

INVESTOR'S REPORT 1Q 2025

TSPG⁺



Operating Results

USD 8 955 567

NOI

USD 552,41

ABR per sq.m.

91,9%

Retention Rate

99,9%

Leased Occupancy

15%

Leasing Spread

Financial Performance

USD 7 258 704

FFO

4,74

Debt to EBITDA

4,14

Leverage Ratio

3,04

Total Liquidity

USD 9,53

Annualized Dividend Rate

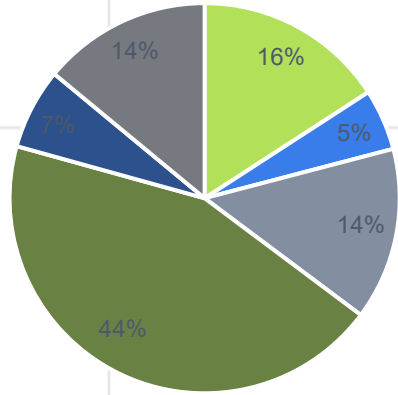



DOSTYK
PLAZA

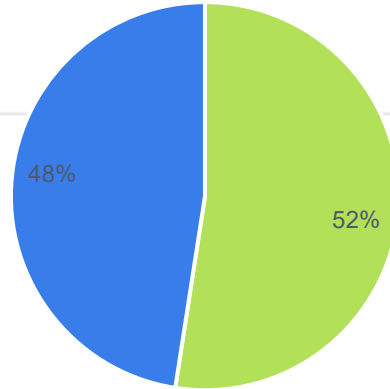


PORTFOLIO COMPOSITION

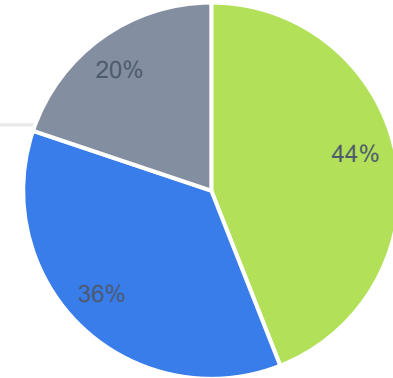
Tenant Mix (sqr mtr)



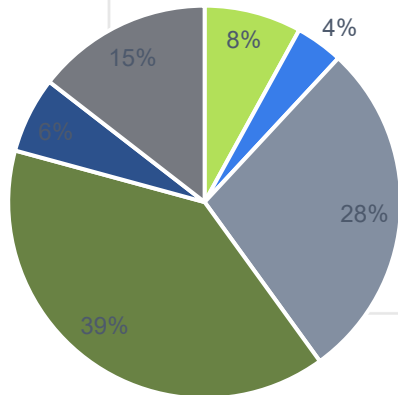
Anchor & Small Shop (sqr mtr)



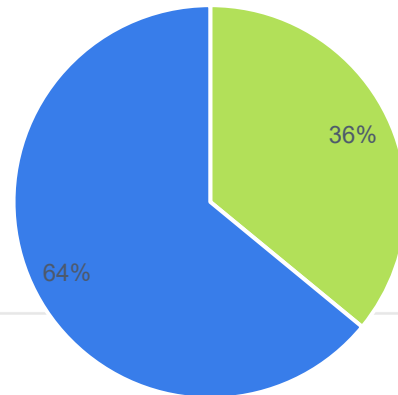
Tenant Profile (sqr mtr)



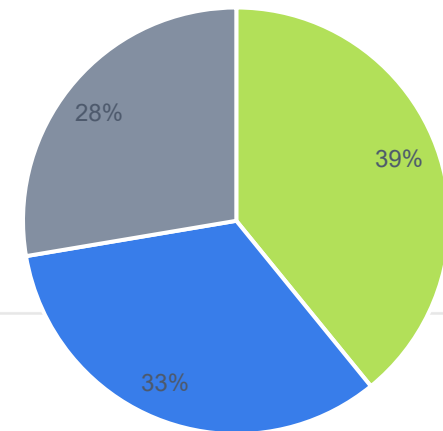
Tenant Mix (ABR)



Anchor & Small Shop



Tenant Profile



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

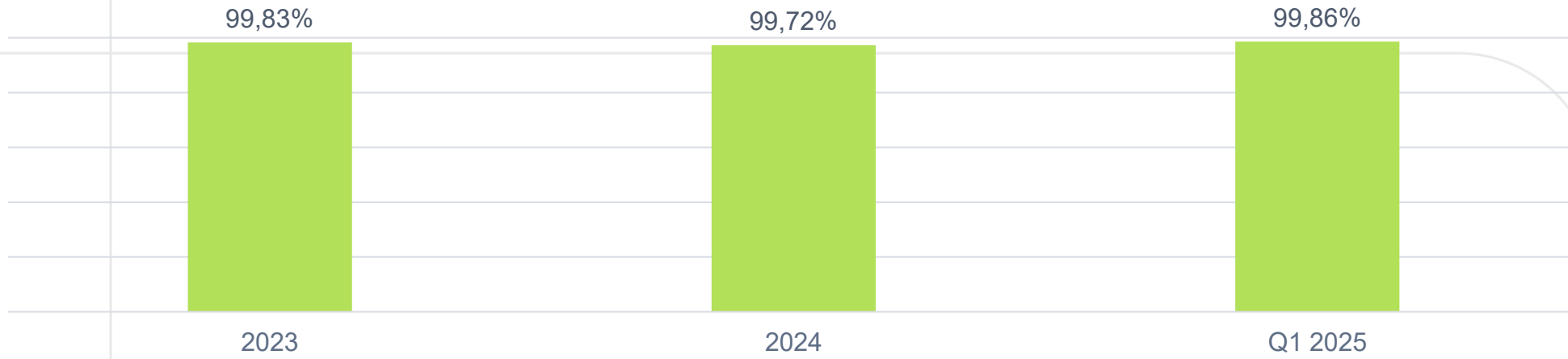
- Anchor
- Small shop

- Local
- International
- Franchise

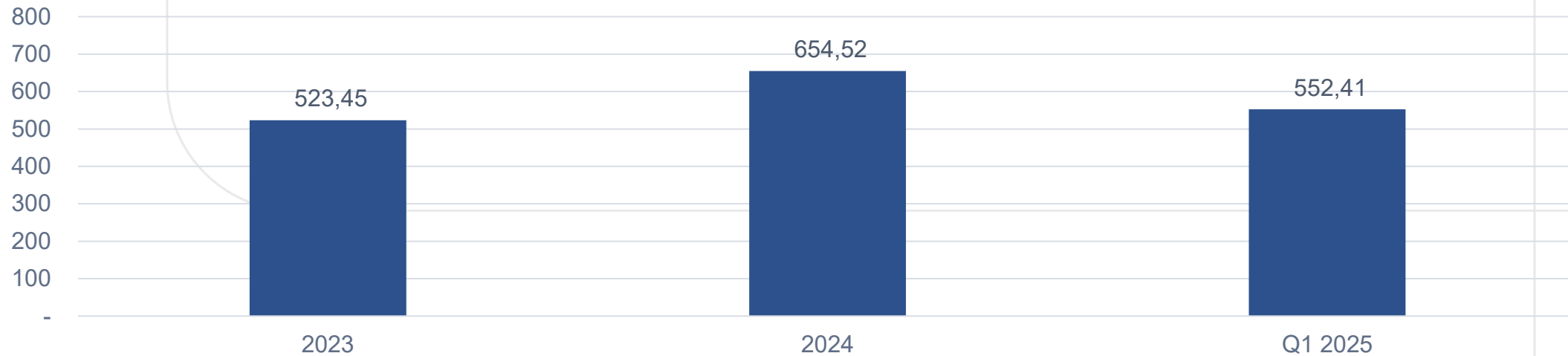


PORTFOLIO COMPOSITION

Leased Occupancy



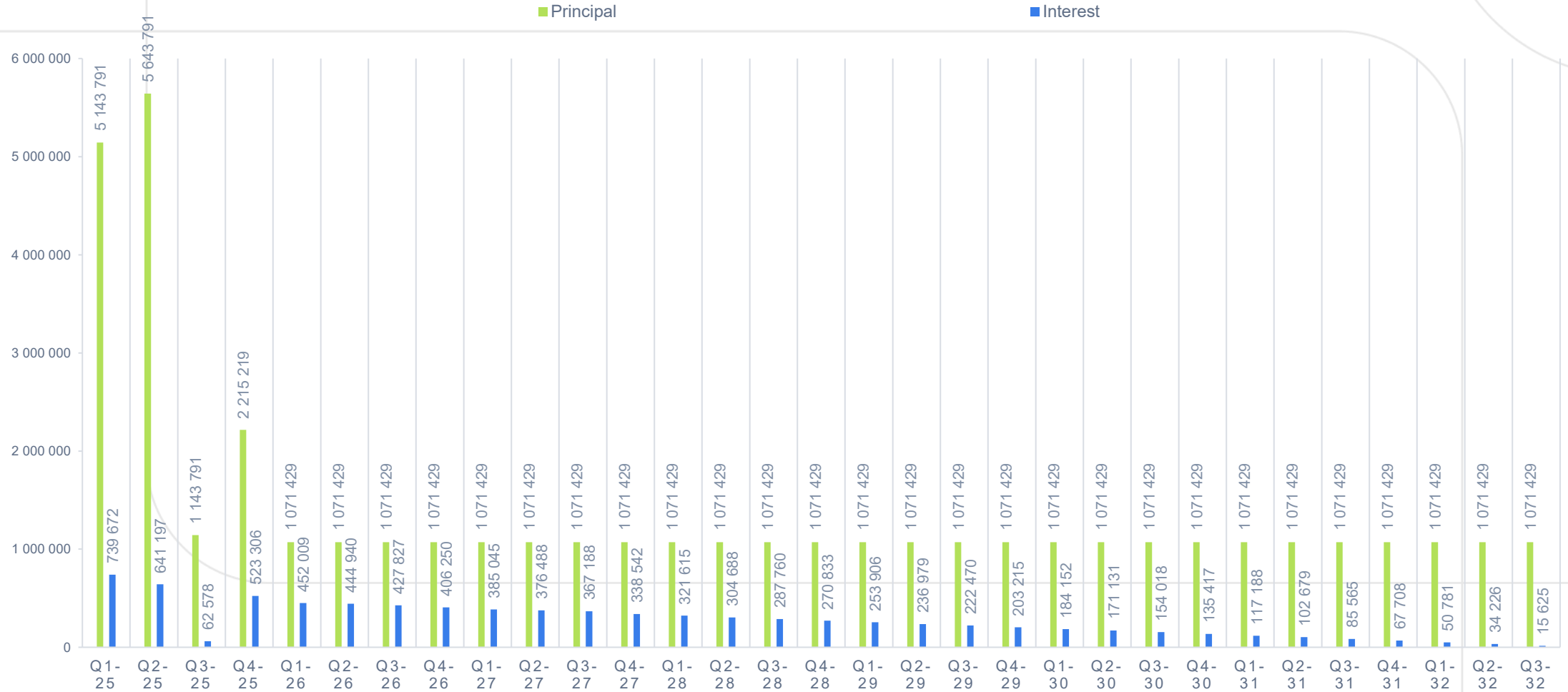
ABR per sq.m.





Debt Maturity Schedule

DEBT MATURITY





NOI

1st quarter , Ended March 31

NOI	2025		2024		
Income	\$	12 675 422	100%	10 858 374	100%
Base rent		9 144 620	17%	7 711 639	15%
Variable lease income		2 428 758	5%	1 846 281	4%
Utility recoveries		782 294	1%	626 735	1%
Advertising & adv. space rent income		217 988	0%	223 802	0%
Other property income		101 762	0%	449 917	1%
Operating Expenses		-3 719 855	7%	-4 938 248	10%
Property operating		-3 444 659		-4 721 472	
Real Estate Taxes		-275 196		-216 776	
Property NOI	\$	8 955 567	17%	5 920 126	12%
% Change				51,3%	



FFO

Nareit FFO, Core FFO & NI	Quarterly report, Ended March 31	
	2025	2024
Net Operating Income	\$ 8 955 567	5 920 126
G&A expenses	949 026	391 771
EBITDA	8 006 542	5 528 355
Interest expenses	-638 999	-1 013 888
Ex.rate expenses	-184 704	959 702
Charity Expenses	0	-222 351
Deposit remuneration	75 866	90 784
Core FFO	\$ 7 258 704	5 342 603
Discount on initial recognition of liabilities	149 735	240 387
Amortization of discount on long-term assets	1 473 568	530 982
Amortization of discount on financial liabilities	-174 817	-172 115
NAREIT FFO	\$ 8 707 191	5 941 857
Depreciation & amortization of assets	-1 792	-983 106
Profit/(-Loss) on Asset revaluation	0	0
CIT (defferal)	0	0
Net Income	\$ 8 705 399	4 958 752
Net Income per diluted share	8,71	4,96
Nareit FFO per diluted share	8,71	5,94
Core FFO per diluted share	7,26	5,34



NIGHT PLAZA

DOSTYK

Based on experience,
racing the time