INVESTOR'S REPORT Q3 2024

TSPG

tspgreit.com

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 (sqr mtr)

Anchor & Small Shop (sqr mtr)

Tenant Profile (sqr 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

Debt Maturity Schedule

	Q1-24	Q2-24	Q3-24	Q4-24	Q1-25	Q2-25	Q3-25	Q4-25
Principal	4 856 344	4 390 342	7 289 269	7 991 419	5 166 667	5 666 667	5 666 667	27 648 489
Interest	1 349 248	2 754 416	1 084 824	940 696	742 489	643 258	533 721	490 879

NOI

NOI		Nine Months Ended September 30 2024		2023	
Income	**$**	**37 070 039**	**100%**	**31 882 904**	**100%**
Base rent		26 786 802	72%	22 058 694	69%
Variable lease income		6 657 721	18%	7 336 633	23%
Utility recoveries		2 379 244	6%	1 672 021	5%
Advertising & adv. space rent income		628 747	2%	580 760	2%
Other property income		617 525	2%	234 797	1%
Operating Expenses		**-10 170 506**	**27%**	**-6 412 763**	**20%**
Property operating		-9 498 050		-5 823 539	
Real Estate Taxes		-672 456		-589 224	
Property NOI	**$**	**26 899 533**	**73%**	**25 470 141**	**80%**
% Change		5,6%			

FFO

Nareit FFO, Core FFO & NI	Nine Months Ended September 30 2024	2023
Net Operating Income	$ 26 899 533	25 470 141
G&A expenses	1 063 291	1 810 227
EBITDA	25 836 242	23 659 914
Interest expenses	-2 886 182	-3 074 754
Ex.rate expenses	-2 679 556	-1 355 803
Deposit remuneration	288 163	198 168
Core FFO	**$ 20 558 667**	**19 427 524**
Discount on initial recognition of liabilities	2 180 535	647 741
Amortization of discount on long-term assets	1 613 462	541 712
Amortization of discount on financial liabilities	-1 314 012	-462 643
NAREIT FFO	**$ 23 038 652**	**20 154 334**
Depreciation & amortization of assets	-1 326 820	-1 722 615
CIT (defferal)	-1 505 438	
Net Income	**$ 20 206 395**	**18 431 719**
Net Income per diluted share	20,21	18,43
Nareit FFO per diluted share	23,04	20,15
Core FFO per diluted share	20,56	19,43

NIGHT PLAZA
DOSTYK

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Опираясь на опыт, опережая время