

**Reference for the owned commercial real estate (TNI)\* from DSIC with the name INTERCAPITAL PROPERTY DEVELOPMENT REIT, for the period from 1.10.2022 to 31.12.2022**

| 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 (charge d/written off) in BGN thousand | Revaluation (increase/decrease) in thousand BGN | Balance sheet value of the owned TNI as of 31.12.2021 in thousand BGN |
|------------------------------|------------------------|-----------------------|---------------|--|--|---|---|---|
| SHOP C1                      | 1.Local prime location | 2. Commercial objects | 38,17         | 77 414   |  |   |   | <b>77 414</b>   |
| MANICURE AND PEDICURE SALON  | 1.Local prime location | 2. Commercial objects | 22.98         | 46 607   |  |   |   | <b>46 607</b>   |
| SHOP C3                      | 1.Local prime location | 2. Commercial objects | 38.17         | 77 414   |  |   |   | <b>77 414</b>   |
| A HAIR-DRESSING SALON        | 1.Local prime location | 2. Commercial objects | 22.98         | 46 607   |  |   |   | <b>46 607</b>   |
| JADOO STORE                  | 1.Local prime location | 2. Commercial objects | 33.59         | 68 126   |  |   |   | <b>68 126</b>   |
| SHOP C6                      | 1.Local prime location | 2. Commercial objects | 22.54         | 45 715   |  |   |   | <b>45 715</b>   |
| SHOP C7                      | 1.Local prime location | 2. Commercial objects | 22.56         | 45 755   |  |   |   | <b>45 755</b>   |
| WATER BAR                    | 1.Local prime location | 2. Commercial objects | 0,00          | 10 453   |  |   |   | <b>10 453</b>   |
| CAFE C10                     | 1.Local prime location | 2. Commercial objects | 65.39         | 170 885  |  |   |   | <b>170 885</b>  |
| RESTAURANT C11               | 1.Local prime location | 2. Commercial objects | 215.89        | 564 190  |  |   |   | <b>564 190</b>  |

|                        |                        |                       |           |           |  |  |  |                  |
|------------------------|------------------------|-----------------------|-----------|-----------|--|--|--|------------------|
| COSMETIC STUDIO M2-1   | 1.Local prime location | 2. Commercial objects | 244.61    | 443 168   |  |  |  | <b>443 168</b>   |
| BANK                   | 1.Local prime location | 2. Commercial objects | 247.8     | 448 949   |  |  |  | <b>448 949</b>   |
| WAREHOUSE 22-S1        | 1.Local prime location | 2. Commercial objects | 34.85     | 34 405    |  |  |  | <b>34 405</b>    |
| WAREHOUSE 22-S2        | 1.Local prime location | 2. Commercial objects | 25.64     | 25 312    |  |  |  | <b>25 312</b>    |
| CASH BOX 23-S3         | 1.Local prime location | 1. Offices            | 25 082,00 | 17 537    |  |  |  | <b>17 537</b>    |
| WAREHOUSE 24-S4        | 1.Local prime location | 2. Commercial objects | 32.12     | 31 709    |  |  |  | <b>31 709</b>    |
| WAREHOUSE 24-S5        | 1.Local prime location | 2. Commercial objects | 32.12     | 31 709    |  |  |  | <b>31 709</b>    |
| WAREHOUSE 24-S6        | 1.Local prime location | 2. Commercial objects | 32.12     | 31 709    |  |  |  | <b>31 709</b>    |
| WAREHOUSE 24-S7        | 1.Local prime location | 2. Commercial objects | 75.88     | 74 910    |  |  |  | <b>74 910</b>    |
| TOILET                 | 1.Local prime location | 5. Others             | 32.12     | 31 709    |  |  |  | <b>31 709</b>    |
| TOILET                 | 1.Local prime location | 5. Others             | 32.12     | 31 709    |  |  |  | <b>31 709</b>    |
| ARCHITECTURAL ELEMENTS | 1.Local prime location | 5. Others             | 567.39    | 426 489   |  |  |  | <b>426 489</b>   |
| RESTAURANT             | 1.Local prime location | 2. Commercial objects | 1100.1    | 2 874 914 |  |  |  | <b>2 874 914</b> |
| CONFERENCE CENTER      | 1.Local prime location | 2. Commercial objects | 2006.87   | 3 635 923 |  |  |  | <b>3 635 923</b> |
| PARKING                | 1.Local prime location | 5. Others             | 974.18    | 961 728   |  |  |  | <b>961 728</b>   |
| WAREHOUSES             | 1.Local prime location | 2. Commercial objects | 510.08    | 503 560   |  |  |  | <b>503 560</b>   |
| TECHNICAL ROOM         | 1.Local prime location | 5. Others             | 60.84     | 60 062    |  |  |  | <b>60 062</b>    |

|                        |                        |                           |        |         |  |  |  |                |
|------------------------|------------------------|---------------------------|--------|---------|--|--|--|----------------|
| ARCHITECTURAL ELEMENTS | 1.Local prime location | 5. Others                 | 338,42 | 338 034 |  |  |  | <b>338 034</b> |
| COMMON AREAS           | 1.Local prime location | 5. Others                 | 122,00 | 120 440 |  |  |  | <b>120 440</b> |
| SHOP C14               | 1.Local prime location | 5. Others                 | 70,60  | 91 099  |  |  |  | 91 099         |
| apartment 1-1          | 1.Local prime location | 4. Residential properties | 182,80 | 310 886 |  |  |  | 310 886        |
| apartment 1-10         | 1.Local prime location | 4. Residential properties | 91,29  | 155 256 |  |  |  | 155 256        |
| apartment 1-11         | 1.Local prime location | 4. Residential properties | 83,57  | 123 179 |  |  |  | 123 179        |
| apartment 1-4          | 1.Local prime location | 4. Residential properties | 131,47 | 223 590 |  |  |  | 223 590        |
| apartment 11-5-2       | 1.Local prime location | 4. Residential properties | 72,47  | 106 818 |  |  |  | 106 818        |
| apartment 13-2         | 1.Local prime location | 4. Residential properties | 106,76 | 157 361 |  |  |  | 157 361        |
| apartment 13-4         | 1.Local prime location | 4. Residential properties | 108,45 | 184 440 |  |  |  | 184 440        |
| apartment 13-S2        | 1.Local prime location | 4. Residential properties | 69,28  | 105 305 |  |  |  | 105 305        |
| apartment 14-1         | 1.Local prime location | 4. Residential properties | 113,42 | 192 892 |  |  |  | 192 892        |
| apartment 14-2         | 1.Local prime location | 4. Residential properties | 105,58 | 179 559 |  |  |  | 179 559        |
| apartment 15-1         | 1.Local prime location | 4. Residential properties | 112,03 | 190 528 |  |  |  | 190 528        |
| apartment 15-S1        | 1.Local prime location | 4. Residential properties | 41,63  | 63 277  |  |  |  | 63 277         |
| apartment 16-1         | 1.Local prime location | 4. Residential properties | 114,89 | 195 392 |  |  |  | 195 392        |
| apartment 16-2         | 1.Local prime location | 4. Residential properties | 92,93  | 158 045 |  |  |  | 158 045        |

|                 |                        |                           |        |         |  |  |  |         |
|-----------------|------------------------|---------------------------|--------|---------|--|--|--|---------|
| apartment 17-S1 | 1.Local prime location | 4. Residential properties | 42,50  | 64 600  |  |  |  | 64 600  |
| apartment 18-1  | 1.Local prime location | 4. Residential properties | 115,66 | 196 702 |  |  |  | 196 702 |
| apartment 18-3  | 1.Local prime location | 4. Residential properties | 95,89  | 163 079 |  |  |  | 163 079 |
| apartment 19-1  | 1.Local prime location | 4. Residential properties | 115,79 | 196 923 |  |  |  | 196 923 |
| apartment 19-2  | 1.Local prime location | 4. Residential properties | 96,00  | 163 266 |  |  |  | 163 266 |
| apartment 2-6   | 1.Local prime location | 4. Residential properties | 94,67  | 161 004 |  |  |  | 161 004 |
| apartment 2-7   | 1.Local prime location | 4. Residential properties | 83,57  | 123 179 |  |  |  | 123 179 |
| apartment 20-S1 | 1.Local prime location | 4. Residential properties | 51,36  | 78 067  |  |  |  | 78 067  |
| apartment 21-3  | 1.Local prime location | 4. Residential properties | 92,93  | 158 045 |  |  |  | 158 045 |
| apartment 22-1  | 1.Local prime location | 4. Residential properties | 112,03 | 190 528 |  |  |  | 190 528 |
| apartment 23-2  | 1.Local prime location | 4. Residential properties | 110,63 | 188 148 |  |  |  | 188 148 |
| apartment 23-3  | 1.Local prime location | 4. Residential properties | 148,04 | 251 770 |  |  |  | 251 770 |
| apartment 3-4   | 1.Local prime location | 4. Residential properties | 94,19  | 160 188 |  |  |  | 160 188 |
| apartment 36-11 | 1.Local prime location | 4. Residential properties | 37,08  | 56 361  |  |  |  | 56 361  |
| apartment 4-1   | 1.Local prime location | 4. Residential properties | 93,74  | 159 423 |  |  |  | 159 423 |
| apartment 4-10  | 1.Local prime location | 4. Residential properties | 182,60 | 310 546 |  |  |  | 310 546 |
| apartment 6-2   | 1.Local prime location | 4. Residential properties | 90,59  | 154 066 |  |  |  | 154 066 |

|                 |                        |                           |        |         |  |  |  |         |
|-----------------|------------------------|---------------------------|--------|---------|--|--|--|---------|
| apartment 7-8   | 1.Local prime location | 4. Residential properties | 77,02  | 113 525 |  |  |  | 113 525 |
| apartment 8-3-2 | 1.Local prime location | 4. Residential properties | 91,12  | 154 967 |  |  |  | 154 967 |
| apartment 9-2   | 1.Local prime location | 4. Residential properties | 89,43  | 129 428 |  |  |  | 129 428 |
| apartment 24-2  | 1.Local prime location | 4. Residential properties | 127,01 | 216 005 |  |  |  | 216 005 |
| apartment 27-3  | 1.Local prime location | 4. Residential properties | 99,02  | 168 402 |  |  |  | 168 402 |
| apartment 30-20 | 1.Local prime location | 4. Residential properties | 47,96  | 72 899  |  |  |  | 72 899  |
| office 30-22    | 1.Local prime location | 1. Offices                | 52,51  | 79 815  |  |  |  | 79 815  |
| apartment 30-6  | 1.Local prime location | 4. Residential properties | 50,46  | 76 699  |  |  |  | 76 699  |
| apartment 30-8  | 1.Local prime location | 4. Residential properties | 48,64  | 73 932  |  |  |  | 73 932  |
| apartment 31-27 | 1.Local prime location | 4. Residential properties | 67,36  | 99 286  |  |  |  | 99 286  |
| apartment 31-38 | 1.Local prime location | 4. Residential properties | 79,37  | 116 989 |  |  |  | 116 989 |
| apartment 32-10 | 1.Local prime location | 4. Residential properties | 52,50  | 79 800  |  |  |  | 79 800  |
| apartment 32-11 | 1.Local prime location | 4. Residential properties | 65,86  | 100 107 |  |  |  | 100 107 |
| apartment 32-12 | 1.Local prime location | 4. Residential properties | 60,24  | 91 564  |  |  |  | 91 564  |
| apartment 32-13 | 1.Local prime location | 4. Residential properties | 47,72  | 72 534  |  |  |  | 72 534  |
| apartment 32-28 | 1.Local prime location | 4. Residential properties | 75,53  | 111 329 |  |  |  | 111 329 |
| apartment 32-48 | 1.Local prime location | 4. Residential properties | 44,99  | 68 384  |  |  |  | 68 384  |

|                 |                        |                           |       |         |  |  |  |         |
|-----------------|------------------------|---------------------------|-------|---------|--|--|--|---------|
| apartment 32-55 | 1.Local prime location | 4. Residential properties | 41,44 | 62 988  |  |  |  | 62 988  |
| apartment 32-74 | 1.Local prime location | 4. Residential properties | 45,76 | 69 555  |  |  |  | 69 555  |
| apartment 33-13 | 1.Local prime location | 4. Residential properties | 63,23 | 96 109  |  |  |  | 96 109  |
| apartment 33-22 | 1.Local prime location | 4. Residential properties | 42,15 | 64 068  |  |  |  | 64 068  |
| apartment 33-44 | 1.Local prime location | 4. Residential properties | 59,32 | 90 166  |  |  |  | 90 166  |
| apartment 33-60 | 1.Local prime location | 4. Residential properties | 83,63 | 123 268 |  |  |  | 123 268 |
| apartment 34-10 | 1.Local prime location | 4. Residential properties | 46,39 | 70 512  |  |  |  | 70 512  |
| apartment 34-11 | 1.Local prime location | 4. Residential properties | 45,87 | 69 722  |  |  |  | 69 722  |
| apartment 34-12 | 1.Local prime location | 4. Residential properties | 46,17 | 70 178  |  |  |  | 70 178  |
| apartment 34-13 | 1.Local prime location | 4. Residential properties | 50,86 | 77 307  |  |  |  | 77 307  |
| apartment 34-4  | 1.Local prime location | 4. Residential properties | 47,35 | 71 972  |  |  |  | 71 972  |
| apartment 34-8  | 1.Local prime location | 4. Residential properties | 50,71 | 77 079  |  |  |  | 77 079  |
| apartment 35-1  | 1.Local prime location | 4. Residential properties | 55,23 | 83 949  |  |  |  | 83 949  |
| apartment 35-15 | 1.Local prime location | 4. Residential properties | 65,26 | 99 195  |  |  |  | 99 195  |
| apartment 35-2  | 1.Local prime location | 4. Residential properties | 51,75 | 78 660  |  |  |  | 78 660  |
| apartment 35-5  | 1.Local prime location | 4. Residential properties | 82,91 | 126 022 |  |  |  | 126 022 |
| apartment 35-6  | 1.Local prime location | 4. Residential properties | 68,50 | 104 119 |  |  |  | 104 119 |

|                 |                        |                           |        |         |  |  |  |         |
|-----------------|------------------------|---------------------------|--------|---------|--|--|--|---------|
| apartment 35-9  | 1.Local prime location | 4. Residential properties | 52,12  | 79 222  |  |  |  | 79 222  |
| studio 36-13    | 1.Local prime location | 4. Residential properties | 39,73  | 60 389  |  |  |  | 60 389  |
| apartment 36-19 | 1.Local prime location | 4. Residential properties | 50,45  | 76 684  |  |  |  | 76 684  |
| apartment 36-25 | 1.Local prime location | 4. Residential properties | 73,30  | 108 042 |  |  |  | 108 042 |
| apartment 36-26 | 1.Local prime location | 4. Residential properties | 95,87  | 163 045 |  |  |  | 163 045 |
| apartment 36-6  | 1.Local prime location | 4. Residential properties | 43,85  | 66 652  |  |  |  | 66 652  |
| apartment 37-1  | 1.Local prime location | 4. Residential properties | 104,24 | 177 280 |  |  |  | 177 280 |
| apartment 37-11 | 1.Local prime location | 4. Residential properties | 47,41  | 72 063  |  |  |  | 72 063  |
| apartment 37-14 | 1.Local prime location | 4. Residential properties | 47,75  | 72 580  |  |  |  | 72 580  |
| apartment 37-8  | 1.Local prime location | 4. Residential properties | 90,96  | 154 694 |  |  |  | 154 694 |
| apartment 38-1  | 1.Local prime location | 4. Residential properties | 91,20  | 144 659 |  |  |  | 144 659 |
| apartment 38-10 | 1.Local prime location | 4. Residential properties | 115,86 | 183 775 |  |  |  | 183 775 |
| apartment 38-11 | 1.Local prime location | 4. Residential properties | 149,33 | 236 864 |  |  |  | 236 864 |
| apartment 38-12 | 1.Local prime location | 4. Residential properties | 271,08 | 429 981 |  |  |  | 429 981 |
| apartment 38-13 | 1.Local prime location | 4. Residential properties | 149,33 | 236 864 |  |  |  | 236 864 |
| apartment 38-14 | 1.Local prime location | 4. Residential properties | 115,86 | 183 775 |  |  |  | 183 775 |
| apartment 38-15 | 1.Local prime location | 4. Residential properties | 101,49 | 160 981 |  |  |  | 160 981 |

|                        |                        |                           |                  |                   |          |          |          |                   |
|------------------------|------------------------|---------------------------|------------------|-------------------|----------|----------|----------|-------------------|
| apartment 38-16        | 1.Local prime location | 4. Residential properties | 74,25            | 117 774           |          |          |          | 117 774           |
| apartment 38-17        | 1.Local prime location | 4. Residential properties | 77,24            | 122 516           |          |          |          | 122 516           |
| apartment 38-18        | 1.Local prime location | 4. Residential properties | 231,49           | 367 184           |          |          |          | 367 184           |
| apartment 38-19        | 1.Local prime location | 4. Residential properties | 231,49           | 367 184           |          |          |          | 367 184           |
| apartment 38-2         | 1.Local prime location | 4. Residential properties | 117,08           | 185 710           |          |          |          | 185 710           |
| apartment 38-20        | 1.Local prime location | 4. Residential properties | 77,24            | 122 516           |          |          |          | 122 516           |
| apartment 38-21        | 1.Local prime location | 4. Residential properties | 86,58            | 137 331           |          |          |          | 137 331           |
| apartment 38-3         | 1.Local prime location | 4. Residential properties | 117,08           | 185 710           |          |          |          | 185 710           |
| apartment 38-4         | 1.Local prime location | 4. Residential properties | 348,18           | 552 149           |          |          |          | 552 149           |
| apartment 38-5         | 1.Local prime location | 4. Residential properties | 364,69           | 578 463           |          |          |          | 578 463           |
| apartment 38-6         | 1.Local prime location | 4. Residential properties | 117,08           | 185 710           |          |          |          | 185 710           |
| apartment 38-7         | 1.Local prime location | 4. Residential properties | 117,08           | 185 710           |          |          |          | 185 710           |
| apartment 38-8         | 1.Local prime location | 4. Residential properties | 102,13           | 161 996           |          |          |          | 161 996           |
| apartment 38-9         | 1.Local prime location | 4. Residential properties | 90,43            | 143 435           |          |          |          | 143 435           |
| COMMON PREMISES ZONE 2 | 1.Local prime location | 5. Others                 | 22,35            | 21 271            |          |          |          | 21 271            |
| <b>TOTAL VALUE</b>     |                        |                           | <b>34 334,10</b> | <b>25 793 407</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>25 793 407</b> |



|  |  |  |           |            |   |   |   |            |
|--|--|--|-----------|------------|---|---|---|------------|
| TNI 1 owned by <a href="#">specialized company</a> with the name INTERCAPITAL PROPERTY DEVELOPMENT REIT, EIK 131397743 |  |  | 34 334,10 | 25 793 407 | 0 | 0 | 0 | 25 793 407 |
| TOTAL VALUE  |  |  | 34 334,10 | 25 793 407 | 0 | 0 | 0 | 25 793 407 |

Date of preparation:

26.1.2023 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](https://www.esrb.europa.eu/pub/pdf/recommendations/esrb.recommendation190819_ESRB_2019-3~6690e1fbd3.bg.pdf))