

**Annex to preliminary contract
with No. PD-..... /2023
concluded between:**

1. "BITUMINA MANAGEMENT" EOOD, EIC: 206670301, with registered office and management address: 110B, Simeonovsko Shose St., apartment 5, Lozenets district, Sofia 1606, Bulgaria, represented by Stoyan Valov Goranov – Manager, through their authorized representative Viktoria Konstantinova Kostadinova, with identification number 97041028030, according to a legalized power of attorney of Ref. No. 13009 / 2022 of 21.12.2022 at notary Margarita Ivancheva in the district of RS - Sofia, registration No. 260 of the Chamber of Notaries, hereinafter referred to as "Seller" for brevity, on the one hand,

And

2., Personal No.:, with IC No., issued on by the Ministry of the Interior -..... with a permanent address, or another person chosen by them, hereinafter referred to as "Buyer", on the other hand,

This annex is an integral part of the Preliminary Agreement for the acquisition of the right of ownership for Apartment No. ..., located on / floor, entrance ... in the building, and floorage of sq. m. / / , together with the ideal parts of the common parts of the building, representing sq. m. / / , located in a residential building / under construction / "Teatralna Park Residence" (PI 68134.408.410 and 68134.408.411), 2, Prof. Milko Bichev St., Oborishte district, quarter "Poduyane", Sofia, Sofia Municipality, Bulgaria.

STAGE OF COMPLETION

I. BUILDING

1. Structure

The building will be built monolithically. It consists of three underground and fourteen above-ground levels. The support structure is of beamless frame. Reinforced concrete slabs, beams, columns and anti-earthquake bearing frames are designed to carry all vertical and horizontal loads.

Columns, anti-earthquake bearing frames and walls will start at the foundation slab level and continue to their respective design levels. Their locations and dimensions are adjusted and agreed with the architectural layouts.

The slabs between the floors are designed, calculated and dimensioned as beamless. Their thicknesses are in accordance with the support distances and loads specified in the architectural design specifications. The designed thicknesses of all floor slabs are 25 cm. Only at level -0.10 and level +5.20 in the section where a commercial facility is planned and in the area where landscaping is planned, the slab is 30 cm thick. Capitals with a total thickness of 50 cm are provided above most of the columns in the underground levels. On all slabs between the floors in the balcony and bathroom areas, lowered sections are provided for the purpose of implementing larger flooring.

All the requirements of the regulations for the design of building structures have been complied with.

Used materials:

- Structural concrete of class C35 / 45 according to BDS EN 206-1.
- Substrate concrete of class C12 / 15 according to BDS EN 206-1.
- Reinforcing steel B500B according to BDS EN 10080.
- Steel S275JR.

2. Masonry

It is planned that the external enclosure walls of all above-ground floors will be made of 25 cm thick masonry of brick blocks with vertical cavities. Partition non-bearing walls will be filled with masonry of brick blocks with thicknesses according to the project.

Materials for the construction of the internal partition walls:

- Masonry of brick blocks with a thickness of 12 cm
- Masonry of brick blocks with a thickness of 25 cm



3. Roof structures

Flat roofs with reinforced concrete structures are planned, in accordance with the approved Working Documentation. On the unoccupied parts of the roofs above the reinforced concrete slab, a two-layer waterproofing system will be constructed, sloped reinforced cement layer of at least 4 cm, separating waterproof vapour permeable foil, heat insulation from stone wool – 2 x 8 cm, SBS self-adhesive vapour barrier with an aluminium insert, primer, reinforced concrete slab. Heat insulation with a fire reaction class not lower than A2 and an external coating with a fire reaction class not lower than A2 are also provided.

On terraces – occupied roof, it is planned to lay a double floor system (raised) of the supplier chosen by the Seller covered with tiles with an anti-slip rating of R10.

4. Suspended facades

The glass elements of the facade will be constructed by means of a suspended facade system (by Reynaers Aluminum or Schüco / at the choice of the Seller), executed by a load-bearing structure of extruded horizontal and vertical aluminium profiles with a colour powder coating, according to the approved working documentation. As part of the system solution, non-combustible horizontal strips of fire reaction class not lower than A2 and with an external coating of fire reaction class not lower than A2 will also be constructed. The glazing is provided with triple glass units, incl. built-in two-axial opened windows and built-in balcony single-wing and double-wing doors.

The solid elements of the façade are intended to be built as a ventilated facade system, by means of an installed aluminium / metal structure with fibre-reinforced cement / stone / ceramic tiles, heat insulation of laminated mineral stone wool of 12 and a protective waterproofing layer, in accordance with the approved Working Documentation.

5. Entrance lobby

The walls in the entrance hall will be made of reinforced concrete structures or brickwork, according to the approved Project documentation. It is planned to apply lime-cement plasters and front wall sheathing made of gypsum plasterboard according to the system of the supplier selected by the Seller, putties and final coating of interior paint.



The ceilings will be made of gypsum plasterboard according to the system of the supplier selected by the Seller, plasters and a finish coating of interior paint.

Floor covering will be made of stone and granite tiles, according to the architectural detail of the approved Project Documentation.

Installation of lighting fixtures, providing the required overall (general) illumination level, in accordance with the regulatory requirements, is planned.

The Reception area and Special shared areas will be constructed according to an individual approved interior project.

6. Stairs and adjacent corridors

The walls along the stairs and adjacent corridors will have reinforced concrete structures or brickwork, according to the approved Project documentation. It is planned to perform lime-cement plasters and front wall sheathing made of plasterboard according to the system of the supplier chosen by the Seller, putties and final coating of interior paint.

The ceilings will be made of plasterboard according to the system of the supplier selected by the Seller, plasters and a final coating of interior paint.

The steps, landings and corridors will be paved with stone and fine stoneware tiles, according to the architectural detail of the approved Project documentation.

The installation of lighting fixtures, ensuring the required overall (general) level of illumination, in accordance with the regulatory requirements, is planned.

On the stairs, handrails are will be installed according to an architectural details of the Project Documentation.

7. Video surveillance and access control

A video surveillance and access control system will be installed and it will cover the perimeter of the building, residential entrances, and access to the basements via the garage entrance ramps.



8. Doorbell and intercom installation

Power units for intercom systems and electric locks for entrances will be installed in the main electrical panels at the individual entrances to the buildings.

9. Lifts

High-tech, comfortable electric lifts from a leading European manufacturer (at the option of the Seller) will be installed, without equipment room, according to the Work Documentation, with stops on each floor (including the underground ones), with double-panel telescopic doors with infrared curtain protection, luxury cabin with lighting, mirror and suitable flooring.

10. Garage / Underground parking slots

The entrance ramps and the layout of the underground parking slots will be in accordance with the approved Work Documentation. The garage floors in the underground levels will be made of polished concrete. Lime-cement plaster or cement putty with a final coat of paint will be applied on the walls. The ceilings are not planned to be finished and will remain with a ready-made reinforced concrete slab.

The installation of lighting fixtures, providing the required overall (general) level of illumination, in accordance with the regulatory requirements, is planned.

There are no plumbing outlets in the garages and warehouses.

Installation of wiring for the future installation of charging stations for electric vehicles (EPS 3.7 / 22 / 50 kW / 230 V.) is planned. Delivery and installation of charging stations by the Seller is not foreseen.

It is planned to construct a system of drains leading to sludge / oil eliminators in the Basement levels according to the approved Working Documentation.

An anti-icing system with moisture and temperature sensors is planned for the tracks on the ramps from the ground floor to the first underground floor.



At the request of the Seller, cars with gas (LPG (propane / butane) and methane) systems will not be allowed in the underground garage.

11. Ventilation

For the underground levels in the garage areas, ventilation installations for the removal of exhaust gases, as well as ventilation installations for the removal of smoke and heat, are planned and will be constructed.

For stairwells, lift shafts and vestibules in the residential section, the ventilation systems for increased pressure required by the law will be provided and will be constructed.

12. Automatic fire extinguishing system

In view of the functional fire hazard and the occupied area of the building, it is planned to install an automatic fire extinguishing system (AFES) in the building according to the requirements of the current legislation. In order to ensure safety, a sprinkler installation will be constructed for all levels of the underground floors, where parking slots and technical rooms will be located. For warehouses that are separated by fire walls with fire resistance EI60 or more from the rest of the floor, a sprinkler installation is not planned.

The construction of the AFES includes the construction of a sprinkler tank, pump station, the entire pipework, valves and sprinkler heads, according to the approved Project Documentation.

13. External connections

For the normal functioning of a building and to ensure the necessary connectivity of the residents to the various communal services, connectivity will be provided to:

- The power supply network;
- Water and sewage network;
- District heating system;



- Fixed communication services (telephone system, television, internet)

The external connections will be installed according to the approved projects. Each resident of the building will be able to conclude an individual contract with the operators providing the respective services.

For the Power Supply System, the construction of a new substation, located in a separate room on the first basement, is planned. Access to it will be through a covered shaft at ground level from Danail Nikolaev Blvd. Switchboards will be installed in accordance with all legal requirements, and for each entrance they will be positioned immediately next to the secondary entrance doors (for entrances A, B and B – from Milko Bichev Street; for entrances Г, Д and E – from Danail Nikolaev Blvd.).

For the water supply system, the necessary connections for building power supply will be made, as well as at the water metering unit – located on the first basement. Fire plumbing and fire racks will be installed in the entrances.

The domestic sewage network will be constructed and connected according to the approved Project Documentation. Drainage of rainwater will be carried out by means of heated funnels and drainage pipes installed into the insulation along the façade.

For the heat supply network, subscriber stations for heat supply from the company Toplofikatsia Sofia and heat metering panels with possible remote metering are planned for implementation, according to the approved Project documentation.

For communication services, at certain points in the building, for each of the separate entrances, low-voltage cabinets will be installed, from which cables will be drawn, for telephone system, cable TV and structured cabling system for Internet to the apartments, respectively using cables of the required categories according to the approved Project documentation.

II. APARTMENTS

1. Floor coverings

In all living areas and sanitary premises of the apartments, floor covering will be applied without finish covering according to the system of the supplier chosen by the Seller. Floor

coverings are not planned – granite tiles, parquet, etc. There is no provision for waterproofing in the sanitary premises.

On balconies, it is planned to apply sloped concrete, two-layer waterproofing and cover with plates with anti-slip grade R10.

On balconies – an occupied roof, it is planned to lay a double floor system (raised) of the supplier chosen by the Seller and covered with tiles with an anti-slip rating of R10.

2. Indoor partition walls

The partition walls will have brickwork structures and / or will be made by dry construction systems with structural elements of the supplier chosen by the Seller, according to the approved Project Documentation. Lime-cement / gypsum plastering will be applied on the walls, according to the purpose of the room (wet rooms – lime-cement; non-wet rooms – gypsum plaster). Cement / gypsum putty and other final coatings (including paint) will not be applied.

3. Ceilings

In all apartments, gypsum or lime-cement plaster will be applied by the supplier chosen by the Seller, without putty and other finish coatings (including paint). Suspended ceilings are not foreseen in the bathrooms of the apartments.

4. Doors

An armoured entrance door will be installed on each apartment, according to the project and at the Seller's choice. Delivery and installation of interior doors by the Seller is not foreseen.

5. Heating, Ventilation and Air Conditioning

It is planned to install apartment pipe headers with pipework laid in the upper coating, to supply the heating elements (radiators) and their connections with the district heating header in the building. For the sanitary and household premises in the residential section, a pipework

is provided for the outlet of the connection point for the installation of a tube-type heating unit. Delivery and installation of boilers by the Seller is not foreseen.

In all apartments, ventilation systems will be installed for the sanitary premises and kitchenettes, according to the approved design documentation, which will discharge the exhaust air through a vertical ventilation system to the atmosphere above the roof of the building. Delivery and installation of fans by the Seller is not foreseen.

Pipeworks and communication cables will be built to the designated locations for individual air conditioners, inverter type (multi-split system). Installation points are provided for the installation of the outdoor units of the air conditioners according to the approved project. Delivery and installation of air conditioning units by the Seller (indoor and outdoor) are not foreseen.

6. Water and Sewerage System

The plumbing system will be built to the plugged customer connection point, according to the approved project documentation, with no sanitary equipment installed. The measurement of the consumed amount of water will be carried out by installed individual water meters for hot and cold water.

For the domestic sewage system, vertical PVC pipes are planned, with horizontal deviations to each individual property, ending with plugged connection points for floor drains and with plugged connection points to the final consumers, according to the approved project documentation, without installed siphons.

A drainage system will be built according to the approved project documentation, with a system of funnels, drainage grates and pipes to drain all rainwater. A system for draining the condense from the air conditioning units is also provided.

7. Lighting and power system

The power supply of the apartments will be single-phase type from the main switchboards of the respective building sections. All consumers in the apartments will be powered by an apartment electrical panel, complete with all necessary safety equipment. The installation will be made according to the approved projects for the respective parts, as follows:

- for the lighting – using cables buried in the walls and on brackets above the suspended ceiling, and the control will be by switches on place;

- for the sockets for the individual consumers – using cables buried in the walls;

- installed switches and sockets located according to the project and at the Seller's choice;

The lighting of all rooms is according to the functions of respective rooms, finished to the lamp sockets.

8. Telephone system, antenna installation and Internet

At certain points on the ground floor or in the first basement of the buildings for the individual entrances, low-voltage cabinets will be installed, from which one cable will be drawn for the installation of cable TV and structured cabling system for Internet to the apartments using cables of the required categories.

For low-voltage installations, the installation of a low-voltage switchboard will be provided. From the installed low-voltage junction box, individual outlets will be drawn with wires laid in the walls, according to the approved projects. The outputs of the respective installations will end with sockets located according to the project.

9. Doorbell and intercom system

The intercom system will include an intercom handset in each apartment, with a connection to the ground floor panel, with an intercom speaker and doorbell buttons installed at the entrance and apartments.

10. Internal stairs for the 2-level type apartments

The stairs inside the 2-level apartments will be of steel, without top covers.



SELLER:.....

BUYER:.....

