SUBSTANTIATED REPORT

BY THE BOARD OF DIRECTORS OF "SOPHARMA" AD, SOFIA

REGARDING: The terms and appropriateness of transaction under art. 114, para 1 of the Law on public offering of securities (LPOS) proposed to the Annual general meeting of shareholders, scheduled for 3 June 2022, for approval and authorization of the persons representating the Company.

The present report has been prepared and approved by the Board of directors of "SOPHARMA" AD, Sofia city at a meeting held on 14 April 2022 in compliance with the provisions of art. 114a, para 1 and 2 of LPOS, art. 33 of Regulation № 2 from 9 November 2021 of the Financial Supervision Commission for the initial and subsequent disclosure of information in the case of the offer of securities to the public and admission of securities to trading on a regulated market and the Articles of Association of the Company.

Ms. Vessela Stoeva – Deputy-Chairperson of the Board of directors and Ms. Bissera Lazarova – Member of the Board of directors does not participate in the preparation and adoption of this report. The report was prepared and adopted by the other members of the Board of directors.

According to art. 114a, para 1 of LPOS the present report of the Board of directors of the Company is part of the materials on the relevant items on the agenda for the General meeting of shareholders scheduled for **3 June 2022**, as well as in the eventual holding of the meeting on the reserve date indicated in the invitation for its convening.

The purpose of this report is to acquaint the shareholders of "SOPHARMA" AD with the essential conditions and appropriateness of transactions within the scope of Art. 114, para 1 of the LPOS proposed for approval by the Regular General Meeting of Shareholders scheduled for 3 June 2022 with a view to making an informed decision by shareholders to authorize the persons representing "SOPHARMA" AD regarding the conclusion of these transactions.

The Substantiated report contains information about the parties, the subject, the conditions, the amount and the terms of the particular transactions, as well as an analysis of the circumstances determining the need for empowerment in accordance with the provisions of art. 114 and the following of LPOS.

Subject of the current report are the following transactions:

Chapter One - Contract for rental of real estate between "Sopharma" AD as a tenant and "Sopharma imoti" REIT as a landlord – a transaction falling within the scope of Art. 114, para 1, item 1 of LPOS;

The Board of Directors shall inform shareholders of the following:

Pursuant to the provision of art. 114, para 7 of the LPOS "Interested parties are the members of the management and supervisory bodies of the public company, the persons - representatives of legal persons, members of such bodies, their procurator, persons who directly and/or indirectly own at least 25 percent of the votes in the general meeting of the company or control it and in the case of transactions of a subsidiary - the members of its management and

supervisory bodies, the persons - representatives of legal entities, members of such bodies, its procurator, persons which directly and / or indirectly own at least 25 per cent of the votes in the general meeting of the company other than the public company and the persons related to them when they:

1. are a part, a representative or intermediary in a transaction or the transactions or actions are carried out in their favor, or

2. own directly and / or indirectly at least 25 percent of the votes in the general meeting or control a legal entity that is a counterparty, a representative or an intermediary in the transaction or in whose favor the transactions or actions are carried out; or

3. are members of management or supervisory bodies, representatives of legal persons, members of such bodies or procurators of a legal person under items 1 and 2.

Within the meaning of the provision of § 1, item 13 of the LPOS "Related parties" are:

a) the persons, one of wich controls the other person or its subsidiary;

b) persons whose activity is controlled by a third party;

c) the persons jointly controlling a third party;

d) spouses, relatives in straight line without limits, relatives from collateral line up to fourth degree including relatives by matchmaking up to the fourth degree inclusive.

14. "Control" is present when a person:

a) owns including through a subsidiary or by virtue of an agreement with another person more than 50 percent of the votes in the general meeting of a company or other legal person; or

b) may directly or indirectly elect more than half of the members of the management or supervisory body of a legal person; or

c) may otherwise exercise a decisive influence on the activity of a legal person.

Pursuant to Article 114a, para 5 of LPOS the interested parties mentioned in the the Substantiated Report, as well as the persons related to them defined in § 1, items 13 and 14 of the additional provisions of the LPOS wheather they are mentioned in the Substantiated Report or not, can not exercise their voting rights at the General Meeting of the Company, scheduled for 3 June 2022 when making a decision for authorizing the representative of the company to execute the relevant proposed transaction. When deciding on the quorum for taking a decision, all the votes registered at the general meeting will be taken into consideration and the votes of the interested parties will not be included in determining the majority for the decision.

The Board of Directors of "Sopharma" AD considers that the proposed transaction is in the interest of the Company and of the Group and proposes to the shareholders to adopt a decision on the authorization of the representative of the company to conclude the transaction under the specified conditions in the separate sections of this Substantiated Report and in compliance with the requirements of the Articles of association of the company and the provisions of the legislation in force.

CHAPTER ONE

CONTRACT FOR RENTAL OF REAL ESTATE BETWEEN "SOPHARMA" AD AS A TENANT AND "SOPHARMA IMOIT" REIT AS A LANDLORD.

It is proposed that the General meeting of shareholders of "SOPHARMA" AD will empower the Board of directors for conclusion of a Rental Contract by "Sopharma" AD as a tenant of real estate owned by "Sopharma Imoti" REIT representing office space, storage room and parking lots in the landlord's own complex "Sopharma Business Towers" for a period of 10 (ten) years from 1 August 2022.

The subject of the transaction are real estate properties owned by "Sopharma Imoti" REIT - office space, warehouse and parking lots located in the Company's own Administrative and commercial complex "Sopharma Business Towers" (hereinafter referred to as the "Complex(s)") built in the Company's own Plot of land I of the district 2 of the spatial plan of Sofia city, the locality of "Dianabad" approved by Order No. KD-50-09-56/1989 of Chief architect and amended by Order No. KD-09-50-1049/2005 of the Mayor of the district "Izgrev" with borders: from the east - street, from the west - street and Plot of land № 1586, from the north - street, from the south – Ploot of land II - allocated for the Ministry of Transport - CTC with an area of 9 200 sq.m., with administrative address - Sofia, district "Izgrev", 5 Lachezar Stanchev Str. (former street "170") and according to the cadastral map and cadastral registers for Sofia city approved by Order No. KD-18-95/18 December 2015 constituting land plot with identifier 68134.802.976 with neighbors: 68134.802.1586, 68134.802.2268, 68134.802.1386, 68134.802.2257, 68134.802.2256 with permanent land use: urban; with a permanent use: for another public object, complex, which objects represent:

I. Office space

Office space with a total gross rental area of 4,637.46 (four thousand six hundred and thirty-seven point forty-six hundredths) square meters, located in the Administrative and commercial complex "Sopharma Business Towers" (hereinafter referred to as the "Complex(s)") **owned by "Sopharma imoti" REIT** built in the property of "**Sopharma imoti" REIT** Plot of land I of the district 2 of the spatial plan of Sofia city, the locality of "Dianabad" approved by Order No. KD-50-09-56/1989 of Chief architect and amended by Order No. KD-09-50-1049/2005 of the Mayor of the district "Izgrev" with borders: from the east - street, from the west - street and Plot of land № 1586, from the north - street, from the south – Ploot of land II - allocated for the Ministry of Transport - CTC with an area of 9 200 sq.m., with administrative address - Sofia, district "Izgrev", 5 Lachezar Stanchev Str. (former street "170") and according to the cadastral map and cadastral registers for Sofia city approved by Order No. KD-18-95/18 December 2015 constituting land plot with identifier 68134.802.976 with neighbors: 68134.802.1586, 68134.802.2268, 68134.802.1386, 68134.802.2257, 68134.802.2256, with permanent land use: urban; with a type of permanent use: for another public object, complex **and representing as follows:**

1. **On floor 4 (fourth) of Building A of the Complex:**

1.1.Office-3-A4 (three dash letter "A" four), located on floor 4 (fourth), elevation +14,70 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south – Plot of land II - allocated for the Ministry of Transport - CTC, above - fifth floor, below - third floor; boundaries of Office-3-A4: north-west - frontage; north-east - lift cages, corridor and emergency staircase; southeast - Office-4-A4; southwest - frontage, with a gross leasable area of Office-3-A4 of 68.87 (sixty-eight point eighty-seven hundredths) sq.m., consisting of 59.89 (fifty-nine point

eighty-nine hundredths) sq.m. net rentable area and 8,98 (eight point ninety-eight hundredths) sq.m. common parts.

2. On floor 8 (eighth) of Building A of the Complex:

2.1.Office-1-A8 (one dash letter "A" eight), located on floor 8 (eighth), elevation +29.05 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - ninth floor, from below - seventh floor; **boundaries** of Office-1-A8: north-west - Office-2-A8; northeast - facade; southeast - facade; south-west - emergency staircase, corridor and lift cages; with a gross leasable area of Office-1-A8 of 169.74 (one hundred and sixty-nine point seventy-four hundredths) sq.m. consisting of 147,60 (one hundred forty-seven point sixty hundredths) sq.m. net rentable area and 22,14 (twenty-two point fourteen hundredths) sq.m. common parts;

2.2.Office-2-A8 (two dash letter "A" eight) located on floor 8 (eighth), elevation +29,05 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - ninth floor, from below - seventh floor; boundaries of Office-2-A8: north-west - frontage; northeast - facade; southeast - Office-1-A8; south-west - lift cages, corridor, emergency staircase; with a gross leasable area of Office-2-A8 of 174.24 (one hundred and seventy-four point twenty-four hundredths) sq.m., consisting of 151.51 (one hundred and fifty-one point fifty-one hundredths) sq.m. net rentable area and 22,73 (twenty-two point seventy-three hundredths) sq.m. common parts;

2.3.Office-3-A8 (three dash letter "A" eight), located on floor 8 (eighth), elevation +29.05, of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - ninth floor, from below - seventh floor; boundaries of Office-3-A8: north-west - frontage; north-east - lift cages, corridor and emergency staircase; southeast - Office-4-A8; southwest - facade; with a gross leasable area of Office-3-A8 of 169.74 (one hundred and sixty-nine point seventy-four hundredths) sq.m., consisting of 147,60 (one hundred forty-seven point sixty hundredths) sq.m. net rentable area and 22,14 (twenty-two point fourteen hundredths) sq.m. common parts;

2.4.Office-4-A8 (four dash letter "A" eight), located on floor 8 (eighth), elevation +29.05 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - ninth floor, from below - seventh floor; boundaries of Office-4-A8: north-west - Office-3-A8; north-east - emergency staircase, corridor and lift cells; southeast - facade; southwest - facade; with a gross leasable area of Office-4-A8 of 174.24 (one hundred and seventy-four point twenty-four hundredths) sq.m., consisting of 151.51 (one hundred and fifty-one point fifty-one hundredths) sq.m. net rentable area and 22,73 (twenty-two point seventy-three hundredths) sq.m. common parts;

2.5. Together with corridor 1 (southeast) between Office-1-A8 and Office-4-A8 with an area of 15.10 (fifteen point ten hundredths) sq.m. representing common parts **adjacent to and serving only Office-1-A8 and Office-4-A8 and Corridor 2 (northwest) between Office-2-A8 and Office-3-A8** with an area of 15.10 (fifteen point ten hundredths) sq.m. representing common parts **adjacent to and serving only Office-2-**

A8 and Office-3-A8 and the two corridors located on floor 8 (eighth), elevation +29,05 of Building A of the Complex at the boundaries of the floor according to the sketch, deed and approved project in relation to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC from above - ninth floor, from below - seventh floor;

with a total gross rental area for Floor 8 of 718. 16 (seven hundred and eighteen point sixteen hundredths) sq.m.

3. On floor 10 (tenth) of Building A of the Complex:

3.1.Office-1-A10 (one dash letter "A" ten) located on floor 10 (tenth), elevation +36.05 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - eleventh floor, from below - ninth floor; boundaries of Office-1-A10: north-west - Office-2-A10; northeast - facade; southeast - facade; south-west - elevator cages, corridor and emergency staircase, with a gross leasable area of Office-1-A10 in the amount of 169.74 (one hundred and sixty-nine point seventy-four hundredths) sq.m., consisting of 147,60 (one hundred forty-seven point sixty hundredths) sq.m. net rentable area and 22,14 (twenty-two point fourteen hundredths) sq.m. common parts;

3.2.Together with corridor 1 (southeast) between Office-1-A10 and Office-4-A10 with an area of 15.10 (fifteen point ten hundredths) sq.m. located on floor 10 (tenth), elevation +36,05 of Building A of the Complex at the boundaries of the floor according to the sketch, deed and approved project in relation to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - eleventh floor, from below - ninth floor; being common areas adjacent to and serving only Office-1-A10;

with a total gross rental area for Floor 10 of 184.84 (one hundred and eighty-four point eighty-four hundredths) sq.m.

4. On floor 11 (eleventh) of Building A of the Complex:

4.1.Office-3-A11 (three dash letter "A" eleven) located on floor 11 (eleventh), elevation +39,55 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - twelfth floor, below - tenth floor; boundaries of Office-3-A11: north-west - frontage; north-east - emergency staircase, corridor and lift cells; southeast - Office-4-A11; south-West - frontage with a gross leasable area of Office-3-A11 in the amount of 169.74 (one hundred sixty-nine point seventy-four hundredths) sq.m., consisting of 147.60 (one hundred forty-seven point sixty hundredths) sq.m. net rentable area and 22,14 (twenty-two point fourteen hundredths) sq. m. common parts;

4.2.Office-4-A11 (four dash letter "A" eleven) located on floor 11 (eleventh), elevation +39.55 of Building A of the Complex, with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - twelfth floor, below - tenth floor; boundaries of Office-4-A11: north-west - Office-3-A11; north-east - lift cages, corridor and

emergency staircase; southeast - facade; south-West - frontage, with a gross leasable area of Office-4-A11 of 174.24 (one hundred and seventy-four and twenty-four hundredths) sq.m., consisting of 151.51 (one hundred and fifty-one point fifty-one hundredths) sq.m. net rentable area and 22,73 (twenty-two point seventy-three hundredths) sq.m. common parts;

4.3.Together with corridor 1 (southeast) between Office-1-A11 and Office-4-A11 with an area of 13.50 (thirteen point fifty hundredths) sq.m., located on floor 11 (eleventh), elevation +39,55 of Building A of the Complex at the boundaries of the floor according to the sketch, deed and approved project to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - twelfth floor, below - tenth floor; being common areas adjacent to and serving only Office-3-A11 and Office-4-A11;

with a total gross rental area for Floor 11 of 357.48 (three hundred and fifty-seven point forty-eight hundredths) sq.m.

5. On floor 14 (fourteenth) of Building A of the Complex:

5.1.Office-1-A14 (one dash letter "A" fourteen) located on floor 14 (fourteenth), elevation +50.05 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - fifteenth floor, below - thirteenth floor; boundaries of Office-1-A14: north-west - frontage; northeast - facade; southeast - facade; south-west - emergency staircase, corridor, lift cages, corridor, emergency staircase; **with a gross leasable area** of Office-1-A14 of 309.43 (three hundred and nine point forty-three hundredths) sq.m., consisting of 269.07 (two hundred and sixty-nine point seven seven hundredths) sq.m. of net rentable area and 40,36 (forty point thirty-six hundredths) sq.m. common parts;

5.2.Office-2-A14 (two dash letter "A" fourteen) located on floor 14 (fourteenth), elevation +50.05 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - fifteenth floor, below - thirteenth floor; **boundaries** of Office-2-A14: north-west - frontage; northeast - emergency staircase, corridor, elevator cages, corridor, emergency staircase; southeast - facade; southwest - facade; **with a gross leasable area** of Office-2-A14 of 309.43 (three hundred and nine point forty-three hundredths) sq.m., consisting of 269.07 (two hundred and sixty-nine point seven seven hundredths) sq.m. of net rentable area and 40,36 (forty point thirty-six hundredths) sq.m. common parts;

5.3.Together with corridor 1 (south-east) between Office-1-A14 and Office-2-A14, with an area of 15.10 (fifteen point ten hundredths) sq.m. and corridor 2 (northwest) between Office-1-A14 and Office-2-A14, with an area of 15.10 (fifteen point ten hundredths) sq.m. and the two corridors located on floor 14 (fourteenth), elevation +50,05 of Building A of the Complex at the boundaries of the floor according to the sketch, deed and approved project in relation to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - fifteenth floor, below - thirteenth floor; **being common areas adjacent to and serving only Office-1-A14 and Office-2-A14;**

with a total gross rental area for floor 14 of 649. 06 (six hundred and forty-nine point six six hundredths) sq.m.

6. On floor 15 (fifteenth) of Building A of the Complex:

6.1.Office-1-A15 (one dash letter "A" fifteen), located on floor 15 (fifteenth), elevation +53.55 of Building A of the Complex with floor boundaries per sketch, deed and

approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - sixteenth floor, below - fourteenth floor; **boundaries of Office-1-A15**: north-west - frontage; northeast - facade; southeast - facade; southwest - emergency staircase, corridor, elevator cages, corridor, emergency staircase, **with a gross leasable area of Office-1-A15** of 244.35 (two hundred forty-four point thirty-five hundredths) sq.m., consisting of 212.48 (two hundred and twelve point forty-eight hundredths) sq.m. net rentable area and 31,87 (thirty-one point eighty-seven hundredths) sq.m. common parts;

6.2.Office-2-A15 (one dash letter "A" fifteen), located on floor 15 (fifteenth), elevation +53.55 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - sixteenth floor, below - fourteenth floor; **boundaries of Office-2-A15**: north-west - frontage; northeast - facade; southeast - facade; southwest - emergency staircase, corridor, elevator cages, corridor, emergency staircase, **with a gross leasable area of Office-2-A15** of 244.35 (two hundred forty-four point thirty-five hundredths) sq.m., consisting of 212.48 (two hundred and twelve point forty-eight hundredths) sq.m. net rentable area and 31,87 (thirty-one point eighty-seven hundredths) sq.m. common parts;

6.3.Together with corridor 1 (southeast) between Office-1-A15 and Office-2-A15 with an area of 15.10 (fifteen point ten hundredths) sq.m. and corridor 2 (northwest) between Office-1-A15 and Office-2-A15, with an area of 15.10 (fifteen point ten) sq.m. and the two corridors located on floor 15 (fifteenth), elevation +53,55, of Building A of the Complex at the boundaries of the floor according to the sketch, deed and approved project in relation to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - sixteenth floor, below - fourteenth floor; being common areas adjacent to and serving only Office-1-A15 and Office-2-A15;

with a total gross rental area for Floor 15 of 518.90 (five hundred and eighteen point ninety hundredths) sq.m.

7. On floor 16 (sixteenth) of Building A of the Complex:

7.1.Office-1-A16 (one dash letter "A" sixteen) located on floor 16 (sixteenth), elevation +57.05 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - seventeenth floor, below - fifteenth floor; **boundaries of Office-1-A16**: north-west - frontage; northeast - facade; southeast - facade; southwest - emergency staircase, corridor, elevator cages, corridor, emergency staircase, **with a gross leasable area of Office-1-A16** of 244.35 (two hundred forty-four point thirty-five hundredths) sq.m. consisting of 212.48 (two hundred and twelve point forty-eight hundredths) sq.m. net rentable area and 31,87 (thirty-one point eighty-seven hundredths) sq.m. common parts;

7.2.Office-2-A16 (one dash letter "A" sixteen) located on floor 16 (sixteenth), elevation +57.05 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, above - seventeenth floor, below - fifteenth floor;

boundaries of Office-2-A16: north-west - frontage; northeast - facade; southeast - facade; southwest - emergency staircase, corridor, elevator cages, corridor, emergency staircase, **with a gross leasable area of Office-2-A16** of 244.35 (two hundred forty-four point thirty-five hundredths) sq.m. consisting of 212.48 (two hundred and twelve point forty-eight hundredths) sq.m. net rentable area and 31,87 (thirty-one point eighty-seven hundredths) sq.m. common parts;

7.3.Together with corridor 1 (southeast) between Office-1-A16 and Office-2-A16, with an area of 15.10 (fifteen point ten) sq.m. and corridor 2 (northwest) between Office-1-A16 and Office-2-A16 with an area of 15.10 (fifteen point ten hundredths) sq.m. and the two corridors located on floor 16 (sixteenth), elevation +57,05, of Building A of the Complex at the boundaries of the floor according to the sketch, deed and approved design in relation to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - seventeenth floor, from below - fifteenth floor; being common areas adjacent to and serving only Office-1-A16 and Office-2-A16;

with a total gross rental area for Floor 16 of 518. 90 (five hundred and eighteen point ninety hundredths) sq. m.

8. On floor 17 (seventeenth) of Building A of the Complex:

8.1.Office-1-A17 (one dash letter "A" seventeen), located on floor 17 (seventeenth), elevation +60.55 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - eighteenth floor, from below - sixteenth floor; **boundaries of Office-1-A17**: north-west - frontage; northeast - facade; southeast - facade; southwest - emergency staircase, corridor, elevator cages, corridor, emergency staircase, **with a gross leasable area of Office-1-A17** in the amount of 244.35 (two hundred forty-four point thirty-five hundredths) sq.m. consisting of 212.48 (two hundred and twelve point forty-eight hundredths) sq.m. net rentable area and 31,87 (thirty-one point eighty-seven hundredths) sq.m. common parts;

8.2.Office-2-A17 (one dash letter "A" seventeen), located on floor 17 (seventeenth), elevation +60.55 of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - eighteenth floor, from below - sixteenth floor; **boundaries of Office-2-A17**: north-west - frontage; northeast - facade; southeast - facade; southwest - emergency staircase, corridor, elevator cages, corridor, emergency staircase, **with a gross leasable area of Office-2-A17** in the amount of 244.35 (two hundred forty-four point thirty-five hundredths) sq.m. consisting of 212.48 (two hundred and twelve point forty-eight hundredths) sq.m. net rentable area and 31,87 (thirty-one point eighty-seven hundredths) sq.m. common parts;

8.3.Together with corridor 1 (southeast) between Office-1-A17 and Office-2-A17, with an area of 15.10 (fifteen point ten hundredths) sq.m. and corridor 2 (northwest) between Office-1-A17 and Office-2-A17, with an area of 15.10 (fifteen point ten) sq.m. and the two corridors located on floor 17 (seventeenth), elevation +60,55 of Building A of the Complex at the boundaries of the floor according to the sketch, deed and approved project in relation to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of

Transport - CTC, from above - eighteenth floor, from below - sixteenth floor; being common areas adjacent to and serving only Office-1-A17 and Office-2-A17;

with a total gross rental area for Floor 17 of 518. 90 (five hundred and eighteen point ninety hundredths) sq.m.

9. On floor 18 (eighteenth) of Building A of the Complex:
Office-1-A18 (one dash letter "A" eighteen), located on floor 18 (eighteenth), elevation +64.05 of Building A of the Complex, with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - nineteenth floor, from below - seventeenth floor; **boundaries of Office-1-A18**: north-west - emergency staircase and facade; northeast - facade; southeast - emergency staircase and facade; southwest - facade; **with a gross leasable area of Office-1-A18** of 478.11 (four hundred and seventy-eight point eleven hundredths) sq.m. consisting of 415.75 (four hundred and fifteen point seventy-five hundredths) sq.m. net rentable area and 62,36 (sixty-two point thirty-six hundredths) sq.m. common parts.

10. On floor 19 (eighteenth) of Building A of the Complex:
Office-1-A19 (one dash letter "A" nineteen), located on floor 19 (nineteenth), elevation +67.55 of Building A of the Complex, with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - CTC, from above - twentieth floor, from below - eighteenth floor; **boundaries of Office-1-A19**: north-west - emergency staircase and facade; northeast - facade; southeast - emergency staircase and facade; south-West - frontage, **with a gross leasable area of Office-1-A19** of 312.12 (three hundred and twelve point twelve hundredths) sq.m. consisting of 271,41 (two hundred seventy-one point forty-one hundredths) sq.m. of net rentable area and 40,71 (forty point seventy-one hundredths) sq.m. common parts.

11. On floor 21 (eighteenth) of Building A of the Complex:
Office-1-A21 (one dash letter "A" twenty-one), located on floor 21 (twenty-one), elevation +74.55, of Building A of the Complex with floor boundaries per sketch, deed and approved design relative to the basement: from the east - street; from the west - block "B"; from the north - street and from the south - Plot of land II - allocated for the Ministry of Transport - **CTC**, from above - twenty-second technical floor, from below - twentieth floor; **boundaries of Office-1-A21**: north-west - emergency staircase and facade; northeast - facade; southeast - emergency staircase and facade; southwest - facade; **with a gross leasable area of Office-1-A21** of 312.12 (three hundred and twelve point twelve hundredths) sq.m. consisting of 271,41 (two hundred and seventy-one point forty-one hundredths) sq.m. net rentable area and 40,71 (forty point seventy one hundredths) sq.m. common parts.

II. Storage room

Warehouse, located on floor -1, elevation -3.60, located in the Administrative and commercial complex "Sopharma Business Towers" (hereinafter referred to as the "Complex(s)") **owned by "Sopharma imoti" REIT** built in the property of **"Sopharma imoti" REIT** Plot of land I of the district 2 of the spatial plan of Sofia city, the locality of "Dianabad" approved by Order No. KD-50-09-56/1989 of Chief architect and amended by

Order No. KD-09-50-1049/2005 of the Mayor of the district “Izgrev” with borders: from the east - street, from the west - street and Plot of land № 1586, from the north - street, from the south – Ploot of land II - allocated for the Ministry of Transport - CTC with an area of 9 200 sq.m., with administrative address - Sofia, district "Izgrev", 5 Lachezar Stanchev Str. (former street “170”) and according to the cadastral map and cadastral registers for Sofia city approved by Order No. KD-18-95/18 December 2015 constituting land plot with identifier 68134.802.976 with neighbors: 68134.802.1586, 68134.802.2268, 68134.802.1386, 68134.802.2257, 68134.802.2256, with permanent land use: urban; with a type of permanent use: for another public object, complex, and representing **as follows:**

1. **Warehouse № S125**, located on floor -1, elevation -3.60 of the Complex with a rental area of 30.49 (thirty-one hundred and forty-nine hundredths) sq.m. with boundaries: southeast - turbot; to the southwest - parking lot № PM-1-053; to the northwest - a wall, a pedestrian zone to an underground street; to the northeast - storage room № S124 and parking space № PM-1-052.

III. Parking spaces

75 covered parking lots with a total rental area of 1,051.68 (one thousand fifty-one and sixty-eight hundredths) square meters, located on floor -1, elevation -3.60, located in the Administrative and commercial complex “Sopharma Business Towers” (hereinafter referred to as the “Complex(s)”) **owned by “Sopharma imoti” REIT** built in the property of **“Sopharma imoti” REIT** Plot of land I of the district 2 of the spatial plan of Sofia city, the locality of “Dianabad” approved by Order No. KD-50-09-56/1989 of Chief architect and amended by Order No. KD-09-50-1049/2005 of the Mayor of the district “Izgrev” with borders: from the east - street, from the west - street and Plot of land № 1586, from the north - street, from the south – Ploot of land II - allocated for the Ministry of Transport - CTC with an area of 9 200 sq.m., with administrative address - Sofia, district "Izgrev", 5 Lachezar Stanchev Str. (former street “170”) and according to the cadastral map and cadastral registers for Sofia city approved by Order No. KD-18-95/18 December 2015 constituting land plot with identifier 68134.802.976 with neighbors: 68134.802.1586, 68134.802.2268, 68134.802.1386, 68134.802.2257, 68134.802.2256, with permanent land use: urban; with a type of permanent use: for another public object, complex, and representing **as follows:**

1. **parking lot № PM-2-005**, with a rental area of 19.20 (nineteen point twenty hundredths) square meters with boundaries: northwest - underground street; to the northeast - outer wall of the building; to the southeast - external wall of the building and storage room № S210; to the southwest - parking lot № PM-2-006;
2. **parking lot № PM-2-005A**, with a rental area of 15.16 (fifteen point sixteen hundredths) square meters with boundaries: northwest - wall; to the northeast - outer wall of the building; to the southeast - the outer wall of the building and the underground street; to the southwest - an underground street;
3. **parking lot № PM-2-006**, with a rental area of 12.52 (twelve point fifty-two hundredths) square meters with boundaries: to the northwest - underground street; to the northeast - parking lot № PM-2-005; to the southeast - storage room № S210; to the southwest - parking lot № PM-2-007;
4. **parking lot № PM-2-007**, with a rental area of 12.50 (twelve point fifty hundredths) square meters with boundaries: northwest - underground street; to the northeast - parking lot № PM-2-006; to the southeast - storage room № S210 and parking space № PM-2-004; to the southwest - parking lot № PM-2-008;
5. **parking lot № PM-2-008**, with a rental area of 13.05 (thirteen point five hundredths) square meters, with boundaries: northwest - underground street; to the northeast -

parking lot № PM-2-007; to the southeast - parking lot № PM-2-004; to the southwest - pedestrian zone and wall;

6. **parking lot № PM-2-011**, with a rental area of 14.20 (fourteen point twenty hundredths) square meters with boundaries: northwest - underground street; to the northeast - an underground street; to the southeast - parking lot № PM-2-010; to the southwest - parking lot № PM-2-012;
7. **parking lot № PM-2-012**, with a rental area of 14.62 (fourteen point sixty-two hundredths) square meters with boundaries: northwest - underground street; to the northeast - parking lot № PM-2-011; to the southeast - parking lot № PM-2-010; to the southwest - parking lot № PM-2-013;
8. **parking lot № PM-2-013**, with a rental area of 13.18 (thirteen point eighteen hundredths) square meters with boundaries: to the northwest - underground street; to the northeast - parking lot № PM-2-012; to the southeast - pedestrian zone and storage room № S212; to the southwest - parking lot № PM-2-014;
9. **parking lot № PM-2-014**, with a rental area of 14.73 (fourteen point seventy-three hundredths) square meters with boundaries: northwest - underground street; to the northeast - parking lot № PM-2-013; to the southeast - storage room № S212; to the southwest - parking lot № PM-2-015 and wall;
10. **parking lot № PM-2-015**, with a rental area of 13.69 (thirteen point and sixty-nine hundredths) square meters with boundaries: northwest - underground street; to the northeast - wall and parking lot № PM-2-014; to the southeast - storage room № S212; to the southwest - parking lot № PM-2-016;
11. **parking lot № PM-2-016**, with a rental area of 13.13 (thirteen point thirteen hundredths) square meters with boundaries: to the northwest - underground street; to the northeast - parking lot № PM-2-015; to the southeast - storage room № S212; to the southwest - pedestrian zone and parking lot № PM-2-016A;
12. **parking lot № PM-2-016A**, with a rental area of 14.27 (fourteen point twenty-seven hundredths) square meters with boundaries: northwest - underground street; to the northeast - parking lot № PM-2-016 and underground street; to the southeast - outer wall of the building; to the southwest - storage room № S213;
13. **parking lot № PM-2-018A**, with a rental area of 12.88 (twelve point eighty-eight hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-018B; to the northeast - parking lot № PM-2-019A; to the southeast - an underground street; to the southwest - parking lot № PM-2-017A;
14. **parking space № PM-2-018B**, with a rental area of 12.88 (twelve point eighty-eight hundredths) square meters with boundaries: northwest - pedestrian zone; to the northeast - parking lot № PM-2-019B; to the southeast - parking lot № PM-2-018A; to the southwest - parking lot № ПМ-2-017B;
15. **parking lot № PM-2-019A**, with a rental area of 14.14 (fourteen point fourteen hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-019B; to the northeast - parking lot № PM-2-020A; to the southeast - an underground street; to the southwest - parking lot № PM-2-018A;
16. **parking lot № PM-2-019B**, with a rental area of 14.50 (fourteen point fifty hundredths) square meters with boundaries: to the northwest - pedestrian zone; to the northeast - parking lot № ПМ-2-020B; to the southeast - parking lot № PM-2-019A; to the southwest - parking lot № PM-2-018V;
17. **parking lot № PM-2-020A**, with a rental area of 14.31 (fourteen point thirty-one hundredths) square meters with boundaries: to the northwest - parking space № PM-2-020B; to the northeast - pedestrian zone; to the southeast - an underground street; to the southwest - parking lot № PM-2-019A;

18. **parking lot № PM-2-020B**, with a rental area of 14.67 (fourteen point sixty-seven hundredths) square meters with boundaries: to the northwest - pedestrian zone; to the northeast - pedestrian zone; to the southeast - parking lot PM-2-020A; to the southwest - parking lot PM-2-019V;
19. **parking lot № PM-2-021**, with a rental area of 15.00 (fifteen hundredths) square meters with boundaries: to the northwest - pedestrian zone; to the northeast - pedestrian zone; to the southeast - an underground street; to the southwest - pedestrian zone to Building A;
20. **parking lot № PM-2-022A**, with a rental area of 12.50 (twelve point fifty hundredths) square meters with boundaries: to the northwest - parking space № PM-2-023A; to the northeast - an underground street; to the southeast - pedestrian zone; to the southwest - parking lot № PM-2-022V;
21. **parking lot № PM-2-022B**, with a rental area of 12.50 (twelve point fifty hundredths) square meters with boundaries: to the northwest - parking space № PM-2-023B; to the northeast - parking lot № PM-2-022A; to the southeast - pedestrian zone; to the southwest - pedestrian zone;
22. **parking lot № PM-2-023A**, with a rental area of 12.50 (twelve point fifty hundredths) square meters with boundaries: to the northwest - parking space № PM-2-024A; to the northeast - an underground street; to the southeast - parking lot № PM-2-022A; to the southwest - parking lot № ПМ-2-023B;
23. **parking lot № PM-2-023B**, with a rental area of 12.50 (twelve point fifty hundredths) square meters with boundaries: to the northwest - parking space № PM-2-024B; to the northeast - parking lot № PM-2-023A; to the southeast - parking lot № PM-2-022V; to the southwest - pedestrian zone;
24. **parking lot № PM-2-030A**, with a rental area of 15.39 (fifteen point thirty-nine hundredths) square meters with boundaries: to the northwest - parking space № PM-2-033, parking space № PM-2 -034, wall and pedestrian zone; to the northeast - parking lot № PM-2-030B; to the southeast - pedestrian zone; to the southwest - an underground street;
25. **parking lot № PM-2-030B**, with a rental area of 16.74 (sixteen point seventy-four hundredths) square meters with boundaries: to the northwest - parking space № PM-2-031, parking space № PM-2 -032 and parking space № PM-2-033; to the northeast - parking lot № PM-2-031 and external wall of the building; to the southeast - pedestrian zone; to the southwest - parking lot № PM-2-030A;
26. **parking lot № PM-2-035**, with a rental area of 13.43 (thirteen point forty-three hundredths) square meters with boundaries: northwest - underground street; to the northeast - pedestrian zone, wall, pedestrian zone and parking space № PM-2-027; to the southeast - parking lot № PM-2-027 and pedestrian zone; to the southwest - parking lot № PM-2-036;
27. **parking lot № PM-2-036**, with a rental area of 14.57 (fourteen point fifty-seven hundredths) square meters with boundaries: northwest - underground street; to the northeast - parking lot № PM-2-035; to the southeast - pedestrian zone; to the southwest - parking lot № PM-2-037A and wall;
28. **parking lot № PM-2-037A**, with a rental area of 14.29 (fourteen point twenty-nine hundredths) square meters with boundaries: northwest - underground street; to the northeast - parking lot № PM-2-036; to the southeast - parking lot № PM-2-037B; to the southwest - pedestrian zone;
29. **parking lot № PM-2-037B**, with a rental area of 14.77 (fourteen point seventy-seven hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-

037A; to the northeast - pedestrian zone and parking lot № ПМ-2-026B; to the southeast - pedestrian zone; to the southwest - pedestrian zone;

30. **parking lot № PM-2-038A**, with a rental area of 13.83 (thirteen point eighty-three hundredths) square meters with boundaries: northwest - underground street; to the northeast - pedestrian zone and wall; to the southeast - parking lot № PM-2-038V; to the southwest - parking lot № PM-2-039A;
31. **parking lot № PM-2-038B**, with a rental area of 13.06 (thirteen point six hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-038A; to the northeast - wall, pedestrian elevators Building A and pedestrian zone; to the southeast - parking lot № PM-2-041B; to the southwest - parking lot № ПМ-2-039B;
32. **parking lot № PM-2-039A**, with a rental area of 13.83 (thirteen point eighty-three hundredths) square meters with boundaries: northwest - underground street; to the northeast - parking lot № PM-2-038A; to the southeast - parking lot № PM-2-039V; to the southwest - parking lot № PM-2-040A;
33. **parking lot № PM-2-039B**, with a rental area of 14.02 (fourteen pint two hundredths) square meters with boundaries: to the northwest - parking space № PM-2-039A; to the northeast - parking lot № ПМ-2-038B; to the southeast - parking lot № PM-2-041B and parking lot № PM-2-041A; to the southwest - parking lot № PM-2-040V;
34. **parking lot № PM-2-040A**, with a rental area of 13.83 (thirteen point eighty-three hundredths) square meters with boundaries: northwest - underground street; to the northeast - parking lot № PM-2-039A; to the southeast - parking lot № PM-2-040V; to the southwest - pedestrian zone;
35. **parking lot № PM-2-040B**, with a rental area of 14.97 (fourteen pint ninety-seven hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-040A; to the northeast - parking lot № PM-2-039B; to the southeast - parking lot № PM-2-041A; to the southwest - pedestrian zone;
36. **parking lot № PM-2-122**, with a rental area of 14.87 (fourteen point eighty-seven hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-142; to the northeast - parking lot № PM-2-123; to the southeast - an underground street; to the southwest - an underground street;
37. **parking lot № PM-2-123**, with a rental area of 15.19 (fifteen point nineteen hundredths) square meters with boundaries: to the northwest - pedestrian zone and parking space № PM-2-142; to the northeast - parking lot № PM-2-124; to the southeast - an underground street; to the southwest - parking lot № PM-2-122;
38. **parking lot № PM-2-124**, with a rental area of 13.70 (thirteen point seventy hundredths) square meters with boundaries: to the northwest - parking space № PM-2-141 and pedestrian zone; to the northeast - parking lot № PM-2-125; to the southeast - an underground street; to the southwest - parking lot № PM-2-123;
39. **parking lot № PM-2-125**, with a rental area of 13.70 (thirteen point seventy hundredths) square meters with boundaries: to the northwest - parking space № PM-2-141; to the northeast - pedestrian zone; to the southeast - an underground street; to the southwest - parking lot № PM-2-124;
40. **parking lot № PM-2-130A**, with a rental area of 15.33 (fifteen point thirty-three hundredths) square meters with boundaries: to the northwest - parking space № PM-2-130V; to the northeast - parking lot № PM-2-131A; to the southeast - an underground street; to the southwest - parking lot № PM-2-129;
41. **parking lot № PM-2-130B**, with a rental area of 15.33 (fifteen point thirty-three hundredths) square meters with boundaries: northwest - pedestrian zone; to the northeast - parking lot № ПМ-2-131B; to the southeast - parking lot № PM-2-130A; to the southwest - pedestrian zone and storage room № S209;

This document is a translation of the original text in Bulgarian, in case of divergence the Bulgarian original is prevailing.

42. **parking lot № PM-2-131A**, with a rental area of 13.84 (thirteen point eighty-four hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-131B; to the northeast - parking lot № PM-2-132; to the southeast - an underground street; to the southwest - parking lot № PM-2-130A;
43. **parking lot № PM-2-131B**, with a rental area of 13.49 (thirteen point forty-nine hundredths) square meters with boundaries: northwest - outer wall of the building and pedestrian zone; to the northeast - pedestrian zone; to the southeast - parking lot № PM-2-131A; to the southwest - parking lot № PM-2-130V;
44. **parking lot № PM-2-132**, with a rental area of 15.32 (fifteen point thirty-two hundredths) square meters with boundaries: to the northwest - pedestrian zone; to the northeast - parking lot № PM-2-133; to the southeast - an underground street; to the southwest - parking lot № PM-2-131A;
45. **parking lot № PM-2-133**, with a rental area of 14.82 (fourteen point eighty-two hundredths) square meters with boundaries: northwest - outer wall of the building and pedestrian zone; to the northeast - pedestrian zone; to the southeast - an underground street; to the southwest - parking lot № PM-2-132;
46. **parking lot № PM-2-133A**, with a rental area of 13.62 (thirteen point sixty-two hundredths) square meters with boundaries: to the northwest - pedestrian zone; to the northeast - outer wall of the building; to the southeast - an underground street; to the southwest - an underground street;
47. **parking lot № PM-2-134A**, with a rental area of 12.95 (twelve whole point ninety-five hundredths) square meters with boundaries: to the northwest - parking space № PM-2-135A; to the northeast - parking lot № ПМ-2-134B; to the southeast - pedestrian zone, wall and parking lot № PM-2-126; to the southwest - an underground street;
48. **parking lot № PM-2-134B**, with a rental area of 12.95 (twelve point ninety-five hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-135B; to the northeast - pedestrian zone; to the southeast - storage room № S209 and pedestrian zone; to the southwest - parking lot № PM-2-134A;
49. **parking lot № PM-2-135A**, with a rental area of 12.95 (twelve point ninety-five hundredths) square meters with boundaries: northwest - pedestrian zone, wall and pedestrian zone; to the northeast - parking lot № PM-2-135V; to the southeast - parking lot № PM-2-134A; to the southwest - an underground street;
50. **parking lot № PM-2-135B**, with a rental area of 12.95 (twelve point ninety-five hundredths) square meters with boundaries: northwest - pedestrian zone; to the northeast - pedestrian zone; to the southeast - parking lot № PM-2-134V; to the southwest - parking lot № PM-2-135A;
51. **parking lot № PM-2-140**, with a rental area of 14.01 (fourteen point one hundredth) square meters with boundaries: to the northwest - pedestrian zone and storage room № S206; to the northeast - an underground street; to the southeast - parking lot № PM-2-141; to the southwest - pedestrian zone;
52. **parking lot № PM-2-141**, with a rental area of 13.86 (thirteen point eighty-six hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-140; to the northeast - an underground street; to the southeast - pedestrian zone, parking lot № PM-2-125 and parking lot № PM-2-124; to the southwest - pedestrian zone;
53. **parking lot № PM-2-142**, with a rental area of 13.74 (thirteen point seventy-four hundredths) square meters with boundaries: to the northwest - pedestrian zone and parking space № PM-2-143; to the northeast - pedestrian zone; to the southeast - parking lot № PM-2-123 and parking lot № PM-2-122; to the southwest - an underground street;
54. **parking lot № PM-2-143**, with a rental area of 14.69 (fourteen point sixty-nine hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-144;

to the northeast - storage room № S206 and pedestrian zone; to the southeast - parking lot № PM-2-142; to the southwest - an underground street;

55. **parking lot № PM-2-144**, with a rental area of 12.91 (twelve point ninety-one hundredths) square meters with boundaries: to the northwest - parking space № PM-2-145; to the northeast - storage room № S206; to the southeast - storage room № S206 and parking space № PM-2-143; to the southwest - an underground street;
56. **parking lot № PM-2-145**, with a rental area of 12.91 (twelve point ninety-one hundredths) square meters with boundaries: to the northwest - parking space № PM-2-146; to the northeast - pedestrian zone; to the southeast - parking lot № PM-2-144; to the southwest - an underground street;
57. **parking lot № PM-2-146**, with a rental area of 13.63 (thirteen whole and sixty-three hundredths) square meters with boundaries: to the northwest - wall and parking space № PM-2-147; to the northeast - pedestrian zone; to the southeast - parking lot № PM-2-145; to the southwest - an underground street;
58. **parking lot № PM-2-152**, with a rental area of 15.23 (fifteen point twenty-three hundredths) square meters with boundaries: to the northwest - parking space № PM-2-153; to the northeast - an underground street; to the southeast - pedestrian zone, wall, parking lot № PM-2-121 and parking lot № PM-2-120; to the southwest - pedestrian zone;
59. **parking lot № PM-2-153**, with a rental area of 16.83 (sixteen whole point eighty-three hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-154; to the northeast - an underground street; to the southeast - parking lot № PM-2-152; to the southwest - pedestrian zone;
60. **parking lot № PM-2-158A**, with a rental area of 12.91 (twelve whole point ninety-one hundredths) square meters with boundaries: to the northwest - parking space № PM-2-159 and parking space № PM-2 -160; to the northeast - an underground street; to the southeast - parking lot № PM-2-157A; to the southwest - parking lot № PM-2-158B;
61. **parking lot № PM-2-158B**, with a rental area of 12.91 (twelve point ninety-one hundredths) square meters with boundaries: to the northwest - parking space № PM-2-160, parking space № PM-2 -161 and parking space № PM-2-162; to the northeast - parking lot № PM-2-158A; to the southeast - parking lot № PM-2-157V; to the southwest - parking lot № PM-2-162V;
62. **parking lot № PM-2-165A**, with a rental area of 15.16 (fifteen point sixteen hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-165B; to the northeast - wall, pedestrian zone and parking space № PM-2-164; to the southeast - an underground street; to the southwest - parking lot № PM-2-166A;
63. **parking lot № PM-2-165B**, with a rental area of 12.64 (twelve point sixty-four hundredths) square meters with boundaries: northwest - outer wall of the building and pedestrian zone; to the northeast - a wall; to the southeast - parking lot № PM-2-165A; to the southwest - parking lot № PM-2-166V;
64. **parking lot № PM-2-166A**, with a rental area of 12.91 (twelve point ninety-one hundredths) square meters with boundaries: to the northwest - parking space № PM-2-166B; to the northeast - parking lot № PM-2-165A; to the southeast - an underground street; to the southwest - parking lot № PM-2-167A;
65. **parking lot № PM-2-166B**, with a rental area of 12.91 (twelve point ninety-one hundredths) square meters with boundaries: to the northwest - pedestrian zone; to the northeast - parking lot № PM-2-165V; to the southeast - parking lot № PM-2-166A; to the southwest - parking lot № PM-2-167V;
66. **parking lot № PM-2-167A**, with a rental area of 14.33 (fourteen point thirty-three hundredths) square meters with boundaries: to the northwest - parking space № PM-2-

167B; to the northeast - parking lot № PM-2-166A; to the southeast - an underground street; to the southwest - parking lot № PM-2-168A;

67. **parking lot № PM-2-167B**, with a rental area of 14.33 (fourteen point thirty-three hundredths) square meters with boundaries: northwest - pedestrian zone; to the northeast - parking lot № PM-2-166V; to the southeast - parking lot № PM-2-167A; to the southwest - parking lot № ПМ-2-168B;
68. **parking lot № PM-2-168A**, with a rental area of 14.33 (fourteen point thirty-three hundredths) square meters with boundaries: to the northwest - parking space № PM-2-168B; to the northeast - parking lot № PM-2-167A; to the southeast - an underground street; to the southwest - parking lot № PM-2-169A;
69. **parking lot № PM-2-168B**, with a rental area of 14.33 (fourteen point thirty-three hundredths) square meters with boundaries: to the northwest - pedestrian zone; to the northeast - parking lot № PM-2-167B; to the southeast - parking lot № PM-2-168A; to the southwest - parking lot № PM-2-169V;
70. **parking lot № PM-2-171A**, with a rental area of 14.54 (fourteen point fifty-four hundredths) square meters with boundaries: to the northwest - parking space № PM-2-171B; to the northeast - parking lot № PM-2-170A; to the southeast - an underground street; to the southwest - parking lot № PM-2-172A;
71. **parking lot № PM-2-171B**, with a rental area of 14.54 (fourteen point fifty-four hundredths) square meters with boundaries: to the northwest - pedestrian zone; to the northeast - parking lot № PM-2-170V; to the southeast - parking lot № PM-2-171A; to the southwest - parking lot № PM-2-172V;
72. **parking lot № PM-2-172A**, with a rental area of 13.12 (thirteen point twelve hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-172B; to the northeast - parking lot № PM-2-171A; to the southeast - an underground street; to the southwest - wall, parking lot № PM-2-173 and parking lot № PM-2-174;
73. **parking space № PM-2-172B**, with a rental area of 13.12 (thirteen point twelve hundredths) square meters with boundaries: to the northwest - pedestrian zone; to the northeast - parking lot № ПМ-2-171B; to the southeast - parking lot № PM-2-172A; to the southwest - parking lot № PM-2-174, parking lot № PM-2-175 and pedestrian zone;
74. **parking lot № PM-2-173**, with a rental area of 14.17 (fourteen point seventeen hundredths) square meters with boundaries: to the northwest - parking lot № PM-2-174; to the northeast - parking lot № PM-2-172A; to the southeast - a wall; to the southwest - an underground street;
75. **parking lot № PM-2-174**, with a rental area of 15.25 (fifteen point twenty-five hundredths) square meters with boundaries: to the northwest - parking space № PM-2-175; to the northeast - parking lot № PM-2-172A and parking lot № PM-2-172B; to the southeast - parking lot № PM-2-173; to the southwest - an underground street.

2. CONTRACT PARTIES

TENNANT: "SOPHARMA" AD, with headquarters and address of management in Sofia city 1220, Nadezhda district, 16 Iliensko Shose Street, entered in the Commercial Register at the Registry Agency under UIC 831902088, represented by Ognian Donev in his capacity as of Executive Director or Simeon Ognianov Donev in his capacity as a Procurator and representing the Company.

LANDLORD: "SOPHARMA IMOTI" REIT, with headquarters office and address of management in Sofia city 1756, Izgrev district, 5 Lachezar Stanchev Str., Sopharma Business Towers complex, entered in the Commercial Register at the Registry Agency with UIC

1750596, represented by Boris Anchev Borisov in his capacity of Executive Director and representing the company.

3. PARTICIPATION OF INTERESTED PARTIES IN THE ABOVE TRANSACTION WITHIN THE SCOPE OF ART. 114, PARA 7 OF LPOS

The transaction proposed for approval may be defined as a transaction involving a interested parties within the meaning of art. 114, para 7 of LPOS due to the following:

Bissera Lazarova is an interested person, as on the one hand she is a member of the management body (Board of directors) of the public company "Sopharma" AD and on the other hand she is a member of the management body (Board of directors) of the opposite party on the transaction - grounds for interest under Article 114, para 7, item 3 of the LPOS;

Pursuant to Article 114a, para 2 of the LPOS the interested person mentioned here Bissera Lazarova does not participate in the preparation of this substantiated report.

Pursuant to Article 114a, para 4 of the LPOS the interested party indicated here, as well as the related persons, determined within the meaning of §1, items 13 and 14 of the additional provisions of the LPOS, regardless of whether they are mentioned in this Substantiated Report or not, they may not exercise their right to vote at the General Meeting of the Company, scheduled for 3 June 2022, when deciding to authorize the company's representative to conclude the proposed transaction. All votes cast at the General Meeting shall be taken into account in determining the quorum to be decided, and the votes of the persons concerned shall not be included in determining the majority for deciding.

4. TERMS AND CONDITIONS OF THE TRANSACTION

The Board of Directors informs the shareholders about the following main conditions of the proposed transaction:

- ✓ Lease Term of the lease agreement: 10 / ten / years;
- ✓ Maximum rental area: Office space for rent in building A of the Complex with a gross rental area of 4,637.46 sq.m., Parking lots in the underground parking of the Complex (level -2) with a rental area of 1,051.68 sq.m. and rental area of the warehouse in the amount of 30.49 sq.m.;
- ✓ Other conditions: The rental price is updated annually every January from the first of January of the year following the first calendar year of the rental period (i.e. from 2023) in accordance with the Harmonized Index of Consumer Prices in the 27 EU countries (HICP EU-27) (and in the event of its elimination, the EUROSTAT index that replaced it) for all goods and services for the previous year, published by EUROSTAT;
- ✓ Remuneration for services: to cover the costs of providing services for maintenance and management of the building in a fixed amount of 2.70 euros per sq.m. of the leased area of office space, per month, without VAT. Remuneration for services is indexed annually every January, starting from the first of January of the year following the first calendar year of the rental period (ie from 2023), in accordance with the Harmonized Index of Consumer Prices (HICP) of the Bulgarian National Statistical Institute (NSI);
- ✓ Other receivables: payment for the consumables in the rented office space and storage room (electricity, heat and cold energy, water) in favor of the utility service providers; payment of the part of the local fee for municipal waste deducted from the gross rental

area of the office space, the storage room and the parking spaces for the Complex in favor of the budget of Sofia Municipality - Izgrev district.

The amount of rent payments for rented real estate is determined according to a market valuation prepared by an independent appraiser of the value for use of the property ordered by the landlord, which appraisal the Board of directors of "Sopharma" AD accepts in full and considers agreed on its basis rental prices for correctly and fairly determined in compliance with the requirements of the LPOS and the Law on Independent Appraisers. According to the assessment the market assessment of the value for use of the property /rental price/ is determined as follows:

The estimated monthly value (excluding VAT) of the costs for the rental price under the transaction fixed at its conclusion, for the functionally separate office areas is BGN 125,421.60 (one hundred and twenty-five thousand four hundred and twenty-one levs and sixty stotinki), distributed as follows by objects

rental facilities	rental area (m^2)	unit value	monthly rental value
Offcie 3-A4	68,87	13,45	926,31 €
Office 1-A8, Office 2-A8, Office 3-A8 and Office 4-A8 with adjacent corridors 1 and 2	718,16	13,45	9 659,26 €
Office 1-A10 with corridor 1	184,84	14,10	2 606,25 €
Office 3-A11 and Office 4-A11 from corridor 1	357,48	14,10	5 040,47 €
Office 1-A14 and Office 2-A14 with adjacent corridors 1 and 2	649,06	13,45	8 729,86 €
Office 1-A15 and Office 2-A15 with corridors 1 and 2	518,90	14,10	7 316,49 €
Office 1-A16 and Office 2-A16 with corridors 1 and 2	518,90	14,10	7 316,49 €
Office 1-A17 and Office 2-A17 with corridors 1 and 2	518,90	14,10	7 316,49 €
Office-1-A18	478,11	14,10	6 741,36 €
Office-1-A19	312,12	14,10	4 400,90 €
Office- 1-A21	312,12	13,05	4 073,17 €
TOTAL	**4 637,46**		**64 127,05** €

The estimated monthly value (excluding VAT) of the costs of remuneration for services fixed at its conclusion and for the functionally separate office space amounts to BGN 24,489.23 (twenty-four thousand four hundred eighty-nine levs and twenty-three stotinki).

The estimated value (excluding VAT) of the costs for rental price and remuneration for services under the transaction fixed at its conclusion and for the functionally separate office space for the entire maximum rental period of 10 years for which it is proposed to be concluded is BGN 17,989,299.60 (seventeen million nine hundred eighty-nine thousand two hundred ninety-nine levs and sixty stotinki).

The estimated monthly value (excluding VAT) of the costs for the rental price under the transaction fixed at its conclusion for the functionally separate parking lots is BGN 10,957.50 (ten thousand, nine hundred and fifty-seven levs and fifty stotinki).

The estimated value (excluding VAT) of the costs for the rental price under the transaction fixed at its conclusion for the functionally separate parking lots for the entire maximum rental period of 10 years for which it is proposed to be concluded amounts to BGN 1,314,900 one million three hundred and fourteen thousand and nine hundred levs).

The estimated monthly value (excluding VAT) of the costs for the rental price under the transaction fixed at its conclusion for the functionally separate storage room is BGN 267.85 (two hundred and sixty-seven levs and eighty-five stotinki).

The estimated value (excluding VAT) of the costs for the rental price under the transaction, fixed at its conclusion for the functionally separate parking lots for the entire

maximum rental period of 10 years for which it is proposed to be concluded amounts to BGN 32,142 (thirty and two thousand one hundred and forty-two levs).

5. BENEFICIERIES OF THE TRANSACTIONS

Both parties are beneficiaries of the transaction.

6. ASSESSMENT OF THE CONDITIONS UNDER ART. 114, PARA 1, ITEM 1 AND 2 OF LPOS

These conditions are assessed: (1) when by virtue of and in execution of the transaction the company receives for use assets of total value over one third of the lower value of assets according to the last two prepared balance sheets of the company at least one of which is audited and which have been disclosed publicly under Art. 100 tons of LPOS; resp. 2 per cent of the lower value of the assets according to the last two prepared balance sheets of the company at least one of which has been audited and which have been disclosed publicly by the order of art. 100 of the LPOS when interested parties participate in the transactions; as well as (2) when by virtue of and in execution of the transaction for the company arise obligations to one person or to related persons, which exceed the value under Art. 114, para 1, item 1, letter "a" of LPOS, and when the obligations arise to or in favor of interested persons - above the value under Art. 114, para 1, item 1, letter "b" of the LPOS.

In implementation of the proposed transaction "Sopharma" AD will receive for use as a lessee assets with values determined in the manner specified in item 4 above, whereby the public company "Sopharma" AD will be obliged to pay the agreed amounts related to the use of the provided assets.

In connection with the above and given the subject of the proposed transaction for preliminary approval, insofar as a result of which the company receives for use assets from a counterparty that is not a subsidiary, the latter falls within the scope of Art. 114, para1, item 1 and the threshold under Art. 114, para 1, item 1, letter "b" of the LPOS.

Pursuant to Art. 114, para 5 of the LPOS from the point of view of the assessment of the conditions under Art.114, para 1, item 1 the value of the asset received for use is the agreed price for its use which coincides in this case with the value of for the public company obligation. The table below presents a comparison of these values with the relevant ones according to the last two prepared balance sheets of the company, at least one of which has been audited and which have been disclosed publicly under Art. 100t of LPOS:

Value of assets on balance as at 31.12.2021, unauditied and disclosed publicly /in BGN/	Value of assets on balance as at 31.12.2021 audited and disclosed publicly /in BGN/	Estimated value for use of the asset (according to market valuation in BGN)	Threshold under art.114, para 1, item 1, letter "b" of LPOS in BGN
659 099 000	659 472 000	17 989 299,60	13 182 000

Pursuant to Art. 114 a, para 7 sentence 2 of LPOS in the calculation for the purposes of Art. 114, para 1 shall be made against the maximum value of the transaction proposed for approval.

As can be seen from the above table, the value for use of the assets, which is also the value of the obligation arising for the public company exceeds the lower of the thresholds under Art. 114, para 1, item 1 in conjunction with item 1, letter "b" of the LPOS.

7. APPROPRIATENESS OF THE PROPOSED TRANSACTION

For the tenant - with the proposed real estate lease agreement the operational need for such areas is optimally met, as the Sopharma Business Towers Complex also houses a significant part of the company's administration. An advantage in the use of real estate in this complex are the indisputable technological qualities of the project, certified as an achievement of modern requirements for “Green” construction provide an opportunity to reduce operating costs for the administration of ‘SOPHARMA” AD. The attractive location of the Complex greatly facilitates communication with third parties - contractors and business partners, such as high accessibility, incl. through the means of public transport, improves the efficiency of interaction with state institutions, whose administrations are concentrated in the central part of Sofia, which leads to a reduction in transport costs.

For the landlord - in his capacity as a company with a special investment purpose with a subject of activity securitization of real estate, renting his own real estate is an essential element of the usual activities of “SOPHARMA IMOTI” REIT. The contract will provide a stable long-term income for the landlord-source company, in addition to working capital, and funds to repay the external financing engaged in the investment in the Sopharma Business Towers project (through a bank loan). The contract will contribute to raising the public profile of the complex as a modern business center. The latter is a sure step towards the successful implementation of the Sopharma Business Towers project by the landlord. As “SOPHARMA” AD is a public company and one of the largest and most successful companies in the country, the accommodation of its administration in the complex of Sopharma Imoti REIT will have a definite positive PR effect for the latter.

This report is prepared by undersigned members of the Board of directors of “SOPHARMA” AD and adopted with a Minutes of 14 April 2022. Pursuant to Art. 114 “a”, para 2 of the LPOS in the preparation and adoption of this report Ms. Bissera Lazarova is not participating.

The report is part of the materials on the agenda of the Annual General meeting of shareholders of “Sopharma” AD convened for 3 June 2022 as well as the eventual holding of the General Meeting on the reserve date set by the invitation to convene it.

Board of Directors of “SOPHARMA” AD:

1. Ognian Ivanov Donev: /Signature/

2. Alexandar Victorov Tchaushev: /Signature /

3. Ivan Venetskov Badinski: /Signature/

Sofia city, 14.04.2022

This document is a translation of the original text in Bulgarian, in case of divergence the Bulgarian original is prevailing.