INVESTOR'S REPORT 2Q 2026

TSPG

tspgreit.com

Operating Results

USD 20 281 620

NOI

USD 679,82

ABR per sq.m.

96,8%

Retention Rate

99,8%

Leased Occupancy

2%

Leasing Spread

Financial Performance

USD 20 434 019

FFO

1,35

Debt to EBITDA

6,09

Leverage Ratio

4,59

Total Liquidity

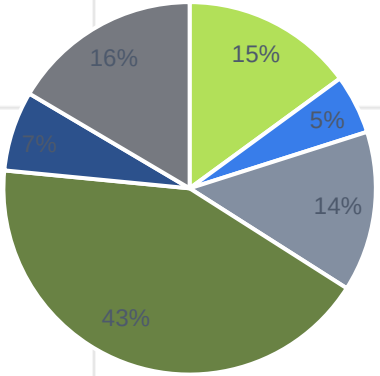
USD 18,04

Quarterly dividend Rate

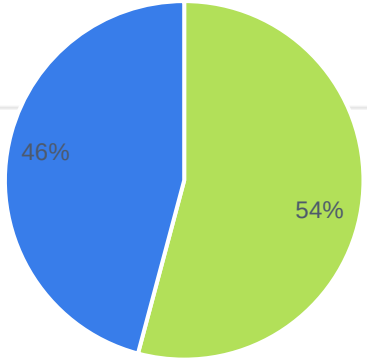

DOSTYK
PLAZA

Portfolio composition

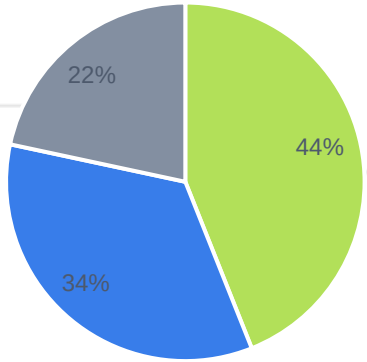
Tenant Mix (sqr mtr)



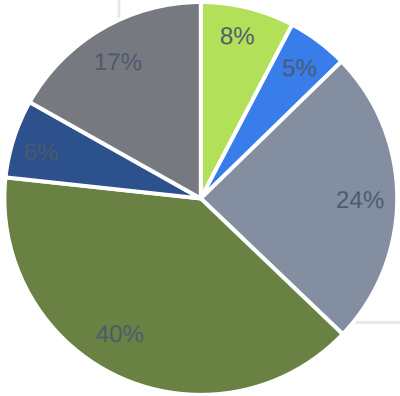
Anchor & Small Shop (sqr mtr)



Tenant Profile (sqr mtr)

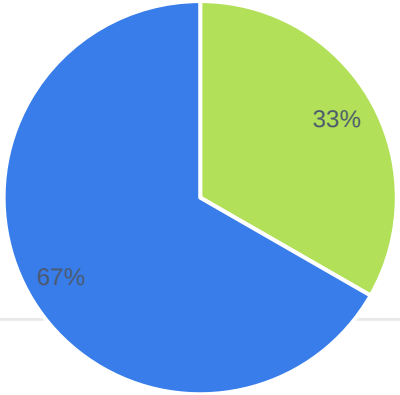


Tenant Mix (income)



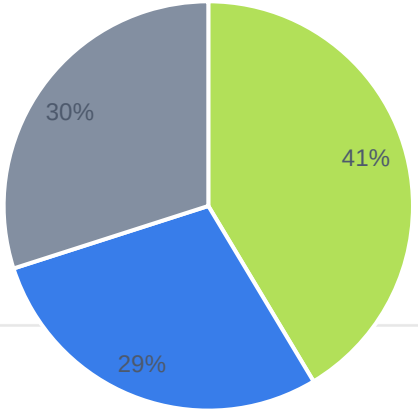
- Entertainment
- Grocery & Pharma
- Others
- Fashion
- Electronic goods
- Restaurant & Cafes

Anchor & Small Shop



- Anchor
- Small shop

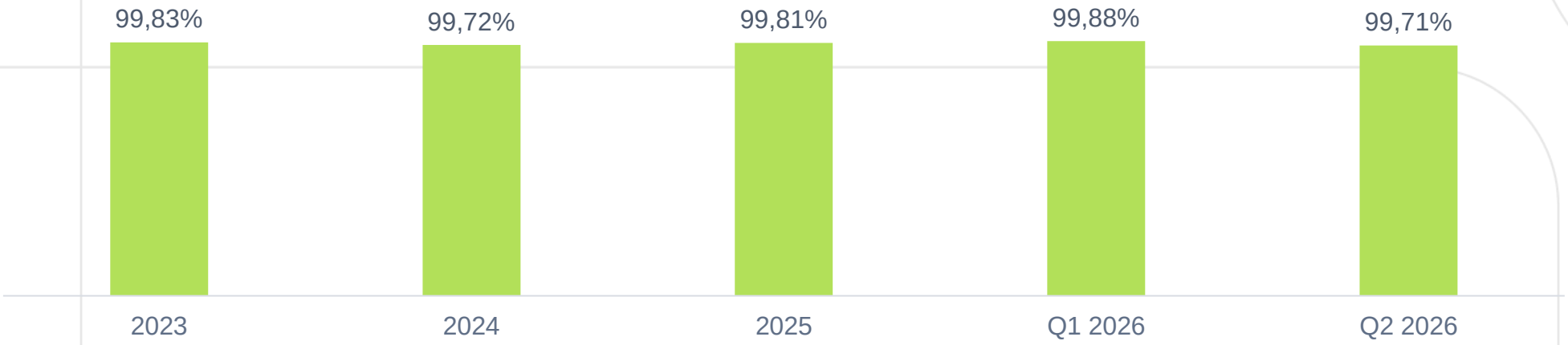
Tenant Profile



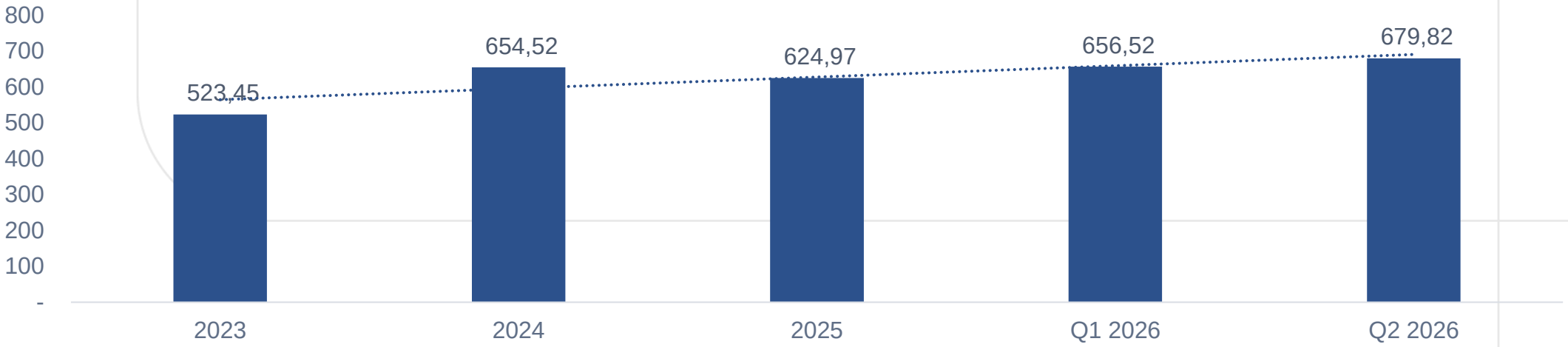
- Local
- International
- Franchise

Portfolio composition

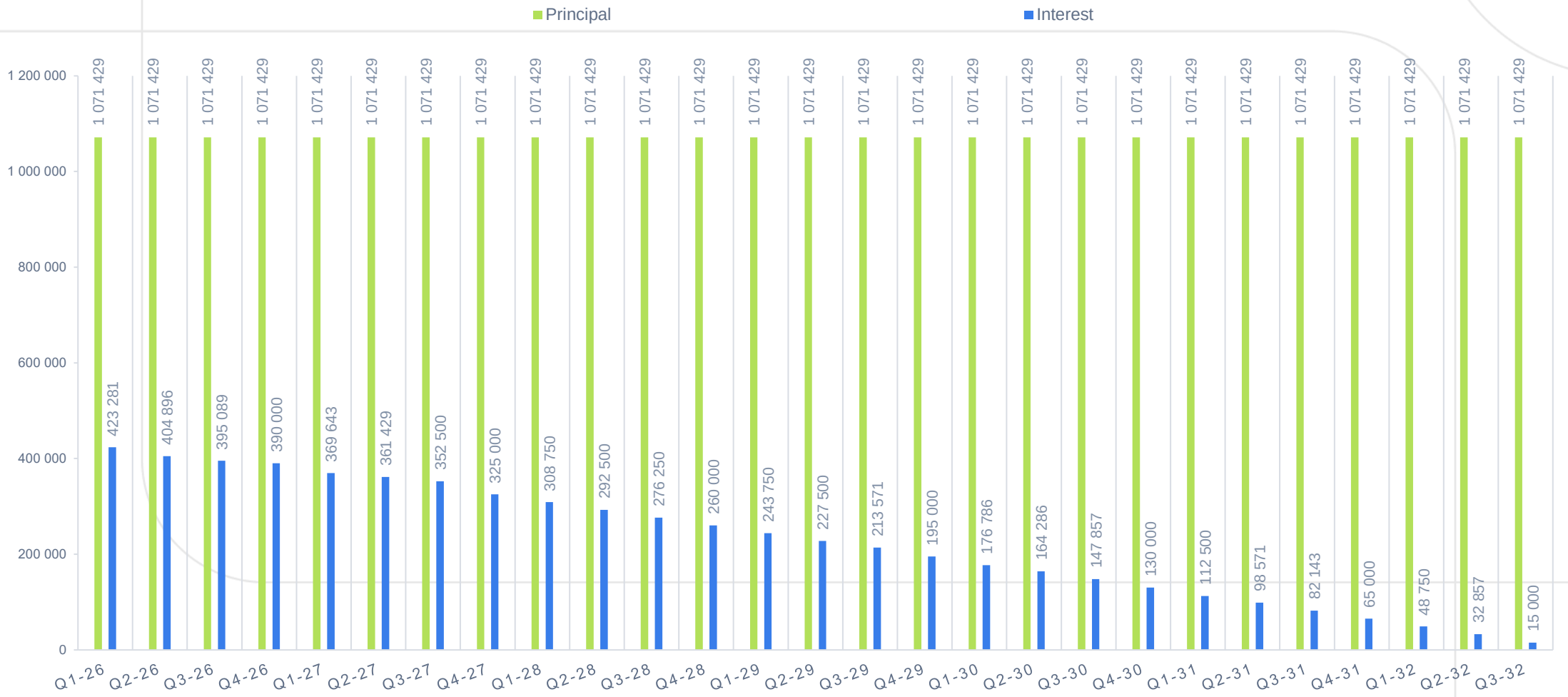
Leased Occupancy



ABR per sq.m.



Debt Maturity Schedule



NOI

NOI		For the period, ended June 30 2026			2025	
Income	**$**	**28 579 887**	**100%**		**25 602 362**	**100%**
Base rent		20 484 136	72%		18 674 883	73%
Variable lease income		5 157 794	18%		4 833 151	19%
Utility recoveries		2 287 765	8%		1 567 917	6%
Advertising & adv. space rent income		437 417	2%		377 572	1%
Other property income		212 775	1%		148 839	1%
Operating Expenses		**-8 298 267**	**29%**		**-6 734 174**	**26%**
Property operating		-7 715 630			-6 186 440	
Real Estate Taxes		-582 637			-547 734	
Property NOI	**$**	**20 281 620**	**71%**		**18 868 188**	**74%**
% Change					7,5%	

FFO

Nareit FFO, Core FFO & NI		For the period, ended June 30 2026	2025
Net Operating Income	$	20 281 620	18 868 189
G&A expenses		400 226	1 547 597
EBITDA		19 881 394	17 320 592
Interest expenses		-817 849	-1 171 944
Ex.rate expenses		1 146 503	464 312
Charity Expenses		0	0
Deposit remuneration		223 971	166 196
Core FFO	**$**	**20 434 019**	**16 779 156**
Discount on initial recognition of liabilities		367 956	316 410
Amortization of discount on long-term assets		0	1 873 013
Amortization of discount on financial liabilities		-489 925	-397 822
NAREIT FFO	**$**	**20 312 050**	**18 570 757**
Depreciation & amortization of assets		-2 925	-3 385
Profit/(-Loss) on Asset revaluation		0	0
CIT (deferred)		0	0
Net Income	**$**	**20 309 125**	**18 567 372**
Net Income per share		20,31	18,57
Nareit FFO per share		20,31	18,57
Core FFO per share		20,43	16,78


NIGHT PLAZA
DOSTYK

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Based on experience, racing the time