | ₩ | <u>1,269,836</u> |

7. Other Assets

Other assets as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|-------------------------------------|--------------------------|-----------|---------------------|---------|
| Prepaid expenses | ₩ | 1,005,329 | ₩ | 569,299 |

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8. Investment Properties

Investment properties as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | | May 31, 2021 | | |
|-------------------------------------|--------------------------|---------------------------------|------------------------|-------------------------|---------------------------------|----------------------|
| | Acquisition cost | Accumulated depreciation | Book amount | Acquisition cost | Accumulated depreciation | Book amount |
| Land | ₩ 384,467,915 | ₩ - | ₩ 384,467,915 | ₩ 343,807,732 | ₩ - | ₩ 343,807,732 |
| Buildings | 765,933,699 | (13,586,901) | 752,346,798 | 637,840,677 | (5,906,579) | 631,934,098 |
| | <u>₩ 1,150,401,614</u> | <u>₩ (13,586,901)</u> | <u>₩ 1,136,814,713</u> | <u>₩ 981,648,409</u> | <u>₩ (5,906,579)</u> | <u>₩ 975,741,830</u> |

Changes in investment properties for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | | May 31, 2021 | | |
|-------------------------------------|--------------------------|----------------------|------------------------|----------------------|----------------------|----------------------|
| | Land | Building | Total | Land | Building | Total |
| Beginning balance | ₩ 343,807,732 | ₩ 631,934,098 | ₩ 975,741,830 | ₩ - | ₩ - | ₩ - |
| Acquisitions/transfers | 40,660,183 | 128,093,022 | 168,753,204 | 343,807,732 | 637,840,677 | 981,648,409 |
| Depreciation | - | (7,680,321) | (7,680,321) | - | (5,906,579) | (5,906,579) |
| Ending balance | <u>₩ 384,467,915</u> | <u>₩ 752,346,799</u> | <u>₩ 1,136,814,713</u> | <u>₩ 343,807,732</u> | <u>₩ 631,934,098</u> | <u>₩ 975,741,830</u> |

Details of acquisition for the period ended November 30, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | Purchase price¹ | Seller |
|-------------------------------------|-----------------------------------|------------------|
| Anseong logistics park | ₩ 160,000,000 | Juksan PFV, Inc. |

¹ The amount excludes the additional cost related to purchase.

Revenues and expenses related to investment properties for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | May 31, 2021 |
|-------------------------------------|--------------------------|---------------------|
| Operating revenues ¹ | ₩ 29,751,758 | ₩ 23,474,561 |
| Operating expenses ² | 11,571,186 | 9,040,442 |

¹ Operating revenues consist of rental income and management income.

² Operating expenses consist of depreciation expense, asset management consignment fees, asset custody consignment fees, general affairs consignment fees, real estate consignment management fees and facility maintenance & administrative expenses.

Fair value of investment properties as at November 30, 2021 has no significant difference with the book amount.

The Company has provided collateral rights for the underlying mortgage on land and buildings and

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the insurance coverage rights of the property all risks insurance in relation to long-term borrowings and details are as follows:

| <i>(in thousands of Korean won)</i> | Book value of the assets provided as collateral | Contract amount | Maximum amount of bonds (120%) |
|-------------------------------------|--|------------------------|---|
| Tranche A | ₩ 469,550,741 | ₩ 255,000,000 | ₩ 306,000,000 |
| Tranche B&C | 667,263,972 | 364,200,000 | 437,040,000 |

The Company subscribes to the property all risks insurance (insured amount: ₩ 492,525 million) in relation to investment property.

9. Other Financial Liabiliti

Other financial liabilities as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | May 31, 2021 |
|-------------------------------------|--------------------------|---------------------|
| Current liabilities | | |
| Trade payables | ₩ 3,305,022 | ₩ 4,367,818 |
| Accrued expense | 3,155,474 | 2,283,100 |
| Leasehold deposits | 50,000 | 199,710 |
| | <u>₩ 6,510,496</u> | <u>₩ 6,850,628</u> |
| Non-current liabilities | | |
| Leasehold deposits | ₩ 27,407,301 | ₩ 22,935,035 |
| Discount account on present value | (3,516,102) | (3,318,994) |
| | <u>₩ 23,891,199</u> | <u>₩ 19,616,041</u> |

10. Other Liabilities

Other liabilities as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | May 31, 2021 |
|-------------------------------------|--------------------------|---------------------|
| Current liabilities | | |
| Value added tax withholdings | ₩ 633,350 | ₩ 531,419 |
| Unearned revenue | 607,234 | 3,300,812 |
| | <u>₩ 1,240,584</u> | <u>₩ 3,832,231</u> |
| Non-current liabilities | | |
| Unearned revenue | ₩ 2,870,994 | - |
| | <u>₩ 2,870,994</u> | <u>-</u> |

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11. Borrowings

Details of long-term borrowings as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | Financial institution | Annual interest rate | Maturity date | November 30, 2021 | May 31, 2021 |
|-------------------------------------|---|-----------------------------|----------------------|--------------------------|---------------------|
| Tranche A | Hanwha General Insurance Co., Ltd. | 2.22% | December 14, 2023 | ₩ 50,000,000 | ₩ 50,000,000 |
| | Bank of China | 2.22% | December 14, 2023 | 50,000,000 | 50,000,000 |
| | Shinhan Bank | 2.22% | December 14, 2023 | 50,000,000 | 50,000,000 |
| | Industrial Bank of Korea | 2.22% | December 14, 2023 | 105,000,000 | 105,000,000 |
| Tranche B | Industrial Bank of Korea | 2.50% | December 14, 2025 | 155,500,000 | 155,500,000 |
| | NongHyup Life Insurance Co., Ltd. | 2.50% | December 14, 2025 | 40,000,000 | 40,000,000 |
| | Industrial Bank of Korea | 2.50% | December 14, 2025 | 28,700,000 | - |
| Tranche C | Hanwha General Insurance Co., Ltd. | 2.50% | December 14, 2025 | 50,000,000 | - |
| | NongHyup Life Insurance Co., Ltd. | 2.50% | December 14, 2025 | 40,000,000 | - |
| | Tongyang Life Insurance Co., Ltd. | 2.50% | December 14, 2025 | 50,000,000 | - |
| | | | | 619,200,000 | 450,500,000 |
| | Less: discount account on present value | | | (4,809,093) | (3,930,499) |
| | | | | ₩ 614,390,907 | ₩ 446,569,501 |

Regarding the loan agreements, the Company provided the investment property as collateral and details are as follows:

| <i>(in thousands of Korean won)</i> | Collateral | Book value | Secured amount | Related borrowings | Financial institutions |
|-------------------------------------|---|-------------------|-----------------------|---------------------------|---------------------------------------|
| Investment properties | Buchon cold logistics park and 4 others | ₩ 469,550,741 | ₩ 306,000,000 | Tranche A | Industrial Bank of Korea and 3 others |
| | Goyang logistics park | 499,797,207 | 437,040,000 | | |
| | Anseong logistics park | 167,466,765 | | | Tranche B&C |
| | | ₩ 1,136,814,713 | ₩ 743,040,000 | | |

Among the Tranche A, the leasehold deposits of ₩ 310,684 thousand and ₩ 353,897 thousand are reserved as leasehold rights and senior collateral, respectively.

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12. Share Capital and Other Paid-in-Capital

Details of share capital as at November 30, 2021, are as follows:

| <i>(in Korean won)</i> | Total number of authorized shares | Total number of issued shares | Par value per share | Share capital |
|------------------------|--|--------------------------------------|----------------------------|----------------------|
| Common shares | 400,000,000 shares | 10,770,980 shares | ₩ 5,000 | ₩ 53,854,900,000 |

Details of other paid-in-capital as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | May 31, 2021 |
|-------------------------------------|--------------------------|---------------------|
| Additional paid-in-capital | ₩ 477,541,691 | ₩ 478,351,691 |

Changes in share capital for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|-------------------------------------|--------------------------|---------------|-------------------------|---------------|
| | Number of shares | Amount | Number of shares | Amount |
| Beginning balance | 10,770,980 | ₩ 53,854,900 | 100,000 | ₩ 500,000 |
| Increase in issued capital | - | - | 10,670,980 | 53,354,900 |
| Ending balance | 10,770,980 | ₩ 53,854,900 | 10,770,980 | ₩ 53,854,900 |

13. Retained Earnings

Details of retained earnings as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | May 31, 2021 |
|-------------------------------------|--------------------------|---------------------|
| Retained earnings | ₩ 1,642,262 | ₩ 9,373,623 |

Changes in retained earnings for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | May 31, 2021 |
|--|--------------------------|---------------------|
| Beginning balance | ₩ 9,373,623 | ₩ (51,636) |
| Integrity of deficit | - | 1,540,000 |
| Transfer of other paid-in-capital to retained earnings | 810,000 | - |
| Dividends | (15,280,202) | - |
| Profit for the period | 6,738,841 | 7,885,259 |
| Ending balance | ₩ 1,642,262 | ₩ 9,373,623 |

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The appropriation of retained earnings for the periods ended November 30 and May 31, 2021, is as follows:

| <i>(in Korean won)</i> | November 30, 2021 | May 31, 2021 |
|---|---------------------------|--------------------------|
| Unappropriated retained earnings (undisposed accumulated deficits) carried over from prior year | ₩ (5,096,579,420) | ₩ 1,488,363,825 |
| Profit for the period | <u>6,738,841,352</u> | <u>7,885,259,007</u> |
| Retained earnings available for appropriation | 1,642,261,932 | 9,373,622,832 |
| Transfer of other paid-in-capital | | |
| Transfer of share premium | 810,000,000 | 810,000,000 |
| Appropriation of retained earnings | | |
| Dividends for common shares ¹ | <u>15,229,162,827</u> | <u>15,280,202,252</u> |
| Undisposed accumulated deficits to be carried forward | <u>₩ (12,776,900,895)</u> | <u>₩ (5,096,579,420)</u> |

¹ In accordance with relevant laws and regulations, the Company may distribute dividends in excess of the distributable income under the Commercial Act up to the depreciation expenses for the current period.

Dividends for the period ended November 30, 2021, are calculated as follows:

| <i>(in Korean won)</i> | Common shares | |
|------------------------------------|----------------------|----------------|
| 1. Dividends | ₩ | 15,229,162,827 |
| 2. Total number of shares issued | | 10,770,980 |
| 3. Dividend per share (1./2.) | ₩ | 1,414 |
| 4. Par value | ₩ | 5,000 |
| 5. Dividend rate per share (3./4.) | | 28.28% |

14. Income Tax Expense

Income tax expense is the sum of income tax calculated at the amount expected to be paid to the taxation authorities under the Corporate Tax Laws and adding or subtracting the changes in deferred tax in the current period.

Under the Article 51-2 of Corporate Tax Law of the Republic of Korea, Income Deduction for Special Purpose Companies, etc., if the Company pay-outs 90% and more of its profit available for dividends as dividends, the Company shall be entitled to deduct such amount from its taxable income for the fiscal year. Since there was no corporate tax to be paid, the Company has not recognized any income tax expenses.

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15. Earnings per Share

Basic earnings per share for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|--|--------------------------|-------------------|---------------------|-------------------|
| Profit for the period | ₩ | 6,738,841,352 | ₩ | 7,885,259,007 |
| Weighted average number of common shares outstanding | | 10,770,980 shares | | 10,008,767 shares |
| Basic earnings per share | ₩ | 626 | ₩ | 788 |

Weighted average number of common shares outstanding for the periods ended November 30 and May 31, 2021, are calculated as follows:

| <i>(in shares)</i> | November 30, 2021 | | |
|--|--------------------------|-----------------------------------|--|
| | Number of shares | Accumulated number of days | Accumulated number of common shares outstanding |
| Beginning | 10,770,980 | 183 | 1,971,089,340 |
| Weighted average number of common shares outstanding | | | 10,770,980 |

| <i>(in shares)</i> | May 31, 2021 | | |
|--|-------------------------|-----------------------------------|--|
| | Number of shares | Accumulated number of days | Accumulated number of common shares outstanding |
| Beginning | 100,000 | 13 | 1,300,000 |
| Increase in issued capital | 10,770,980 | 169 | 1,820,295,620 |
| Weighted average number of common shares outstanding | | | 10,008,767 |

As at November 30, 2021, the Company did not issue any potential ordinary shares. Therefore, basic earnings per share is identical to diluted earnings per share.

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16. Operating Revenues

Operating revenues for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|-------------------------------------|--------------------------|-------------------|---------------------|-------------------|
| Rental income | ₩ | 29,173,774 | ₩ | 22,930,389 |
| Management income | | 577,984 | | 544,172 |
| Other income | | 303,502 | | 235,490 |
| | ₩ | <u>30,055,260</u> | ₩ | <u>23,710,051</u> |

The future minimum lease payments expected to be received in relation to the operating lease agreement as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|-------------------------------------|--------------------------|--------------------|---------------------|--------------------|
| Within one year | ₩ | 49,004,768 | ₩ | 49,000,608 |
| Between 1 and 2 years | | 57,982,403 | | 49,453,319 |
| Between 2 and 3 years | | 56,735,324 | | 47,192,146 |
| Between 3 and 4 years | | 55,499,371 | | 39,099,680 |
| Between 4 and 5 years | | 41,430,636 | | 31,127,356 |
| Later than five years | | 113,307,465 | | 100,637,670 |
| | ₩ | <u>373,959,967</u> | ₩ | <u>316,510,779</u> |

17. Operating Expenses

Operating expenses for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|--|--------------------------|-------------------|---------------------|------------------|
| Depreciation | ₩ | 7,680,321 | ₩ | 5,906,579 |
| Asset management consignment fees | | 2,883,883 | | 2,272,583 |
| Taxes and due | | 2,006,736 | | 3,865 |
| Real estate management consignment fees | | 934,481 | | 770,594 |
| Insurance expenses | | 717,783 | | 382,382 |
| Rental brokerage fees | | 250,626 | | 60,734 |
| Other fees | | 249,361 | | 271,694 |
| Asset custody consignment fees | | 40,000 | | 38,973 |
| General affairs consignment fees | | 32,500 | | 30,713 |
| Salaries | | 21,000 | | 21,000 |
| Deemed rent | | 8,758 | | 5,951 |
| Utilities expenses | | 5,676 | | 5,724 |
| Facility maintenance & administrative expenses | | - | | 21,000 |
| | ₩ | <u>14,831,125</u> | ₩ | <u>9,791,792</u> |

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18. Finance Income and Expenses

Financial income and expenses for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|-------------------------------------|--------------------------|-----------|---------------------|-----------|
| Financial income | | | | |
| Interest income | ₩ | 94,127 | ₩ | 53,011 |
| Financial expenses | | | | |
| Interest expenses | ₩ | 8,580,940 | ₩ | 6,086,012 |

19. Financial Risk Management

19.1 Capital risk management

The primary objective of The Company's capital management is to maintain its ability to continuously provide return to its shareholders and stakeholders and to optimize its capital structure to reduce capital expenses.

The Company adopted debt-to-equity ratio for the capital management index, which is calculated by dividing total liabilities over total capital.

Debt-to-equity ratio as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|-------------------------------------|--------------------------|-------------|---------------------|-------------|
| Liabilities | ₩ | 648,904,180 | ₩ | 476,868,401 |
| Equity | | 533,038,853 | | 541,580,214 |
| Debt-to-equity ratio | | 121.74% | | 88.05% |

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19.2 Financial risk factors

The Company's financial assets and liabilities are exposed to various risks including market risk, credit risk and liquidity risk. The Company's financial risk management focuses on identifying the potential risks that may arise from operating activities and eliminating or minimizing these risks to an acceptable level.

(a) Market risk

The Company has no assets or borrowings that are exposed to changes in foreign currency exchange rates or risk of interest rate fluctuations.

(b) Credit risk

Credit risk refers to the risk that the customer or the counterparty will suffer financial losses due to failure to fulfil their contractual obligations in our ordinary transactions and investment activities.

- Level of exposure to credit risk

The carrying amount of the financial asset represents the maximum exposure to credit risk. The degree of exposure to credit risk as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | | November 30, 2021 | | May 31, 2021 |
|-------------------------------------|---|--------------------------|---|---------------------|
| Cash and cash equivalents | ₩ | 15,223,429 | ₩ | 18,603,863 |
| Long-term financial instruments | | 25,440,480 | | 21,373,454 |
| Other financial assets | | 3,449,858 | | 2,160,146 |

(c) Liquidity risk

The Company has established a liquidity risk management framework for the management of The Company's short- and medium-term financial assets and liabilities and continuously monitors forecasts and actual cash flows to respond to the maturity profiles of these financial assets and liabilities. Management assesses that financial liabilities can be repaid through cash flows from operating activities and cash inflows from financial assets.

Analysis of liquidity risk as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | | | | |
|-------------------------------------|--------------------------|-------------------------------|----------------------|-------------------------|--------------------------|---------------------|
| | Book amount | Contractual cash flows | Within 1 year | 1 year ~ 2 years | 2 years ~ 5 years | Over 5 years |
| Trade payables | ₩ 3,305,022 | ₩ 3,305,022 | ₩ 3,305,022 | ₩ - | ₩ - | ₩ - |
| Accrued expenses | 3,155,474 | 3,155,474 | 3,155,474 | - | - | - |
| Long-term borrowings | 614,390,907 | 667,508,367 | 14,766,000 | 14,766,000 | 637,976,367 | - |
| Leasehold deposits | 23,941,199 | 27,457,301 | 50,000 | 1,263,829 | 10,844,809 | 15,298,663 |
| | <u>₩ 644,792,602</u> | <u>₩ 701,426,164</u> | <u>₩ 21,276,496</u> | <u>₩ 16,029,829</u> | <u>₩ 648,821,176</u> | <u>₩ 15,298,663</u> |

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| <i>(in thousands of Korean won)</i> | May 31, 2021 | | | | | |
|-------------------------------------|----------------------|------------------------|---------------------|---------------------|----------------------|---------------------|
| | Book amount | Contractual cash flows | Within 1 year | 1 year ~ 2 years | 2 years ~ 5 years | Over 5 years |
| Trade payables | ₩ 4,367,818 | ₩ 4,367,818 | ₩ 4,367,818 | ₩ - | ₩ - | ₩ - |
| Accrued expenses | 2,283,100 | 2,283,100 | 2,283,100 | - | - | - |
| Long-term borrowings | 446,569,501 | 487,065,300 | 10,548,500 | 10,548,500 | 465,968,300 | - |
| Leasehold deposits | 19,815,751 | 23,134,745 | 199,710 | 1,163,829 | 6,161,859 | 15,609,347 |
| | <u>₩ 473,036,170</u> | <u>₩ 516,850,963</u> | <u>₩ 17,399,128</u> | <u>₩ 11,712,329</u> | <u>₩ 472,130,159</u> | <u>₩ 15,609,347</u> |

20. Financial Instruments by Category and Fair Value

(a) Financial instruments by category and fair value as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | | May 31, 2021 | |
|-------------------------------------|----------------------|----------------------|----------------------|----------------------|
| | Book amount | Fair value | Book amount | Fair value |
| Financial assets | | | | |
| Cash and cash equivalents | ₩ 15,223,429 | ₩ 15,223,429 | ₩ 18,603,863 | ₩ 18,603,863 |
| Long-term financial instruments | 25,440,480 | 25,440,480 | 21,373,454 | 21,373,454 |
| Other financial assets | 3,449,858 | 3,449,858 | 2,160,146 | 2,160,146 |
| | <u>₩ 44,113,767</u> | <u>₩ 44,113,767</u> | <u>₩ 42,137,463</u> | <u>₩ 42,137,463</u> |
| Financial liabilities | | | | |
| Other financial liabilities | ₩ 30,401,694 | ₩ 30,401,694 | ₩ 26,466,669 | ₩ 26,466,669 |
| Long-term borrowings | 614,390,907 | 614,390,907 | 446,569,501 | 446,569,501 |
| | <u>₩ 644,792,601</u> | <u>₩ 644,792,601</u> | <u>₩ 473,036,170</u> | <u>₩ 473,036,170</u> |

The Company determines that the acquisition or amortized costs of financial assets and liabilities other than the financial assets and liabilities measured at fair value are reasonable approximation of fair value.

(b) Net gains or losses on each category of financial instruments for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | May 31, 2021 |
|--|-------------------|--------------|
| Financial assets at amortized cost | | |
| Interest income | ₩ 94,127 | ₩ 53,011 |
| Financial liabilities at amortized cost | | |
| Interest expenses | 8,580,940 | 6,086,012 |

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21. Related Party Transactions

Related parties as at November 30, 2021, are as follows:

Related parties

| | |
|---------------------|--|
| Parent Company | ESR Kendall Square REIT Co., Ltd. |
| Other related party | Kendall Square REIT Management Co., Ltd. ESR Kendall Square Asset No.2 REIT Co., Ltd. CPP INVESTMENT BOARD REAL ESTATE HOLDINGS INC ESR KENDALL SQUARE REIT HOLDING PTE, LTD. |

Transactions with related parties for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | Related party | Asset management consignment fees¹ | |
|-------------------------------------|--|--|---------------------|
| | | November 30, 2021 | May 31, 2021 |
| Other related party | Kendall Square REIT Management Co., Ltd. | ₩ 4,083,883 | ₩ 9,228,833 |

¹ Asset management consignment fees for Kendall Square REIT Management Co., Ltd. includes asset purchase fee ₩1,200 million(May 31,2021: ₩6,956 million), which is included in the acquisition cost of investment properties.

Outstanding balances to related parties as at November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | Related party | November 30, 2021 | May 31, 2021 |
|-------------------------------------|--|--------------------------|---------------------|
| Other related party | Kendall Square REIT Management Co., Ltd. | ₩ 3,172,272 | ₩ 2,272,583 |

Fund transactions with related parties for the periods ended May 30, 2021 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | Related party | Details | November 30, 2021 | May 31, 2021 |
|-------------------------------------|-----------------------------------|----------------------------|--------------------------|---------------------|
| Parent Company | ESR Kendall Square REIT Co., Ltd. | Increase in issued capital | ₩ - | ₩ 533,549,000 |
| | | Dividends paid | 15,280,202 | - |

Compensation for key management of the Company for the periods ended November 30 and May 31, 2021, consists of:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | May 31, 2021 |
|-------------------------------------|--------------------------|---------------------|
| Short-term employee benefits | ₩ 21,000 | ₩ 21,000 |

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22. Operating Segments

The Company operates as a single reporting segment, considering the nature of the services that generate operating profits. Therefore, disclosure of operating income, net income before income tax expense, and total assets and liabilities by reporting sector was omitted in these reports.

23. Cash flow

The significant non-cash transactions for the periods ended November 30 and May 31, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | November 30, 2021 | May 31, 2021 |
|--|--------------------------|---------------------|
| Deficit set-off | ₩ - | ₩ 1,540,000 |
| Transfer of other paid-in-capital to retained earnings | 810,000 | - |
| Reclassification to current portion of leasehold deposits received | 50,000 | - |
| Reclassification to current portion of long-term borrowings | - | 60,900,000 |
| Transfer of trade payables into discount account on present value | 1,687,000 | 4,505,000 |

Changes in liabilities arising from financial activities for the period ended November 30, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | Beginning balance | Cash flow from financial activities | Changes in non-cash transactions¹ | Ending balance |
|-------------------------------------|--------------------------|--|---|-----------------------|
| Borrowings | ₩ 446,569,501 | ₩ 168,700,000 | ₩ (878,594) | ₩ 614,390,907 |
| Leasehold deposits | 19,815,751 | 3,841,638 | 283,809 | 23,941,199 |

¹ Changes in non-cash transactions include non-cash movements and interest payments which are presented as operating cash flows in the statement of cash flows when paid.

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24. Commitments

(a) Contract for the asset management services

The Company entered into a contract of the asset management services such as acquisition, management, development, improvement and disposal of real estate, lease, and sales of securities with Kendall Square REIT Management Co., Ltd. Details of fees as follows:

Details

| | |
|------------------------|--|
| Management fees | <p>a. Real estates:</p> <p>(Purchase price + additional cost related to purchase) X 0.5% (Annual Percentage Rate)</p> <p>b. Assets except real estate such as collective investment securities and equity securities:</p> <p>(The amount of real estate that is the underlying asset at the time the consigner purchase + additional cost related to purchase) X 0.5% X consigner's ratio of shareholding</p> |
| Purchase fee | <p>a. Real estates:</p> <p>Purchase price X 1.0%</p> <p>(*) 0.75%, in the case of real estate held by the asset manager's affiliated company is a collective investment business operator that is a collective investment scheme or a project finance investment company that is an asset management company pursuant to Article 51-2 of the Corporate Tax Act and Article 86-2 of the Enforcement Decree of the Corporate Tax Act.</p> <p>b. Assets except real estate such as collective investment securities and equity securities:</p> <p>The amount of real estate that is the underlying asset of assets for purchase X 1.0% (*) X Consigner's ratio of shareholding</p> <p>(*) 0.75%, in the cases of (i) the assets for purchased are shares of a real estate investment company under the Real Estate Investment Company Act and the asset manager or an affiliate of the asset manager is an asset management company of the relevant real estate investment company, (ii) the assets for purchased are collective investment securities issued by a real estate collective investment scheme and the asset manager's affiliated company is a collective investment business operator that is a collective investment scheme.</p> |
| Basic sales commission | 0.5% of the sales amount calculated when each asset is sold |
| Development fee | <p>5% of the amounts that included acquisition tax (excluding land-related expenses, financial expenses, and operating expenses) and all expenses incurred from the completion date of land purchase to the date of approval of the building (temporary) use included in the acquisition tax table</p> <p>In consultation with the asset management company, the consigner decides to calculate and pay the fees based on the total estimated amount of development fees reasonably determined. And also, it is decided to settle according to the</p> |

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Details

difference between the estimated total development fee and the actual total development fee for the fiscal year in which the date of approval of the building (temporary) use belongs.

(b) General affairs consignment contract

The Company entered a general affairs consignment contract with Shinhan AITAS Co., Ltd. for affairs related to the issuance of shares, the operation, accounting and disclosure of the Company, and the board of directors and shareholder's meetings. Fees are paid ₩ 32.5 million per every fiscal year.

(c) Asset custody consignment contract

The Company entered a consignment contract for custody and management of assets such as real estate, securities, and cash with Shinhan Bank. Fees are paid ₩ 40 million per every fiscal year.

(d) Loan agreement

Details of the loan agreement as at November 30, 2021, are as follows:

| <i>(in thousands of Korean won)</i> | Contract amount | Loan amount |
|--|------------------------|--------------------|
| Tranche A (Hanwha General Insurance Co., Ltd. and 3 others) | ₩ 255,000,000 | ₩ 255,000,000 |
| Tranche B&C (Industrial Bank of Korea and 3 others) | 364,200,000 | 364,200,000 |
| Tranche E-1&E-2 (Hanwha General Insurance Co., Ltd. and 2 others) ¹ | 73,200,000 | - |
| | ₩ 692,400,000 | ₩ 619,200,000 |

¹ Tranche E-1&E-2 loan agreement was executed and repaid for the periods ended November 30 and May 31, 2021.