

INVESTOR'S REPORT Q4 2024

TSPG⁺



Operating Results

USD 38 798 818

NOI

USD 667,56

ABR per sq.m. 9M

91%

Retention Rate

99,9%

Leased Occupancy

61%

Leasing Spread

Financial Performance

USD 26 804 682

FFO

1,19

Debt to EBITDA

3,35

Leverage Ratio

3,01

Total Liquidity

USD 17,04

Annualized Dividend Rate



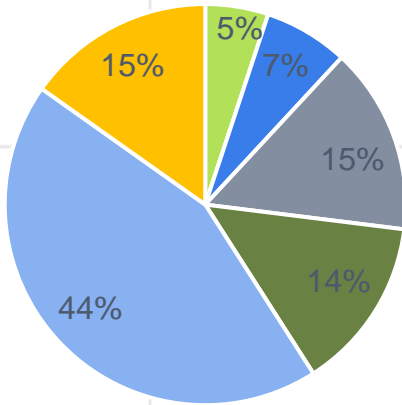

DOSTYK
PLAZA



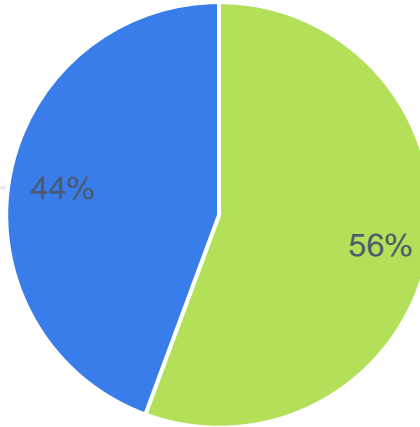
PORTFOLIO COMPOSITION

INVESTOR'S REPORT 2024

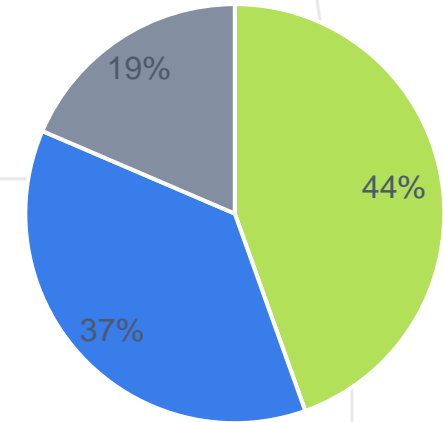
Tenant Mix (sqr mtr)



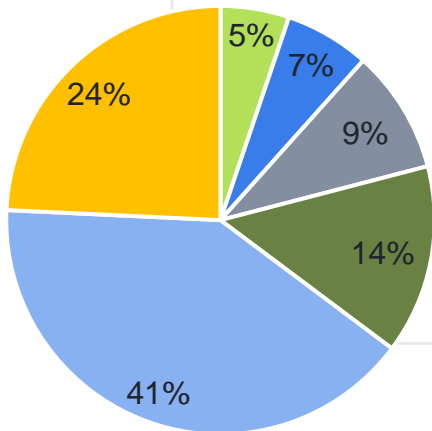
Anchor & Small Shop (sqr mtr)



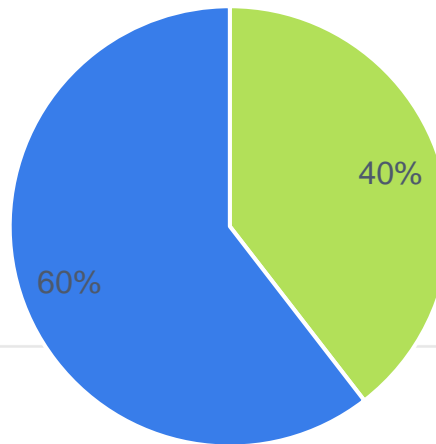
Tenant Profile (sqr mtr)



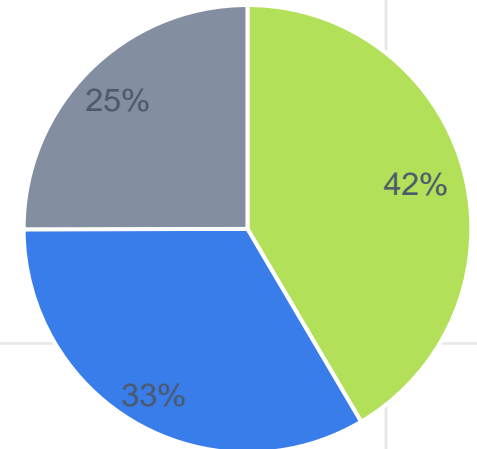
Tenant Mix (ABR)



Anchor & Small Shop (ABR)



Tenant Profile (ABR)



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

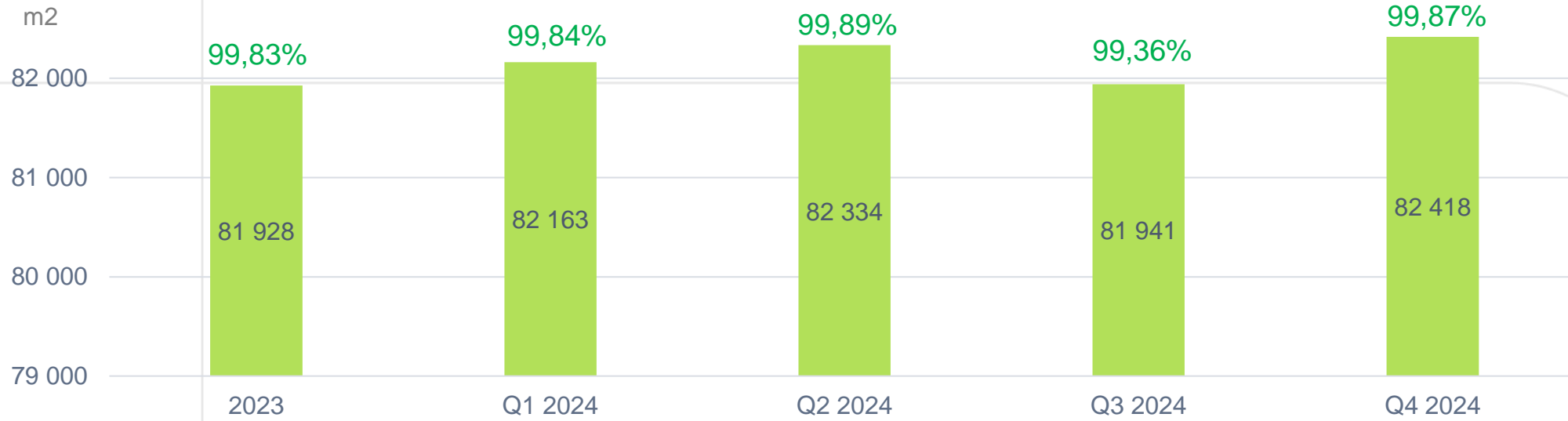
- Anchor
- Small Shop

- Local
- International
- Franchisee

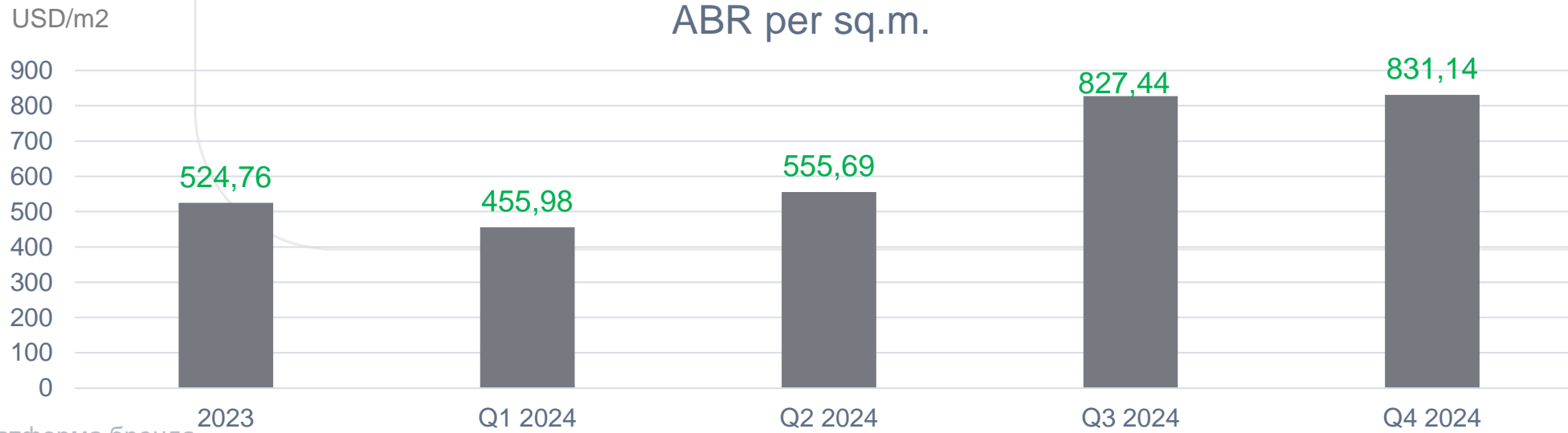


PORTFOLIO COMPOSITION

Leased Occupancy



ABR per sq.m.

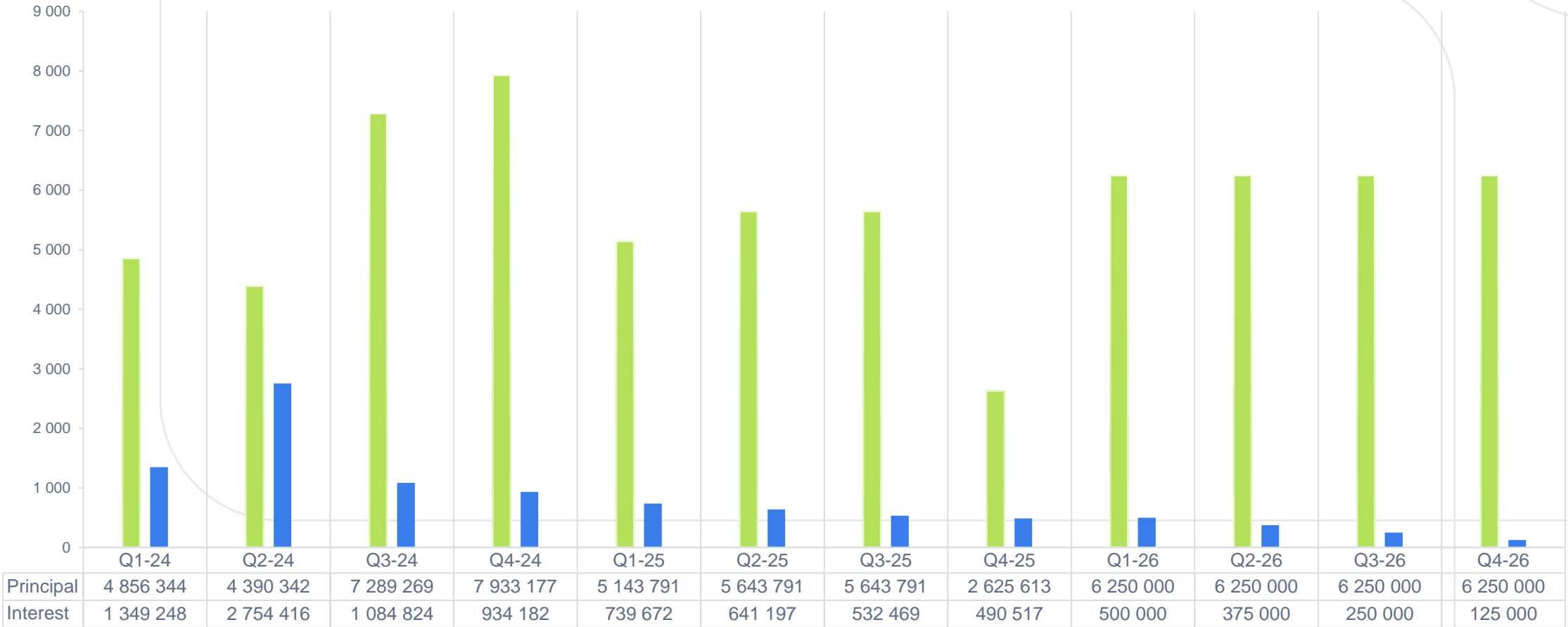




Debt Maturity Schedule

1000 USD

■ Principal ■ Interest





NOI

Anually report, Ended December 31

NOI	2024		2023		
Income	\$	51 314 899	100%	43 836 334	100%
Base rent		35 565 657	69%	30 059 111	69%
Variable lease income		11 092 740	22%	10 393 959	24%
Utility recoveries		3 141 716	6%	2 286 936	5%
Advertising & adv. space rent income		883 993	2%	785 095	2%
Other property income		630 792	1%	311 233	1%
Operating Expenses		-12 516 081	24%	-8 634 846	20%
Property operating		-11 578 570		-7 844 703	
Real Estate Taxes		-937 512		-790 142	
Property NOI	\$	38 798 818	76%	35 201 489	80%
% Change			10,2%		



FFO

Anually report, Ended December 31

Nareit FFO, Core FFO & NI	2024	2023
Net Operating Income	\$ 38 798 818	35 201 489
G&A expenses	1 684 737	2 912 934
EBITDA	37 114 080	32 288 554
Interest expenses	-4 095 353	-4 074 531
Ex.rate expenses	-6 422 290	1 411 735
Charity Expenses	-222 351	-115 441
Deposit remuneration	430 595	270 380
Core FFO	\$ 26 804 682	29 780 698
Discount on initial recognition of liabilities	2 392 312	979 255
Amortization of discount on long-term assets	1 922 043	1 230 589
Amortization of discount on financial liabilities	-1 444 434	-579 567
NAREIT FFO	\$ 29 674 604	31 410 974
Depreciation & amortization of assets	-1 328 994	-3 527 847
Profit/(-Loss) on Asset revaluation	21 423 544	
CIT (defferal)	590 673	-1 741 102
Net Income	\$ 50 359 826	26 142 025
Net Income per diluted share	50,36	26,14
Nareit FFO per diluted share	29,67	31,41
Core FFO per diluted share	26,80	29,78



Опираясь на опыт,
опережая время