

Reference for the owned commercial real estate (TNI)* from DSIC with the name INTERCAPITAL PROPERTY DEVELOPMENT REIT, for the period from 1.01.2023 to 31.12.2023

Commercial real estate (CRI)	Place of TNI***	Type of TNI**	Area in sq.m.	Reporting value at the beginning of the period in BGN thousand.	Reporting value of those received during the period in BGN thousand.	Depreciation (charged/written off) in BGN thousand	Revaluation (increase/decrease) in thousand BGN	Balance sheet value of the owned TNI as of 31.12.2023 in BGN thousand.
SHOP C1	1.Local prime location	2. Commercial objects	38.17	98 142.00				98 142.00
MANICURE AND PEDICURE	1.Local prime location	2. Commercial objects	22.98	59 086.00				59 086.00
SHOP C3	1.Local prime location	2. Commercial objects	38.17	98 142.00				98 142.00
A HAIR-DRESSING SALON	1.Local prime location	2. Commercial objects	22.98	59 086.00				59 086.00
JADOO STORE	1.Local prime location	2. Commercial objects	33.59	86 366.00				86 366.00
SHOP C6	1.Local prime location	2. Commercial objects	22.54	57 954.00				57 954.00
SHOP C7	1.Local prime location	2. Commercial objects	22.56	58 006.00				58 006.00
WATER BAR	1.Local prime location	2. Commercial objects	0.00	12 207.00				12 207.00
CAFE C10	1.Local prime location	2. Commercial objects	65.39	198 495.00				198 495.00
RESTAURANT C11	1.Local prime location	2. Commercial objects	215.89	655 347.00				655 347.00
SHOP C14	1.Local prime location	5. Others	70.60	182 226.00				182 226.00
COSMETIC STUDIO M2-1	1.Local prime location	2. Commercial objects	244.61	473 569.00				473 569.00
BANK	1.Local prime location	2. Commercial objects	247.8	479 749.00				479 749.00
WAREHOUSE 22-S1	1.Local prime location	2. Commercial objects	34.85	35 754.00				35 754.00
WAREHOUSE 22-S2	1.Local prime location	2. Commercial objects	25.64	26 305.00				26 305.00
CASH BOX 23-S3	1.Local prime location	1. Offices	25 082.00	18 741.00				18 741.00
WAREHOUSE 24-S4	1.Local prime location	2. Commercial objects	32.12	32 953.00				32 953.00
WAREHOUSE 24-S5	1.Local prime location	2. Commercial objects	32.12	32 953.00				32 953.00
WAREHOUSE 24-S6	1.Local prime location	2. Commercial objects	32.12	32 953.00				32 953.00
WAREHOUSE 24-S7	1.Local prime location	2. Commercial objects	75.88	77 707.00				77 707.00
TOILET	1.Local prime location	5. Others	32.12	32 953.00				32 953.00
TOILET	1.Local prime location	5. Others	32.12	32 953.00				32 953.00
ARCHITECTURAL ELEMENTS	1.Local prime location	5. Others	567.39	585 826.00				585 826.00
RESTAURANT	1.Local prime location	2. Commercial objects	1100.1	3 339 386.00				3 339 386.00
CONFERENCE CENTER	1.Local prime location	2. Commercial objects	2006.87	3 885 368.00				3 885 368.00
PARKING	1.Local prime location	5. Others	974.18	999 445.00				999 445.00
WAREHOUSES	1.Local prime location	2. Commercial objects	510.08	523 309.00				523 309.00

TECHNICAL ROOM	1.Local prime location	5. Others	60.84	62 418.00				62 418.00
ARCHITECTURAL	1.Local prime location	5. Others	338.42	349 412.00				349 412.00
ELEMENTS	1.Local prime location	5. Others	122.00	125 164.00				125 164.00
COMMON AREAS	1.Local prime location	4. Residential properties	182.80	355 716.00				355 716.00
apartment 1-1	1.Local prime location	4. Residential properties	91.29	177 644.00				177 644.00
apartment 1-10	1.Local prime location	4. Residential properties	131.47	255 831.00				255 831.00
apartment 1-4	1.Local prime location	4. Residential properties	72.47	126 347.00				126 347.00
apartment 11-5-2	1.Local prime location	4. Residential properties	106.76	186 129.00				186 129.00
apartment 13-2	1.Local prime location	4. Residential properties	108.45	211 036.00				211 036.00
apartment 13-4	1.Local prime location	4. Residential properties	69.28	124 670.00				124 670.00
apartment 13-S2	1.Local prime location	4. Residential properties	113.42	220 707.00				220 707.00
apartment 14-1	1.Local prime location	4. Residential properties	105.58	205 451.00				205 451.00
apartment 14-2	1.Local prime location	4. Residential properties	112.03	218 002.00				218 002.00
apartment 15-1	1.Local prime location	4. Residential properties	41.63	74 914.00				74 914.00
apartment 15-S1	1.Local prime location	4. Residential properties	114.89	223 568.00				223 568.00
apartment 16-1	1.Local prime location	4. Residential properties	92.93	180 835.00				180 835.00
apartment 16-2	1.Local prime location	4. Residential properties	42.50	76 479.00				76 479.00
apartment 17-S1	1.Local prime location	4. Residential properties	115.66	225 066.00				225 066.00
apartment 18-1	1.Local prime location	4. Residential properties	95.89	186 595.00				186 595.00
apartment 18-3	1.Local prime location	4. Residential properties	115.79	225 319.00				225 319.00
apartment 19-1	1.Local prime location	4. Residential properties	96.00	186 809.00				186 809.00
apartment 19-2	1.Local prime location	4. Residential properties	94.67	184 221.00				184 221.00
apartment 2-6	1.Local prime location	4. Residential properties	83.57	145 699.00				145 699.00
apartment 2-7	1.Local prime location	4. Residential properties	51.36	92 423.00				92 423.00
apartment 20-S1	1.Local prime location	4. Residential properties	92.93	180 835.00				180 835.00
apartment 21-3	1.Local prime location	4. Residential properties	112.03	218 002.00				218 002.00
apartment 22-1	1.Local prime location	4. Residential properties	110.63	215 278.00				215 278.00
apartment 23-2	1.Local prime location	4. Residential properties						

apartment 23-3	1.Local prime location	4. Residential properties	148.04	288 075.00					288 075.00
apartment 3-4	1.Local prime location	4. Residential properties	94.19	183 287.00					183 287.00
apartment 36-11	1.Local prime location	4. Residential properties	37.08	66 726.00					66 726.00
apartment 4-1	1.Local prime location	4. Residential properties	93.74	182 411.00					182 411.00
apartment 4-10	1.Local prime location	4. Residential properties	182.60	355 327.00					355 327.00
apartment 6-2	1.Local prime location	4. Residential properties	90.59	176 282.00					176 282.00
apartment 7-8	1.Local prime location	4. Residential properties	77.02	134 279.00					134 279.00
apartment 8-3-2	1.Local prime location	4. Residential properties	91.12	177 313.00					177 313.00
apartment 9-2	1.Local prime location	4. Residential properties	89.43	155 915.00					155 915.00
apartment 24-2	1.Local prime location	4. Residential properties	127.01	247 152.00					247 152.00
apartment 27-3	1.Local prime location	4. Residential properties	99.02	192 686.00					192 686.00
apartment 30-20	1.Local prime location	4. Residential properties	47.96	83 615.00					83 615.00
office 30-22	1.Local prime location	1. Offices	52.51	94 493.00					94 493.00
apartment 30-6	1.Local prime location	4. Residential properties	50.46	90 804.00					90 804.00
apartment 30-8	1.Local prime location	4. Residential properties	48.64	87 528.00					87 528.00
apartment 31-27	1.Local prime location	4. Residential properties	67.36	117 438.00					117 438.00
apartment 32-10	1.Local prime location	4. Residential properties	52.50	94 475.00					94 475.00
apartment 32-11	1.Local prime location	4. Residential properties	65.86	118 516.00					118 516.00
apartment 32-12	1.Local prime location	4. Residential properties	60.24	108 403.00					108 403.00
apartment 32-13	1.Local prime location	4. Residential properties	47.72	85 873.00					85 873.00
apartment 32-28	1.Local prime location	4. Residential properties	75.53	131 681.00					131 681.00
apartment 32-48	1.Local prime location	4. Residential properties	44.99	80 960.00					80 960.00
apartment 32-55	1.Local prime location	4. Residential properties	41.44	74 572.00					74 572.00
apartment 32-74	1.Local prime location	4. Residential properties	45.76	82 346.00					82 346.00
apartment 33-13	1.Local prime location	4. Residential properties	63.23	113 783.00					113 783.00
apartment 33-22	1.Local prime location	4. Residential properties	42.15	75 850.00					75 850.00
apartment 33-44	1.Local prime location	4. Residential properties	59.32	106 747.00					106 747.00

apartment 33-60	I.Local prime location	4. Residential properties	83.63	145 803.00					145 803.00
apartment 34-10	I.Local prime location	4. Residential properties	46.39	83 480.00					83 480.00
apartment 34-11	I.Local prime location	4. Residential properties	45.87	82 544.00					82 544.00
apartment 34-12	I.Local prime location	4. Residential properties	46.17	83 084.00					83 084.00
apartment 34-13	I.Local prime location	4. Residential properties	50.86	91 245.00					91 245.00
apartment 34-4	I.Local prime location	4. Residential properties	47.35	85 207.00					85 207.00
apartment 34-8	I.Local prime location	4. Residential properties	50.71	91 253.00					91 253.00
apartment 35-1	I.Local prime location	4. Residential properties	55.23	99 387.00					99 387.00
apartment 35-15	I.Local prime location	4. Residential properties	65.26	117 436.00					117 436.00
apartment 35-2	I.Local prime location	4. Residential properties	51.75	93 125.00					93 125.00
apartment 35-5	I.Local prime location	4. Residential properties	82.91	149 198.00					149 198.00
apartment 35-6	I.Local prime location	4. Residential properties	68.50	123 267.00					123 267.00
apartment 35-9	I.Local prime location	4. Residential properties	52.12	93 791.00					93 791.00
studio 36-13	I.Local prime location	4. Residential properties	39.73	71 495.00					71 495.00
apartment 36-19	I.Local prime location	4. Residential properties	50.45	90 786.00					90 786.00
apartment 36-25	I.Local prime location	4. Residential properties	73.30	127 794.00					127 794.00
apartment 36-26	I.Local prime location	4. Residential properties	95.87	186 556.00					186 556.00
apartment 36-6	I.Local prime location	4. Residential properties	43.85	78 909.00					78 909.00
apartment 37-1	I.Local prime location	4. Residential properties	104.24	202 844.00					202 844.00
apartment 37-11	I.Local prime location	4. Residential properties	47.41	85 315.00					85 315.00
apartment 37-14	I.Local prime location	4. Residential properties	47.75	85 927.00					85 927.00
apartment 37-8	I.Local prime location	4. Residential properties	90.96	177 002.00					177 002.00
APARTMENT 5	I.Local prime location	4. Residential properties	121.29	450 281.10					450 281.10
APARTMENT 6	I.Local prime location	4. Residential properties	121.29	450 281.10					450 281.10
APARTMENT 3	I.Local prime location	4. Residential properties	134.92	500 881.48					500 881.48
APARTMENT 4	I.Local prime location	4. Residential properties	134.92	500 881.48					500 881.48
APARTMENT 1	I.Local prime location	4. Residential properties	318.57	1 182 668.81					1 182 668.81

APARTMENT 2	1.Local prime location	4. Residential properties	334.64	1 242 327.59					1 242 327.59
STUDIO #10	1.Local prime location	4. Residential properties	39.93	147 659.21					147 659.21
STUDIO #11	1.Local prime location	4. Residential properties	39.93	147 659.21					147 659.21
STUDIO #13	1.Local prime location	4. Residential properties	39.45	145 884.74					145 884.74
STUDIO #14	1.Local prime location	4. Residential properties	39.23	145 070.52					145 070.52
STUDIO #15	1.Local prime location	4. Residential properties	40.84	151 024.10					151 024.10
STUDIO #16	1.Local prime location	4. Residential properties	40.62	150 210.89					150 210.89
STUDIO #17	1.Local prime location	4. Residential properties	35.51	131 314.87					131 314.87
STUDIO #18	1.Local prime location	4. Residential properties	35.32	130 611.68					130 611.68
STUDIO #19	1.Local prime location	4. Residential properties	55.77	206 234.76					206 234.76
STUDIO #20	1.Local prime location	4. Residential properties	63.71	235 596.56					235 596.56
STUDIO #21	1.Local prime location	4. Residential properties	37.07	137 083.40					137 083.40
STUDIO #22	1.Local prime location	4. Residential properties	40.12	148 362.39					148 362.39
STUDIO #23	1.Local prime location	4. Residential properties	40.42	149 471.69					149 471.69
STUDIO #24	1.Local prime location	4. Residential properties	40.20	148 657.47					148 657.47
STUDIO #25	1.Local prime location	4. Residential properties	39.03	144 331.32					144 331.32
STUDIO #26	1.Local prime location	4. Residential properties	38.82	143 555.12					143 555.12
STUDIO #27	1.Local prime location	4. Residential properties	39.73	146 920.01					146 920.01
STUDIO #28	1.Local prime location	4. Residential properties	39.51	146 106.80					146 106.80
STUDIO #30	1.Local prime location	4. Residential properties	39.51	146 106.80					146 106.80
STUDIO #31	1.Local prime location	4. Residential properties	37.71	139 450.03					139 450.03
STUDIO #32	1.Local prime location	4. Residential properties	37.50	138 673.82					138 673.82
STUDIO #33	1.Local prime location	4. Residential properties	75.67	279 824.30					279 824.30
STUDIO #34	1.Local prime location	4. Residential properties	75.25	278 270.89					278 270.89
STUDIO #35	1.Local prime location	4. Residential properties	40.39	149 360.66					149 360.66
STUDIO #36	1.Local prime location	4. Residential properties	48.35	178 796.48					178 796.48
STUDIO #37	1.Local prime location	4. Residential properties	35.64	131 795.00					131 795.00
STUDIO #38	1.Local prime location	4. Residential properties	39.81	147 216.09					147 216.09

STUDIO #39	1.Local prime location	4. Residential properties	40.10	148 288.37					148 288.37
STUDIO #40	1.Local prime location	4. Residential properties	39.89	147 511.17					147 511.17
STUDIO #41	1.Local prime location	4. Residential properties	38.71	143 148.01					143 148.01
STUDIO #42	1.Local prime location	4. Residential properties	38.51	142 408.81					142 408.81
STUDIO #43	1.Local prime location	4. Residential properties	39.41	145 736.70					145 736.70
STUDIO #44	1.Local prime location	4. Residential properties	39.20	144 959.49					144 959.49
STUDIO #46	1.Local prime location	4. Residential properties	39.20	144 959.49					144 959.49
STUDIO #47	1.Local prime location	4. Residential properties	31.60	116 855.03					116 855.03
STUDIO #48	1.Local prime location	4. Residential properties	31.44	116 263.87					116 263.87
STUDIO #5	1.Local prime location	4. Residential properties	40.84	151 024.10					151 024.10
STUDIO #6	1.Local prime location	4. Residential properties	40.62	150 210.89					150 210.89
STUDIO #7	1.Local prime location	4. Residential properties	39.45	145 884.74					145 884.74
STUDIO #8	1.Local prime location	4. Residential properties	39.23	145 070.52					145 070.52
STUDIO #9	1.Local prime location	4. Residential properties	40.15	148 473.42					148 473.42
STUDIO #1	1.Local prime location	4. Residential properties	56.41	208 601.39					208 601.39
STUDIO #2	1.Local prime location	4. Residential properties	64.03	236 779.87					236 779.87
STUDIO #3	1.Local prime location	4. Residential properties	37.49	138 636.81					138 636.81
STUDIO #4	1.Local prime location	4. Residential properties	40.46	149 619.73					149 619.73
COMMON PREMISES ZONE 2	1.Local prime location	4. Residential properties	22.35	67 477.90					67 477.90
TOTAL VALUE			34 102.38	34 826 016.68	0.00	0.00	0.00	0.00	34 826 016.68
TNI I, owned by a specialized company named INTERCAPITAL PROPERTY DEVELOPMENT REIT.			34 102.38	34 826 016.68	0	0	0	0.00	34 826 016.68
TOTAL VALUE			34 102.38	34 826 016.68	0	0	0	0.00	34 826 016.68

Date of preparation: 26/01/24 Prepared the reference:

Notes:

*TNI is an immovable property, a source of income that exists or is under development, including rental housing or real estate used by the owners of the properties for their business, regardless of whether they are existing or under construction **"Type of property" refers to the main type of use of the commercial property. For TNI indicators, this distribution should include the following categories, which are selected from drop-down menus: a) residential, e.g. multi-household buildings; b) commercial objects, e.g. hotels, restaurants, shopping centers; c) offices, e.g. properties that are primarily used as professional or business offices; d) industrial, e.g. properties that are used for production, distribution and logistics; e) other types of commercial properties *** The location of the property is divided into local primary location, local secondary location and foreign, which is selected from drop-down menus. Prime is generally considered to be the best location in a given market, which is reflected in rental yields. For office buildings, this may be the central location in a large city. For commercial buildings, this may refer to a pedestrianized city center or a centrally located shopping mall. For logistics buildings, this may refer to a location where the necessary infrastructure and services are in place and which has excellent access to transport networks. The determination of primary and secondary location is made on the basis of expert assessment. For example, a larger city can be considered as a primary location, and small towns as secondary, taking into account the purpose of the property.

Notes: 1. In case it is necessary to supplement the tables, additional lines are inserted.

2. In the case of a decrease in value, a "-" sign is used for revaluations

3. The statement shall be submitted for each quarter and at the end of each year, together with the quarterly/annual statements/notifications, the data being given cumulatively from the year.

4. The references are related to the implementation of Recommendations C and D of the Recommendation of the European Council on Systemic Risk of March 21, 2019.

(ESRB/2019/3) (https://www.esrb.europa.eu/pub/pdf/recommendations/esrb_recommendation190819_ESRB_2019-3-6690e1fbd3.bg.pdf)