

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	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			155	98 297.00
MANICURE AND PEDICURE SALON	1.Local prime location	2. Commercial objects	22.98	59 086.00			93	59 179.00
SHOP C3	1.Local prime location	2. Commercial objects	38.17	98 142.00			155	98 297.00
A HAIR-DRESSING SALON	1.Local prime location	2. Commercial objects	22.98	59 086.00			93	59 179.00
JADOO STORE	1.Local prime location	2. Commercial objects	33.59	86 366.00			137	86 503.00
SHOP C6	1.Local prime location	2. Commercial objects	22.54	57 954.00			92	58 046.00
SHOP C7	1.Local prime location	2. Commercial objects	22.56	58 006.00			92	58 098.00
WATER BAR	1.Local prime location	2. Commercial objects	0.00	12 207.00			1948	14 155.00
CAFE C10	1.Local prime location	2. Commercial objects	65.39	198 495.00			32914	231 409.00
RESTAURANT C11	1.Local prime location	2. Commercial objects	215.89	653 347.00			108665	764 012.00
SHOP C14	1.Local prime location	5. Others	70.60	182 226.00			-719	181 507.00
COSMETIC STUDIO M2-1	1.Local prime location	2. Commercial objects	244.61	473 569.00			201145	674 714.00
BANK	1.Local prime location	2. Commercial objects	247.8	479 749.00			203767	683 516.00
WAREHOUSE 22-S1	1.Local prime location	2. Commercial objects	34.85	35 754.00			854	36 608.00
WAREHOUSE 22-S2	1.Local prime location	2. Commercial objects	25.64	26 305.00			628	26 933.00
CASH BOX 23-S3	1.Local prime location	1. Offices	25 082.00	18 741.00			7960	26 701.00
WAREHOUSE 24-S4	1.Local prime location	2. Commercial objects	32.12	32 953.00			787	33 740.00
WAREHOUSE 24-S5	1.Local prime location	2. Commercial objects	32.12	32 953.00			787	33 740.00
WAREHOUSE 24-S6	1.Local prime location	2. Commercial objects	32.12	32 953.00			787	33 740.00
WAREHOUSE 24-S7	1.Local prime location	2. Commercial objects	75.88	77 707.00			2000	79 707.00
TOILET	1.Local prime location	5. Others	32.12	32 953.00			787	33 740.00
TOILET	1.Local prime location	5. Others	32.12	32 953.00			787	33 740.00
ARCHITECTURAL ELEMENTS	1.Local prime location	5. Others	567.39	585 826.00			-125946	459 880.00
RESTAURANT	1.Local prime location	2. Commercial objects	1100.1	3 339 386.00			553741	3 893 127.00
CONFERENCE CENTER	1.Local prime location	2. Commercial objects	2006.87	3 885 368.00			1650253	5 535 621.00
PARKING	1.Local prime location	5. Others	974.18	999 445.00			23866	1 023 311.00
WAREHOUSES	1.Local prime location	2. Commercial objects	510.08	523 309.00			12496	535 805.00
TECHNICAL ROOM	1.Local prime location	5. Others	60.84	62 418.00			1491	63 909.00
ARCHITECTURAL ELEMENTS	1.Local prime location	5. Others	338.42	349 412.00			-75126	274 286.00
COMMON AREAS	1.Local prime location	5. Others	122.00	125 164.00			-2989	128 153.00
apartment 1-1	1.Local prime location	4. Residential properties	182.80	355 716.00			59823	415 539.00
apartment 1-10	1.Local prime location	4. Residential properties	91.29	177 644.00			29875	207 519.00
apartment 1-4	1.Local prime location	4. Residential properties	131.47	255 831.00			112249	368 080.00
apartment 11-5-2	1.Local prime location	4. Residential properties	72.47	126 347.00			73091	199 438.00
apartment 13-2	1.Local prime location	4. Residential properties	106.76	186 129.00			107675	293 804.00
apartment 13-4	1.Local prime location	4. Residential properties	108.45	211 036.00			35491	246 527.00
apartment 13-S2	1.Local prime location	4. Residential properties	69.28	124 670.00			55297	179 967.00
apartment 14-1	1.Local prime location	4. Residential properties	113.42	220 707.00			37118	257 825.00
apartment 14-2	1.Local prime location	4. Residential properties	105.58	205 451.00			34552	240 003.00
apartment 15-1	1.Local prime location	4. Residential properties	112.03	218 002.00			36663	254 665.00
apartment 15-S1	1.Local prime location	4. Residential properties	41.63	74 914.00			-18465	56 449.00
apartment 16-1	1.Local prime location	4. Residential properties	114.89	223 568.00			37598	261 166.00
apartment 16-2	1.Local prime location	4. Residential properties	92.93	180 835.00			30412	211 247.00
apartment 17-S1	1.Local prime location	4. Residential properties	42.50	76 479.00			33922	110 401.00
apartment 18-1	1.Local prime location	4. Residential properties	115.66	225 066.00			37851	262 917.00
apartment 18-3	1.Local prime location	4. Residential properties	95.89	186 595.00			31381	217 976.00
apartment 19-1	1.Local prime location	4. Residential properties	115.79	225 319.00			37893	263 212.00
apartment 19-2	1.Local prime location	4. Residential properties	96.00	186 809.00			31417	218 226.00
apartment 2-6	1.Local prime location	4. Residential properties	94.67	184 221.00			-2593	181 628.00
apartment 2-7	1.Local prime location	4. Residential properties	83.57	145 699.00			84286	229 985.00
apartment 20-S1	1.Local prime location	4. Residential properties	51.36	92 423.00			40993	133 416.00
apartment 21-3	1.Local prime location	4. Residential properties	92.93	180 835.00			-21478	159 357.00
apartment 22-1	1.Local prime location	4. Residential properties	112.03	218 002.00			36663	254 665.00
apartment 23-2	1.Local prime location	4. Residential properties	110.63	215 278.00			36205	251 483.00
apartment 23-3	1.Local prime location	4. Residential properties	148.04	288 075.00			48448	336 523.00
apartment 3-4	1.Local prime location	4. Residential properties	94.19	183 287.00			30824	214 111.00
apartment 36-11	1.Local prime location	4. Residential properties	37.08	66 726.00			29596	96 322.00
apartment 4-1	1.Local prime location	4. Residential properties	93.74	182 411.00			30678	213 089.00
apartment 4-10	1.Local prime location	4. Residential properties	182.60	355 327.00			59757	415 084.00
apartment 6-2	1.Local prime location	4. Residential properties	90.59	176 282.00			29646	205 928.00
apartment 7-8	1.Local prime location	4. Residential properties	77.02	134 279.00			77680	211 959.00
apartment 8-3-2	1.Local prime location	4. Residential properties	91.12	177 313.00			29820	207 133.00
apartment 9-2	1.Local prime location	4. Residential properties	89.43	155 915.00			90197	246 112.00
apartment 24-2	1.Local prime location	4. Residential properties	127.01	247 152.00			41565	288 717.00
apartment 27-3	1.Local prime location	4. Residential properties	99.02	192 686.00			32405	225 091.00
apartment 30-20	1.Local prime location	4. Residential properties	47.96	83 615.00			48371	131 986.00
office 30-22	1.Local prime location	1. Offices	52.51	94 493.00			41911	136 404.00
apartment 30-6	1.Local prime location	4. Residential properties	50.46	90 804.00			40275	131 079.00
apartment 30-8	1.Local prime location	4. Residential properties	48.64	87 528.00			38823	126 351.00
apartment 31-27	1.Local prime location	4. Residential properties	67.36	117 438.00			67937	185 375.00
apartment 32-10	1.Local prime location	4. Residential properties	52.50	94 475.00			41903	136 378.00
apartment 32-11	1.Local prime location	4. Residential properties	65.86	118 516.00			52567	171 083.00
apartment 32-12	1.Local prime location	4. Residential properties	60.24	108 403.00			48081	156 484.00

apartment 32-13	1.Local prime location	4. Residential properties	47.72	85 873.00			38088	123 961.00
apartment 32-28	1.Local prime location	4. Residential properties	75.53	131 681.00			76178	207 859.00
apartment 32-48	1.Local prime location	4. Residential properties	44.99	80 960.00			-4152	76 808.00
apartment 32-55	1.Local prime location	4. Residential properties	41.44	74 572.00			33076	107 648.00
apartment 32-74	1.Local prime location	4. Residential properties	45.76	82 346.00			36523	118 869.00
apartment 33-13	1.Local prime location	4. Residential properties	63.23	113 783.00			50468	164 251.00
apartment 33-22	1.Local prime location	4. Residential properties	42.15	75 850.00			33642	109 492.00
apartment 33-44	1.Local prime location	4. Residential properties	59.32	106 747.00			47347	154 094.00
apartment 33-60	1.Local prime location	4. Residential properties	83.63	145 803.00			84347	230 150.00
apartment 34-10	1.Local prime location	4. Residential properties	46.39	83 480.00			37026	120 506.00
apartment 34-11	1.Local prime location	4. Residential properties	45.87	82 544.00			36611	119 155.00
apartment 34-12	1.Local prime location	4. Residential properties	46.17	83 084.00			36851	119 935.00
apartment 34-13	1.Local prime location	4. Residential properties	50.86	91 245.00			40873	132 118.00
apartment 34-4	1.Local prime location	4. Residential properties	47.35	85 207.00			37793	123 000.00
apartment 34-8	1.Local prime location	4. Residential properties	50.71	91 253.00			40475	131 728.00
apartment 35-1	1.Local prime location	4. Residential properties	55.23	99 387.00			44082	143 469.00
apartment 35-15	1.Local prime location	4. Residential properties	65.26	117 436.00			52088	169 524.00
apartment 35-2	1.Local prime location	4. Residential properties	51.75	93 125.00			41305	134 430.00
apartment 35-5	1.Local prime location	4. Residential properties	82.91	149 198.00			66175	215 373.00
apartment 35-6	1.Local prime location	4. Residential properties	68.50	123 267.00			54674	177 941.00
apartment 35-9	1.Local prime location	4. Residential properties	52.12	93 791.00			41600	135 391.00
studio 36-13	1.Local prime location	4. Residential properties	39.73	71 495.00			31710	103 205.00
apartment 36-19	1.Local prime location	4. Residential properties	50.45	90 786.00			40267	131 053.00
apartment 36-25	1.Local prime location	4. Residential properties	73.30	127 794.00			73928	201 722.00
apartment 36-26	1.Local prime location	4. Residential properties	95.87	186 556.00			31374	217 930.00
apartment 36-6	1.Local prime location	4. Residential properties	43.85	78 909.00			-23309	55 600.00
apartment 37-1	1.Local prime location	4. Residential properties	104.24	202 844.00			-92756	110 088.00
apartment 37-11	1.Local prime location	4. Residential properties	47.41	85 315.00			-37719	47 596.00
apartment 37-14	1.Local prime location	4. Residential properties	47.75	85 927.00			38112	124 039.00
apartment 37-8	1.Local prime location	4. Residential properties	90.96	177 002.00			-56922	120 080.00
APARTMENT 5	1.Local prime location	4. Residential properties	121.29	207 582.00			84549	292 131.00
APARTMENT 6	1.Local prime location	4. Residential properties	121.29	207 582.00			84549	292 131.00
APARTMENT 3	1.Local prime location	4. Residential properties	134.92	230 909.00			94050	324 959.00
APARTMENT 4	1.Local prime location	4. Residential properties	134.92	230 909.00			94050	324 959.00
APARTMENT 1	1.Local prime location	4. Residential properties	318.57	545 216.00			222069	767 285.00
APARTMENT 2	1.Local prime location	4. Residential properties	334.64	572 719.00			233272	805 991.00
STUDIO #10	1.Local prime location	4. Residential properties	39.93	67 760.00			40745	108 505.00
STUDIO #11	1.Local prime location	4. Residential properties	39.93	67 760.00			40745	108 505.00
STUDIO #13	1.Local prime location	4. Residential properties	39.45	66 946.00			40254	107 200.00
STUDIO #14	1.Local prime location	4. Residential properties	39.23	66 572.00			40030	106 602.00
STUDIO #15	1.Local prime location	4. Residential properties	40.84	69 304.00			41673	110 977.00
STUDIO #16	1.Local prime location	4. Residential properties	40.62	68 931.00			41449	110 380.00
STUDIO #17	1.Local prime location	4. Residential properties	35.51	60 260.00			36234	96 494.00
STUDIO #18	1.Local prime location	4. Residential properties	35.32	59 937.00			36040	95 977.00
STUDIO #19	1.Local prime location	4. Residential properties	55.77	94 640.00			56908	151 548.00
STUDIO #20	1.Local prime location	4. Residential properties	63.71	108 114.00			65010	173 124.00
STUDIO #21	1.Local prime location	4. Residential properties	37.07	62 907.00			37826	100 733.00
STUDIO #22	1.Local prime location	4. Residential properties	40.12	68 083.00			40938	109 021.00
STUDIO #23	1.Local prime location	4. Residential properties	40.42	68 592.00			41244	109 836.00
STUDIO #24	1.Local prime location	4. Residential properties	40.20	68 218.00			41020	109 238.00
STUDIO #25	1.Local prime location	4. Residential properties	39.03	66 233.00			39826	106 059.00
STUDIO #26	1.Local prime location	4. Residential properties	38.82	65 877.00			39611	105 488.00
STUDIO #27	1.Local prime location	4. Residential properties	39.73	67 421.00			40540	107 961.00
STUDIO #28	1.Local prime location	4. Residential properties	39.51	67 048.00			40315	107 363.00
STUDIO #30	1.Local prime location	4. Residential properties	39.51	67 048.00			40315	107 363.00
STUDIO #31	1.Local prime location	4. Residential properties	37.71	63 993.00			38479	102 472.00
STUDIO #32	1.Local prime location	4. Residential properties	37.50	63 637.00			38264	101 901.00
STUDIO #33	1.Local prime location	4. Residential properties	75.67	128 410.00			77213	205 623.00
STUDIO #34	1.Local prime location	4. Residential properties	75.25	127 697.00			76785	204 482.00
STUDIO #35	1.Local prime location	4. Residential properties	40.39	68 541.00			41214	109 755.00
STUDIO #36	1.Local prime location	4. Residential properties	48.35	82 049.00			49336	131 385.00
STUDIO #37	1.Local prime location	4. Residential properties	35.64	60 480.00			36367	96 847.00
STUDIO #38	1.Local prime location	4. Residential properties	39.81	67 557.00			40621	108 178.00
STUDIO #39	1.Local prime location	4. Residential properties	40.10	68 049.00			40917	108 966.00
STUDIO #40	1.Local prime location	4. Residential properties	39.89	67 692.00			40704	108 396.00

STUDIO #41	1.Local prime location	4. Residential properties	38.71	65 690.00			39499	105 189.00
STUDIO #42	1.Local prime location	4. Residential properties	38.51	65 351.00			39295	104 646.00
STUDIO #43	1.Local prime location	4. Residential properties	39.41	66 878.00			40213	107 091.00
STUDIO #44	1.Local prime location	4. Residential properties	39.20	66 521.00			40000	106 521.00
STUDIO #46	1.Local prime location	4. Residential properties	39.20	66 521.00			40000	106 521.00
STUDIO #47	1.Local prime location	4. Residential properties	31.60	53 624.00			32245	85 869.00
STUDIO #48	1.Local prime location	4. Residential properties	31.44	53 353.00			32081	85 434.00
STUDIO #5	1.Local prime location	4. Residential properties	40.84	69 304.00			41673	110 977.00
STUDIO #6	1.Local prime location	4. Residential properties	40.62	68 931.00			41449	110 380.00
STUDIO #7	1.Local prime location	4. Residential properties	39.45	66 946.00			40254	107 200.00
STUDIO #8	1.Local prime location	4. Residential properties	39.23	66 572.00			40030	106 602.00
STUDIO #9	1.Local prime location	4. Residential properties	40.15	68 134.00			40968	109 102.00
STUDIO #1	1.Local prime location	4. Residential properties	56.41	95 726.00			57561	153 287.00
STUDIO #2	1.Local prime location	4. Residential properties	64.03	108 657.00			65336	173 993.00
STUDIO #3	1.Local prime location	4. Residential properties	37.49	63 620.00			38254	101 874.00
STUDIO #4	1.Local prime location	4. Residential properties	40.46	68 660.00			41285	109 945.00
COMMON PREMISES ZONE 2	1.Local prime location	4. Residential properties	22.35	22 756.00			3738	26 494.00
TOTAL VALUE			34 102.38	28 623 453.00	0.00	0.00	8 162 879.00	36 786 332.00
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TNI 1 owned by <i>specialized company</i> with the name INTERCAPITAL PROPERTY DEVELOPMENT REIT, EIK 131397743			34 102.38	28 623 453.00	0	0	8162879	36 786 332.00
TOTAL VALUE			34 102.38	28 623 453.00	0	0	8162879	36 786 332.00

Date of preparation:

29.03.2024 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)
