

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 30.09.2023						
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.	Revaluation (increase/decrease) in thousand BGN	Balance sheet value of the owned TNI as of 30.09.2023 in BGN thousand.
SHOP C1	1.Local prime location	2. Commercial objects	38.17	98,142.00		98,142.00
MANICURE AND	1.Local prime location	2. Commercial objects	22.98	59,086.00		59,086.00
SHOP C3	1.Local prime location	2. Commercial objects	38.17	98,142.00		98,142.00
A HAIR-DRESSING SALON	1.Local prime location	2. Commercial objects	22.98	59,086.00		59,086.00
JADOO STORE	1.Local prime location	2. Commercial objects	33.59	86,366.00		86,366.00
SHOP C6	1.Local prime location	2. Commercial objects	22.54	57,954.00		57,954.00
SHOP C7	1.Local prime location	2. Commercial objects	22.56	58,006.00		58,006.00
WATER BAR	1.Local prime location	2. Commercial objects	0.00	12,207.00		12,207.00
CAFE C10	1.Local prime location	2. Commercial objects	65.39	198,495.00		198,495.00
RESTAURANT C11	1.Local prime location	2. Commercial objects	215.89	655,347.00		655,347.00
SHOP C14	1.Local prime location	5. Others	70.60	182,226.00		182,226.00
COSMETIC STUDIO M2-1	1.Local prime location	2. Commercial objects	244.61	473,569.00		473,569.00
BANK	1.Local prime location	2. Commercial objects	247.8	479,749.00		479,749.00

WAREHOUSE 22-S1	1.Local prime location	2. Commercial objects	34.85	35,754.00		35,754.00
WAREHOUSE 22-S2	1.Local prime location	2. Commercial objects	25.64	26,305.00		26,305.00
CASH BOX 23-S3	1.Local prime location	1. Offices	25,082.00	18,741.00		18,741.00
WAREHOUSE 24-S4	1.Local prime location	2. Commercial objects	32.12	32,953.00		32,953.00
WAREHOUSE 24-S5	1.Local prime location	2. Commercial objects	32.12	32,953.00		32,953.00
WAREHOUSE 24-S6	1.Local prime location	2. Commercial objects	32.12	32,953.00		32,953.00
WAREHOUSE 24-S7	1.Local prime location	2. Commercial objects	75.88	77,707.00		77,707.00
TOILET	1.Local prime location	5. Others	32.12	32,953.00		32,953.00
TOILET	1.Local prime location	5. Others	32.12	32,953.00		32,953.00
ARCHITECTURA L ELEMENTS	1.Local prime location	5. Others	567.39	585,826.00		585,826.00
RESTAURANT	1.Local prime location	2. Commercial objects	1100.1	3,339,386.00		3,339,386.00
CONFERENCE CENTER	1.Local prime location	2. Commercial objects	2006.87	3,885,368.00		3,885,368.00
PARKING	1.Local prime location	5. Others	974.18	999,445.00		999,445.00
WAREHOUSES	1.Local prime location	2. Commercial objects	510.08	523,309.00		523,309.00
TECHNICAL ROOM	1.Local prime location	5. Others	60.84	62,418.00		62,418.00
ARCHITECTURA L ELEMENTS	1.Local prime location	5. Others	338.42	349,412.00		349,412.00
COMMON AREAS	1.Local prime location	5. Others	122.00	125,164.00		125,164.00
apartment 1-1	1.Local prime location	4. Residential properties	182.80	355,716.00		355,716.00

apartment 1-10	1.Local prime location	4. Residential properties	91.29	177,644.00		177,644.00
apartment 1-4	1.Local prime location	4. Residential properties	131.47	255,831.00		255,831.00
apartment 11-5-2	1.Local prime location	4. Residential properties	72.47	126,347.00		126,347.00
apartment 13-2	1.Local prime location	4. Residential properties	106.76	186,129.00		186,129.00
apartment 13-4	1.Local prime location	4. Residential properties	108.45	211,036.00		211,036.00
apartment 13-S2	1.Local prime location	4. Residential properties	69.28	124,670.00		124,670.00
apartment 14-1	1.Local prime location	4. Residential properties	113.42	220,707.00		220,707.00
apartment 14-2	1.Local prime location	4. Residential properties	105.58	205,451.00		205,451.00
apartment 15-1	1.Local prime location	4. Residential properties	112.03	218,002.00		218,002.00
apartment 15-S1	1.Local prime location	4. Residential properties	41.63	74,914.00		74,914.00
apartment 16-1	1.Local prime location	4. Residential properties	114.89	223,568.00		223,568.00
apartment 16-2	1.Local prime location	4. Residential properties	92.93	180,835.00		180,835.00
apartment 17-S1	1.Local prime location	4. Residential properties	42.50	76,479.00		76,479.00
apartment 18-1	1.Local prime location	4. Residential properties	115.66	225,066.00		225,066.00
apartment 18-3	1.Local prime location	4. Residential properties	95.89	186,595.00		186,595.00
apartment 19-1	1.Local prime location	4. Residential properties	115.79	225,319.00		225,319.00

apartment 19-2	1.Local prime location	4. Residential properties	96.00	186,809.00		186,809.00
apartment 2-6	1.Local prime location	4. Residential properties	94.67	184,221.00		184,221.00
apartment 2-7	1.Local prime location	4. Residential properties	83.57	145,699.00		145,699.00
apartment 20-S1	1.Local prime location	4. Residential properties	51.36	92,423.00		92,423.00
apartment 21-3	1.Local prime location	4. Residential properties	92.93	180,835.00		180,835.00
apartment 22-1	1.Local prime location	4. Residential properties	112.03	218,002.00		218,002.00
apartment 23-2	1.Local prime location	4. Residential properties	110.63	215,278.00		215,278.00
apartment 23-3	1.Local prime location	4. Residential properties	148.04	288,075.00		288,075.00
apartment 3-4	1.Local prime location	4. Residential properties	94.19	183,287.00		183,287.00
apartment 36-11	1.Local prime location	4. Residential properties	37.08	66,726.00		66,726.00
apartment 4-1	1.Local prime location	4. Residential properties	93.74	182,411.00		182,411.00
apartment 4-10	1.Local prime location	4. Residential properties	182.60	355,327.00		355,327.00
apartment 6-2	1.Local prime location	4. Residential properties	90.59	176,282.00		176,282.00
apartment 7-8	1.Local prime location	4. Residential properties	77.02	134,279.00		134,279.00
apartment 8-3-2	1.Local prime location	4. Residential properties	91.12	177,313.00		177,313.00
apartment 9-2	1.Local prime location	4. Residential properties	89.43	155,915.00		155,915.00

apartment 24-2	1.Local prime location	4. Residential properties	127.01	247,152.00		247,152.00
apartment 27-3	1.Local prime location	4. Residential properties	99.02	192,686.00		192,686.00
apartment 30-20	1.Local prime location	4. Residential properties	47.96	83,615.00		83,615.00
office 30-22	1.Local prime location	1. Offices	52.51	94,493.00		94,493.00
apartment 30-6	1.Local prime location	4. Residential properties	50.46	90,804.00		90,804.00
apartment 30-8	1.Local prime location	4. Residential properties	48.64	87,528.00		87,528.00
apartment 31-27	1.Local prime location	4. Residential properties	67.36	117,438.00		117,438.00
apartment 32-10	1.Local prime location	4. Residential properties	52.50	94,475.00		94,475.00
apartment 32-11	1.Local prime location	4. Residential properties	65.86	118,516.00		118,516.00
apartment 32-12	1.Local prime location	4. Residential properties	60.24	108,403.00		108,403.00
apartment 32-13	1.Local prime location	4. Residential properties	47.72	85,873.00		85,873.00
apartment 32-28	1.Local prime location	4. Residential properties	75.53	131,681.00		131,681.00
apartment 32-48	1.Local prime location	4. Residential properties	44.99	80,960.00		80,960.00
apartment 32-55	1.Local prime location	4. Residential properties	41.44	74,572.00		74,572.00
apartment 32-74	1.Local prime location	4. Residential properties	45.76	82,346.00		82,346.00
apartment 33-13	1.Local prime location	4. Residential properties	63.23	113,783.00		113,783.00
apartment 33-22	1.Local prime location	4. Residential properties	42.15	75,850.00		75,850.00

apartment 33-44	1.Local prime location	4. Residential properties	59.32	106,747.00		106,747.00
apartment 33-60	1.Local prime location	4. Residential properties	83.63	145,803.00		145,803.00
apartment 34-10	1.Local prime location	4. Residential properties	46.39	83,480.00		83,480.00
apartment 34-11	1.Local prime location	4. Residential properties	45.87	82,544.00		82,544.00
apartment 34-12	1.Local prime location	4. Residential properties	46.17	83,084.00		83,084.00
apartment 34-13	1.Local prime location	4. Residential properties	50.86	91,245.00		91,245.00
apartment 34-4	1.Local prime location	4. Residential properties	47.35	85,207.00		85,207.00
apartment 34-8	1.Local prime location	4. Residential properties	50.71	91,253.00		91,253.00
apartment 35-1	1.Local prime location	4. Residential properties	55.23	99,387.00		99,387.00
apartment 35-15	1.Local prime location	4. Residential properties	65.26	117,436.00		117,436.00
apartment 35-2	1.Local prime location	4. Residential properties	51.75	93,125.00		93,125.00
apartment 35-5	1.Local prime location	4. Residential properties	82.91	149,198.00		149,198.00
apartment 35-6	1.Local prime location	4. Residential properties	68.50	123,267.00		123,267.00
apartment 35-9	1.Local prime location	4. Residential properties	52.12	93,791.00		93,791.00
studio 36-13	1.Local prime location	4. Residential properties	39.73	71,495.00		71,495.00
apartment 36-19	1.Local prime location	4. Residential properties	50.45	90,786.00		90,786.00

apartment 36-25	1.Local prime location	4. Residential properties	73.30	127,794.00		127,794.00
apartment 36-26	1.Local prime location	4. Residential properties	95.87	186,556.00		186,556.00
apartment 36-6	1.Local prime location	4. Residential properties	43.85	78,909.00		78,909.00
apartment 37-1	1.Local prime location	4. Residential properties	104.24	202,844.00		202,844.00
apartment 37-11	1.Local prime location	4. Residential properties	47.41	85,315.00		85,315.00
apartment 37-14	1.Local prime location	4. Residential properties	47.75	85,927.00		85,927.00
apartment 37-8	1.Local prime location	4. Residential properties	90.96	177,002.00		177,002.00
APARTMENT 5	1.Local prime location	4. Residential properties	121.29	207,582.00	242699.10	450,281.10
APARTMENT 6	1.Local prime location	4. Residential properties	121.29	207,582.00	242699.10	450,281.10
APARTMENT 3	1.Local prime location	4. Residential properties	134.92	230,909.00	269972.48	500,881.48
APARTMENT 4	1.Local prime location	4. Residential properties	134.92	230,909.00	269972.48	500,881.48
APARTMENT 1	1.Local prime location	4. Residential properties	318.57	545,216.00	637452.81	1,182,668.81
APARTMENT 2	1.Local prime location	4. Residential properties	334.64	572,719.00	669608.59	1,242,327.59
STUDIO #10	1.Local prime location	4. Residential properties	39.93	67,760.00	79899.21	147,659.21
STUDIO #11	1.Local prime location	4. Residential properties	39.93	67,760.00	79899.21	147,659.21
STUDIO #13	1.Local prime location	4. Residential properties	39.45	66,946.00	78938.74	145,884.74

STUDIO #14	1.Local prime location	4. Residential properties	39.23	66,572.00	78498.52	145,070.52
STUDIO #15	1.Local prime location	4. Residential properties	40.84	69,304.00	81720.10	151,024.10
STUDIO #16	1.Local prime location	4. Residential properties	40.62	68,931.00	81279.89	150,210.89
STUDIO #17	1.Local prime location	4. Residential properties	35.51	60,260.00	71054.87	131,314.87
STUDIO #18	1.Local prime location	4. Residential properties	35.32	59,937.00	70674.68	130,611.68
STUDIO #19	1.Local prime location	4. Residential properties	55.77	94,640.00	111594.76	206,234.76
STUDIO #20	1.Local prime location	4. Residential properties	63.71	108,114.00	127482.56	235,596.56
STUDIO #21	1.Local prime location	4. Residential properties	37.07	62,907.00	74176.40	137,083.40
STUDIO #22	1.Local prime location	4. Residential properties	40.12	68,083.00	80279.39	148,362.39
STUDIO #23	1.Local prime location	4. Residential properties	40.42	68,592.00	80879.69	149,471.69
STUDIO #24	1.Local prime location	4. Residential properties	40.20	68,218.00	80439.47	148,657.47
STUDIO #25	1.Local prime location	4. Residential properties	39.03	66,233.00	78098.32	144,331.32
STUDIO #26	1.Local prime location	4. Residential properties	38.82	65,877.00	77678.12	143,555.12
STUDIO #27	1.Local prime location	4. Residential properties	39.73	67,421.00	79499.01	146,920.01
STUDIO #28	1.Local prime location	4. Residential properties	39.51	67,048.00	79058.80	146,106.80
STUDIO #30	1.Local prime location	4. Residential properties	39.51	67,048.00	79058.80	146,106.80

STUDIO #31	1.Local prime location	4. Residential properties	37.71	63,993.00	75457.03	139,450.03
STUDIO #32	1.Local prime location	4. Residential properties	37.50	63,637.00	75036.82	138,673.82
STUDIO #33	1.Local prime location	4. Residential properties	75.67	128,410.00	151414.30	279,824.30
STUDIO #34	1.Local prime location	4. Residential properties	75.25	127,697.00	150573.89	278,270.89
STUDIO #35	1.Local prime location	4. Residential properties	40.39	68,541.00	80819.66	149,360.66
STUDIO #36	1.Local prime location	4. Residential properties	48.35	82,049.00	96747.48	178,796.48
STUDIO #37	1.Local prime location	4. Residential properties	35.64	60,480.00	71315.00	131,795.00
STUDIO #38	1.Local prime location	4. Residential properties	39.81	67,557.00	79659.09	147,216.09
STUDIO #39	1.Local prime location	4. Residential properties	40.10	68,049.00	80239.37	148,288.37
STUDIO #40	1.Local prime location	4. Residential properties	39.89	67,692.00	79819.17	147,511.17
STUDIO #41	1.Local prime location	4. Residential properties	38.71	65,690.00	77458.01	143,148.01
STUDIO #42	1.Local prime location	4. Residential properties	38.51	65,351.00	77057.81	142,408.81
STUDIO #43	1.Local prime location	4. Residential properties	39.41	66,878.00	78858.70	145,736.70
STUDIO #44	1.Local prime location	4. Residential properties	39.20	66,521.00	78438.49	144,959.49
STUDIO #46	1.Local prime location	4. Residential properties	39.20	66,521.00	78438.49	144,959.49
STUDIO #47	1.Local prime location	4. Residential properties	31.60	53,624.00	63231.03	116,855.03

STUDIO #48	1.Local prime location	4. Residential properties	31.44	53,353.00	62910.87	116,263.87
STUDIO #5	1.Local prime location	4. Residential properties	40.84	69,304.00	81720.10	151,024.10
STUDIO #6	1.Local prime location	4. Residential properties	40.62	68,931.00	81279.89	150,210.89
STUDIO #7	1.Local prime location	4. Residential properties	39.45	66,946.00	78938.74	145,884.74
STUDIO #8	1.Local prime location	4. Residential properties	39.23	66,572.00	78498.52	145,070.52
STUDIO #9	1.Local prime location	4. Residential properties	40.15	68,134.00	80339.42	148,473.42
STUDIO #1	1.Local prime location	4. Residential properties	56.41	95,726.00	112875.39	208,601.39
STUDIO #2	1.Local prime location	4. Residential properties	64.03	108,657.00	128122.87	236,779.87
STUDIO #3	1.Local prime location	4. Residential properties	37.49	63,620.00	75016.81	138,636.81
STUDIO #4	1.Local prime location	4. Residential properties	40.46	68,660.00	80959.73	149,619.73
COMMON PREMISES ZONE 2	1.Local prime location	4. Residential properties	22.35	22,756.00	44721.95	67,477.95
TOTAL VALUE			34,102.38	28,623,453.00	6202563.73	34,826,016.73
TNI 1, owned by a specialized company named INTERCAPITAL PROPERTY			34,102.38	28,623,453.00	6202563.73	#####
TOTAL VALUE			34,102.38	28,623,453.00	6202563.73	#####

Date of preparation: 10/27/2023 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

- 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)