

	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 31.03.2023							
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 BGN thousand.	Depreciation (charged/written off) in BGN thousand	Revaluation (increase/decrease) in thousand BGN	Balance sheet value of the owned TNI as of 31.12.2021 in thousand BGN
SHOP C1	1.Local prime location	2. Commercial objects	38,17	77 414			20 728	98 142
MANICURE AND PEDICURE SALON	1.Local prime location	2. Commercial objects	22,98	46 607			12 479	59 086
SHOP C3	1.Local prime location	2. Commercial objects	38,17	77 414			20 728	98 142
A HAIR-DRESSING SALON	1.Local prime location	2. Commercial objects	22,98	46 607			12 479	59 086
JADOO STORE	1.Local prime location	2. Commercial objects	33,59	68 126			18 240	86 366
SHOP C6	1.Local prime location	2. Commercial objects	22,54	45 715			12 239	57 954
SHOP C7	1.Local prime location	2. Commercial objects	22,56	45 755			12 251	58 006
WATER BAR	1.Local prime location	2. Commercial objects	0,00	10 453			1 754	12 207
CAFE C10	1.Local prime location	2. Commercial objects	65,39	170 885			27 610	198 495
RESTAURANT C11	1.Local prime location	2. Commercial objects	215,89	564 190			91 157	655 347
SHOP C14	1.Local prime location	5. Others	70,60		91 099		91 127	182 226
COSMETIC STUDIO M2-1	1.Local prime location	2. Commercial objects	244,61	443 168			30 401	473 569
BANK	1.Local prime location	2. Commercial objects	247,8	448 949			30 800	479 749
WAREHOUSE 22-S1	1.Local prime location	2. Commercial objects	34,85	34 405			1 349	35 754
WAREHOUSE 22-S2	1.Local prime location	2. Commercial objects	25,64	25 312			993	26 305
CASH BOX 23-S3	1.Local prime location	1. Offices	25 082,00	17 537			1 204	18 741
WAREHOUSE 24-S4	1.Local prime location	2. Commercial objects	32,12	31 709			1 244	32 953
WAREHOUSE 24-S5	1.Local prime location	2. Commercial objects	32,12	31 709			1 244	32 953
WAREHOUSE 24-S6	1.Local prime location	2. Commercial objects	32,12	31 709			1 244	32 953

WAREHOUSE 24-S7	1.Local prime location	2. Commercial objects	75.88	74 910			2 797	77 707
TOILET	1.Local prime location	5. Others	32.12	31 709			1 244	32 953
TOILET	1.Local prime location	5. Others	32.12	31 709			1 244	32 953
ARCHITECTURAL ELEMENTS	1.Local prime location	5. Others	567.39	426 489			159 337	585 826
RESTAURANT	1.Local prime location	2. Commercial objects	1100.1	2 874 914			464 472	3 339 386
CONFERENCE CENTER	1.Local prime location	2. Commercial objects	2006.87	3 635 923			249 445	3 885 368
PARKING	1.Local prime location	5. Others	974.18	961 728			37 717	999 445
WAREHOUSES	1.Local prime location	2. Commercial objects	510.08	503 560			19 749	523 309
TECHNICAL ROOM	1.Local prime location	5. Others	60.84	60 062			2 356	62 418
ARCHITECTURAL ELEMENTS	1.Local prime location	5. Others	338.42	338 034			11 378	349 412
COMMON AREAS	1.Local prime location	5. Others	122,00	120 440			4 724	125 164
apartment 1-1	1.Local prime location	4. Residential properties	182,80	310 886			44 830	355 716
apartment 1-10	1.Local prime location	4. Residential properties	91,29	155 256			22 388	177 644
apartment 1-11	1.Local prime location	4. Residential properties	83,57	123 179			22 520	145 699
apartment 1-4	1.Local prime location	4. Residential properties	131,47	223 590			32 241	255 831
apartment 11-5-2	1.Local prime location	4. Residential properties	72,47	106 818			19 529	126 347
apartment 13-2	1.Local prime location	4. Residential properties	106,76	157 361			28 768	186 129
apartment 13-4	1.Local prime location	4. Residential properties	108,45	184 440			26 596	211 036
apartment 13-S2	1.Local prime location	4. Residential properties	69,28	105 305			19 365	124 670
apartment 14-1	1.Local prime location	4. Residential properties	113,42	192 892			27 815	220 707

apartment 14-2	1.Local prime location	4. Residential properties	105,58	179 559			25 892	205 451
apartment 15-1	1.Local prime location	4. Residential properties	112,03	190 528			27 474	218 002
apartment 15-S1	1.Local prime location	4. Residential properties	41,63	63 277			11 637	74 914
apartment 16-1	1.Local prime location	4. Residential properties	114,89	195 392			28 176	223 568
apartment 16-2	1.Local prime location	4. Residential properties	92,93	158 045			22 790	180 835
apartment 17-S1	1.Local prime location	4. Residential properties	42,50	64 600			11 879	76 479
apartment 18-1	1.Local prime location	4. Residential properties	115,66	196 702			28 364	225 066
apartment 18-3	1.Local prime location	4. Residential properties	95,89	163 079			23 516	186 595
apartment 19-1	1.Local prime location	4. Residential properties	115,79	196 923			28 396	225 319
apartment 19-2	1.Local prime location	4. Residential properties	96,00	163 266			23 543	186 809
apartment 2-6	1.Local prime location	4. Residential properties	94,67	161 004			23 217	184 221
apartment 2-7	1.Local prime location	4. Residential properties	83,57	123 179			22 520	145 699
apartment 20-S1	1.Local prime location	4. Residential properties	51,36	78 067			14 356	92 423
apartment 21-3	1.Local prime location	4. Residential properties	92,93	158 045			22 790	180 835
apartment 22-1	1.Local prime location	4. Residential properties	112,03	190 528			27 474	218 002
apartment 23-2	1.Local prime location	4. Residential properties	110,63	188 148			27 130	215 278

apartment 23-3	1.Local prime location	4. Residential properties	148,04	251 770			36 305	288 075
apartment 3-4	1.Local prime location	4. Residential properties	94,19	160 188			23 099	183 287
apartment 36-11	1.Local prime location	4. Residential properties	37,08	56 361			10 365	66 726
apartment 4-1	1.Local prime location	4. Residential properties	93,74	159 423			22 988	182 411
apartment 4-10	1.Local prime location	4. Residential properties	182,60	310 546			44 781	355 327
apartment 6-2	1.Local prime location	4. Residential properties	90,59	154 066			22 216	176 282
apartment 7-8	1.Local prime location	4. Residential properties	77,02	113 525			20 754	134 279
apartment 8-3-2	1.Local prime location	4. Residential properties	91,12	154 967			22 346	177 313
apartment 9-2	1.Local prime location	4. Residential properties	89,43	129 428			26 487	155 915
apartment 24-2	1.Local prime location	4. Residential properties	127,01	216 005			31 147	247 152
apartment 27-3	1.Local prime location	4. Residential properties	99,02	168 402			24 284	192 686
apartment 30-20	1.Local prime location	4. Residential properties	47,96	72 899			10 716	83 615
office 30-22	1.Local prime location	1. Offices	52,51	79 815			14 678	94 493
apartment 30-6	1.Local prime location	4. Residential properties	50,46	76 699			14 105	90 804
apartment 30-8	1.Local prime location	4. Residential properties	48,64	73 932			13 596	87 528
apartment 31-27	1.Local prime location	4. Residential properties	67,36	99 286			18 152	117 438
apartment 31-38	1.Local prime location	4. Residential properties	79,37	116 989			21 387	138 376

apartment 32-10	1.Local prime location	4. Residential properties	52,50	79 800			14 675	94 475
apartment 32-11	1.Local prime location	4. Residential properties	65,86	100 107			18 409	118 516
apartment 32-12	1.Local prime location	4. Residential properties	60,24	91 564			16 839	108 403
apartment 32-13	1.Local prime location	4. Residential properties	47,72	72 534			13 339	85 873
apartment 32-28	1.Local prime location	4. Residential properties	75,53	111 329			20 352	131 681
apartment 32-48	1.Local prime location	4. Residential properties	44,99	68 384			12 576	80 960
apartment 32-55	1.Local prime location	4. Residential properties	41,44	62 988			11 584	74 572
apartment 32-74	1.Local prime location	4. Residential properties	45,76	69 555			12 791	82 346
apartment 33-13	1.Local prime location	4. Residential properties	63,23	96 109			17 674	113 783
apartment 33-22	1.Local prime location	4. Residential properties	42,15	64 068			11 782	75 850
apartment 33-44	1.Local prime location	4. Residential properties	59,32	90 166			16 581	106 747
apartment 33-60	1.Local prime location	4. Residential properties	83,63	123 268			22 535	145 803
apartment 34-10	1.Local prime location	4. Residential properties	46,39	70 512			12 968	83 480
apartment 34-11	1.Local prime location	4. Residential properties	45,87	69 722			12 822	82 544
apartment 34-12	1.Local prime location	4. Residential properties	46,17	70 178			12 906	83 084
apartment 34-13	1.Local prime location	4. Residential properties	50,86	77 307			13 938	91 245

apartment 34-4	1.Local prime location	4. Residential properties	47,35	71 972			13 235	85 207
apartment 34-8	1.Local prime location	4. Residential properties	50,71	77 079			14 174	91 253
apartment 35-1	1.Local prime location	4. Residential properties	55,23	83 949			15 438	99 387
apartment 35-15	1.Local prime location	4. Residential properties	65,26	99 195			18 241	117 436
apartment 35-2	1.Local prime location	4. Residential properties	51,75	78 660			14 465	93 125
apartment 35-5	1.Local prime location	4. Residential properties	82,91	126 022			23 176	149 198
apartment 35-6	1.Local prime location	4. Residential properties	68,50	104 119			19 148	123 267
apartment 35-9	1.Local prime location	4. Residential properties	52,12	79 222			14 569	93 791
studio 36-13	1.Local prime location	4. Residential properties	39,73	60 389			11 106	71 495
apartment 36-19	1.Local prime location	4. Residential properties	50,45	76 684			14 102	90 786
apartment 36-25	1.Local prime location	4. Residential properties	73,30	108 042			19 752	127 794
apartment 36-26	1.Local prime location	4. Residential properties	95,87	163 045			23 511	186 556
apartment 36-6	1.Local prime location	4. Residential properties	43,85	66 652			12 257	78 909
apartment 37-1	1.Local prime location	4. Residential properties	104,24	177 280			25 564	202 844
apartment 37-11	1.Local prime location	4. Residential properties	47,41	72 063			13 252	85 315
apartment 37-14	1.Local prime location	4. Residential properties	47,75	72 580			13 347	85 927

apartment 37-8	1.Local prime location	4. Residential properties	90,96	154 694			22 308	177 002
APARTMENT 5	1.Local prime location	4. Residential properties	121,29		207 582			207 582
APARTMENT 6	1.Local prime location	4. Residential properties	121,29		207 582			207 582
APARTMENT 3	1.Local prime location	4. Residential properties	134,92		230 909			230 909
APARTMENT 4	1.Local prime location	4. Residential properties	134,92		230 909			230 909
APARTMENT 1	1.Local prime location	4. Residential properties	318,57		545 216			545 216
APARTMENT 2	1.Local prime location	4. Residential properties	334,64		572 719			572 719
STUDIO #10	1.Local prime location	4. Residential properties	39,93		67 760			67 760
STUDIO #11	1.Local prime location	4. Residential properties	39,93		67 760			67 760
STUDIO #13	1.Local prime location	4. Residential properties	39,45		66 946			66 946
STUDIO #14	1.Local prime location	4. Residential properties	39,23		66 572			66 572
STUDIO #15	1.Local prime location	4. Residential properties	40,84		69 304			69 304
STUDIO #16	1.Local prime location	4. Residential properties	40,62		68 931			68 931
STUDIO #17	1.Local prime location	4. Residential properties	35,51		60 260			60 260
STUDIO #18	1.Local prime location	4. Residential properties	35,32		59 937			59 937
STUDIO #19	1.Local prime location	4. Residential properties	55,77		94 640			94 640

STUDIO #20	1.Local prime location	4. Residential properties	63,71		108 114			108 114
STUDIO #21	1.Local prime location	4. Residential properties	37,07		62 907			62 907
STUDIO #22	1.Local prime location	4. Residential properties	40,12		68 083			68 083
STUDIO #23	1.Local prime location	4. Residential properties	40,42		68 592			68 592
STUDIO #24	1.Local prime location	4. Residential properties	40,20		68 218			68 218
STUDIO #25	1.Local prime location	4. Residential properties	39,03		66 233			66 233
STUDIO #26	1.Local prime location	4. Residential properties	38,82		65 877			65 877
STUDIO #27	1.Local prime location	4. Residential properties	39,73		67 421			67 421
STUDIO #28	1.Local prime location	4. Residential properties	39,51		67 048			67 048
STUDIO #30	1.Local prime location	4. Residential properties	39,51		67 048			67 048
STUDIO #31	1.Local prime location	4. Residential properties	37,71		63 993			63 993
STUDIO #32	1.Local prime location	4. Residential properties	37,50		63 637			63 637
STUDIO #33	1.Local prime location	4. Residential properties	75,67		128 410			128 410
STUDIO #34	1.Local prime location	4. Residential properties	75,25		127 697			127 697
STUDIO #35	1.Local prime location	4. Residential properties	40,39		68 541			68 541
STUDIO #36	1.Local prime location	4. Residential properties	48,35		82 049			82 049



STUDIO #37	1.Local prime location	4. Residential properties	35,64		60 480			60 480
STUDIO #38	1.Local prime location	4. Residential properties	39,81		67 557			67 557
STUDIO #39	1.Local prime location	4. Residential properties	40,10		68 049			68 049
STUDIO #40	1.Local prime location	4. Residential properties	39,89		67 692			67 692
STUDIO #41	1.Local prime location	4. Residential properties	38,71		65 690			65 690
STUDIO #42	1.Local prime location	4. Residential properties	38,51		65 351			65 351
STUDIO #43	1.Local prime location	4. Residential properties	39,41		66 878			66 878
STUDIO #44	1.Local prime location	4. Residential properties	39,20		66 521			66 521
STUDIO #46	1.Local prime location	4. Residential properties	39,20		66 521			66 521
STUDIO #47	1.Local prime location	4. Residential properties	31,60		53 624			53 624
STUDIO #48	1.Local prime location	4. Residential properties	31,44		53 353			53 353
STUDIO #5	1.Local prime location	4. Residential properties	40,84		69 304			69 304
STUDIO #6	1.Local prime location	4. Residential properties	40,62		68 931			68 931
STUDIO #7	1.Local prime location	4. Residential properties	39,45		66 946			66 946
STUDIO #8	1.Local prime location	4. Residential properties	39,23		66 572			66 572
STUDIO #9	1.Local prime location	4. Residential properties	40,15		68 134			68 134

STUDIO #1	1.Local prime location	4. Residential properties	56,41		95 726			95 726
STUDIO #2	1.Local prime location	4. Residential properties	64,03		108 657			108 657
STUDIO #3	1.Local prime location	4. Residential properties	37,49		63 620			63 620
STUDIO #4	1.Local prime location	4. Residential properties	40,46		68 660			68 660
COMMON PREMISES ZONE 2	1.Local prime location	4. Residential properties	22,35	21 271			1 485	22 756
<b>TOTAL VALUE</b>			<b>34 265</b>	<b>20 712 021</b>	<b>5 330 260</b>	<b>0,00</b>	<b>2 865 247</b>	<b>28 907 528</b>
TNI 1 owned by specialized company with the name INTERCAPITAL PROPERTY DEVELOPMENT REIT, EIK 131397743			<b>34 265</b>	<b>20 712 021</b>	<b>5330260</b>	<b>0</b>	<b>2 865 247</b>	<b>28 907 528</b>
<b>TOTAL VALUE</b>			<b>34 265</b>	<b>20 712 021</b>	<b>5330260</b>	<b>0</b>	<b>2 865 247</b>	<b>28 907 528</b>

Date of preparation:

27.4.2023 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))