

Information on the commercial real estate (CRE) owned by the REIT with the name INTERCAPITAL PROPERTY DEVELOPMENT REIT, for the period from 1.01.2025 to 31.03.2025					
Commercial real estate (CRE)	Location of TNI***	Type of TNI**	Area in sq.m.	Carrying amount at the beginning of the period in thousands of BGN	Balance sheet value of the owned TNI as of 31.12.2023 in thousands of BGN.
SHOP C1	1.Local prime location	2. Commercial facilities	38.17	98 297.00	100 421.00
MANICURE AND PEDICURE	1.Local prime location	2. Commercial facilities	22.98	59 179.00	60 458.00
SHOP C3	1.Local prime location	2. Commercial facilities	38.17	98 297.00	100 421.00
HAIRDRESSER SALON	1.Local prime location	2. Commercial facilities	22.98	59 179.00	60 458.00
JADOO SHOP	1.Local prime location	2. Commercial facilities	33.59	86 503.00	88 371.00
SHOP C6	1.Local prime location	2. Commercial facilities	22.54	58 046.00	59 300.00
SHOP C7	1.Local prime location	2. Commercial facilities	22.56	58 098.00	59 353.00
WATER BAR	1.Local prime location	2. Commercial facilities	0.00	14 155.00	14 948.00
COFFEE C10	1.Local prime location	2. Commercial facilities	65.39	231 409.00	244 351.00
RESTAURANT C11	1.Local prime location	2. Commercial facilities	215.89	764 012.00	806 743.00
SHOP C14	1.Local prime location	5. Others	70.60	181 507.00	183 908.00
COSMETIC STUDIO M2-1	1.Local prime location	2. Commercial facilities	244.61	674 714.00	719 097.00
BANK	1.Local prime location	2. Commercial facilities	247.8	683 516.00	728 479.00
WAREHOUSE 22-S1	1.Local prime location	2. Commercial facilities	34.85	36 608.00	38 793.00
WAREHOUSE 22-S2	1.Local prime location	2. Commercial facilities	25.64	26 933.00	28 541.00
CASA 23-S3	1.Local prime location	1. Offices	25 082.00	26 701.00	29 178.00
WAREHOUSE 24-S4	1.Local prime location	2. Commercial facilities	32.12	33 740.00	35 754.00
WAREHOUSE 24-S5	1.Local prime location	2. Commercial facilities	32.12	33 740.00	35 754.00
WAREHOUSE 24-S6	1.Local prime location	2. Commercial facilities	32.12	33 740.00	35 754.00
WAREHOUSE 24-S7	1.Local prime location	2. Commercial facilities	75.88	79 707.00	84 465.00
TOILET	1.Local prime location	5. Others	32.12	33 740.00	35 754.00
TOILET	1.Local prime location	5. Others	32.12	33 740.00	35 754.00
ARCHITECTURAL ELEMENTS	1.Local prime location	5. Others	567.39	459 880.00	478 123.00
RESTAURANT	1.Local prime location	2. Commercial facilities	1100.1	3 893 127.00	4 110 862.00
CONFERENCE CENTER	1.Local prime location	2. Commercial facilities	2006.87	5 535 621.00	5 899 764.00
PARKING	1.Local prime location	5. Others	974.18	1 023 311.00	1 084 393.00
WAREHOUSES	1.Local prime location	2. Commercial facilities	510.08	535 805.00	567 788.00
TECHNICAL ROOM	1.Local prime location	5. Others	60.84	63 909.00	67 723.00
ARCHITECTURAL ELEMENTS	1.Local prime location	5. Others	338.42	274 286.00	285 167.00
COMMON ROOMS	1.Local prime location	5. Others	122.00	128 153.00	135 802.00
apartment 1-1	1.Local prime location	4. Residential properties	182.80	415 539.00	427 405.00
apartment 1-10	1.Local prime location	4. Residential properties	91.29	207 519.00	213 445.00
apartment 1-4	1.Local prime location	4. Residential properties	131.47	368 080.00	377 593.00
apartment 11-5-2	1.Local prime location	4. Residential properties	72.47	199 438.00	211 485.00
apartment 13-2	1.Local prime location	4. Residential properties	106.76	293 804.00	311 551.00
apartment 13-4	1.Local prime location	4. Residential properties	108.45	246 527.00	253 567.00
apartment 13-S2	1.Local prime location	4. Residential properties	69.28	179 967.00	195 677.00

apartment 14-1	1.Local prime location	4. Residential properties	113.42	257 825.00	265 188.00
apartment 14-2	1.Local prime location	4. Residential properties	105.58	240 003.00	246 857.00
apartment 15-1	1.Local prime location	4. Residential properties	112.03	254 665.00	261 938.00
apartment 15-S1	1.Local prime location	4. Residential properties	41.63	56 449.00	117 581.00
apartment 1/5-1	1.Local prime location	4. Residential properties	78.03	88 159.04	227 710.00
apartment 16-1	1.Local prime location	4. Residential properties	114.89	261 166.00	268 625.00
apartment 16-2	1.Local prime location	4. Residential properties	92.93	211 247.00	217 280.00
apartment 17-S1	1.Local prime location	4. Residential properties	42.50	110 401.00	120 039.00
apartment 18-1	1.Local prime location	4. Residential properties	115.66	262 917.00	270 425.00
apartment 18-3	1.Local prime location	4. Residential properties	95.89	217 976.00	224 201.00
apartment 19-1	1.Local prime location	4. Residential properties	115.79	263 212.00	270 729.00
apartment 19-2	1.Local prime location	4. Residential properties	96.00	218 226.00	224 458.00
apartment 2-6	1.Local prime location	4. Residential properties	94.67	181 628.00	221 348.00
apartment 2-7	1.Local prime location	4. Residential properties	83.57	229 985.00	243 877.00
apartment 20-S1	1.Local prime location	4. Residential properties	51.36	133 416.00	145 063.00
apartment 22-1	1.Local prime location	4. Residential properties	112.03	254 665.00	261 938.00
apartment 23-2	1.Local prime location	4. Residential properties	110.63	251 483.00	258 664.00
apartment 23-3	1.Local prime location	4. Residential properties	148.04	336 523.00	346 133.00
apartment 3-4	1.Local prime location	4. Residential properties	94.19	214 111.00	220 226.00
apartment 36-11	1.Local prime location	4. Residential properties	37.08	96 322.00	104 730.00
apartment 4-1	1.Local prime location	4. Residential properties	93.74	213 089.00	219 174.00
apartment 4-10	1.Local prime location	4. Residential properties	182.60	415 084.00	426 938.00
apartment 6-2	1.Local prime location	4. Residential properties	90.59	205 928.00	211 809.00
apartment 7-8	1.Local prime location	4. Residential properties	77.02	211 959.00	224 763.00
apartment 8-3-2	1.Local prime location	4. Residential properties	91.12	207 133.00	213 048.00
apartment 9-2	1.Local prime location	4. Residential properties	89.43	246 112.00	260 978.00
apartment 24-2	1.Local prime location	4. Residential properties	127.01	288 717.00	296 962.00
apartment 27-3	1.Local prime location	4. Residential properties	99.02	225 091.00	231 519.00
apartment 30-20	1.Local prime location	4. Residential properties	47.96	131 986.00	139 959.00
office 30-22	1.Local prime location	1. Offices	52.51	136 404.00	148 311.00
apartment 30-6	1.Local prime location	4. Residential properties	50.46	131 079.00	142 521.00
apartment 30-8	1.Local prime location	4. Residential properties	48.64	126 351.00	137 381.00
apartment 31-27	1.Local prime location	4. Residential properties	67.36	185 375.00	196 573.00
apartment 32-10	1.Local prime location	4. Residential properties	52.50	136 378.00	148 283.00
apartment 32-11	1.Local prime location	4. Residential properties	65.86	171 083.00	186 018.00
apartment 32-12	1.Local prime location	4. Residential properties	60.24	156 484.00	170 144.00
apartment 32-13	1.Local prime location	4. Residential properties	47.72	123 961.00	134 782.00
apartment 32-28	1.Local prime location	4. Residential properties	75.53	207 859.00	220 415.00
apartment 32-48	1.Local prime location	4. Residential properties	44.99	76 808.00	127 071.00
apartment 32-55	1.Local prime location	4. Residential properties	41.44	107 648.00	117 045.00
apartment 32-74	1.Local prime location	4. Residential properties	45.76	118 869.00	129 246.00

apartment 33-13	1.Local prime location	4. Residential properties	63.23	164 251.00	178 589.00
apartment 33-22	1.Local prime location	4. Residential properties	42.15	109 492.00	119 050.00
apartment 33-44	1.Local prime location	4. Residential properties	59.32	154 094.00	167 996.00
apartment 33-60	1.Local prime location	4. Residential properties	83.63	230 150.00	240 670.00
apartment 34-10	1.Local prime location	4. Residential properties	46.39	120 506.00	130 908.00
apartment 34-11	1.Local prime location	4. Residential properties	45.87	119 155.00	132 607.00
apartment 34-12	1.Local prime location	4. Residential properties	46.17	119 935.00	130 404.00
apartment 34-4	1.Local prime location	4. Residential properties	47.35	123 000.00	133 737.00
apartment 34-8	1.Local prime location	4. Residential properties	50.71	131 728.00	143 227.00
apartment 35-1	1.Local prime location	4. Residential properties	55.23	143 469.00	155 994.00
apartment 35-15	1.Local prime location	4. Residential properties	65.26	169 524.00	184 323.00
apartment 35-2	1.Local prime location	4. Residential properties	51.75	134 430.00	146 165.00
apartment 35-5	1.Local prime location	4. Residential properties	82.91	215 373.00	234 174.00
apartment 35-6	1.Local prime location	4. Residential properties	68.50	177 941.00	193 474.00
apartment 35-9	1.Local prime location	4. Residential properties	52.12	135 391.00	147 210.00
studio 36-13	1.Local prime location	4. Residential properties	39.73	103 205.00	112 215.00
apartment 36-19	1.Local prime location	4. Residential properties	50.45	131 053.00	142 493.00
apartment 36-25	1.Local prime location	4. Residential properties	73.30	201 722.00	213 907.00
apartment 36-26	1.Local prime location	4. Residential properties	95.87	217 930.00	224 154.00
apartment 36-6	1.Local prime location	4. Residential properties	43.85	55 600.00	123 852.00
apartment 37-1	1.Local prime location	4. Residential properties	104.24	110 088.00	243 724.00
apartment 37-11	1.Local prime location	4. Residential properties	47.41	47 596.00	133 907.00
apartment 37-14	1.Local prime location	4. Residential properties	47.75	124 039.00	134 867.00
apartment 37-8	1.Local prime location	4. Residential properties	90.96	120 080.00	212 674.00
APARTMENT 5	1.Local prime location	4. Residential properties	121.29	292 131.00	295 070.00
APARTMENT 6	1.Local prime location	4. Residential properties	121.29	292 131.00	295 070.00
APARTMENT 3	1.Local prime location	4. Residential properties	134.92	324 959.00	328 229.00
APARTMENT 4	1.Local prime location	4. Residential properties	134.92	324 959.00	328 229.00
APARTMENT 1	1.Local prime location	4. Residential properties	318.57	767 285.00	775 006.00
APARTMENT 2	1.Local prime location	4. Residential properties	334.64	805 991.00	814 100.00
STUDIO #10	1.Local prime location	4. Residential properties	39.93	108 505.00	116 404.00
STUDIO #11	1.Local prime location	4. Residential properties	39.93	108 505.00	116 404.00
STUDIO #13	1.Local prime location	4. Residential properties	39.45	107 200.00	115 004.00
STUDIO #14	1.Local prime location	4. Residential properties	39.23	106 602.00	114 363.00
STUDIO #15	1.Local prime location	4. Residential properties	40.84	110 977.00	119 056.00
STUDIO #16	1.Local prime location	4. Residential properties	40.62	110 380.00	118 415.00
STUDIO #17	1.Local prime location	4. Residential properties	35.51	96 494.00	103 518.00
STUDIO #18	1.Local prime location	4. Residential properties	35.32	95 977.00	102 964.00
STUDIO #19	1.Local prime location	4. Residential properties	55.77	151 548.00	162 580.00
STUDIO #20	1.Local prime location	4. Residential properties	63.71	173 124.00	185 727.00
STUDIO #21	1.Local prime location	4. Residential properties	37.07	100 733.00	108 066.00

STUDIO #22	1.Local prime location	4. Residential properties	40.12	109 021.00	116 957.00
STUDIO #23	1.Local prime location	4. Residential properties	40.42	109 836.00	117 832.00
STUDIO #24	1.Local prime location	4. Residential properties	40.20	109 238.00	117 191.00
STUDIO #25	1.Local prime location	4. Residential properties	39.03	106 059.00	113 780.00
STUDIO #26	1.Local prime location	4. Residential properties	38.82	105 488.00	113 168.00
STUDIO #27	1.Local prime location	4. Residential properties	39.73	107 961.00	115 820.00
STUDIO #28	1.Local prime location	4. Residential properties	39.51	107 363.00	115 179.00
STUDIO #30	1.Local prime location	4. Residential properties	39.51	107 363.00	115 179.00
STUDIO #31	1.Local prime location	4. Residential properties	37.71	102 472.00	109 932.00
STUDIO #32	1.Local prime location	4. Residential properties	37.50	101 901.00	109 320.00
STUDIO #33	1.Local prime location	4. Residential properties	75.67	205 623.00	220 592.00
STUDIO #34	1.Local prime location	4. Residential properties	75.25	204 482.00	219 368.00
STUDIO #35	1.Local prime location	4. Residential properties	40.39	109 755.00	117 744.00
STUDIO #36	1.Local prime location	4. Residential properties	48.35	131 385.00	140 949.00
STUDIO #37	1.Local prime location	4. Residential properties	35.64	96 847.00	103 897.00
STUDIO #38	1.Local prime location	4. Residential properties	39.81	108 178.00	116 054.00
STUDIO #39	1.Local prime location	4. Residential properties	40.10	108 966.00	116 899.00
STUDIO #40	1.Local prime location	4. Residential properties	39.89	108 396.00	116 287.00
STUDIO #41	1.Local prime location	4. Residential properties	38.71	105 189.00	112 847.00
STUDIO #42	1.Local prime location	4. Residential properties	38.51	104 646.00	112 264.00
STUDIO #43	1.Local prime location	4. Residential properties	39.41	107 091.00	114 888.00
STUDIO #44	1.Local prime location	4. Residential properties	39.20	106 521.00	114 275.00
STUDIO #46	1.Local prime location	4. Residential properties	39.20	106 521.00	114 275.00
STUDIO #47	1.Local prime location	4. Residential properties	31.60	85 869.00	92 120.00
STUDIO #48	1.Local prime location	4. Residential properties	31.44	85 434.00	91 654.00
STUDIO #5	1.Local prime location	4. Residential properties	40.84	110 977.00	119 056.00
STUDIO #6	1.Local prime location	4. Residential properties	40.62	110 380.00	118 415.00
STUDIO #7	1.Local prime location	4. Residential properties	39.45	107 200.00	115 004.00
STUDIO #8	1.Local prime location	4. Residential properties	39.23	106 602.00	114 363.00
STUDIO #9	1.Local prime location	4. Residential properties	40.15	109 102.00	117 045.00
STUDIO No. 1	1.Local prime location	4. Residential properties	56.41	153 287.00	164 446.00
STUDIO #2	1.Local prime location	4. Residential properties	64.03	173 993.00	186 660.00
STUDIO #3	1.Local prime location	4. Residential properties	37.49	101 874.00	109 290.00
STUDIO #4	1.Local prime location	4. Residential properties	40.46	109 945.00	117 949.00
COMMON ROOMS ZONE 2	1.Local prime location	4. Residential properties	22.35	26 494.00	28 215.00
apartment 33-22	1.Local prime location	4. Residential properties	92.93	159 357.00	
apartment 33-44	1.Local prime location	4. Residential properties	50.86	132 118.00	
TOTAL VALUE			34 036.62	36 874 491.04	39 223 790.00
TNI 1, owned by a specialized company called INTERCAPITAL PROPERTY DEVELOPMENT REIT.			34 036.62	36 874 491.04	39 223 790.00

TOTAL VALUE			34 036.62	36 583 016.04	39 223 790.00
-------------	--	--	-----------	---------------	---------------

Date of preparation: 29.04.2025 Приложение

Notes:

*A TEN is an income-generating real estate property that exists or is in the process of being developed, including rental housing or real estate used by the property owners for their business, whether existing or under construction ***"Property Type" refers to the primary use of the commercial property. For TEN indicators, this breakdown should include the following categories, which are selected from drop-down menus: a) residential, e.g. multi-family buildings; b) commercial, e.g. hotels, restaurants, shopping malls; c) office, e.g. properties used primarily as professional or business offices; d) industrial, e.g. properties used for manufacturing, distribution and logistics; e) other types of commercial property ***
The location of the property is divided into local prime location, local secondary location and foreign, which are 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 be a pedestrian-friendly city centre or a centrally located shopping centre. For logistics buildings, this could be a location where the necessary infrastructure and services are available and which has excellent access to transport networks. The determination of a prime or secondary location is based on expert assessment. For example, a larger city could be considered a prime location, while smaller towns could be considered secondary, taking into account the intended use of the property.

- Notes:
1. In case it is necessary to supplement the tables, additional rows are inserted.
 2. In case of a decrease in value during revaluations, the sign "-" is used.
 3. The report is submitted for each quarter and at the end of each year, together with quarterly/annual reports/notifications, with data provided cumulatively from the year.
 4. The references are in connection with the implementation of Recommendations C and D of the European Council Recommendation on systemic risk from March 21, 2019.
(ESSR/2019/3) (https://www.esrb.europa.eu/pub/pdf/recommendations/esrb.recommendation190819_ESRB_2019-3-6690e1fbd3.bg.pdf)