INVESTOR'S REPORT 3Q 2026

TSPG

tspgreit.com

Operating Results

USD 31 546 894

NOI

USD 700,09

ABR per sq.m.

96,7%

Retention Rate

99,8%

Leased Occupancy

11%

Leasing Spread

Financial Performance

USD 33 836 242

FFO

0,83

Debt to EBITDA

7,02

Leverage Ratio

5,20

Total Liquidity

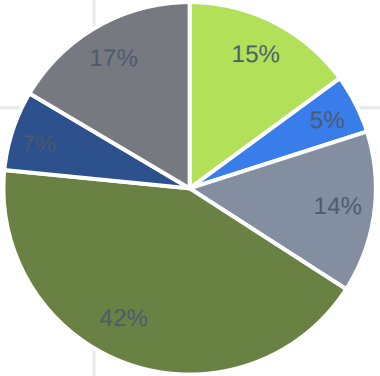
USD 23,77

Quarterly dividend Rate

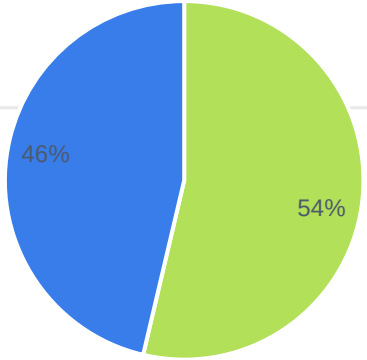

DOSTYK
PLAZA

Portfolio composition

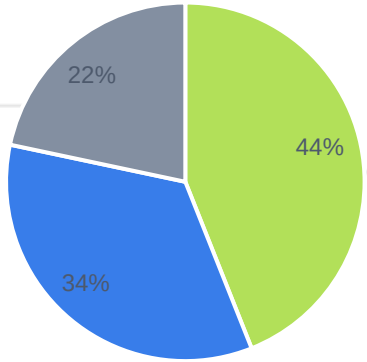
Tenant Mix (sqr mtr)



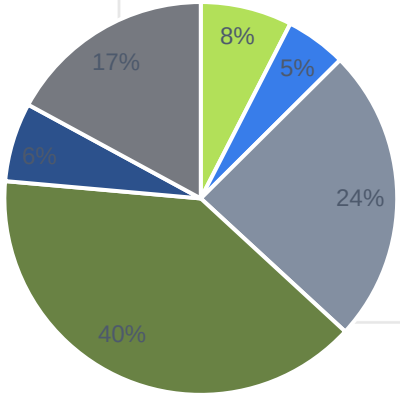
Anchor & Small Shop (sqr mtr)



Tenant Profile (sqr mtr)

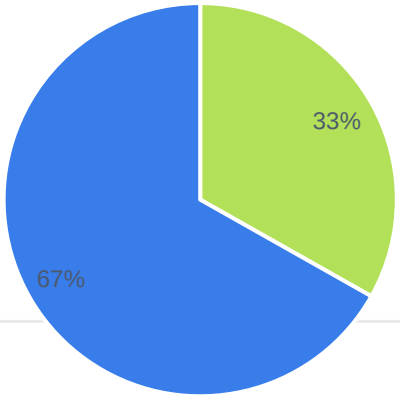


Tenant Mix (income)



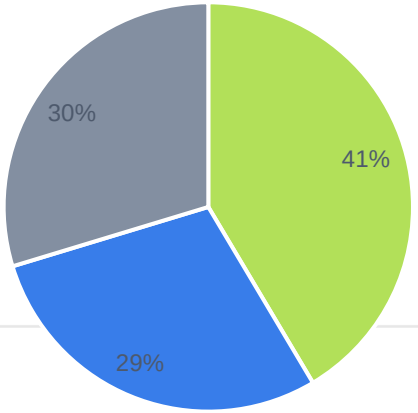
- Entertainment
- Grocery & Pharma
- Others
- Fashion
- Electronic goods
- Restaurant & Cafes

Anchor & Small Shop



- Anchor
- Small shop

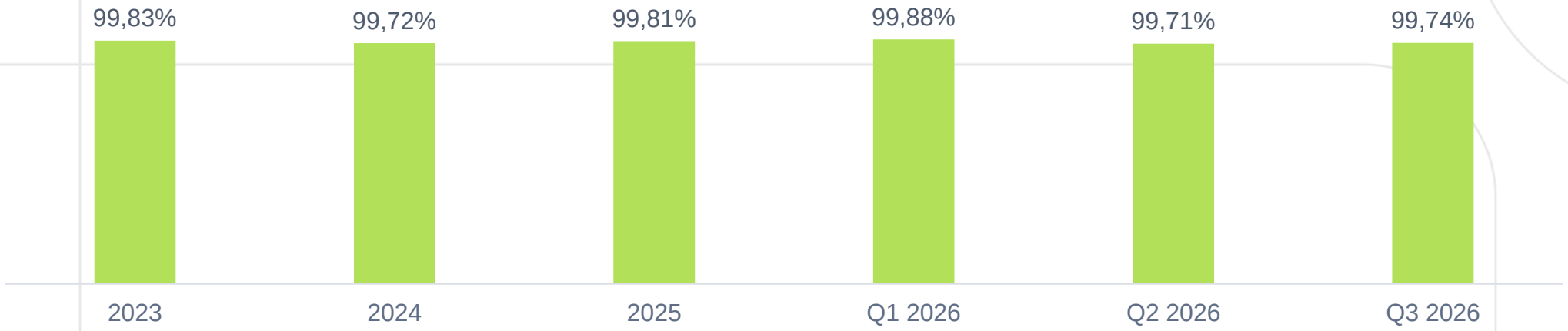
Tenant Profile



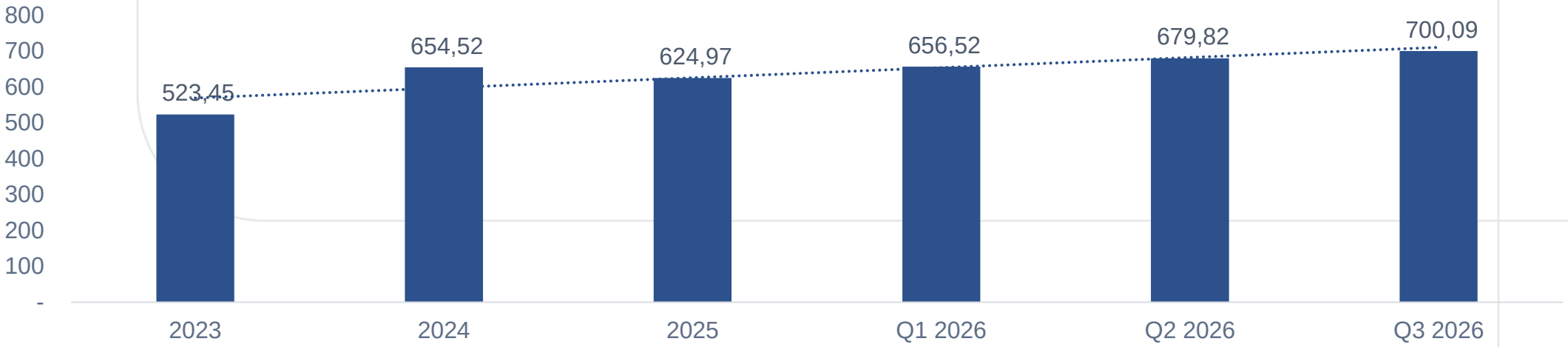
- Local
- International
- Franchise

Portfolio composition

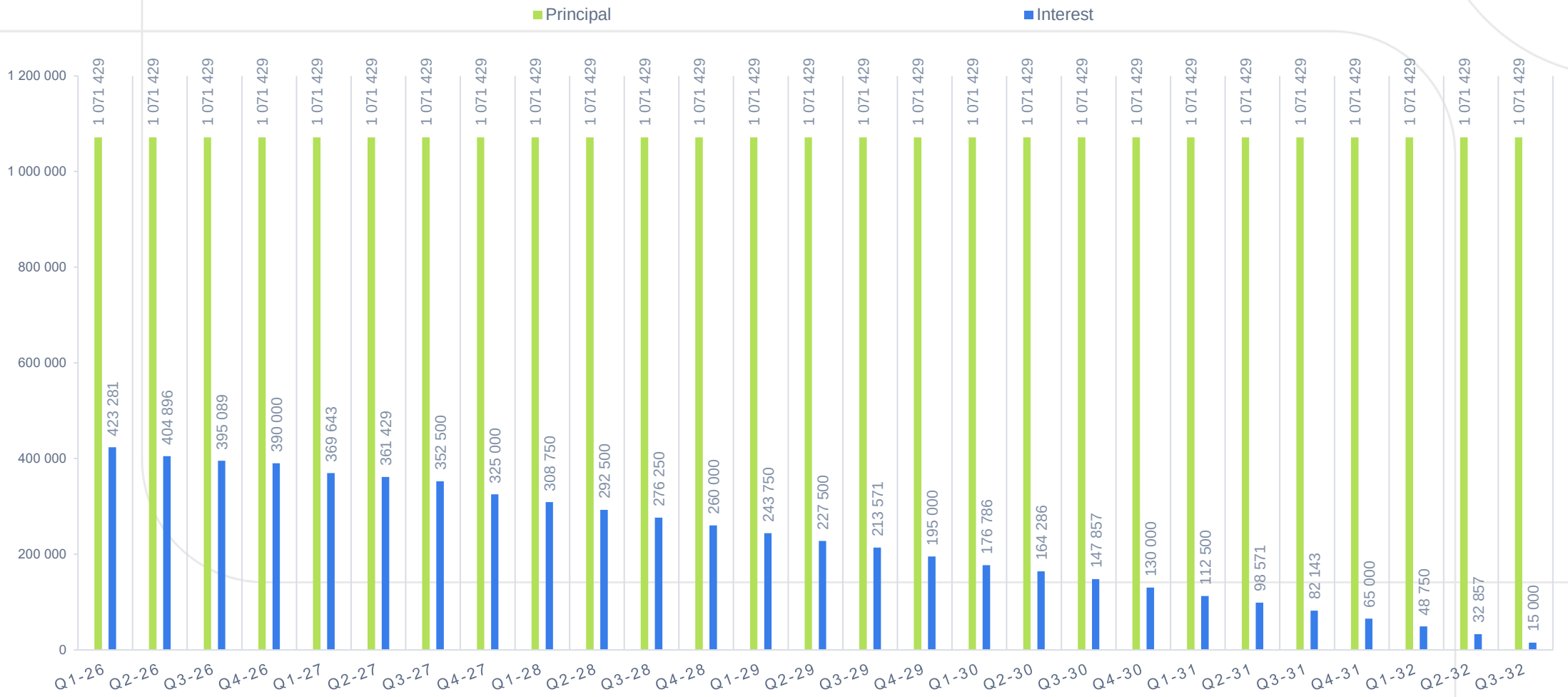
Leased Occupancy



ABR per sq.m.



Debt Maturity Schedule



NOI

NOI	For the period, ended September 30			
	2026		2025	
Income	**$ 44 065 026**	**100%**	**38 770 208**	**100%**
Base rent	31 366 501	71%	28 281 928	73%
Variable lease income	8 115 986	18%	7 299 593	19%
Utility recoveries	3 627 526	8%	2 443 073	6%
Advertising & adv. space rent income	667 206	2%	565 199	1%
Other property income	287 805	1%	180 416	0%
Operating Expenses	**-12 518 131**	**28%**	**-9 739 518**	**25%**
Property operating	-11 633 343		-8 931 419	
Real Estate Taxes	-884 788		-808 100	
Property NOI	**$ 31 546 894**	**72%**	**29 030 690**	**75%**
% Change			8,7%	

FFO

Nareit FFO, Core FFO & NI		For the period, Ended September 30 2026	2025
Net Operating Income	$	31 546 894	29 030 690
G&A expenses		714 226	1 714 682
EBITDA		30 832 668	27 316 008
Interest expenses		-1 210 743	-1 615 792
Ex.rate expenses		3 870 460	-1 188 322
Charity Expenses		0	0
Deposit remuneration		343 857	262 618
Core FFO	**$**	**33 836 242**	**24 774 512**
Discount on initial recognition of liabilities		522 457	510 611
Amortization of discount on long-term assets		0	2 443 938
Amortization of discount on financial liabilities		-665 086	-608 680
NAREIT FFO	**$**	**33 693 613**	**27 120 381**
Depreciation & amortization of assets		-4 464	-4 719
Profit/(-Loss) on Asset revaluation		0	0
CIT (deferred)		0	0
Net Income	**$**	**33 689 149**	**27 115 662**
Net Income per share		33,69	27,12
Nareit FFO per share		33,69	27,12
Core FFO per share		33,84	24,77


NIGHT PLAZA
DOSTYK

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Based on experience, racing the time