INVESTOR'S REPORT 1Q 2026

TSPG

tspgreit.com

Operating Results

USD 9 815 802

NOI

USD 656,52

ABR per sq.m.

98,8%

Retention Rate

99,9%

Leased Occupancy

-2%

Leasing Spread

Financial Performance

USD 10 778 658

FFO

2,89

Debt to EBITDA

5,90

Leverage Ratio

4,43

Total Liquidity

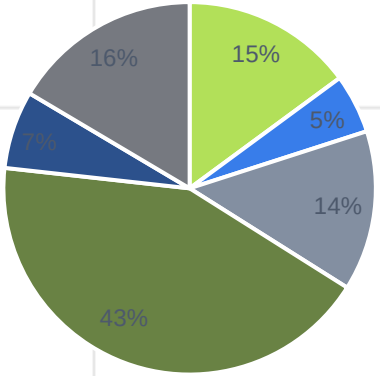
USD 9,38

Quarterly dividend Rate

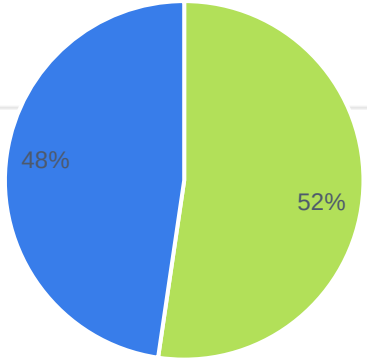

DOSTYK
PLAZA

Portfolio composition

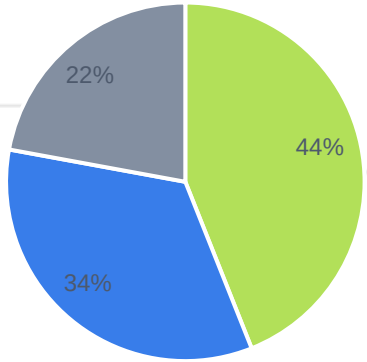
Tenant Mix (sqr mtr)



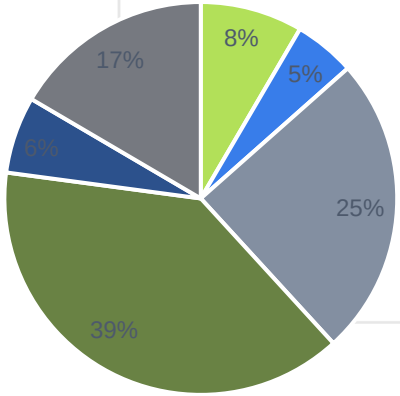
Anchor & Small Shop (sqr mtr)



Tenant Profile (sqr mtr)

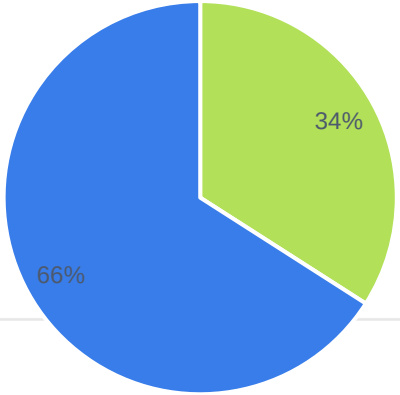


Tenant Mix (income)



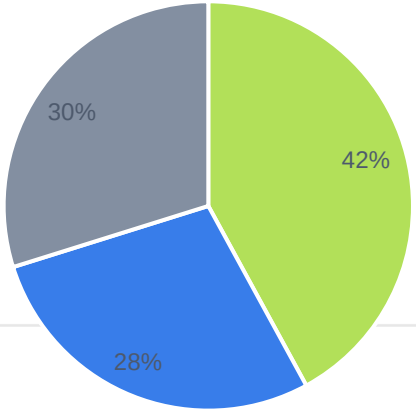
- Entertainment
- Grocery & Pharma
- Others
- Fashion
- Electronic goods
- Restaurant & Cafes

Anchor & Small Shop



- Anchor
- Small shop

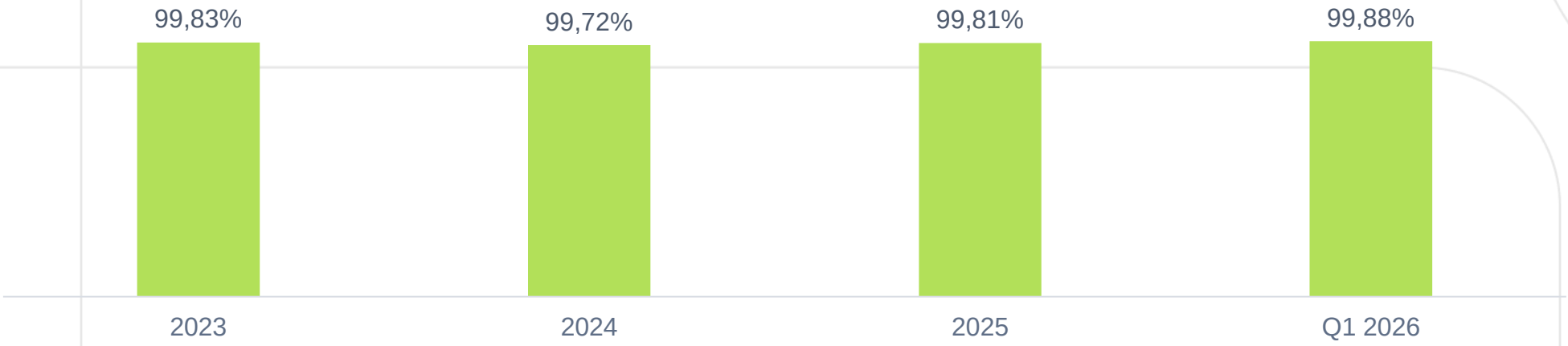
Tenant Profile



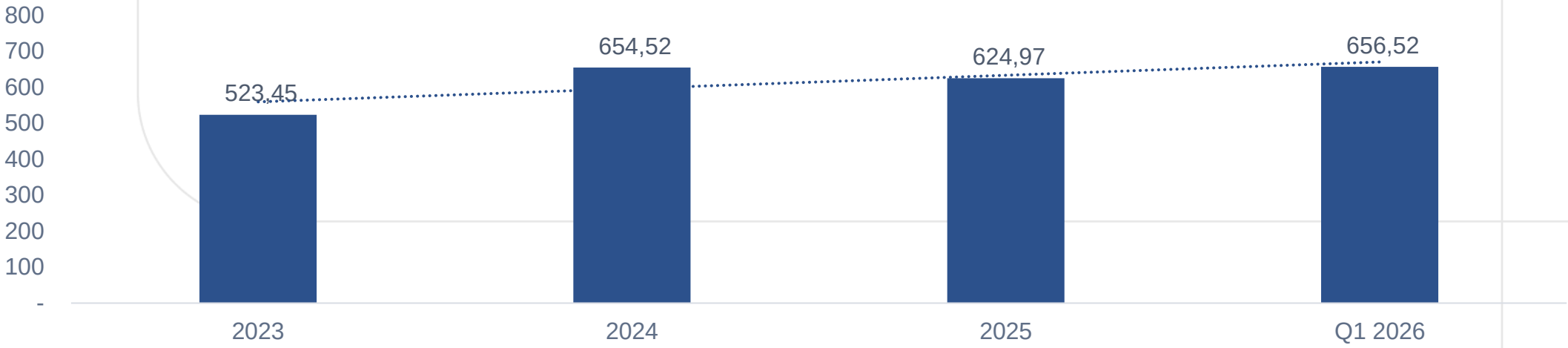
- Local
- International
- Franchise

Portfolio composition

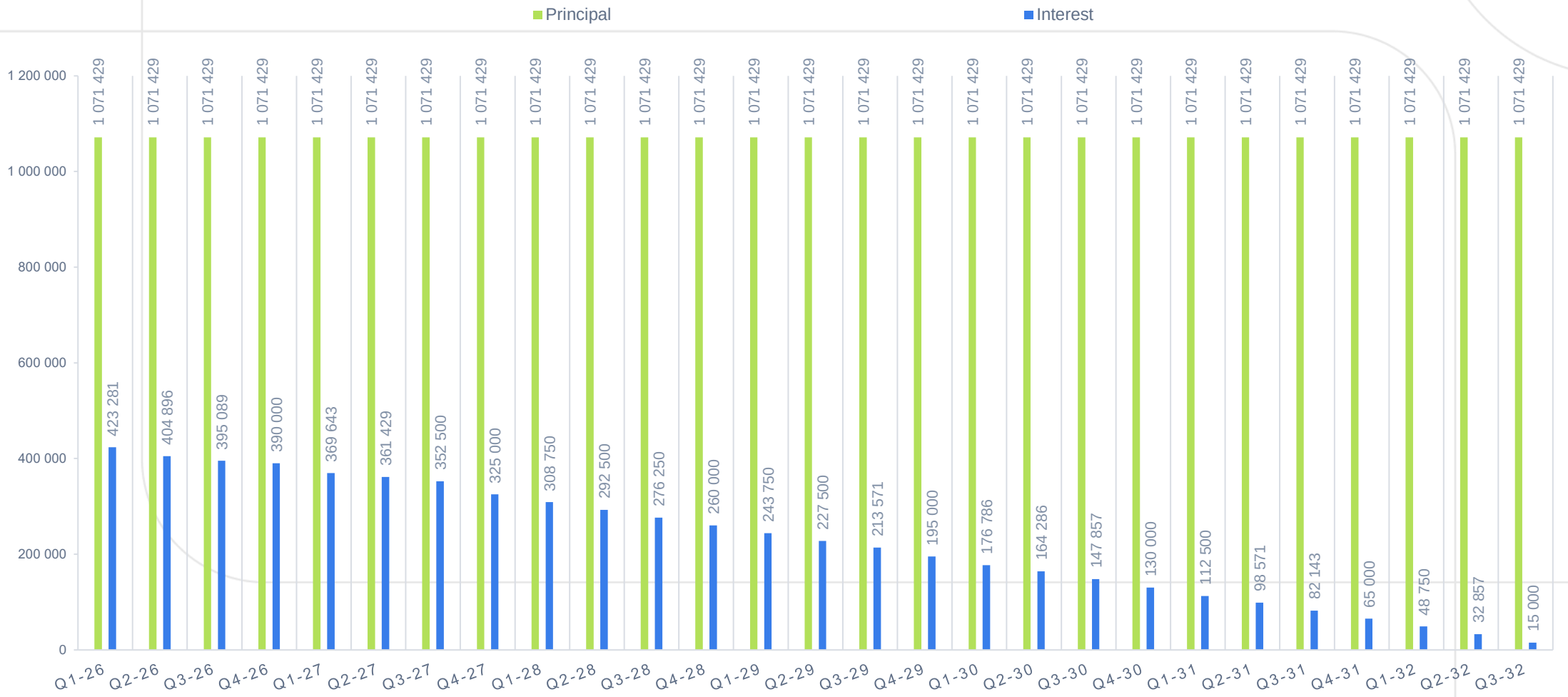
Leased Occupancy



ABR per sq.m.



Debt Maturity Schedule



NOI

NOI		For the period, ended March 31 2026			2025	
Income	**$**	**13 949 822**	**100%**		**12 675 422**	**100%**
Base rent		10 165 372	73%		9 144 620	72%
Variable lease income		2 509 311	18%		2 428 758	19%
Utility recoveries		908 388	7%		782 294	6%
Advertising & adv. space rent income		247 446	2%		217 988	2%
Other property income		119 304	1%		101 762	1%
Operating Expenses		**-4 134 020**	**30%**		**-3 719 855**	**29%**
Property operating		-3 854 867			-3 444 659	
Real Estate Taxes		-279 153			-275 196	
Property NOI	**$**	**9 815 802**	**70%**		**8 955 567**	**71%**
% Change					9,6%	

FFO

Nareit FFO, Core FFO & NI		For the period, ended March 31 2026	2025
Net Operating Income	$	9 815 802	8 955 567
G&A expenses		166 361	949 026
EBITDA		9 649 441	8 006 542
Interest expenses		-411 696	-638 999
Ex.rate expenses		1 416 238	-184 704
Charity Expenses		0	0
Deposit remuneration		124 675	75 866
Core FFO	**$**	**10 778 658**	**7 258 705**
Discount on initial recognition of liabilities		182 535	149 735
Amortization of discount on long-term assets		0	1 473 568
Amortization of discount on financial liabilities		-247 397	-174 817
NAREIT FFO	**$**	**10 713 796**	**8 707 191**
Depreciation & amortization of assets		-1 429	-1 792
Profit/(-Loss) on Asset revaluation		0	0
CIT (deferred)		0	0
Net Income	**$**	**10 712 366**	**8 705 399**
Net Income per share		10,71	8,71
Nareit FFO per share		10,71	8,71
Core FFO per share		10,78	7,26


NIGHT PLAZA
DOSTYK

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Based on experience, racing the time