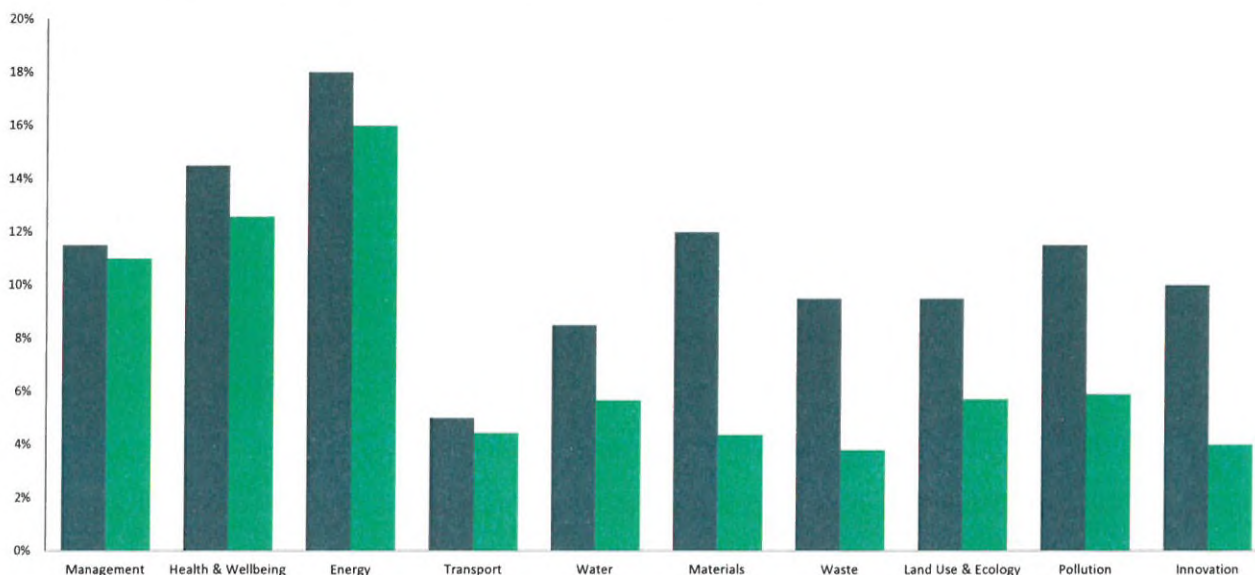


## Overall Building Performance

|                               |                          |
|-------------------------------|--------------------------|
| Building name                 | SAN STEFANO PLAZA RETAIL |
| BREEAM rating                 | Excellent                |
| Total Score                   | 73,45%                   |
| Min. standards level achieved | Excellent level          |

## Building Performance by Environment Section



| Environmental Section             | No. credits available | No. credits Achieved | % credits achieved | Section Weighting | Section Weighting | Section Score |
|-----------------------------------|-----------------------|----------------------|--------------------|-------------------|-------------------|---------------|
| Management                        | 23                    | 22                   | 95,65%             | 11,50%            | 11,50%            | 11,00%        |
| Health & Wellbeing                | 14                    | 12                   | 85,71%             | 13,50%            | 14,50%            | 12,57%        |
| Health & Wellbeing - Hazards      | 1                     | 1                    | 100,00%            | 1,00%             |                   |               |
| Energy                            | 27                    | 24                   | 88,89%             | 18,00%            | 18,00%            | 16,00%        |
| Transport                         | 9                     | 8                    | 88,89%             | 5,00%             | 5,00%             | 4,44%         |
| Water                             | 9                     | 6                    | 66,67%             | 8,50%             | 8,50%             | 5,67%         |
| Materials                         | 11                    | 4                    | 36,36%             | 12,00%            | 12,00%            | 4,36%         |
| Waste                             | 5                     | 2                    | 40,00%             | 9,50%             | 9,50%             | 3,80%         |
| Land Use & Ecology                | 10                    | 6                    | 60,00%             | 9,50%             | 9,50%             | 5,70%         |
| Pollution                         | 8                     | 2                    | 25,00%             | 6,00%             | 11,50%            | 5,90%         |
| Pollution - Surface water run-off | 5                     | 4                    | 80,00%             | 5,50%             |                   |               |
| Innovation                        | 10                    | 4                    | 40,00%             | 10,00%            | 10,00%            | 4,00%         |

## BREEAM International 2013 New Construction Assessment Report: Building and Project Details

### General information

|                              |                                      |
|------------------------------|--------------------------------------|
| BRE Assessment reference no. | BREEM-0051-2863                      |
| Client name                  | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| Building end user/occupier   | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| Assessor name                | ANDREYA MOMERIN                      |
| Assessor organisation        | MOMERIN LTD.                         |

### Building details

|                                                                                                              |                                        |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Building name                                                                                                | SAN STEFANO PLAZA RETAIL               |
| Building address                                                                                             | 22 SAN STEFANO STR., SOFIA             |
|                                                                                                              |                                        |
|                                                                                                              |                                        |
| Post code                                                                                                    | 1504                                   |
| Country                                                                                                      | Bulgaria                               |
| Building type (main description)                                                                             | Retail                                 |
| Building type (sub-group)                                                                                    | Retail - Shopping centre               |
| Building floor area (GIA) m <sup>2</sup>                                                                     | 9995                                   |
| Building floor area (NIA) m <sup>2</sup>                                                                     | 6105                                   |
| BREEAM scheme                                                                                                | New Construction                       |
| BREEAM version                                                                                               | 2013 (SD5075)                          |
| BREEAM International New Construction Technical Manual issue number                                          | SD5075 Issue 1.0                       |
| Project type                                                                                                 | New Construction (fully fitted)        |
| Assessment stage                                                                                             | Post Construction (Final, as-built)    |
| Location type                                                                                                | Large city >1m population              |
| Climatic zone                                                                                                | D. Snow                                |
| Building services - heating system type                                                                      | Air system                             |
| Building services - cooling system type                                                                      | Air-conditioning                       |
| Building services - domestic hot water system type                                                           | Point of use                           |
| Building service - controls                                                                                  | Standard controls (time/temperature)   |
| If applicable, does this industrial building have a heated or cooled operational area?                       | Option not applicable to building type |
| If applicable, does this industrial building have an office area?                                            | Option not applicable to building type |
| Legislation prohibits the use of ozone depleting substances                                                  | Yes                                    |
| Building contains multiple tenants/departments/function areas                                                | Yes                                    |
| Commercial/industrial refrigeration and cold storage systems                                                 | Yes                                    |
| Does the assessed development contain external site access areas (e.g. vehicle access and parking areas)?    | Yes                                    |
| Internal or external planting and/or soft landscaping                                                        | Yes                                    |
| Are there any risks associated with natural hazards (other than flooding) for the assessed development?      | Yes                                    |
| Vehicle Wash System                                                                                          | No                                     |
| Building user transportation systems (lifts and/or escalators)                                               | Yes                                    |
| Laboratory function/area and size category                                                                   | No laboratory                          |
| Laboratory containment level                                                                                 | No laboratory                          |
| Laboratory containment devices and/or containment areas                                                      | No                                     |
| Have the approved section weightings for the country been entered into the "Assessment Rating & KPIs" sheet? | Yes                                    |
| Is there a requirement for the BREEAM assessment?                                                            | Other - insert below                   |
| Requirement for BREEAM assessment:                                                                           | Client                                 |

### Project team details

|                                |                                      |
|--------------------------------|--------------------------------------|
| Developer                      | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| Principal contractor           | GEOSTROY AD                          |
| Architect                      | STEFAN DOBREV                        |
| Project management             | GEOSTROY AD                          |
| Building services              | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| BREEAM Accredited Professional | VELIZAR PRODANOV                     |
| Other project team member 1    |                                      |
| Other project team member 2    |                                      |
| Other project team member 3    |                                      |
| Other project team member 4    |                                      |

### BREEAM assessor declaration of assessment accuracy and quality

I, ANDREYA MOMERIN, a qualified BREEAM assessor working on behalf of MOMERIN LTD. confirm that the content of this report is to the best of my knowledge a true and accurate reflection of the performance of the above named building, as measured against the assessment criteria and reporting requirements of the BREEAM Scheme Document (SD5075). Furthermore, I confirm that this assessment and the information on which it is based has been checked and verified in accordance with BRE Global Ltd's UKAS accredited BREEAM operating procedures for BREEAM assessments and assessors, as described in the technical scheme document (SD5075) and associated BREEAM operational documents.

|                           |         |      |           |
|---------------------------|---------|------|-----------|
| BREEAM Assessor Signature | MOMERIN | Date | 11.1.2016 |
|---------------------------|---------|------|-----------|

### Disclaimer

This report is made on behalf of MOMERIN LTD.. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

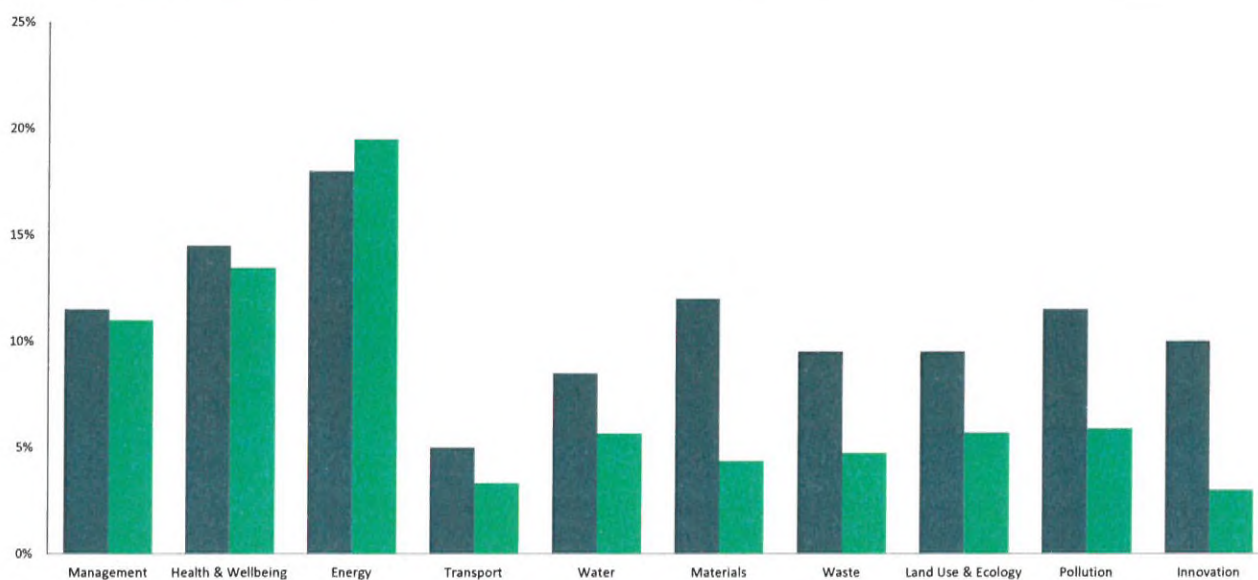
### Copyright

Copyright exists on the BREEAM logo and this may not be used or reproduced for any purpose without the prior written consent of the BRE Global Ltd. The BREEAM name and logo are registered trademarks of the Building Research Establishment Limited.

## Overall Building Performance

|                               |                           |
|-------------------------------|---------------------------|
| Building name                 | SAN STEFANO PLAZA OFFICES |
| BREEAM rating                 | Excellent                 |
| Total Score                   | 76,68%                    |
| Min. standards level achieved | Excellent level           |

## Building Performance by Environment Section



| Environmental Section             | No. credits available | No. credits Achieved | % credits achieved | Section Weighting | Section Weighting | Section Score |
|-----------------------------------|-----------------------|----------------------|--------------------|-------------------|-------------------|---------------|
| Management                        | 23                    | 22                   | 95,65%             | 11,50%            | 11,50%            | 11,00%        |
| Health & Wellbeing                | 13                    | 12                   | 92,31%             | 13,50%            | 14,50%            | 13,46%        |
| Health & Wellbeing - Hazards      | 1                     | 1                    | 100,00%            | 1,00%             |                   |               |
| Energy                            | 24                    | 26                   | 108,33%            | 18,00%            | 18,00%            | 19,50%        |
| Transport                         | 9                     | 6                    | 66,67%             | 5,00%             | 5,00%             | 3,33%         |
| Water                             | 9                     | 6                    | 66,67%             | 8,50%             | 8,50%             | 5,67%         |
| Materials                         | 11                    | 4                    | 36,36%             | 12,00%            | 12,00%            | 4,36%         |
| Waste                             | 6                     | 3                    | 50,00%             | 9,50%             | 9,50%             | 4,75%         |
| Land Use & Ecology                | 10                    | 6                    | 60,00%             | 9,50%             | 9,50%             | 5,70%         |
| Pollution                         | 8                     | 2                    | 25,00%             | 6,00%             | 11,50%            | 5,90%         |
| Pollution - Surface water run-off | 5                     | 4                    | 80,00%             | 5,50%             |                   |               |
| Innovation                        | 10                    | 3                    | 30,00%             | 10,00%            | 10,00%            | 3,00%         |

# BREEAM International 2013 New Construction Assessment Report: Building and Project Details

## General information

|                              |                                      |
|------------------------------|--------------------------------------|
| BRE Assessment reference no. | BREEAM-0051-2855                     |
| Client name                  | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| Building end user/occupier   | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| Assessor name                | ANDREYA MOMERIN                      |
| Assessor organisation        | MOMERIN LTD.                         |

## Building details

|                                                                                                              |                                        |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Building name                                                                                                | SAN STEFANO PLAZA OFFICES              |
| Building address                                                                                             | San Stefano                            |
| Post code                                                                                                    |                                        |
| Country                                                                                                      | Bulgaria                               |
| Building type (main description)                                                                             | Office                                 |
| Building type (sub-group)                                                                                    | Office - General office building       |
| Building floor area (GIA) m <sup>2</sup>                                                                     | 4725                                   |
| Building floor area (NIA) m <sup>2</sup>                                                                     | 3308                                   |
| BREEAM scheme                                                                                                | New Construction                       |
| BREEAM version                                                                                               | 2013 (SD5075)                          |
| BREEAM International New Construction Technical Manual issue number                                          | SD5075 Issue 1.0                       |
| Project type                                                                                                 | New Construction (shell only)          |
| Assessment stage                                                                                             | Post Construction (Final, as-built)    |
| Location type                                                                                                | Large city >1m population              |
| Climatic zone                                                                                                | D. Snow                                |
| Building services - heating system type                                                                      | Air system                             |
| Building services - cooling system type                                                                      | Air-conditioning                       |
| Building services - domestic hot water system type                                                           | Point of use                           |
| Building service - controls                                                                                  | Standard controls (time/temperature)   |
| If applicable, does this industrial building have a heated or cooled operational area?                       | Option not applicable to building type |
| If applicable, does this industrial building have an office area?                                            | Option not applicable to building type |
| Legislation prohibits the use of ozone depleting substances                                                  | Yes                                    |
| Building contains multiple tenants/departments/function areas                                                | Yes                                    |
| Commercial/industrial refrigeration and cold storage systems                                                 | No                                     |
| Does the assessed development contain external site access areas (e.g. vehicle access and parking areas)?    | Yes                                    |
| Internal or external planting and/or soft landscaping                                                        | Yes                                    |
| Are there any risks associated with natural hazards (other than flooding) for the assessed development?      | Yes                                    |
| Vehicle Wash System                                                                                          | No                                     |
| Building user transportation systems (lifts and/or escalators)                                               | Yes                                    |
| Laboratory function/area and size category                                                                   | No laboratory                          |
| Laboratory containment level                                                                                 | No laboratory                          |
| Laboratory containment devices and/or containment areas                                                      | No                                     |
| Have the approved section weightings for the country been entered into the "Assessment Rating & KPIs" sheet? | Yes                                    |
| Is there a requirement for the BREEAM assessment?                                                            | Other - insert below                   |
| Requirement for BREEAM assessment:                                                                           | Client                                 |

## Project team details

|                                |                                      |
|--------------------------------|--------------------------------------|
| Developer                      | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| Principal contractor           | GEOSTROY AD                          |
| Architect                      | STEFAN DOBREV                        |
| Project management             | GEOSTROY AD                          |
| Building services              | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| BREEAM Accredited Professional | VELIZAR PRODANOV (PROJECT.BG)        |
| Other project team member 1    |                                      |
| Other project team member 2    |                                      |
| Other project team member 3    |                                      |
| Other project team member 4    |                                      |

## BREEAM assessor declaration of assessment accuracy and quality

I, ANDREYA MOMERIN, a qualified BREEAM assessor working on behalf of MOMERIN LTD. confirm that the content of this report is to the best of my knowledge a true and accurate reflection of the performance of the above named building, as measured against the assessment criteria and reporting requirements of the BREEAM Scheme Document (SD5075). Furthermore, I confirm that this assessment and the information on which it is based has been checked and verified in accordance with BRE Global Ltd's UKAS accredited BREEAM operating procedures for BREEAM assessments and assessors, as described in the technical scheme document (SD5075) and associated BREEAM operational documents.

|                           |         |      |           |
|---------------------------|---------|------|-----------|
| BREEAM Assessor Signature | MOMERIN | Date | 11.1.2016 |
|---------------------------|---------|------|-----------|

## Disclaimer

This report is made on behalf of MOMERIN LTD.. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

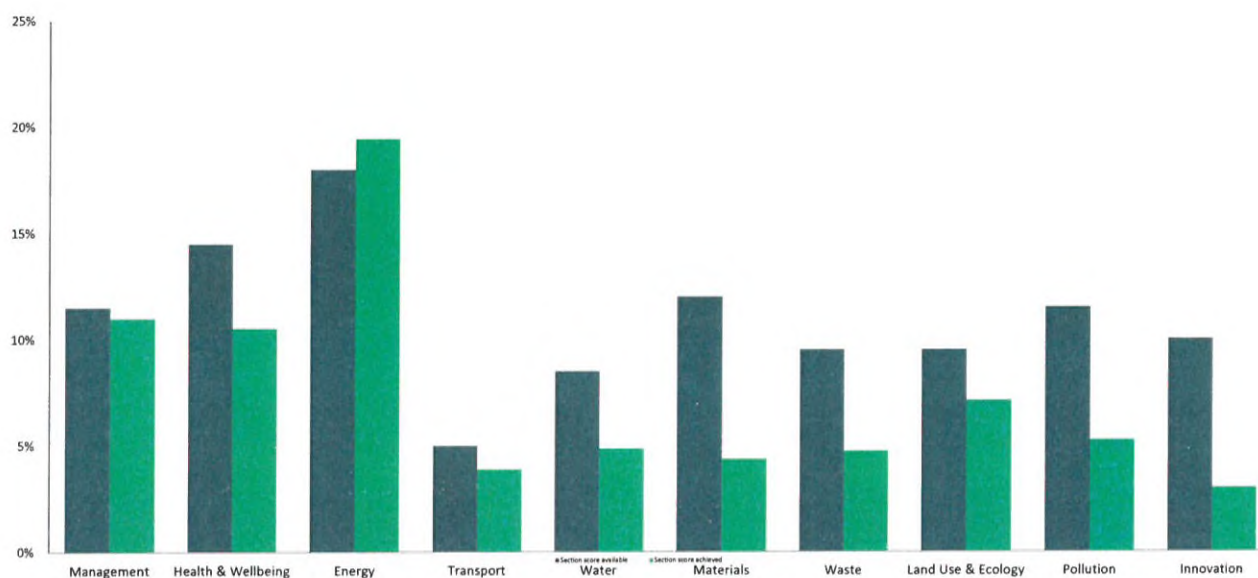
## Copyright

Copyright exists on the BREEAM logo and this may not be used or reproduced for any purpose without the prior written consent of the BRE Global Ltd. The BREEAM name and logo are registered trademarks of the Building Research Establishment Limited.

## Overall Building Performance

|                               |                   |
|-------------------------------|-------------------|
| Building name                 | SAN STEFANO PLAZA |
| BREEAM rating                 | Excellent         |
| Total Score                   | 74,21%            |
| Min. standards level achieved | Excellent level   |

## Building Performance by Environment Section



| Environmental Section             | No. credits available | No. credits Achieved | % credits achieved | Section Weighting | Section Weighting | Section Score |
|-----------------------------------|-----------------------|----------------------|--------------------|-------------------|-------------------|---------------|
| Management                        | 23                    | 22                   | 95,65%             | 11,50%            | 11,50%            | 11,00%        |
| Health & Wellbeing                | 17                    | 12                   | 70,59%             | 13,50%            | 14,50%            | 10,53%        |
| Health & Wellbeing - Hazards      | 1                     | 1                    | 100,00%            | 1,00%             |                   |               |
| Energy                            | 25                    | 27                   | 108,00%            | 18,00%            | 18,00%            | 19,44%        |
| Transport                         | 9                     | 7                    | 77,78%             | 5,00%             | 5,00%             | 3,89%         |
| Water                             | 7                     | 4                    | 57,14%             | 8,50%             | 8,50%             | 4,86%         |
| Materials                         | 11                    | 4                    | 36,36%             | 12,00%            | 12,00%            | 4,36%         |
| Waste                             | 6                     | 3                    | 50,00%             | 9,50%             | 9,50%             | 4,75%         |
| Land Use & Ecology                | 12                    | 9                    | 75,00%             | 9,50%             | 9,50%             | 7,13%         |
| Pollution                         | 7                     | 1                    | 14,29%             | 6,00%             | 11,50%            | 5,26%         |
| Pollution - Surface water run-off | 5                     | 4                    | 80,00%             | 5,50%             |                   |               |
| Innovation                        | 10                    | 3                    | 30,00%             | 10,00%            | 10,00%            | 3,00%         |

## BREEAM International 2013 New Construction Assessment Report: Building and Project Details

### General information

|                              |                                      |
|------------------------------|--------------------------------------|
| BRE Assessment reference no. | BREEAM-0051-2871                     |
| Client name                  | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| Building end user/occupier   | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| Assessor name                | ANDREYA MOMERIN                      |
| Assessor organisation        | MOMERIN LTD.                         |

### Building details

|                                                                                                              |                                        |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Building name                                                                                                | SAN STEFANO PLAZA                      |
| Building address                                                                                             | 22 SAN STEFANO STR., SOFIA             |
| Post code                                                                                                    | 1504                                   |
| Country                                                                                                      | Bulgaria                               |
| Building type (main description)                                                                             | Residential                            |
| Building type (sub-group)                                                                                    | Residential - Apartment Blocks         |
| Building floor area (GIA) m <sup>2</sup>                                                                     | 21096                                  |
| Building floor area (NIA) m <sup>2</sup>                                                                     | 18000                                  |
| BREEAM scheme                                                                                                | New Construction                       |
| BREEAM version                                                                                               | 2013 (SDS075)                          |
| BREEAM International New Construction Technical Manual issue number                                          | SDS075 Issue 1.0                       |
| Project type                                                                                                 | New Construction (fully fitted)        |
| Assessment stage                                                                                             | Post Construction (Final, as-built)    |
| Location type                                                                                                | Large city >1m population              |
| Climatic zone                                                                                                | D. Snow                                |
| Building services - heating system type                                                                      | Air system                             |
| Building services - cooling system type                                                                      | Air-conditioning                       |
| Building services - domestic hot water system type                                                           | Point of use                           |
| Building service - controls                                                                                  | Standard controls (time/temperature)   |
| If applicable, does this industrial building have a heated or cooled operational area?                       | Option not applicable to building type |
| If applicable, does this industrial building have an office area?                                            | Option not applicable to building type |
| Legislation prohibits the use of ozone depleting substances                                                  | Yes                                    |
| Building contains multiple tenants/departments/function areas                                                | Yes                                    |
| Commercial/industrial refrigeration and cold storage systems                                                 | No                                     |
| Does the assessed development contain external site access areas (e.g. vehicle access and parking areas)?    | Yes                                    |
| Internal or external planting and/or soft landscaping                                                        | Yes                                    |
| Are there any risks associated with natural hazards (other than flooding) for the assessed development?      | Yes                                    |
| Vehicle Wash System                                                                                          | Yes                                    |
| Building user transportation systems (lifts and/or escalators)                                               | Yes                                    |
| Laboratory function/area and size category                                                                   | No laboratory                          |
| Laboratory containment level                                                                                 | No laboratory                          |
| Laboratory containment devices and/or containment areas                                                      | No                                     |
| Have the approved section weightings for the country been entered into the "Assessment Rating & KPIs" sheet? | Yes                                    |
| Is there a requirement for the BREEAM assessment?                                                            | Other - insert below                   |
| Requirement for BREEAM assessment:                                                                           | Client                                 |

### Residential buildings \*

Please complete the following boxes to confirm the number and arrangement of similar buildings and units to be included in this assessment

| Building Type   | No. Buildings | No. Dwellings/ Units per Building | Total Dwellings/ Units | No. Floors per building | Total Floor per Building Type |                                                                                                                                         |
|-----------------|---------------|-----------------------------------|------------------------|-------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Type 1          | 1             | 115                               | 115                    | 8                       | 8                             | Note: Where combining similar building types, please specify the number of each type and the total number of units and the rating is re |
| Type 2          |               |                                   | 0                      |                         | 0                             |                                                                                                                                         |
| Type 3          |               |                                   | 0                      |                         | 0                             |                                                                                                                                         |
| Type 4          |               |                                   | 0                      |                         | 0                             |                                                                                                                                         |
| Type 5          |               |                                   | 0                      |                         | 0                             |                                                                                                                                         |
| Total Buildings | 1             |                                   | Total Units            |                         | Total Floors                  | <a href="#">Link to Appendix</a>                                                                                                        |
|                 |               |                                   | 115                    |                         | 8                             |                                                                                                                                         |

### Project team details

|                                |                                      |
|--------------------------------|--------------------------------------|
| Developer                      | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| Principal contractor           | GEOSTROY AD                          |
| Architect                      | STEFAN DOBREV                        |
| Project management             | GEOSTROY AD                          |
| Building services              | SAN STEFANO PROPERTY DEVELOPMENT EAD |
| BREEAM Accredited Professional | VELIZAR PRODANOV                     |
| Other project team member 1    |                                      |
| Other project team member 2    |                                      |
| Other project team member 3    |                                      |
| Other project team member 4    |                                      |

### BREEAM assessor declaration of assessment accuracy and quality

I, ANDREYA MOMERIN, a qualified BREEAM assessor working on behalf of MOMERIN LTD. confirm that the content of this report is to the best of my knowledge a true and accurate reflection of the performance of the above named building, as measured against the assessment criteria and reporting requirements of the BREEAM Scheme Document (SDS075). Furthermore, I confirm that this assessment and the information on which it is based has been checked and verified in accordance with BRE Global Ltd's UKAS accredited BREEAM operating procedures for BREEAM assessments and assessors, as described in the technical scheme document (SDS075) and associated BREEAM operational documents.

BREEAM Assessor Signature \_\_\_\_\_ Date \_\_\_\_\_

### Disclaimer

This report is made on behalf of MOMERIN LTD. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

### Copyright

Copyright exists on the BREEAM logo and this may not be used or reproduced for any purpose without the prior written consent of the BRE Global Ltd. The BREEAM name and logo are registered trademarks of the Building Research Establishment Limited.