

| Reference for the owned commercial real estate (TNI)* from DSIC with the name INTERCAPITAL PROPERTY DEVELOPMENT REIT, for the period from 1.01.2024 to 31.03.2024 | | | | | | | | |
|---|------------------------|---------------------------|---------------|--|--|--|---|--|
| 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 | 98 297.00 | | | | 98 297.00 |
| MANICURE AND PEDI | 1.Local prime location | 2. Commercial objects | 22.98 | 59 179.00 | | | | 59 179.00 |
| SHOP C3 | 1.Local prime location | 2. Commercial objects | 38.17 | 98 297.00 | | | | 98 297.00 |
| A HAIR-DRESSING SALON | 1.Local prime location | 2. Commercial objects | 22.98 | 59 179.00 | | | | 59 179.00 |
| JADOO STORE | 1.Local prime location | 2. Commercial objects | 33.59 | 86 503.00 | | | | 86 503.00 |
| SHOP C6 | 1.Local prime location | 2. Commercial objects | 22.54 | 58 046.00 | | | | 58 046.00 |
| SHOP C7 | 1.Local prime location | 2. Commercial objects | 22.56 | 58 098.00 | | | | 58 098.00 |
| WATER BAR | 1.Local prime location | 2. Commercial objects | 0.00 | 14 155.00 | | | | 14 155.00 |
| CAFE C10 | 1.Local prime location | 2. Commercial objects | 65.39 | 231 409.00 | | | | 231 409.00 |
| RESTAURANT C11 | 1.Local prime location | 2. Commercial objects | 215.89 | 764 012.00 | | | | 764 012.00 |
| SHOP C14 | 1.Local prime location | 5. Others | 70.60 | 181 507.00 | | | | 181 507.00 |
| COSMETIC STUDIO M2-1 | 1.Local prime location | 2. Commercial objects | 244.61 | 674 714.00 | | | | 674 714.00 |
| BANK | 1.Local prime location | 2. Commercial objects | 247.8 | 683 516.00 | | | | 683 516.00 |
| WAREHOUSE 22-S1 | 1.Local prime location | 2. Commercial objects | 34.85 | 36 608.00 | | | | 36 608.00 |
| WAREHOUSE 22-S2 | 1.Local prime location | 2. Commercial objects | 25.64 | 26 933.00 | | | | 26 933.00 |
| CASH BOX 23-S3 | 1.Local prime location | 1. Offices | 25 082.00 | 26 701.00 | | | | 26 701.00 |
| WAREHOUSE 24-S4 | 1.Local prime location | 2. Commercial objects | 32.12 | 33 740.00 | | | | 33 740.00 |
| WAREHOUSE 24-S5 | 1.Local prime location | 2. Commercial objects | 32.12 | 33 740.00 | | | | 33 740.00 |
| WAREHOUSE 24-S6 | 1.Local prime location | 2. Commercial objects | 32.12 | 33 740.00 | | | | 33 740.00 |
| WAREHOUSE 24-S7 | 1.Local prime location | 2. Commercial objects | 75.88 | 79 707.00 | | | | 79 707.00 |
| TOILET | 1.Local prime location | 5. Others | 32.12 | 33 740.00 | | | | 33 740.00 |
| TOILET | 1.Local prime location | 5. Others | 32.12 | 33 740.00 | | | | 33 740.00 |
| ARCHITECTURAL ELEMENTS | 1.Local prime location | 5. Others | 567.39 | 459 880.00 | | | | 459 880.00 |
| RESTAURANT | 1.Local prime location | 2. Commercial objects | 1100.1 | 3 893 127.00 | | | | 3 893 127.00 |
| CONFERENCE CENTER | 1.Local prime location | 2. Commercial objects | 2006.87 | 5 535 621.00 | | | | 5 535 621.00 |
| PARKING | 1.Local prime location | 5. Others | 974.18 | 1 023 311.00 | | | | 1 023 311.00 |
| WAREHOUSES | 1.Local prime location | 2. Commercial objects | 510.08 | 535 805.00 | | | | 535 805.00 |
| TECHNICAL ROOM | 1.Local prime location | 5. Others | 60.84 | 63 909.00 | | | | 63 909.00 |
| ARCHITECTURAL ELEMENTS | 1.Local prime location | 5. Others | 338.42 | 274 286.00 | | | | 274 286.00 |
| COMMON AREAS | 1.Local prime location | 5. Others | 122.00 | 128 153.00 | | | | 128 153.00 |
| apartment 1-1 | 1.Local prime location | 4. Residential properties | 182.80 | 415 539.00 | | | | 415 539.00 |
| apartment 1-10 | 1.Local prime location | 4. Residential properties | 91.29 | 207 519.00 | | | | 207 519.00 |
| apartment 1-4 | 1.Local prime location | 4. Residential properties | 131.47 | 368 080.00 | | | | 368 080.00 |
| apartment 11-5-2 | 1.Local prime location | 4. Residential properties | 72.47 | 199 438.00 | | | | 199 438.00 |
| apartment 13-2 | 1.Local prime location | 4. Residential properties | 106.76 | 293 804.00 | | | | 293 804.00 |
| apartment 13-4 | 1.Local prime location | 4. Residential properties | 108.45 | 246 527.00 | | | | 246 527.00 |
| apartment 13-S2 | 1.Local prime location | 4. Residential properties | 69.28 | 179 967.00 | | | | 179 967.00 |
| apartment 14-1 | 1.Local prime location | 4. Residential properties | 113.42 | 257 825.00 | | | | 257 825.00 |
| apartment 14-2 | 1.Local prime location | 4. Residential properties | 105.58 | 240 003.00 | | | | 240 003.00 |
| apartment 15-1 | 1.Local prime location | 4. Residential properties | 112.03 | 254 665.00 | | | | 254 665.00 |
| apartment 15-S1 | 1.Local prime location | 4. Residential properties | 41.63 | 56 449.00 | | | | 56 449.00 |
| apartment 16-1 | 1.Local prime location | 4. Residential properties | 114.89 | 261 166.00 | | | | 261 166.00 |
| apartment 16-2 | 1.Local prime location | 4. Residential properties | 92.93 | 211 247.00 | | | | 211 247.00 |
| apartment 17-S1 | 1.Local prime location | 4. Residential properties | 42.50 | 110 401.00 | | | | 110 401.00 |
| apartment 18-1 | 1.Local prime location | 4. Residential properties | 115.66 | 262 917.00 | | | | 262 917.00 |
| apartment 18-3 | 1.Local prime location | 4. Residential properties | 95.89 | 217 976.00 | | | | 217 976.00 |
| apartment 19-1 | 1.Local prime location | 4. Residential properties | 115.79 | 263 212.00 | | | | 263 212.00 |
| apartment 19-2 | 1.Local prime location | 4. Residential properties | 96.00 | 218 226.00 | | | | 218 226.00 |
| apartment 2-6 | 1.Local prime location | 4. Residential properties | 94.67 | 181 628.00 | | | | 181 628.00 |
| apartment 2-7 | 1.Local prime location | 4. Residential properties | 83.57 | 229 985.00 | | | | 229 985.00 |
| apartment 20-S1 | 1.Local prime location | 4. Residential properties | 51.36 | 133 416.00 | | | | 133 416.00 |
| apartment 21-3 | 1.Local prime location | 4. Residential properties | 92.93 | 159 357.00 | | | | 159 357.00 |

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| apartment 22-1 | 1.Local prime location | 4. Residential properties | 112.03 | 254 665.00 | | | | 254 665.00 |
| apartment 23-2 | 1.Local prime location | 4. Residential properties | 110.63 | 251 483.00 | | | | 251 483.00 |
| apartment 23-3 | 1.Local prime location | 4. Residential properties | 148.04 | 336 523.00 | | | | 336 523.00 |
| apartment 3-4 | 1.Local prime location | 4. Residential properties | 94.19 | 214 111.00 | | | | 214 111.00 |
| apartment 36-11 | 1.Local prime location | 4. Residential properties | 37.08 | 96 322.00 | | | | 96 322.00 |
| apartment 4-1 | 1.Local prime location | 4. Residential properties | 93.74 | 213 089.00 | | | | 213 089.00 |
| apartment 4-10 | 1.Local prime location | 4. Residential properties | 182.60 | 415 084.00 | | | | 415 084.00 |
| apartment 6-2 | 1.Local prime location | 4. Residential properties | 90.59 | 205 928.00 | | | | 205 928.00 |
| apartment 7-8 | 1.Local prime location | 4. Residential properties | 77.02 | 211 959.00 | | | | 211 959.00 |
| apartment 8-3-2 | 1.Local prime location | 4. Residential properties | 91.12 | 207 133.00 | | | | 207 133.00 |
| apartment 9-2 | 1.Local prime location | 4. Residential properties | 89.43 | 246 112.00 | | | | 246 112.00 |
| apartment 24-2 | 1.Local prime location | 4. Residential properties | 127.01 | 288 717.00 | | | | 288 717.00 |
| apartment 27-3 | 1.Local prime location | 4. Residential properties | 99.02 | 225 091.00 | | | | 225 091.00 |
| apartment 30-20 | 1.Local prime location | 4. Residential properties | 47.96 | 131 986.00 | | | | 131 986.00 |
| office 30-22 | 1.Local prime location | 1. Offices | 52.51 | 136 404.00 | | | | 136 404.00 |
| apartment 30-6 | 1.Local prime location | 4. Residential properties | 50.46 | 131 079.00 | | | | 131 079.00 |
| apartment 30-8 | 1.Local prime location | 4. Residential properties | 48.64 | 126 351.00 | | | | 126 351.00 |
| apartment 31-27 | 1.Local prime location | 4. Residential properties | 67.36 | 185 375.00 | | | | 185 375.00 |
| apartment 32-10 | 1.Local prime location | 4. Residential properties | 52.50 | 136 378.00 | | | | 136 378.00 |
| apartment 32-11 | 1.Local prime location | 4. Residential properties | 65.86 | 171 083.00 | | | | 171 083.00 |
| apartment 32-12 | 1.Local prime location | 4. Residential properties | 60.24 | 156 484.00 | | | | 156 484.00 |
| apartment 32-13 | 1.Local prime location | 4. Residential properties | 47.72 | 123 961.00 | | | | 123 961.00 |
| apartment 32-28 | 1.Local prime location | 4. Residential properties | 75.53 | 207 859.00 | | | | 207 859.00 |
| apartment 32-48 | 1.Local prime location | 4. Residential properties | 44.99 | 76 808.00 | | | | 76 808.00 |
| apartment 32-55 | 1.Local prime location | 4. Residential properties | 41.44 | 107 648.00 | | | | 107 648.00 |
| apartment 32-74 | 1.Local prime location | 4. Residential properties | 45.76 | 118 869.00 | | | | 118 869.00 |
| apartment 33-13 | 1.Local prime location | 4. Residential properties | 63.23 | 164 251.00 | | | | 164 251.00 |
| apartment 33-22 | 1.Local prime location | 4. Residential properties | 42.15 | 109 492.00 | | | | 109 492.00 |
| apartment 33-44 | 1.Local prime location | 4. Residential properties | 59.32 | 154 094.00 | | | | 154 094.00 |
| apartment 33-60 | 1.Local prime location | 4. Residential properties | 83.63 | 230 150.00 | | | | 230 150.00 |
| apartment 34-10 | 1.Local prime location | 4. Residential properties | 46.39 | 120 506.00 | | | | 120 506.00 |
| apartment 34-11 | 1.Local prime location | 4. Residential properties | 45.87 | 119 155.00 | | | | 119 155.00 |
| apartment 34-12 | 1.Local prime location | 4. Residential properties | 46.17 | 119 935.00 | | | | 119 935.00 |
| apartment 34-13 | 1.Local prime location | 4. Residential properties | 50.86 | 132 118.00 | | | | 132 118.00 |
| apartment 34-4 | 1.Local prime location | 4. Residential properties | 47.35 | 123 000.00 | | | | 123 000.00 |
| apartment 34-8 | 1.Local prime location | 4. Residential properties | 50.71 | 131 728.00 | | | | 131 728.00 |
| apartment 35-1 | 1.Local prime location | 4. Residential properties | 55.23 | 143 469.00 | | | | 143 469.00 |
| apartment 35-15 | 1.Local prime location | 4. Residential properties | 65.26 | 169 524.00 | | | | 169 524.00 |
| apartment 35-2 | 1.Local prime location | 4. Residential properties | 51.75 | 134 430.00 | | | | 134 430.00 |
| apartment 35-5 | 1.Local prime location | 4. Residential properties | 82.91 | 215 373.00 | | | | 215 373.00 |
| apartment 35-6 | 1.Local prime location | 4. Residential properties | 68.50 | 177 941.00 | | | | 177 941.00 |
| apartment 35-9 | 1.Local prime location | 4. Residential properties | 52.12 | 135 391.00 | | | | 135 391.00 |
| studio 36-13 | 1.Local prime location | 4. Residential properties | 39.73 | 103 205.00 | | | | 103 205.00 |
| apartment 36-19 | 1.Local prime location | 4. Residential properties | 50.45 | 131 053.00 | | | | 131 053.00 |
| apartment 36-25 | 1.Local prime location | 4. Residential properties | 73.30 | 201 722.00 | | | | 201 722.00 |
| apartment 36-26 | 1.Local prime location | 4. Residential properties | 95.87 | 217 930.00 | | | | 217 930.00 |
| apartment 36-6 | 1.Local prime location | 4. Residential properties | 43.85 | 55 600.00 | | | | 55 600.00 |
| apartment 37-1 | 1.Local prime location | 4. Residential properties | 104.24 | 110 088.00 | | | | 110 088.00 |
| apartment 37-11 | 1.Local prime location | 4. Residential properties | 47.41 | 47 596.00 | | | | 47 596.00 |
| apartment 37-14 | 1.Local prime location | 4. Residential properties | 47.75 | 124 039.00 | | | | 124 039.00 |

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| apartment 37-8 | 1.Local prime location | 4. Residential properties | 90.96 | 120 080.00 | | | | 120 080.00 |
| apartment 5-1 | 1.Local prime location | 4. Residential properties | 78.03 | | 88159 | | | 88 159.04 |
| APARTMENT 5 | 1.Local prime location | 4. Residential properties | 121.29 | 292 131.00 | | | | 292 131.00 |
| APARTMENT 6 | 1.Local prime location | 4. Residential properties | 121.29 | 292 131.00 | | | | 292 131.00 |
| APARTMENT 3 | 1.Local prime location | 4. Residential properties | 134.92 | 324 959.00 | | | | 324 959.00 |
| APARTMENT 4 | 1.Local prime location | 4. Residential properties | 134.92 | 324 959.00 | | | | 324 959.00 |
| APARTMENT 1 | 1.Local prime location | 4. Residential properties | 318.57 | 767 285.00 | | | | 767 285.00 |
| APARTMENT 2 | 1.Local prime location | 4. Residential properties | 334.64 | 805 991.00 | | | | 805 991.00 |
| STUDIO #10 | 1.Local prime location | 4. Residential properties | 39.93 | 108 505.00 | | | | 108 505.00 |
| STUDIO #11 | 1.Local prime location | 4. Residential properties | 39.93 | 108 505.00 | | | | 108 505.00 |
| STUDIO #13 | 1.Local prime location | 4. Residential properties | 39.45 | 107 200.00 | | | | 107 200.00 |
| STUDIO #14 | 1.Local prime location | 4. Residential properties | 39.23 | 106 602.00 | | | | 106 602.00 |
| STUDIO #15 | 1.Local prime location | 4. Residential properties | 40.84 | 110 977.00 | | | | 110 977.00 |
| STUDIO #16 | 1.Local prime location | 4. Residential properties | 40.62 | 110 380.00 | | | | 110 380.00 |
| STUDIO #17 | 1.Local prime location | 4. Residential properties | 35.51 | 96 494.00 | | | | 96 494.00 |
| STUDIO #18 | 1.Local prime location | 4. Residential properties | 35.32 | 95 977.00 | | | | 95 977.00 |
| STUDIO #19 | 1.Local prime location | 4. Residential properties | 55.77 | 151 548.00 | | | | 151 548.00 |
| STUDIO #20 | 1.Local prime location | 4. Residential properties | 63.71 | 173 124.00 | | | | 173 124.00 |
| STUDIO #21 | 1.Local prime location | 4. Residential properties | 37.07 | 100 733.00 | | | | 100 733.00 |
| STUDIO #22 | 1.Local prime location | 4. Residential properties | 40.12 | 109 021.00 | | | | 109 021.00 |
| STUDIO #23 | 1.Local prime location | 4. Residential properties | 40.42 | 109 836.00 | | | | 109 836.00 |
| STUDIO #24 | 1.Local prime location | 4. Residential properties | 40.20 | 109 238.00 | | | | 109 238.00 |
| STUDIO #25 | 1.Local prime location | 4. Residential properties | 39.03 | 106 059.00 | | | | 106 059.00 |
| STUDIO #26 | 1.Local prime location | 4. Residential properties | 38.82 | 105 488.00 | | | | 105 488.00 |
| STUDIO #27 | 1.Local prime location | 4. Residential properties | 39.73 | 107 961.00 | | | | 107 961.00 |
| STUDIO #28 | 1.Local prime location | 4. Residential properties | 39.51 | 107 363.00 | | | | 107 363.00 |
| STUDIO #30 | 1.Local prime location | 4. Residential properties | 39.51 | 107 363.00 | | | | 107 363.00 |
| STUDIO #31 | 1.Local prime location | 4. Residential properties | 37.71 | 102 472.00 | | | | 102 472.00 |
| STUDIO #32 | 1.Local prime location | 4. Residential properties | 37.50 | 101 901.00 | | | | 101 901.00 |
| STUDIO #33 | 1.Local prime location | 4. Residential properties | 75.67 | 205 623.00 | | | | 205 623.00 |
| STUDIO #34 | 1.Local prime location | 4. Residential properties | 75.25 | 204 482.00 | | | | 204 482.00 |
| STUDIO #35 | 1.Local prime location | 4. Residential properties | 40.39 | 109 755.00 | | | | 109 755.00 |
| STUDIO #36 | 1.Local prime location | 4. Residential properties | 48.35 | 131 385.00 | | | | 131 385.00 |
| STUDIO #37 | 1.Local prime location | 4. Residential properties | 35.64 | 96 847.00 | | | | 96 847.00 |
| STUDIO #38 | 1.Local prime location | 4. Residential properties | 39.81 | 108 178.00 | | | | 108 178.00 |
| STUDIO #39 | 1.Local prime location | 4. Residential properties | 40.10 | 108 966.00 | | | | 108 966.00 |
| STUDIO #40 | 1.Local prime location | 4. Residential properties | 39.89 | 108 396.00 | | | | 108 396.00 |
| STUDIO #41 | 1.Local prime location | 4. Residential properties | 38.71 | 105 189.00 | | | | 105 189.00 |
| STUDIO #42 | 1.Local prime location | 4. Residential properties | 38.51 | 104 646.00 | | | | 104 646.00 |
| STUDIO #43 | 1.Local prime location | 4. Residential properties | 39.41 | 107 091.00 | | | | 107 091.00 |
| STUDIO #44 | 1.Local prime location | 4. Residential properties | 39.20 | 106 521.00 | | | | 106 521.00 |
| STUDIO #46 | 1.Local prime location | 4. Residential properties | 39.20 | 106 521.00 | | | | 106 521.00 |
| STUDIO #47 | 1.Local prime location | 4. Residential properties | 31.60 | 85 869.00 | | | | 85 869.00 |
| STUDIO #48 | 1.Local prime location | 4. Residential properties | 31.44 | 85 434.00 | | | | 85 434.00 |
| STUDIO #5 | 1.Local prime location | 4. Residential properties | 40.84 | 110 977.00 | | | | 110 977.00 |
| STUDIO #6 | 1.Local prime location | 4. Residential properties | 40.62 | 110 380.00 | | | | 110 380.00 |
| STUDIO #7 | 1.Local prime location | 4. Residential properties | 39.45 | 107 200.00 | | | | 107 200.00 |
| STUDIO #8 | 1.Local prime location | 4. Residential properties | 39.23 | 106 602.00 | | | | 106 602.00 |
| STUDIO #9 | 1.Local prime location | 4. Residential properties | 40.15 | 109 102.00 | | | | 109 102.00 |
| STUDIO #1 | 1.Local prime location | 4. Residential properties | 56.41 | 153 287.00 | | | | 153 287.00 |

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| STUDIO #2 | 1.Local prime location | 4. Residential properties | 64.03 | 173 993.00 | | | | 173 993.00 |
| STUDIO #3 | 1.Local prime location | 4. Residential properties | 37.49 | 101 874.00 | | | | 101 874.00 |
| STUDIO #4 | 1.Local prime location | 4. Residential properties | 40.46 | 109 945.00 | | | | 109 945.00 |
| COMMON PREMISES ZONE 2 | 1.Local prime location | 4. Residential properties | 22.35 | 26 494.00 | | | | 26 494.00 |
| TOTAL VALUE | | | 34 180.41 | 36 786 332.00 | 88 159.04 | 0.00 | 0.00 | 36 874 491.04 |
| TNI I owned by specialized company with the name INTERCAPITAL PROPERTY | | | 34 180.41 | 36 786 332.00 | 88159 | 0 | 0 | 36 874 491.04 |
| TOTAL VALUE | | | 34 180.41 | 36 786 332.00 | 88159 | 0 | 0 | 36 874 491.04 |

Date of preparation:

29.03.2024 Prepared the reference:

Notes:

*TNI is an immovable property, a source of income that exists or is in the process of 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 based on 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 along with the quarterly/annual statements/notifications, the data being given on an annual basis.
4. The references are in connection with 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)



