

INVESTOR'S REPORT 2Q 2025

TSPG⁺



Operating Results

USD 18 868 189

NOI

USD 635,60

ABR per sq.m.

91,9%

Retention Rate

99,8%

Leased Occupancy

15%

Leasing Spread

Financial Performance

USD 16 779 157

FFO

1,86

Debt to EBITDA

4,58

Leverage Ratio

3,55

Total Liquidity

USD 17,32

Annualized Dividend Rate

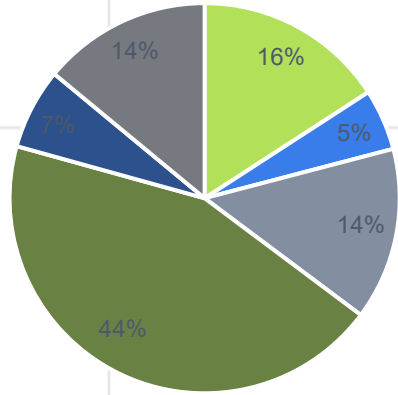



DOSTYK
PLAZA

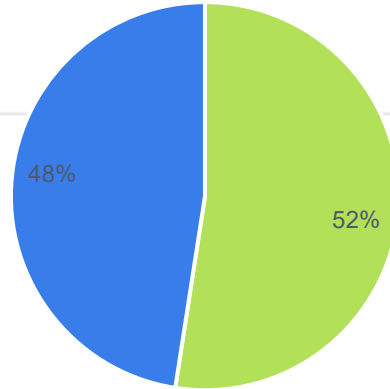


PORTFOLIO COMPOSITION

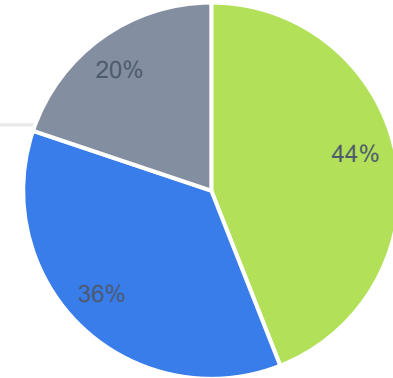
Tenant Mix (sqr mtr)



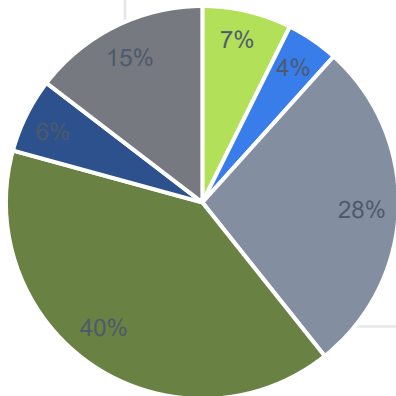
Anchor & Small Shop (sqr mtr)



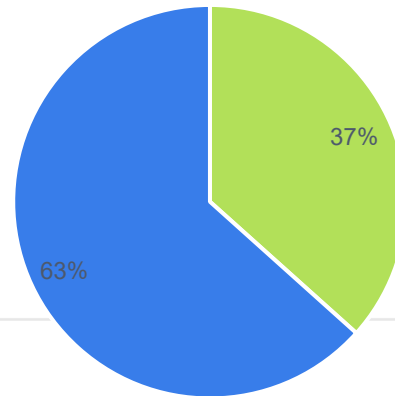
Tenant Profile (sqr mtr)



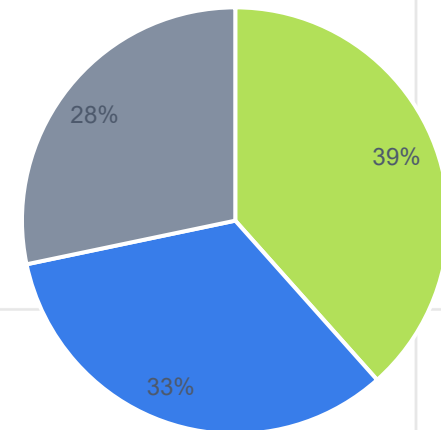
Tenant Mix (ABR)



Anchor & Small Shop



Tenant Profile



- Entertainment
- Fashion
- Grocery & Pharma
- Electronic goods
- Others
- Restaurant & Cafes

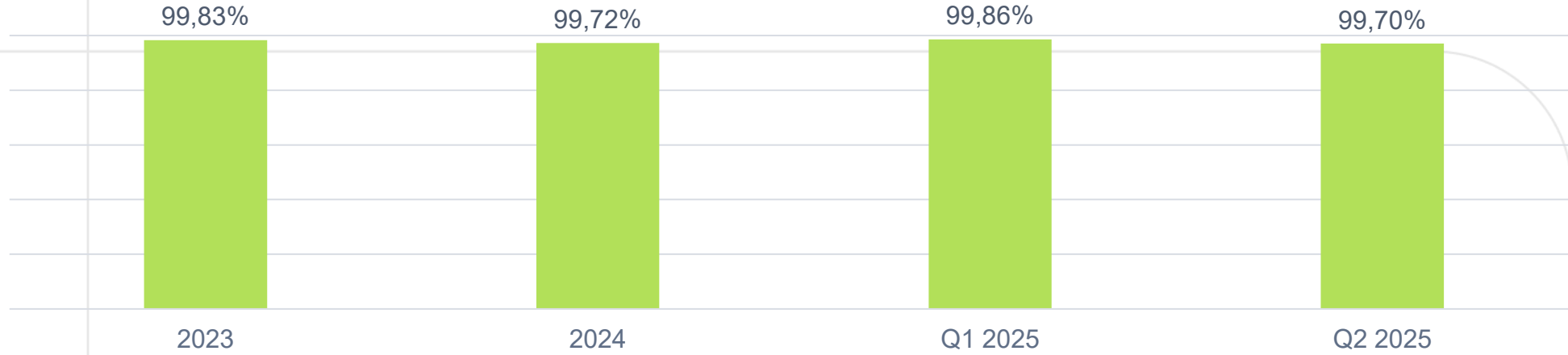
- Anchor
- Small shop

- Local
- International
- Franchise

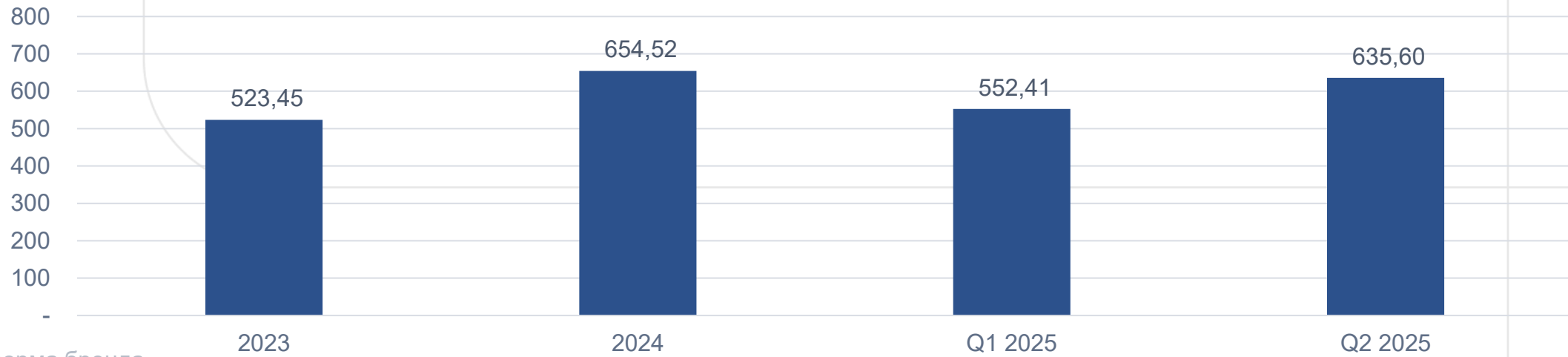


PORTFOLIO COMPOSITION

Leased Occupancy



ABR per sq.m.





Debt Maturity Schedule

DEBT MATURITY





NOI

NOI	2nd quarter , Ended June 30				
	2025		2024		
Income	\$	25 602 363	100%	22 652 865	100%
Base rent		18 674 883	35%	16 285 328	32%
Variable lease income		4 833 151	9%	3 909 433	8%
Utility recoveries		1 567 917	3%	1 556 990	3%
Advertising & adv. space rent income		377 572	1%	413 254	1%
Other property income		148 839	0%	487 860	1%
Operating Expenses		-6 734 174	13%	-7 805 579	15%
Property operating		-6 186 440		-7 402 007	
Real Estate Taxes		-547 734		-403 572	
Property NOI	\$	18 868 189	35%	14 847 286	29%
% Change				27,1%	



FFO

Nareit FFO, Core FFO & NI	Quarterly report, Ended June 30	
	2025	2024
Net Operating Income	\$ 18 868 189	14 847 286
G&A expenses	1 547 597	640 774
EBITDA	17 320 592	14 206 512
Interest expenses	-1 171 944	-2 184 712
Ex.rate expenses	464 312	-1 811 325
Charity Expenses	0	-222 351
Deposit remuneration	166 196	149 818
Core FFO	\$ 16 779 157	10 137 943
Discount on initial recognition of liabilities	316 410	2 035 738
Amortization of discount on long-term assets	1 873 013	1 079 286
Amortization of discount on financial liabilities	-397 822	-1 181 400
NAREIT FFO	\$ 18 570 758	12 071 567
Depreciation & amortization of assets	-3 385	-1 324 544
Profit/(-Loss) on Asset revaluation	0	21 423 544
CIT (defferal)	0	-1 505 438
Net Income	\$ 18 567 373	30 665 128
Net Income per diluted share	18,57	30,67
Nareit FFO per diluted share	18,57	12,07
Core FFO per diluted share	16,78	10,14



Based on experience,
racing the time