INVESTOR'S REPORT Q2 2024

TSPG

tspgreit.com

Operating Results

USD 14 857 543

NOI

USD 555

ABR per sq.m.

94,1%

Retention Rate

99,8%

Leased Occupancy

54%

Leasing Spread

Financial Performance

USD 10 612 709

FFO

1,90

Debt to EBITDA

1,19

Leverage Ratio

1,36

Total Liquidity

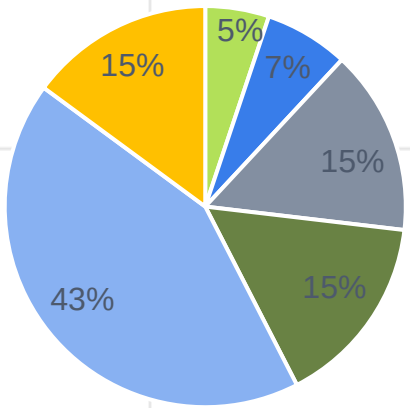
USD 16,21

Annualized Dividend Rate

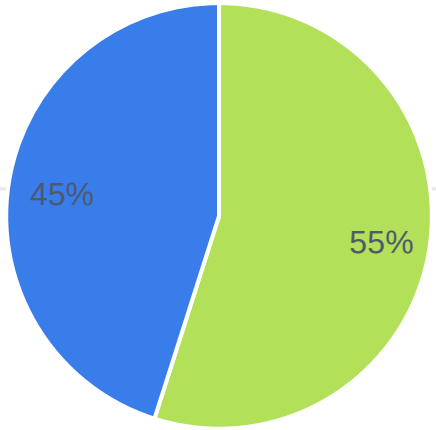
DOSTYK
PLAZA

PORTFOLIO COMPOSITION

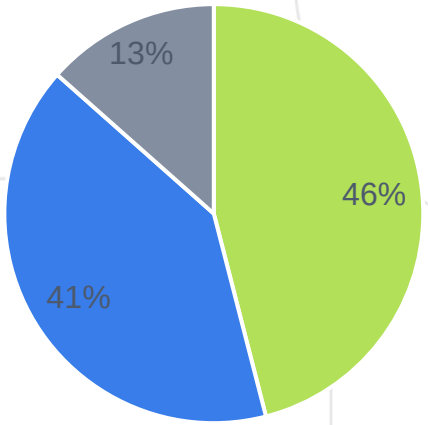
Tenant Mix (sqr mtr)



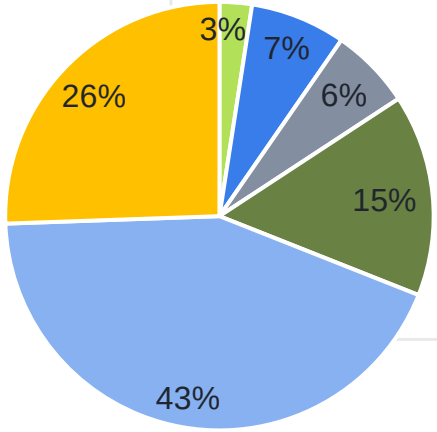
Anchor & Small Shop (sqr mtr)



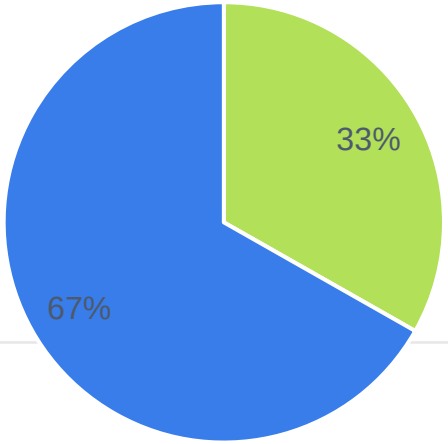
Tenant Profile (sqr mtr)



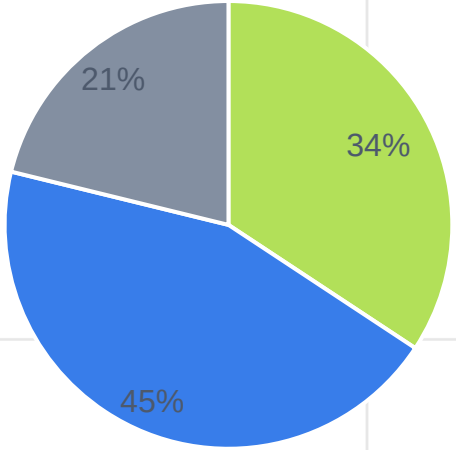
Tenant Mix (ABR)



Anchor & Small Shop (ABR)



Tenant Profile (ABR)

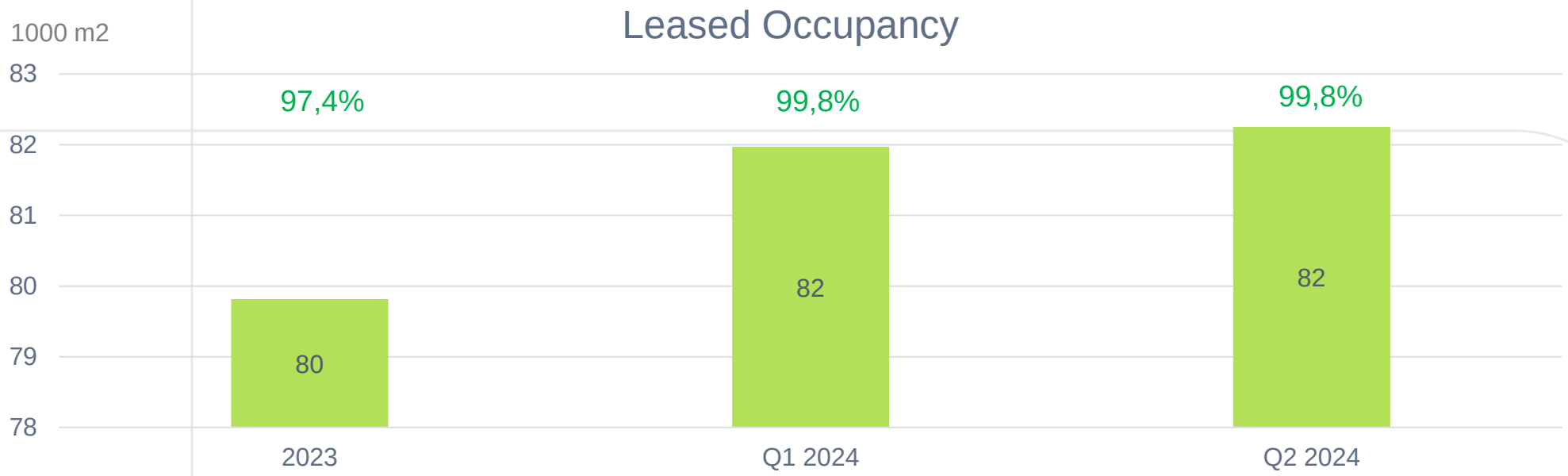


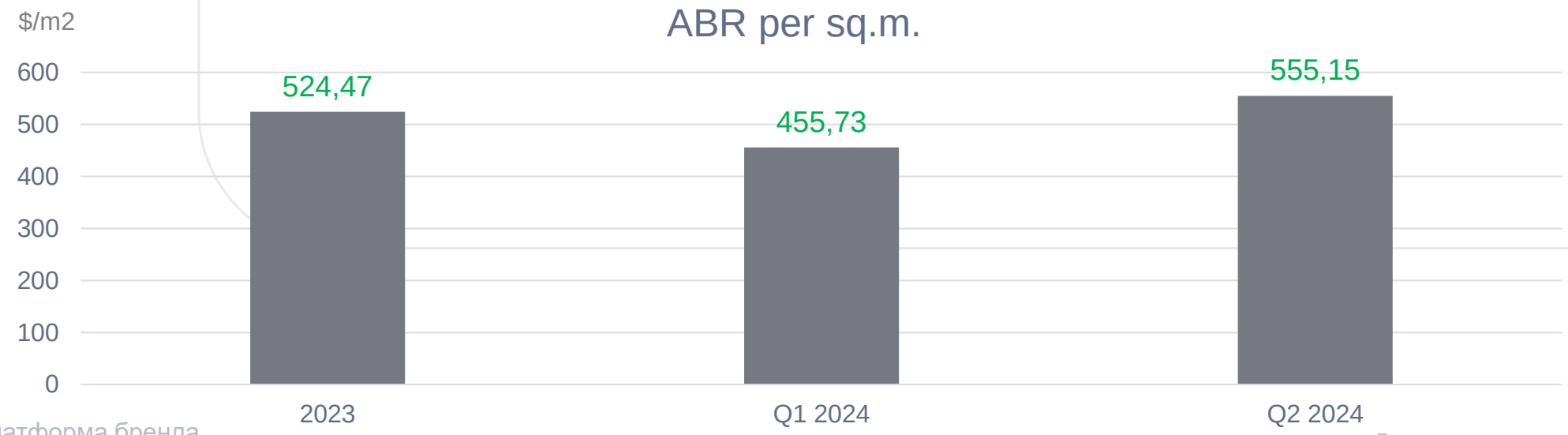
- Grocery & Pharma
- Electronic goods
- Entertainment
- Restaurant & Cafes
- Fashion
- Others

- Anchor
- Small Shop

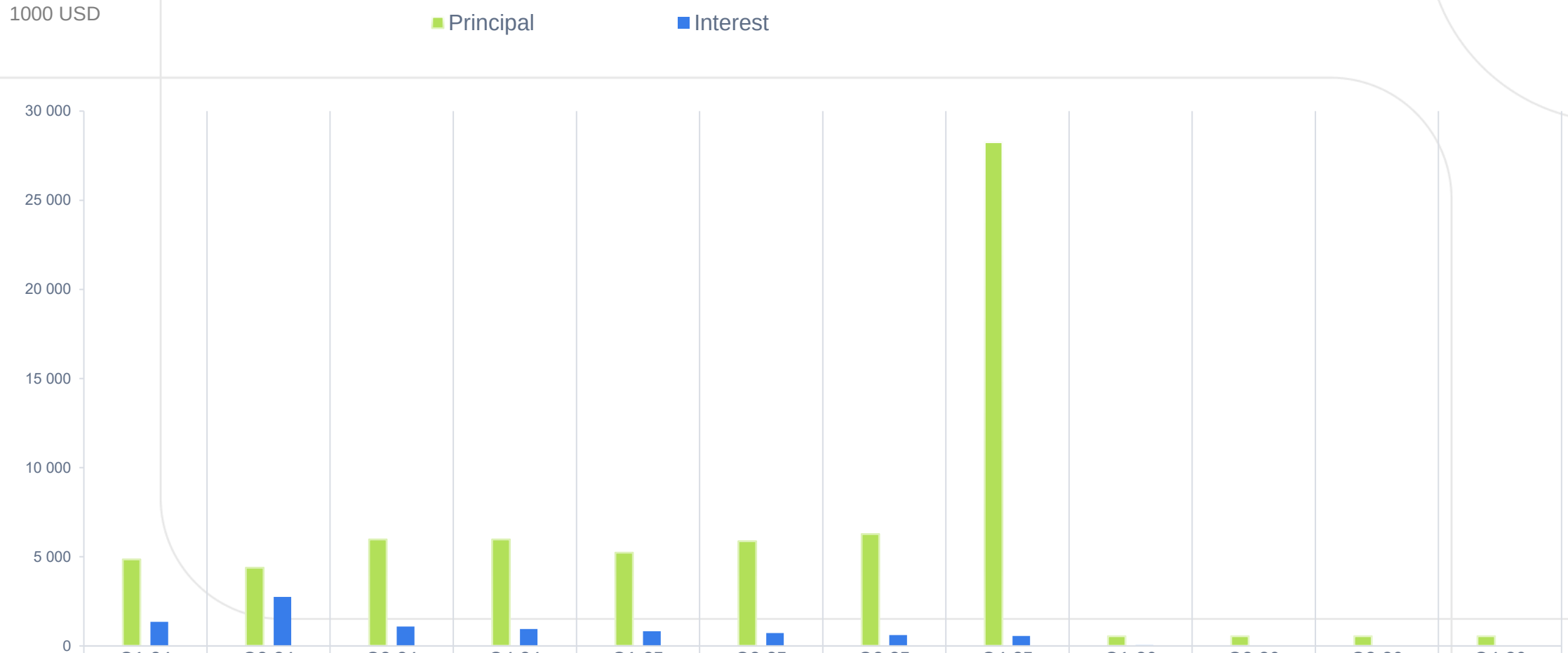
- Local
- International
- Franchisee

PORTFOLIO COMPOSITION





Debt Maturity Schedule



	Q1-24	Q2-24	Q3-24	Q4-24	Q1-25	Q2-25	Q3-25	Q4-25	Q1-26	Q2-26	Q3-26	Q4-26
Principal	4 856 344	4 390 342	5 970 378	5 970 378	5 228 070	5 869 737	6 269 737	28 251 559	541 667	541 667	541 667	541 667
Interest	1 349 248	2 754 416	1 086 487	955 115	821 032	717 431	605 096	554 399	45 344	34 008	22 672	8 097

NOI

NOI		Six Months Ended June 30 2024	Six Months Ended June 30 2023
Income			
Base rent	$	16 293 318	14 486 691
Variable lease income		3 896 158	4 557 851
Utility recoveries		1 557 675	1 094 156
Advertising $ adv. space rent income		413 052	372 497
Other property income		560 818	111 332
Operating Expenses			
Property operating		-7 465 911	-3 775 406
Real Estate Taxes		-397 568	-389 387
Property NOI	$	14 857 543	16 457 733
% Change		-9,7%	

FFO

Nareit FFO, Core FFO & NI		Six Months Ended June 30 2024	2023
Net Operating Income	$	14 857 543	16 457 733
G&A expenses		616 216	1 132 153
EBITDA		14 241 327	15 325 580
Interest expenses		-1 980 481	-2 092 480
Ex.rate expenses		-1 811 310	1 529 491
Deposit remuneration		163 173	126 946
Core FFO	**$**	**10 612 709**	**14 889 538**
Discount on initial recognition of liabilities		3 543 927	329 894
Amortization of discount on long-term assets		1 079 286	541 712
Amortization of discount on financial liabilities		-1 338 151	-322 260
NAREIT FFO	**$**	**13 897 771**	**15 438 883**
Depreciation & amortization of assets		-1 322 929	-1 722 615
CIT (defferal)		-1 505 438	
Net Income	**$**	**11 069 404**	**13 716 268**
Net Income per deluted share		11,07	13,72
Nareit FFO per deluted share		13,90	15,44
Core FFO per deluted share		10,61	14,89

NIGHT PLAZA
DOSTYK

TSPG

+7(700) 375-55-55
+7 (727) 225-50-05
info@tspg.kz

Республика Казахстан,
Астана, р-н Есиль,
пр. Мангилик Ел,
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Опираясь на опыт, опережая время