

# INVESTOR'S REPORT Q3 2024

TSPG<sup>+</sup>



## Operating Results

USD 26 899 533

NOI

USD 603,86

ABR per sq.m. 9M

92,2%

Retention Rate

99,7%

Leased Occupancy

47%

Leasing Spread

## Financial Performance

USD 20 558 667

FFO

1,52

Debt to EBITDA

1,36

Leverage Ratio

1,45

Total Liquidity

USD 15,87

Annualized Dividend Rate

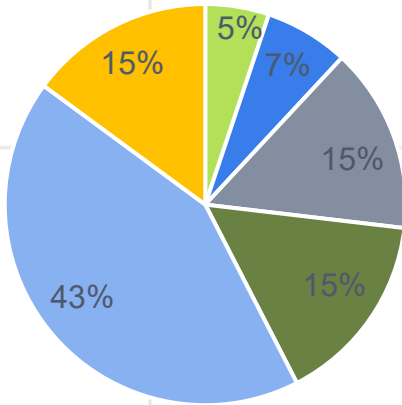


DOSTYK  
PLAZA

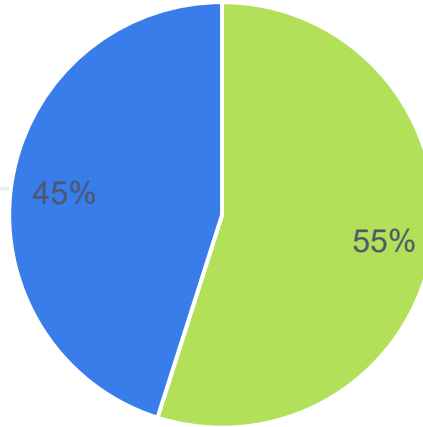


# PORTFOLIO COMPOSITION

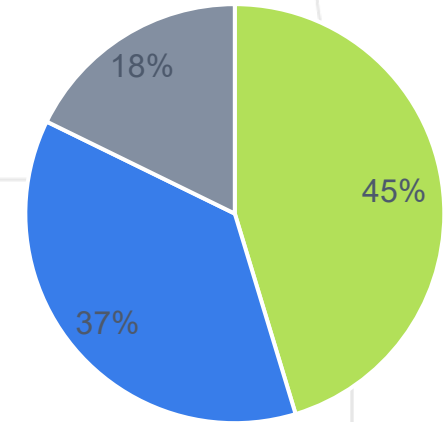
Tenant Mix (sqm mtr)



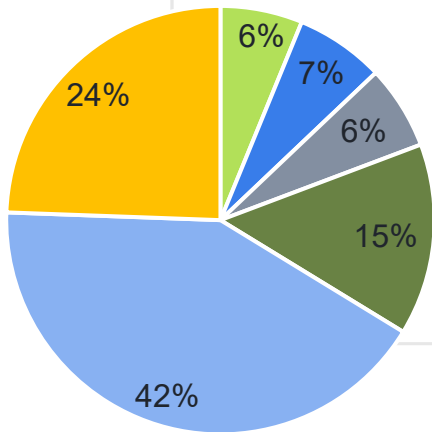
Anchor & Small Shop (sqm mtr)



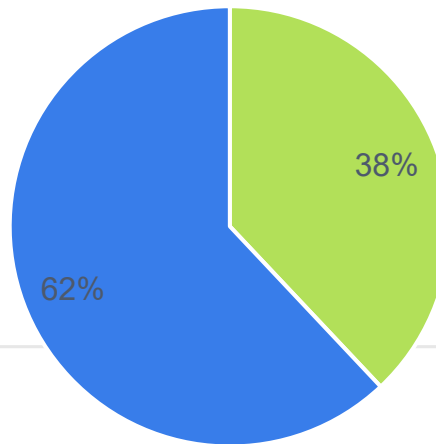
Tenant Profile (sqm mtr)



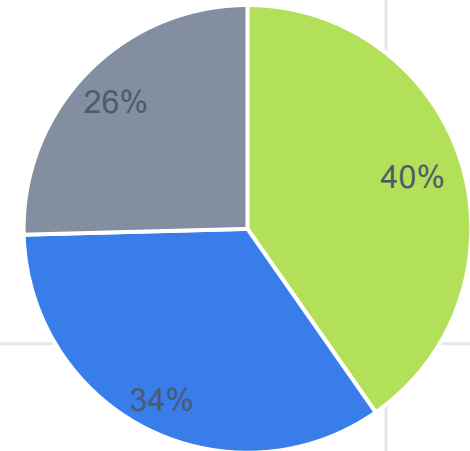
Tenant Mix (ABR)



Anchor & Small Shop (ABR)



Tenant Profile (ABR)



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

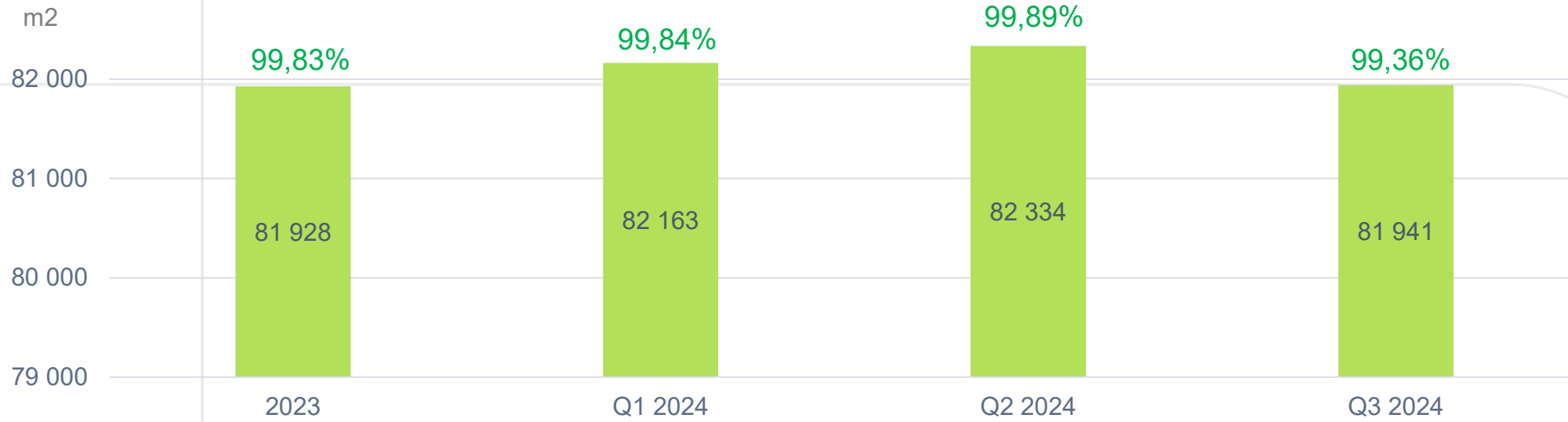
- Anchor
- Small Shop

- Local
- International
- Franchisee

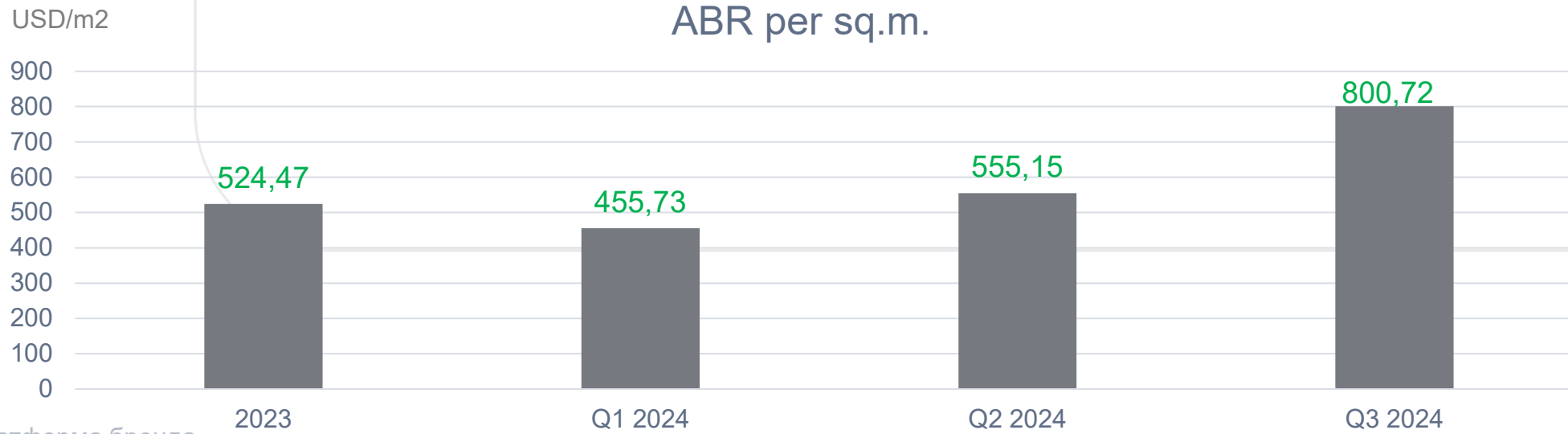


# PORTFOLIO COMPOSITION

## Leased Occupancy



## ABR per sq.m.

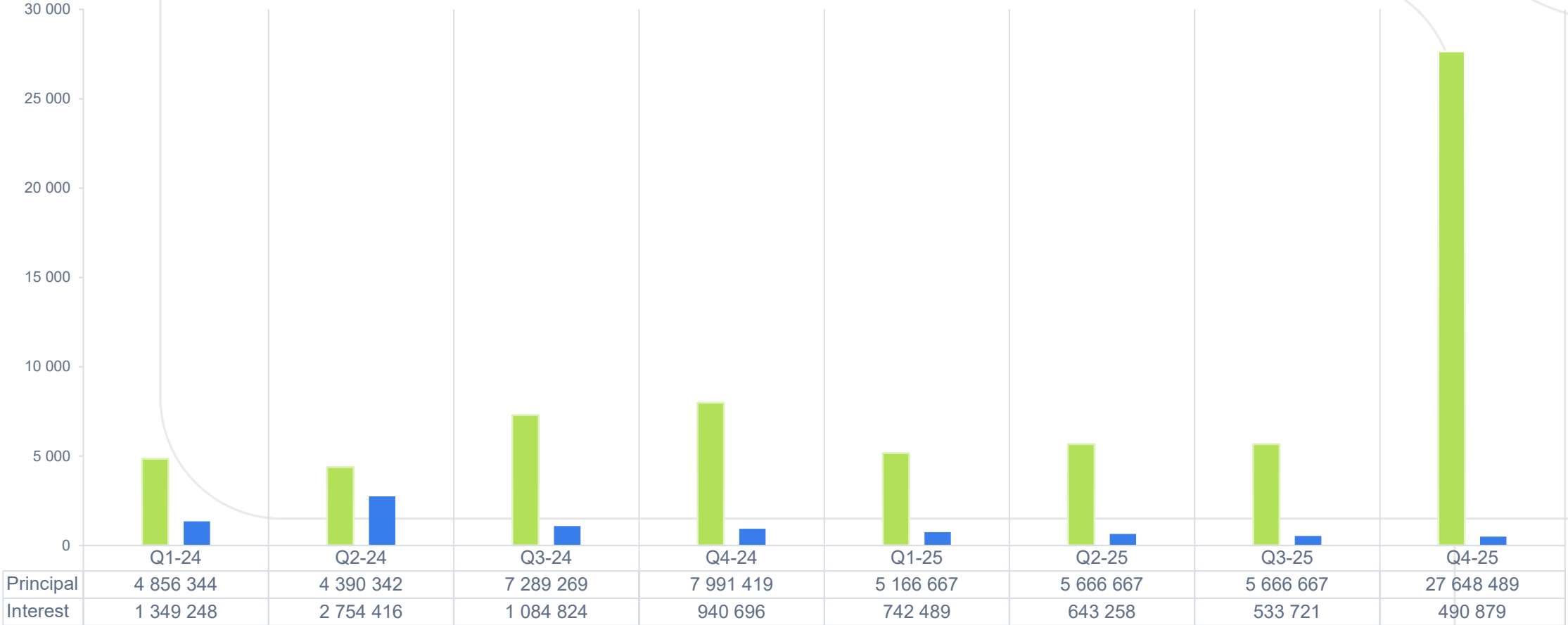




# Debt Maturity Schedule

1000 USD

■ Principal    ■ Interest





# NOI

Nine Months Ended September 30

NOI	2024		2023		
<b>Income</b>	<b>\$</b>	<b>37 070 039</b>	<b>100%</b>	<b>31 882 904</b>	<b>100%</b>
Base rent		26 786 802	72%	22 058 694	69%
Variable lease income		6 657 721	18%	7 336 633	23%
Utility recoveries		2 379 244	6%	1 672 021	5%
Advertising & adv. space rent income		628 747	2%	580 760	2%
Other property income		617 525	2%	234 797	1%
<b>Operating Expenses</b>		<b>-10 170 506</b>	<b>27%</b>	<b>-6 412 763</b>	<b>20%</b>
Property operating		-9 498 050		-5 823 539	
Real Estate Taxes		-672 456		-589 224	
<b>Property NOI</b>	<b>\$</b>	<b>26 899 533</b>	<b>73%</b>	<b>25 470 141</b>	<b>80%</b>
% Change		5,6%			



## FFO

Nine Months Ended September 30

Nareit FFO, Core FFO & NI

Net Operating Income  
G&A expenses

EBITDA

Interest expenses  
Ex.rate expenses  
Deposit remuneration

**Core FFO**

Discount on initial recognition of liabilities  
Amortization of discount on long-term assets  
Amortization of discount on financial liabilities

**NAREIT FFO**

Depreciation & amortization of assets  
CIT (defferal)

**Net Income**

Net Income per diluted share  
Nareit FFO per diluted share  
Core FFO per diluted share

	2024	2023
	\$ 26 899 533	25 470 141
	1 063 291	1 810 227
	25 836 242	23 659 914
	-2 886 182	-3 074 754
	-2 679 556	-1 355 803
	288 163	198 168
	<b>\$ 20 558 667</b>	<b>19 427 524</b>
	2 180 535	647 741
	1 613 462	541 712
	-1 314 012	-462 643
	<b>\$ 23 038 652</b>	<b>20 154 334</b>
	-1 326 820	-1 722 615
	-1 505 438	
	<b>\$ 20 206 395</b>	<b>18 431 719</b>
	20,21	18,43
	23,04	20,15
	20,56	19,43



NIGHT PLAZA



DOSTYK

Опираясь на опыт,  
**опережая время**