

INVESTOR'S REPORT 3Q 2025

TSPG⁺



Operating Results

USD 29 030 690

NOI

USD 621,96

ABR per sq.m.

91,9%

Retention Rate

99,8%

Leased Occupancy

15%

Leasing Spread

Financial Performance

USD 24 774 512

FFO

1,14

Debt to EBITDA

4,51

Leverage Ratio

3,71

Total Liquidity

USD 24,56

Annualized Dividend Rate

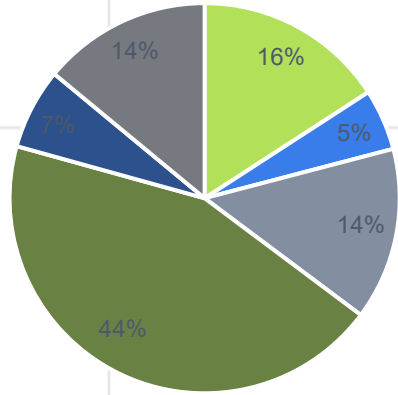



DOSTYK
PLAZA

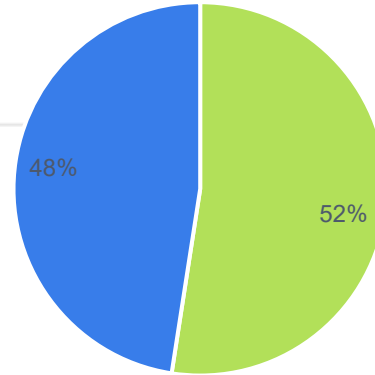


PORTFOLIO COMPOSITION

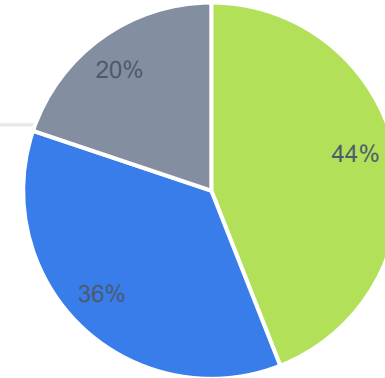
Tenant Mix (sqr mtr)



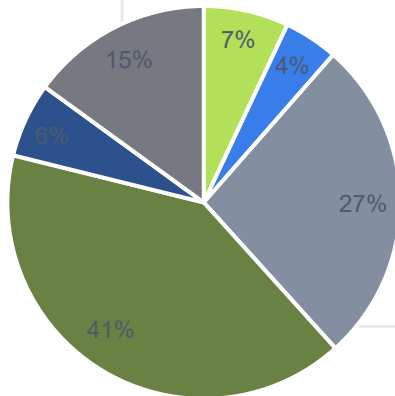
Anchor & Small Shop (sqr mtr)



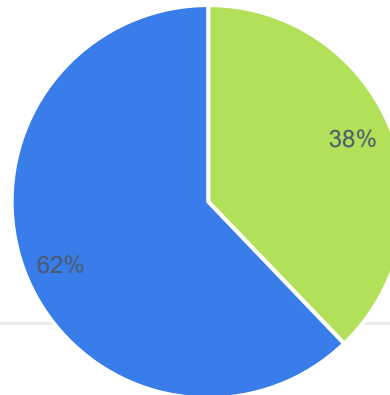
Tenant Profile (sqr mtr)



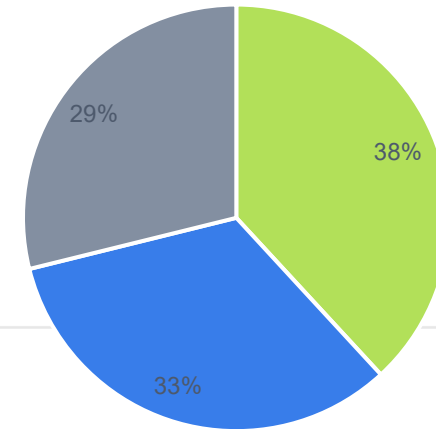
Tenant Mix (ABR)



Anchor & Small Shop



Tenant Profile



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

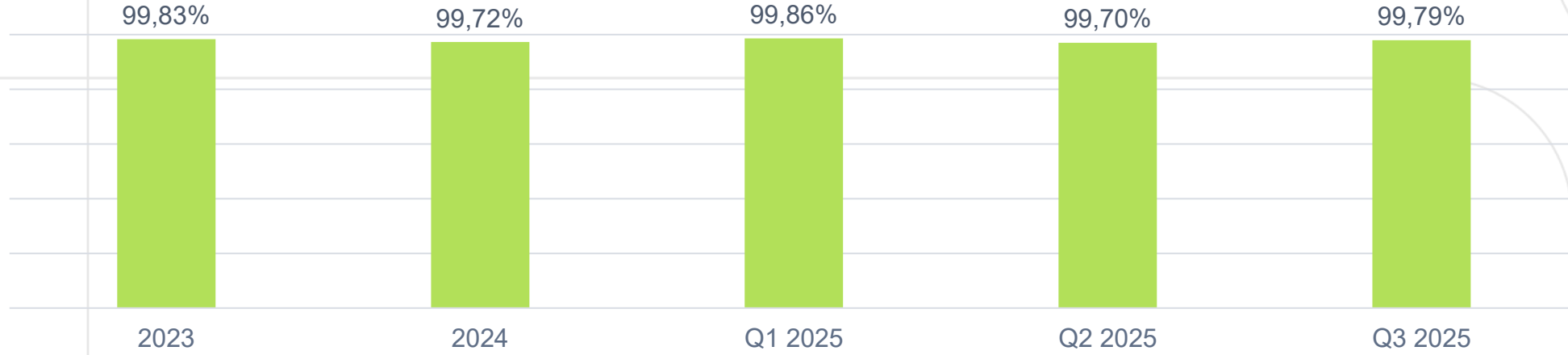
- Anchor
- Small shop

- Local
- International
- Franchise

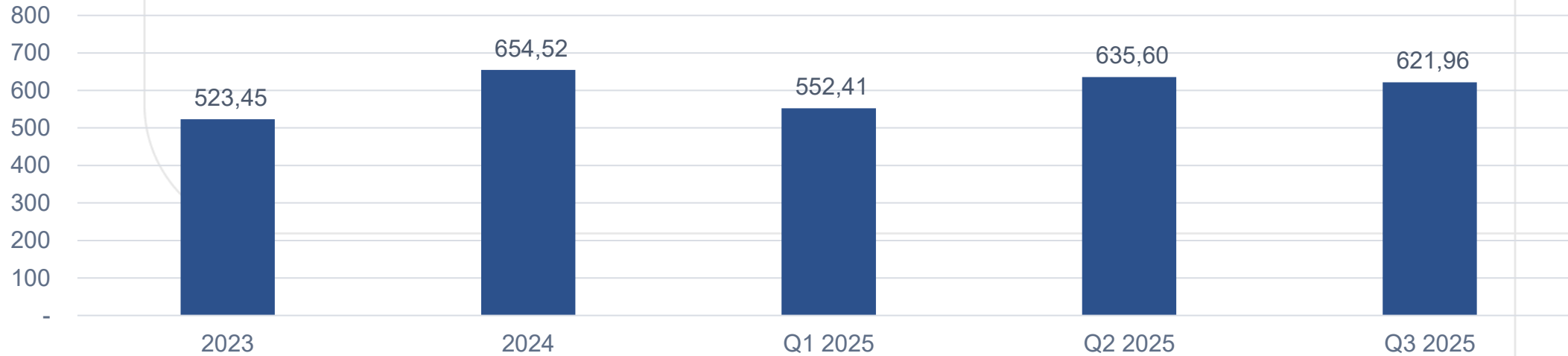


PORTFOLIO COMPOSITION

Leased Occupancy



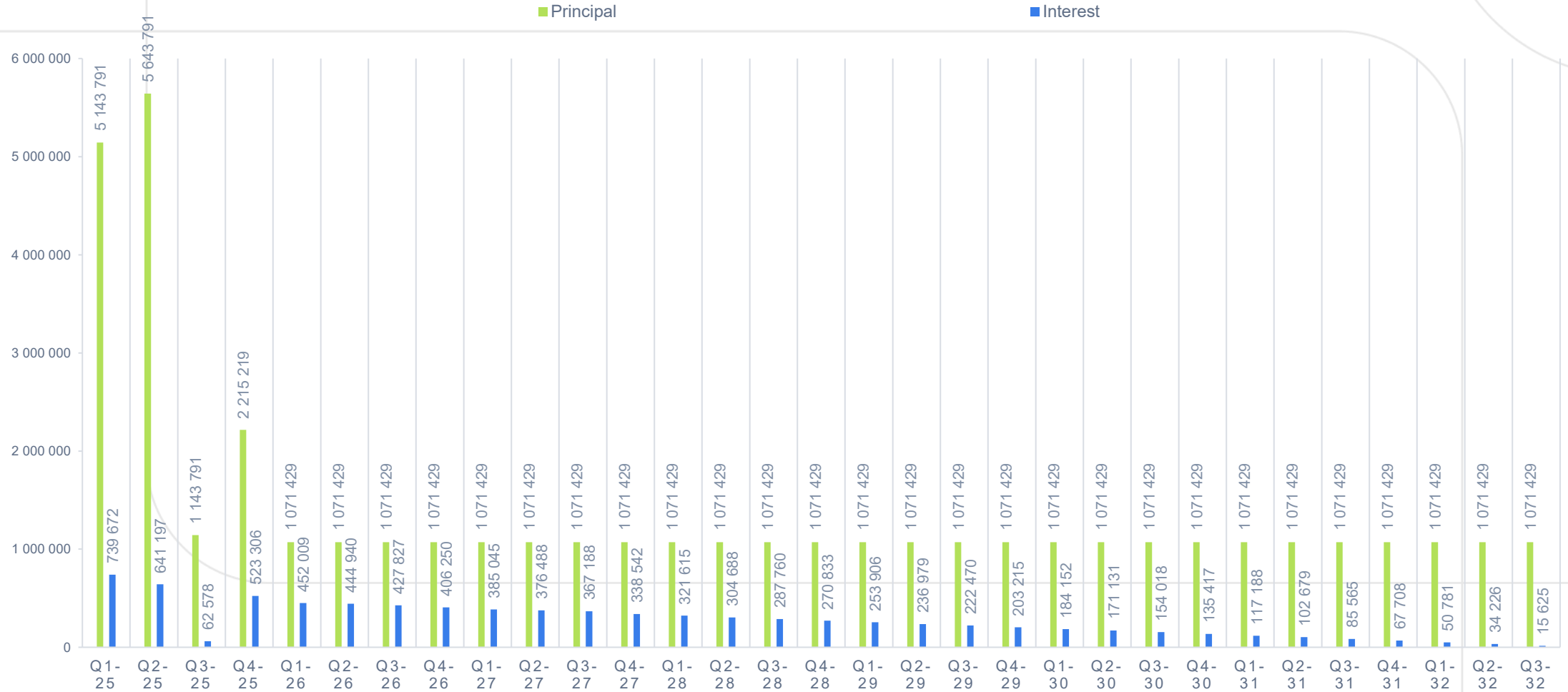
ABR per sq.m.





Debt Maturity Schedule

DEBT MATURITY





NOI

3rd quarter , Ended September 30

NOI	2025		2024		
Income	\$	38 770 208	100%	37 016 733	100%
Base rent		28 281 928	53%	26 786 605	52%
Variable lease income		7 299 593	14%	6 657 721	13%
Utility recoveries		2 443 073	5%	2 379 244	5%
Advertising & adv. space rent income		565 199	1%	628 747	1%
Other property income		180 416	0%	564 416	1%
Operating Expenses		-9 739 518	18%	-10 256 000	20%
Property operating		-8 931 419		-9 578 544	
Real Estate Taxes		-808 100		-677 456	
Property NOI	\$	29 030 690	55%	26 760 733	52%
% Change					8,5%



FFO

Nareit FFO, Core FFO & NI	Quarterly report, Ended September 30	
	2025	2024
Net Operating Income	\$ 29 030 690	26 760 733
G&A expenses	1 714 682	1 011 579
EBITDA	27 316 008	25 749 154
Interest expenses	-1 615 792	-3 238 531
Ex.rate expenses	-1 188 322	-2 678 829
Charity Expenses	0	-222 351
Deposit remuneration	262 618	288 163
Core FFO	\$ 24 774 512	19 897 606
Discount on initial recognition of liabilities	510 611	2 213 008
Amortization of discount on long-term assets	2 443 938	1 613 462
Amortization of discount on financial liabilities	-608 680	-1 314 445
NAREIT FFO	\$ 27 120 381	22 409 631
Depreciation & amortization of assets	-4 719	-1 326 820
Profit/(-Loss) on Asset revaluation	0	21 423 544
CIT (defferal)	0	590 673
Net Income	\$ 27 115 662	43 097 029
Net Income per diluted share	27,12	43,10
Nareit FFO per diluted share	27,12	22,41
Core FFO per diluted share	24,77	19,90



NIGHT PLAZA

DOSTYK

Based on experience,
racing the time