

	Information on the commercial real estate (CRE) owned by the Special Purpose Investment Company named INTERCAPITAL PROPERTY DEVELOPMENT+ REIT, for the period from 1.01.2025 to 30.09.2025							
Commercial real estate (CRE)	Location of TNI***	Type of TNI**	Area in sq.m.	Reporting value at the beginning of period in thousands of BGN	Reporting value of the incoming during the period in thousands of BGN	Depreciation (accrued/depreciated isana) in thousand BGN	Revaluation (increased is/ reduction) in thousands of BGN	Carrying amount of owned TNI as of 30.09.2025 in thousands of BGN
SHOP C1	1.Local paramount location	2. Objects with commercial purpose	38.17	100 421.00				100 421.00
MANICURE AND PEDICURE SALON	1.Local paramount location	2. Objects with commercial purpose	22.98	60 458.00				60 458.00
SHOP C3	1.Local paramount location	2. Objects with commercial purpose	38.17	100 421.00				100 421.00
HAIRDRESSER SALON	1.Local paramount location	2. Objects with commercial purpose	22.98	60 458.00				60 458.00
JADOO SHOP	1.Local paramount location	2. Objects with commercial purpose	33.59	88 371.00				88 371.00
SHOP C6	1.Local paramount location	2. Objects with commercial purpose	22.54	59 300.00				59 300.00
SHOP C7	1.Local paramount location	2. Objects with commercial purpose	22.56	59 353.00				59 353.00
WATER BAR	1.Local paramount location	2. Objects with commercial purpose	0.00	14 948.00				14 948.00
COFFEE C10	1.Local paramount location	2. Objects with commercial purpose	65.39	244 351.00				244 351.00
RESTAURANT C11	1.Local paramount location	2. Objects with commercial purpose	215.89	806 743.00				806 743.00
SHOP C14	1.Local paramount location	5. Others	70.60	183 908.00				183 908.00
COSMETIC STUDIO M2-1	1.Local paramount location	2. Objects with commercial purpose	244.61	719 097.00				719 097.00
BANK	1.Local paramount location	2. Objects with commercial purpose	247.8	728 479.00				728 479.00
WAREHOUSE 22-S1	1.Local paramount location	2. Objects with commercial purpose	34.85	38 793.00				38 793.00
WAREHOUSE 22-S2	1.Local paramount location	2. Objects with commercial purpose	25.64	28 541.00				28 541.00
CASA 23-S3	1.Local paramount location	1. Offices	25 082.00	29 178.00				29 178.00
WAREHOUSE 24-S4	1.Local paramount location	2. Objects with commercial purpose	32.12	35 754.00				35 754.00
WAREHOUSE 24-S5	1.Local paramount location	2. Objects with commercial purpose	32.12	35 754.00				35 754.00
WAREHOUSE 24-S6	1.Local paramount location	2. Objects with commercial purpose	32.12	35 754.00				35 754.00
WAREHOUSE 24-S7	1.Local paramount location	2. Objects with commercial purpose	75.88	84 465.00				84 465.00
TOILET	1.Local paramount location	5. Others	32.12	35 754.00				35 754.00
TOILET	1.Local paramount location	5. Others	32.12	35 754.00				35 754.00
ARCHITECTURAL ELEMENTS	1.Local paramount location	5. Others	567.39	478 123.00				478 123.00
RESTAURANT	1.Local paramount location	2. Objects with commercial purpose	1100.1	4 110 862.00				4 110 862.00
CONFERENCE CENTER	1.Local paramount location	2. Objects with commercial purpose	2006.87 5	899 764.00				5 899 764.00
PARKING	1.Local paramount location	5. Others	974.18 1	084 393.00				1 084 393.00
WAREHOUSES	1.Local paramount location	2. Objects with commercial purpose	510.08	567 788.00				567 788.00
TECHNICAL ROOM	1.Local paramount location	5. Others	60.84	67 723.00				67 723.00
ARCHITECTURAL ELEMENTS	1.Local paramount location	5. Others	338.42	285 167.00				285 167.00

COMMON ROOMS	1.Local paramount location	5. Others	122.00	135 802.00				135 802.00
apartment 1-1	1.Local paramount location	4. Residential properties	182.80	427 405.00				427 405.00
apartment 1-10	1.Local paramount location	4. Residential properties	91.29	213 445.00				213 445.00
apartment 1-4	1.Local paramount location	4. Residential properties	131.47	377 593.00				377 593.00
apartment 11-5-2	1.Local paramount location	4. Residential properties	72.47	211 485.00				sold 2025
apartment 13-2	1.Local paramount location	4. Residential properties	106.76	311 551.00				311 551.00
apartment 13-4	1.Local paramount location	4. Residential properties	108.45	253 567.00				253 567.00
apartment 13-S2	1.Local paramount location	4. Residential properties	69.28	195 677.00				195 677.00
apartment 14-1	1.Local paramount location	4. Residential properties	113.42	265 188.00				265 188.00
apartment 14-2	1.Local paramount location	4. Residential properties	105.58	246 857.00				246 857.00
apartment 15-1	1.Local paramount location	4. Residential properties	112.03	261 938.00				261 938.00
apartment 15-S1	1.Local paramount location	4. Residential properties	41.63	117 581.00				117 581.00
apartment 16-1	1.Local paramount location	4. Residential properties	114.89	268 625.00				268 625.00
apartment 16-2	1.Local paramount location	4. Residential properties	92.93	217 280.00				217 280.00
apartment 17-S1	1.Local paramount location	4. Residential properties	42.50	120 039.00				120 039.00
apartment 18-1	1.Local paramount location	4. Residential properties	115.66	270 425.00				270 425.00
apartment 18-3	1.Local paramount location	4. Residential properties	95.89	224 201.00				224 201.00
apartment 19-1	1.Local paramount location	4. Residential properties	115.79	270 729.00				270 729.00
apartment 19-2	1.Local paramount location	4. Residential properties	96.00	224 458.00				224 458.00
apartment 2-6	1.Local paramount location	4. Residential properties	94.67	221 348.00				221 348.00
apartment 2-7	1.Local paramount location	4. Residential properties	83.57	243 877.00				243 877.00
apartment 20-S1	1.Local paramount location	4. Residential properties	51.36	145 063.00				145 063.00
apartment 22-1	1.Local paramount location	4. Residential properties	112.03	261 938.00				
apartment 23-2	1.Local paramount location	4. Residential properties	110.63	258 664.00				258 664.00
apartment 23-3	1.Local paramount location	4. Residential properties	148.04	346 133.00				346 133.00
apartment 3-4	1.Local paramount location	4. Residential properties	94.19	220 226.00				220 226.00
apartment 36-11	1.Local paramount location	4. Residential properties	37.08	104 730.00				104 730.00
apartment 4-1	1.Local paramount location	4. Residential properties	93.74	219 174.00				219 174.00
apartment 4-10	1.Local paramount location	4. Residential properties	182.60	426 938.00				426 938.00
apartment 5-1	1.Local paramount location	4. Residential properties	78.03	227 710.00				
apartment 6-2	1.Local paramount location	4. Residential properties	90.59	211 809.00				211 809.00
apartment 7-8	1.Local paramount location	4. Residential properties	77.02	224 763.00				224 763.00

apartment 8-3-2	1.Local paramount location	4. Residential properties	91.12	213 048.00				213 048.00
apartment 9-2	1.Local paramount location	4. Residential properties	89.43	260 978.00				260 978.00
apartment 24-2	1.Local paramount location	4. Residential properties	127.01	296 962.00				296 962.00
apartment 27-3	1.Local paramount location	4. Residential properties	99.02	231 519.00				231 519.00
apartment 30-20	1.Local paramount location	4. Residential properties	47.96	139 959.00				139 959.00
office 30-22	1.Local paramount location	1. Offices	52.51	148 311.00				148 311.00
apartment 30-6	1.Local paramount location	4. Residential properties	50.46	142 521.00				142 521.00
apartment 30-8	1.Local paramount location	4. Residential properties	48.64	137 381.00				137 381.00
apartment 31-27	1.Local paramount location	4. Residential properties	67.36	196 573.00				196 573.00
apartment 32-10	1.Local paramount location	4. Residential properties	52.50	148 283.00				148 283.00
apartment 32-11	1.Local paramount location	4. Residential properties	65.86	186 018.00				186 018.00
apartment 32-12	1.Local paramount location	4. Residential properties	60.24	170 144.00				170 144.00
apartment 32-13	1.Local paramount location	4. Residential properties	47.72	134 782.00				134 782.00
apartment 32-28	1.Local paramount location	4. Residential properties	75.53	220 415.00				220 415.00
apartment 32-48	1.Local paramount location	4. Residential properties	44.99	127 071.00				127 071.00
apartment 32-55	1.Local paramount location	4. Residential properties	41.44	117 045.00				117 045.00
apartment 32-74	1.Local paramount location	4. Residential properties	45.76	129 246.00				129 246.00
apartment 33-13	1.Local paramount location	4. Residential properties	63.23	178 589.00				178 589.00
apartment 33-22	1.Local paramount location	4. Residential properties	42.15	119 050.00				119 050.00
apartment 33-44	1.Local paramount location	4. Residential properties	59.32	167 546.00				167 546.00
apartment 33-60	1.Local paramount location	4. Residential properties	83.63	244 052.00				244 052.00
apartment 34-10	1.Local paramount location	4. Residential properties	46.39	131 026.00				131 026.00
apartment 34-11	1.Local paramount location	4. Residential properties	45.87	129 557.00				129 557.00
apartment 34-12	1.Local paramount location	4. Residential properties	46.17	130 404.00				130 404.00
apartment 34-4	1.Local paramount location	4. Residential properties	47.35	133 737.00				133 737.00
apartment 34-8	1.Local paramount location	4. Residential properties	50.71	143 227.00				143 227.00
apartment 35-1	1.Local paramount location	4. Residential properties	55.23	155 994.00				155 994.00
apartment 35-15	1.Local paramount location	4. Residential properties	65.26	184 323.00				184 323.00
apartment 35-2	1.Local paramount location	4. Residential properties	51.75	146 165.00				146 165.00
apartment 35-5	1.Local paramount location	4. Residential properties	82.91	234 174.00				234 174.00
apartment 35-6	1.Local paramount location	4. Residential properties	68.50	193 474.00				193 474.00
apartment 35-9	1.Local paramount location	4. Residential properties	52.12	147 210.00				147 210.00

studio 36-13	1.Local paramount location	4. Residential properties	39.73	112 215.00				sold 2025
apartment 36-19	1.Local paramount location	4. Residential properties	50.45	142 493.00				142 493.00
apartment 36-25	1.Local paramount location	4. Residential properties	73.30	213 907.00				213 907.00
apartment 36-26	1.Local paramount location	4. Residential properties	95.87	224 154.00				224 154.00
apartment 36-6	1.Local paramount location	4. Residential properties	43.85	123 852.00				123 852.00
apartment 37-1	1.Local paramount location	4. Residential properties	104.24	243 724.00				243 724.00
apartment 37-11	1.Local paramount location	4. Residential properties	47.41	133 907.00				133 907.00
apartment 37-14	1.Local paramount location	4. Residential properties	47.75	134 867.00				134 867.00
apartment 37-8	1.Local paramount location	4. Residential properties	90.96	212 674.00				212 674.00
APARTMENT 5	1.Local paramount location	4. Residential properties	121.29	295 070.00				295 070.00
APARTMENT 6	1.Local paramount location	4. Residential properties	121.29	295 070.00				295 070.00
APARTMENT 3	1.Local paramount location	4. Residential properties	134.92	328 229.00				328 229.00
APARTMENT 4	1.Local paramount location	4. Residential properties	134.92	328 229.00				328 229.00
APARTMENT 1	1.Local paramount location	4. Residential properties	318.57	775 006.00				775 006.00
APARTMENT 2	1.Local paramount location	4. Residential properties	334.64	814 100.00				814 100.00
STUDIO #10	1.Local paramount location	4. Residential properties	39.93	116 404.00				116 404.00
STUDIO #11	1.Local paramount location	4. Residential properties	39.93	116 404.00				116 404.00
STUDIO #13	1.Local paramount location	4. Residential properties	39.45	115 004.00				115 004.00
STUDIO #14	1.Local paramount location	4. Residential properties	39.23	114 363.00				114 363.00
STUDIO #15	1.Local paramount location	4. Residential properties	40.84	119 056.00				119 056.00
STUDIO #16	1.Local paramount location	4. Residential properties	40.62	118 415.00				118 415.00
STUDIO #17	1.Local paramount location	4. Residential properties	35.51	103 518.00				103 518.00
STUDIO #18	1.Local paramount location	4. Residential properties	35.32	102 964.00				102 964.00
STUDIO #19	1.Local paramount location	4. Residential properties	55.77	162 580.00				162 580.00
STUDIO #20	1.Local paramount location	4. Residential properties	63.71	185 727.00				185 727.00
STUDIO #21	1.Local paramount location	4. Residential properties	37.07	108 066.00				108 066.00
STUDIO #22	1.Local paramount location	4. Residential properties	40.12	116 957.00				116 957.00
STUDIO #23	1.Local paramount location	4. Residential properties	40.42	117 832.00				117 832.00
STUDIO #24	1.Local paramount location	4. Residential properties	40.20	117 191.00				117 191.00
STUDIO #25	1.Local paramount location	4. Residential properties	39.03	113 780.00				113 780.00
STUDIO #26	1.Local paramount location	4. Residential properties	38.82	113 168.00				113 168.00
STUDIO #27	1.Local paramount location	4. Residential properties	39.73	115 820.00				115 820.00

STUDIO #28	1.Local paramount location	4. Residential properties	39.51	115 179.00				115 179.00
STUDIO #30	1.Local paramount location	4. Residential properties	39.51	115 179.00				115 179.00
STUDIO #31	1.Local paramount location	4. Residential properties	37.71	109 932.00				109 932.00
STUDIO #32	1.Local paramount location	4. Residential properties	37.50	109 320.00				109 320.00
STUDIO #33	1.Local paramount location	4. Residential properties	75.67	220 592.00				220 592.00
STUDIO #34	1.Local paramount location	4. Residential properties	75.25	219 368.00				219 368.00
STUDIO #35	1.Local paramount location	4. Residential properties	40.39	117 744.00				117 744.00
STUDIO #36	1.Local paramount location	4. Residential properties	48.35	140 949.00				140 949.00
STUDIO #37	1.Local paramount location	4. Residential properties	35.64	103 897.00				103 897.00
STUDIO #38	1.Local paramount location	4. Residential properties	39.81	116 054.00				116 054.00
STUDIO #39	1.Local paramount location	4. Residential properties	40.10	116 899.00				116 899.00
STUDIO #40	1.Local paramount location	4. Residential properties	39.89	116 287.00				116 287.00
STUDIO #41	1.Local paramount location	4. Residential properties	38.71	112 847.00				112 847.00
STUDIO #42	1.Local paramount location	4. Residential properties	38.51	112 264.00				112 264.00
STUDIO #43	1.Local paramount location	4. Residential properties	39.41	114 888.00				114 888.00
STUDIO #44	1.Local paramount location	4. Residential properties	39.20	114 275.00				114 275.00
STUDIO #46	1.Local paramount location	4. Residential properties	39.20	114 275.00				114 275.00
STUDIO #47	1.Local paramount location	4. Residential properties	31.60	92 120.00				92 120.00
STUDIO #48	1.Local paramount location	4. Residential properties	31.44	91 654.00				91 654.00
STUDIO #5	1.Local paramount location	4. Residential properties	40.84	119 056.00				119 056.00
STUDIO #6	1.Local paramount location	4. Residential properties	40.62	118 415.00				118 415.00
STUDIO #7	1.Local paramount location	4. Residential properties	39.45	115 004.00				115 004.00
STUDIO #8	1.Local paramount location	4. Residential properties	39.23	114 363.00				114 363.00
STUDIO #9	1.Local paramount location	4. Residential properties	40.15	117 045.00				117 045.00
STUDIO No. 1	1.Local paramount location	4. Residential properties	56.41	164 446.00				164 446.00
STUDIO #2	1.Local paramount location	4. Residential properties	64.03	186 660.00				186 660.00
STUDIO #3	1.Local paramount location	4. Residential properties	37.49	109 290.00				109 290.00
STUDIO #4	1.Local paramount location	4. Residential properties	40.46	117 949.00				117 949.00
COMMON ROOMS ZONE primary 2	1.Local location	4. Residential properties	22.35	28 215.00				28 215.00
TOTAL VALUE			34 036.62	39 223 790.00	0.00	0.00	0.00	38 410 442.00
TNI 1, owned from a specialized company with name INTERCAPITAL			34 036.62	39 223 790.00	0	0	0.00	38 410 442.00
TOTAL VALUE			34 036.62	39 223 790.00	0	0	0.00	38 410 442.00

*TNI is real estate, a source of income, which exists or is in the process of being developed, 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

***"Property Type" refers to the primary use of the commercial property. For TNI indicators, this breakdown should include the following categories, which are selected from drop-down menus:

- a) residential, e.g. multi-family buildings;
- b) commercial establishments, e.g. hotels, restaurants, shopping centres;
- (c) offices, i.e. properties used primarily as professional or business offices;
- d) industrial, e.g. properties used for production, distribution and logistics;
- e) other types of commercial properties

*** The location of the property is divided into local prime 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 also reflected in rental yields. For office buildings, this could be a central location in a large city. For retail buildings, this could refer to a city center with a lot of pedestrian traffic or a centrally located shopping center. For logistics buildings, this could refer to a location where the necessary infrastructure and services are available and which has excellent access to transport networks. The determination of prime and secondary location is made based on expert assessment. For example, for prime location

A larger city can be accepted, or secondarily small towns, taking into account the purpose of the property.