



BPD[®]

a company of Tavistock Group

Company Profile

BPD is an international company part of **Tavistock Group**, headquartered in Sofia. Established in 2004, it is the first company in Bulgaria listed on AIM, the second tier market of London Stock Exchange.

BPD became part of the Tavistock group in 2009 - privately held investment company founded by the investor Joseph Lewis more than 40 years ago. The company has grown to encompass a broad portfolio of investments in 15 countries.

In 2018, **BPD** expanded its portfolio by acquiring **Real Estate Investment Fund (REIT)**, publicly quoted on the Bulgarian Stock Exchange. This landmark opens up exciting opportunities for Bulgarian and international private and institutional investors to take part in the industrial and warehousing projects market in Sofia and other major cities in Bulgaria.

BPD is the leading long-term developer, owner, and operator of industrial real estate in Bulgaria. The Company owns and manages properties in key locations. Until 2020, our achievements include:

Ownership and management of more than

100,000 sq.m.

GROSS LEASABLE AREA OF INDUSTRIAL, WAREHOUSE
AND LOGISTICS PREMISES

Ownership of more than

400,000 sq.m.

OF INDUSTRIAL LAND WITH PROJECTS IN PIPELINE IN SOFIA,
VARNA, RUSE, PLEVEN, BURGAS

More than

190 INTERNATIONAL AND LOCAL CLIENTS

BPD is

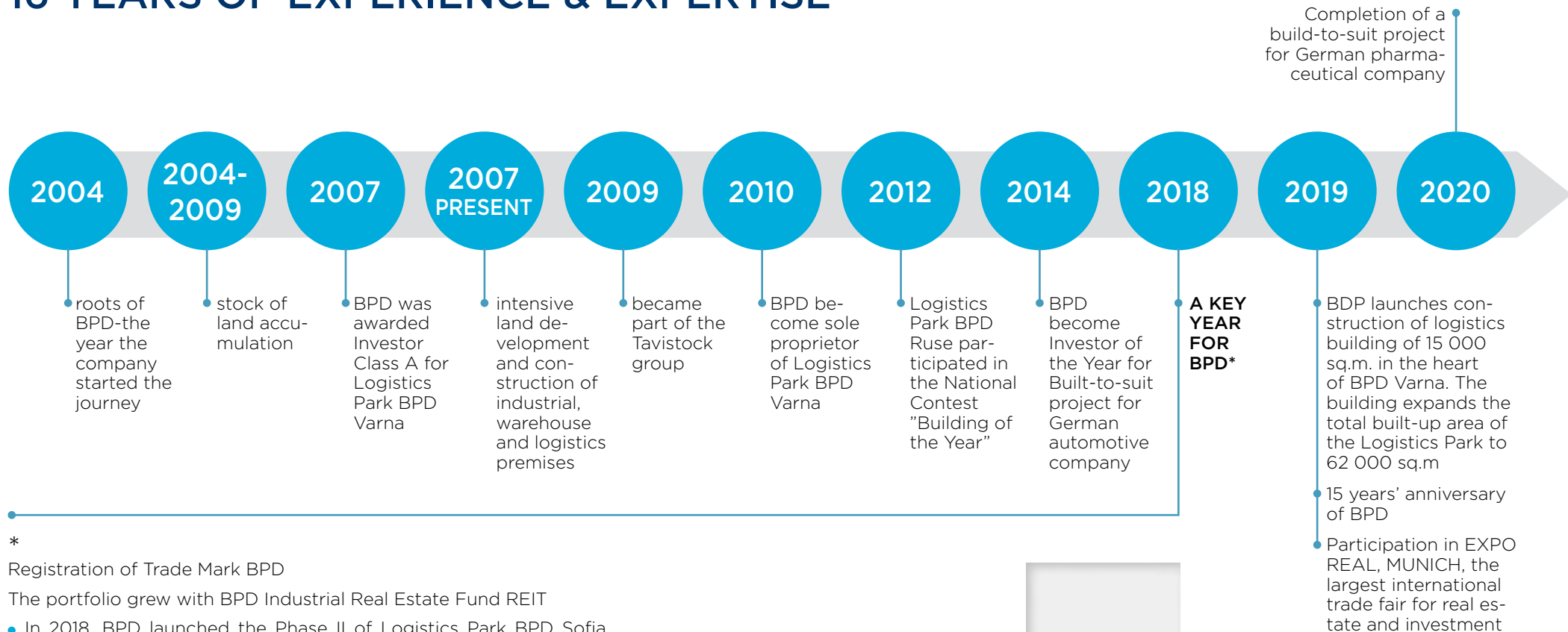
ON **11** LOCATIONS,

HAS **55** BUILDINGS

IN **6** MAJOR OPERATING LOGISTICS PARKS

BPD Milestones

16 YEARS OF EXPERIENCE & EXPERTISE



*

Registration of Trade Mark BPD

The portfolio grew with BPD Industrial Real Estate Fund REIT

- In 2018, BPD launched the Phase II of Logistics Park BPD Sofia East. For the second time we meet the standards of a pharmaceutical warehouse of about 4 300 sq. m.
- BPD acquired a property of 30 000 sq.m. at the entrance of Bozhurishte and added a new location in Sofia - BDP Sofia West.
- BPD acquired more than 200 000 sq.m. in Industrial Park Pleven as a 51% owner.
- CLOUD services available for BPD Logistics activities.

Mission Vision Focus

BPD Mission



Our corporate mission is the development and management of real estate projects. We target to identify investment opportunities and acquisition and management of new businesses applying new flexible management styles earning profit and creating value.

BPD Vision



Our corporate vision is being a leader in a rapidly changing market environment through making innovative decisions and management of team of professionals with key competences. Create and develop long-term relations with employees, partners and counterparts being of mutual interest and benefit.

BPD Focus



- we focus on investing in strong ideas and assets.
- we focus on sustainable growth, which we achieve by continuing our further development.
- we focus on maintaining an optimal balance of key located portfolio of prime investments.
- we focus on building trust. Trust comes before business.

Territory of Operation

WHY BULGARIA

- Bulgaria is a member of the European Union, NATO and WTO
- Stability of the currency is supported by the currency board. Bulgaria is in the “waiting room” of the Eurozone
- Full political and financial stability
- Fast growing economy
- Corporate income tax rate is 10%, the lowest in the EU
- Personal income tax is 10%, flat rate
- Bulgaria has one of the most competitive costs of labor in Central and Eastern Europe
- The lowest operational costs in EU
- Favorable industrial rents and low cost of utilities
- Work force is well educated, highly skilled and multilingual
- Stability of the currency is supported by the stability of the currency board.

STRATEGIC LOCATION →



Bulgaria is a
**strategic
logistics
hub**

Ease of
transportation
of cargo is
provided by
**Five Pan-
European
corridors**
(IV, VII, VII, XI,
X), which pass
through the
country

**Four major
airports:**
Sofia, Plovdiv,
Burgas and
Varna

**Two main
seaports:**
Varna and
Burgas

Numerous
**ports at
the Danube
River**

We are part of

TAVISTOCK[®]
— G R O U P —

Tavistock group was founded over 40 years ago by British investor Joseph Lewis. The group has more than 200 assets across 15 countries with a deep concentration in 11 strategic verticals.

Tavistock investment approach is opportunistic, global in nature and focused. The group invests own capital.

Tavistock is decisive and invest to accelerate business growth and asset appreciation

Real Estate
Commercial,
Resort &
Residential

Hotels

Financial
Services

Sports
Franchises &
Entertainment

Agriculture

Art

Retail

Restaurants

Distribution,
Manufacturing
& Logistics

Energy, Oil,
Gas & Electric

Life Sciences

*“We are focused
on one thing in
everything we do
– excellence.”*

– Joe Lewis

Chief Executive Statement



"I have been involved as a Managing Director and CEO from day 1.

I'm proud being a founder of probably the most trusted and reliable company for development of logistics and industrial facilities in Bulgaria.

At BPD, we are committed to our clients and willingly take on responsibility. It's more than business – it's personal!

I believe it's our passion that makes us stand out in this marketplace-our passion to translate today's dreams into sustainable achievements of tomorrow."

Philip Pashov
CEO, BPD

BPD Team Force

Departments in BPD

- We have a long term view.
- We are committed.
- We build relationships.
- We are careful.
- We are loyal.
- We are dedicated.
- We have a lot of experience.
- We trust each other.
- We like challenges.
- We are proud of our company.
- We are open to new ideas.
- We are hard working.
- We are innovative.
- We are flexible.



We are BPD.
It's personal.

Why BPD

COMPETITIVE ADVANTAGES

- experience in development and local knowledge
- existing portfolio of attractive sites on key locations
- delivery and management of premium class A industrial and logistics facilities
- delivery of sustainable solutions that best serve clients business needs
- solvency and strong cash position
- flexible financing schemes available
- wide network of contacts and partnerships

BPD AS A PARTNER

- international company, part of Tavistock group
- international standards with strong local knowledge
- attractive properties on key locations
- numerous completed industrial buildings all over the country
- strong engineering track record and expertise
- BPD is a synonym for transparency, solvency and strong cash position
- long lasting relationships with partners
- trustworthy partner with excellent reputation

BPD CORPORATE VALUES

- ◆ RELIABILITY
- ◆ COMMITMENT
- ◆ RESPONSIBILITY
- ◆ CONSISTENCY
- ◆ PARTNERSHIP
- ◆ SYNERGY
- ◆ PROACTIVITY



Fast Facts and Figures:

ON THE MARKET **since 2004**

More than **100 mln euro** IN TOTAL ASSETS UNDER MANAGEMENT

Currently operating in **11 locations**

SOFIA - 4, VARNA, RUSE, PLEVEN - 2, BURGAS, BANSKO, SANDANSKI

22 Buildings (6,5 YEARS AVERAGE BUILDING AGE)

6 major operating Logistics Parks

ON KEY LOCATIONS

Owned and managed GLA more than **100 000 sqm**

Over **400 000 sqm** UNDER DEVELOPMENT

+190 number OF INTERNATIONAL AND LOCAL TENANTS.

95% occupancy

Revenues (85% RENT VS 15% LOGISTICS)

Investor **Class A**, GIVEN BY THE BULGARIAN GOVERNMENT

20 000 PALLET SPACES ON **3 locations** (SOFIA, VARNA, RUSE)

Partnerships:

- Member of Am Cham
- Member of German Chamber of Commerce Member
- Member of Automotive Cluster Bulgaria
- Associate Member of Confindustria
- Member of Association of the Commercial Buildings Owners in Bulgaria
- Regular participant in Building of the Year Competition
- Member of Capital Executive Circle



BPD is a client – centric company



diversified **Property Investment** IN TERMS OF GEOGRAPHICAL LOCATIONS

BPD ACHIEVES DIVERSIFIED PROPERTY INVESTMENT IN TERMS OF GEOGRAPHICAL LOCATIONS AND ESTABLISH MARKET-LEADING POSITIONS IN MAJOR DISTRIBUTION HUBS IN BULGARIA

investing in **Strong Ideas and Assets**

BPD INVESTS IN STRONG IDEAS AND ASSETS WHERE CAPITAL AND FUNCTIONAL SUPPORT CAN PRODUCE RESULTS

recognizing strong opportunities with **Potential**

BPD RECOGNIZES STRONG OPPORTUNITIES WITH POTENTIAL

key located portfolio of **Prime Investments**

BPD MAINTAINS AN OPTIMAL BALANCE OF KEY LOCATED PORTFOLIO OF PRIME INVESTMENTS

value creation by **Continuous Improvement**

BPD PRESERVES AND ENHANCES THE PORTFOLIO VALUE BY ONGOING MAINTENANCE, CONTINUOUS IMPROVEMENT, REZONING AND DEVELOPMENT PROCEDURES

ensure regional **ECONOMIES OF SCALE**

BPD BUYS IN CLUSTERS AND ASSET SIZES THAT WILL ENSURE REGIONAL ECONOMIES OF SCALE



BUILT-TO-SUIT SOLUTIONS

We have large portfolio and flexible approach to development and we can deliver quickly and cost-effectively built-to-suit solutions tailored on customer's specific needs on a lease or ownership basis.



SPECULATIVE DEVELOPMENT

Our entire portfolio of plots, as well as our warehouses and industrial buildings are situated on strategic locations and it is a benefit for our clients for easy access to the transportation network.

Our unique combination of in-house skills – development, construction, legal and finance, give us the ability to deliver high quality premises speculative premises.



LOGISTICS SERVICES

We offer our customers complete, high-quality 3PL integrated logistics services. We operate our own warehouse facilities with modern infrastructure and warehouse equipment and WMS software.

With a broad platform of services in house, BPD is able to respond in a timely, professional manner.



PROJECT MANAGEMENT (PM)

BPD PM provides real estate project management services for inhouse projects and external clients. PM is a key to added value creation. Part of our team of professionals are PMP certified.



FACILITY MANAGEMENT

Our team works under the international standard and best practices of facility management and strives to provide our tenants the highest service. We make the services and their management as easy as possible by taking full responsibility end to end down to the smallest detail. This way, our client focus on their core business.



PROPERTY MANAGEMENT

Day-to-day property management is conducted locally by our professional teams, leveraging a network of on-site managers and external service providers.

Our team works under the standard of IREM and strives to provide our tenants the highest service 24/7. We have established a rigorous, streamlined project management process that provides the most cost-efficient and time-efficient results.

Built-to-Suit Solutions



We have experience in land acquisition, design management, project development, coordination and control of construction allowing us to provide build-to-suit services.

Thanks to the combination of the skills of BPD PM, BPD Business Development, BPD Finance and BPD Sales we deliver custom-built premises under our client's requirements on time and within the budget.

We identify the specific business requirements and lead the design process to meet all objectives. We perform a competitive tender in order to obtain the best value for our clients. BPD experts make the necessary checks for the deliverability of each bid and come up with solutions to address potential risks. We monitor the planning and execution of the project to make sure all important deadlines, forecasts critical paths and quality requirements are met.

Built-to-suit TRACK RECORD:

In 2014, we developed and delivered for the French -German automotive company Nexans Autoelectric a built-to-suit production facility building with area of 5 300 sq.m. Expansion option is available with 5 200 sq.m (phase II). It's a single-storey building with a clear height from 5.00 m to 6.00 m and it is purposed for the production of auto caballing systems. It is divided into 5 sectors - production hall, warehouse, administrative sector and technical service facilities areas.

In 2019, we launched Phase II of Logistics Park BPD Sofia East completed and delivered in Q1 2020. For the second time, we will meet the standards of a pharmaceutical warehouse of about 4 300 sq.m It shall be installed HVAC system with additional system for temperature and humidity tracking, induction caballing system in the floor, cold chambers and other specifications that meet international pharmaceutical standards.

Speculative Development



BPD PLATFORM AND PROJECT CYCLE. From concept to completion



BPD BUILDING STANDARDS



Project Management

Main Functions:

- Preliminary studies and spatial planning
- Design management and control
- Coordination during projects approval and receiving construction permits
- Preparation of budgets, schedules and risk assessments
- Preparation and conduct of tender procedures for the selection of contractors
- Construction management and control
- Obtaining permits for use of new buildings
- Ensuring of a smooth start to the Facility and Property Management teams

Standards:

In our work we use modern and innovative methods for process management in construction and investment projects. We apply high standards and implement innovative solutions to achieve energy efficiency, sustainable development, in order to certify our building according to LEED and BREEAM standards.

BPD PM Team

We have dedicated team with strong track record, local market knowledge and network of contacts who initiate and manage development projects. Part of our team of professionals are PMP certified. Our skilled development and construction professionals have a unique track record of completing high-quality turnkey projects for international clients such as: Nexans Autoelectric, Equinix, Phoenix etc.

BPD PM is a company within the BPD group with main activity: the overall management of the construction and investment projects - from the investment intention to obtaining a Permit for use.



Why BPD PM

We provide scope of project management services tailored to the specific needs of our clients.

We provide due diligence with financial, legal and administrative analysis.

We put significant management skills by coordinating of a wide range of industry professionals and ensure completion within the set parameters of time, cost and quality.

BPD project managers shorten development time and minimize the risk of cost overruns.

Our expertise covers the organization of the entire development process – from the pre-construction phase, through tendering, all the way to supervision of the construction process to successful completion.

We lead, direct, coordinate and supervise the project in association with the design team, statutory supervisors, consultants and contractors. This approach results in savings of time, effort and money.

Property Management

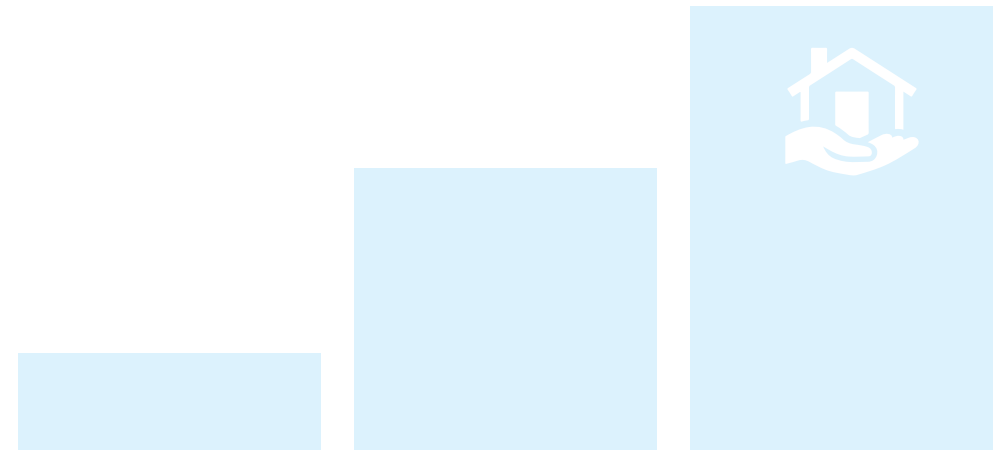
We apply a professional approach to property management in accordance with international IREM management standards, which increases the investment value of the property, increases the functionality of the assets, achieves an effective balance between Lessee and Lessor.

Priority for BPD PROPERTY MANAGEMENT is to achieve long-term partnership and high satisfaction of our clients. Our corporate culture relies on effective communication and maintaining effective feedback with every client. To achieve it, we support and provide:

- **an automated tenant register** of contractual relations, which allows us to control at any time the fulfillment of the undertaken commitments. The tenant register contains tenant details, lease terms, specific arrangements and schedules

- **automated consumables database** and digital access for each client by providing an individual account

- **customer support helpdesk system**, through which tenant could submit its request at any time and seek assistance from our team



In house Property Management Policies:

■ Tenants` relation policy

- we maintain active communication and conduct necessary meetings with tenants.
- we take actions as a result of inquiries or feedback from tenants.
- we manage and assist with negotiations, lease renewals, subletting, relocation, applications for alterations

■ Advertising policy for the identification and branding of the areas, etc.

Facility Management

After move-in, BPD park and facility managers keep in close contact with the clients to ensure all systems operate efficiently and they are comfortable in their new premises.



BPD FACILITY MANAGEMENT offers you:

- Infrastructure and systems maintenance
- Technical maintenance of the buildings, equipments and devices: regular, predictive, preventive or reactive
- Minor repairs and reconstruction under strict observance of fire protection and health and safety regulations in order to maximize adaptation to the client's specifics and efficient operation
- To cover the maximum number of risks that may arise during a leasing relationship we have strict insurance policy



FACILITIES SERVICES PROVISION in our Logistics Parks:

- 24/7 Security, access control and video surveillance
- Cleaning and hygiene of internal and external areas
- Snow cleaning and removal
- Landscaping and maintenance of indoor and outdoor greenery including supply of plants and material
- Energy efficiency and renewable energy policy;
- Waste removal and transportation
- Pest control
- Maintenance of IT infrastructure
- Regular inspections and internal reports
- Measurement and report on consumable
- Communication with local authorities and bodies
- Maintenance of lighting
- Maintenance of internal road network

Logistics Services

BPD LOGISTICS

- **BPD** offers integrated logistics solutions
- Individual solutions according to client business model
- **BPD** owns and operates in premium high level rack system warehouses
- We support with warehouse, equipment, infrastructure, machines and staff
- Temperature controlled premises and pallet spaces
- **BPD** works with F.I.F.O principle (first in, first out)
- HACCP for food and fodders
- Access from all over the world and reporting at any time through WMS
- Logistics Services and operations for e-commerce businesses

Why BPD LOGISTICS?

- **BPD** offers full range of logistics services with tailor made solutions
- High level rack system warehouses: conventional and/or mobile racks
- By partnering with BPD, clients focus on their core business activities
- Use our staff and our equipment for client business operations
- Multifunctional dock levelers for all type of motor vehicles
- High performance machines available

FACTS AND FIGURES

- ◆ Logistics services operation area: **14 300 sq.m.**
- ◆ Pallet spaces: **20 000**
- ◆ **18** professionals on 3 sites
- ◆ **High class** equipment and machines

Our clients:

Our clients are mainly large scale international companies representing a diverse array of sectors: A.L. Group, Ficosota, Agrana Zucker, Schenker, Unimasters, Brentag, Telelink, Jotun and others



BPD LOCATIONS

3 000
pallet
spaces

BPD
SOFIA

2 000
pallet
spaces

BPD
VARNA

15 000
pallet
spaces

BPD
RUSE

BPD type of Logistics Services



BPD Portfolio Locations



BPD Newly Developed Operating Projects

BPD Sofia East I & II



BPD Varna



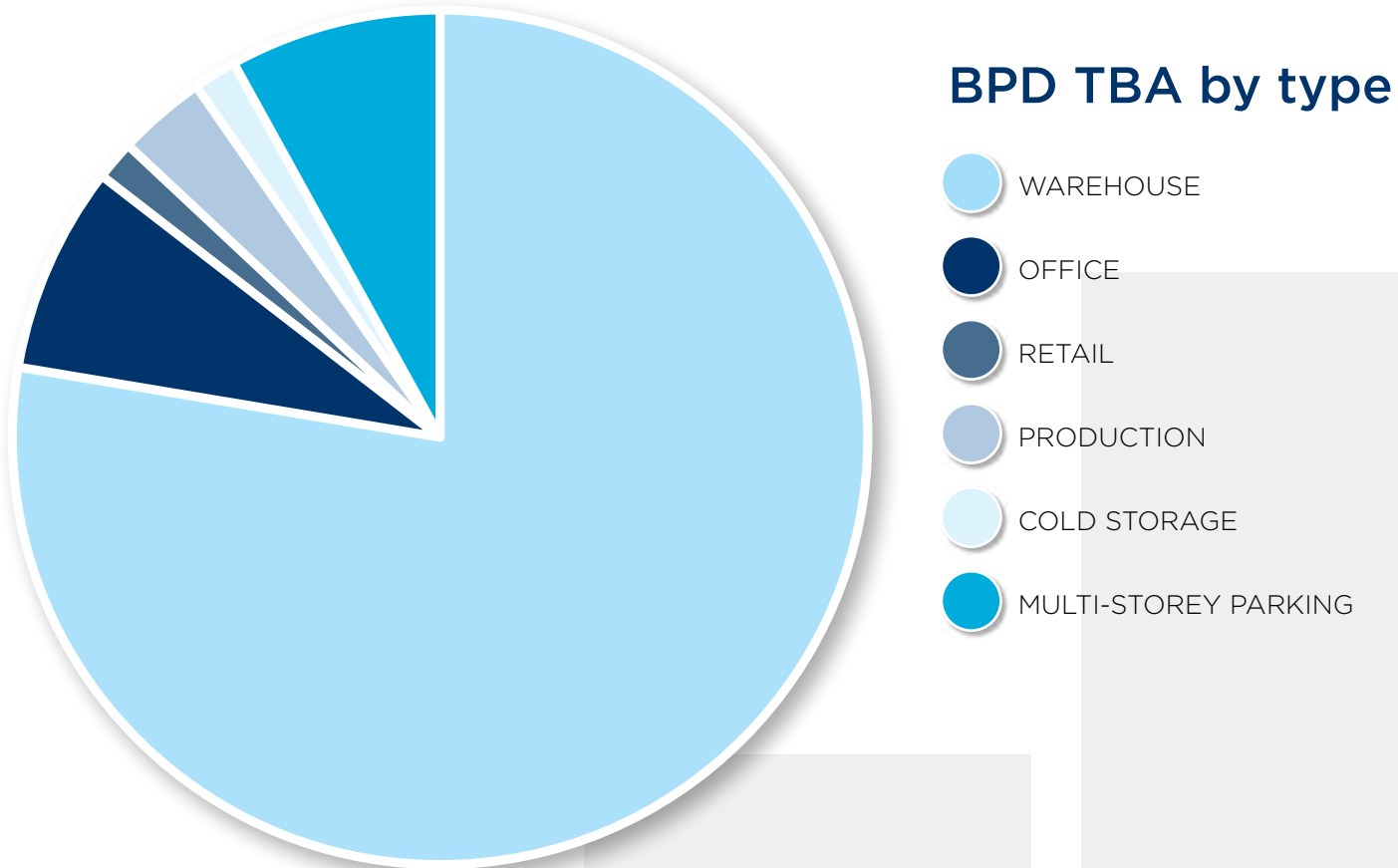
BPD Ruse



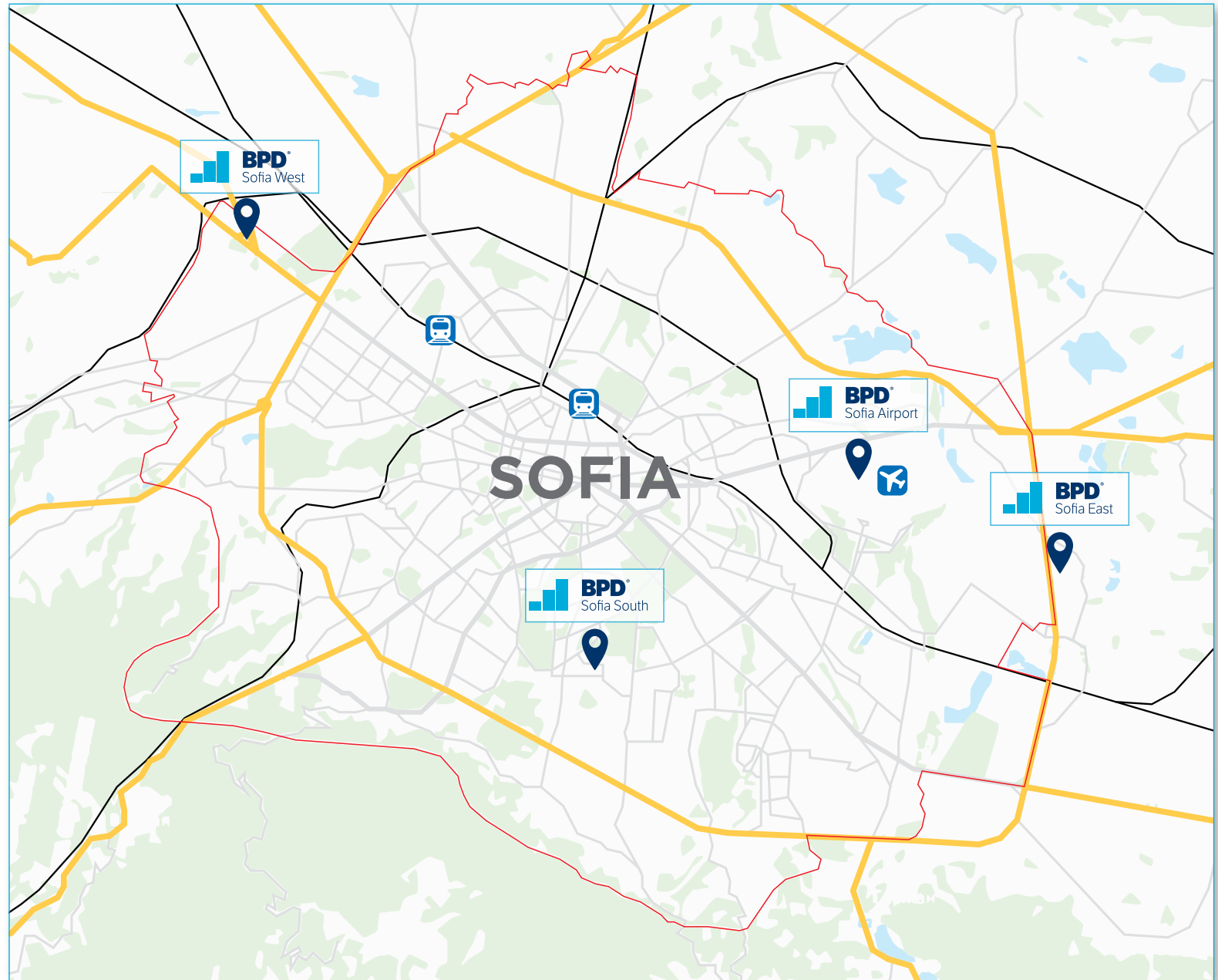
BPD Pleven



Assets Under Management



SOFIA Locations:





PROJECT: Logistics Park BPD Sofia East I

Warehouse building with offices and commercial premises.

OPERATING SINCE: 15.11.2016

ADMINISTRATIVE ADDRESS:

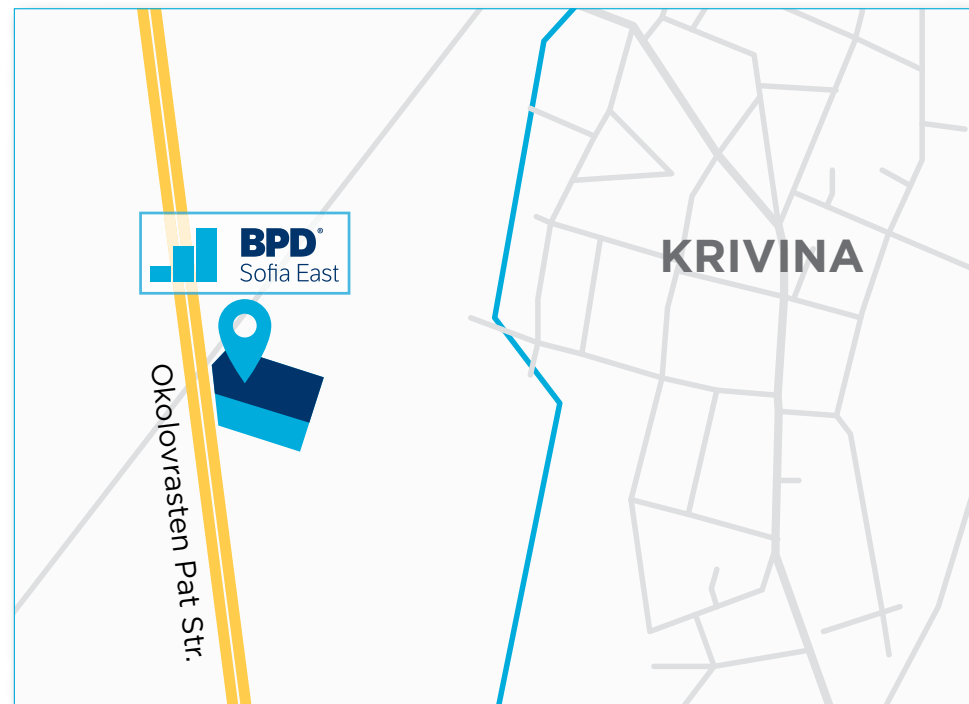
454 B, Okolovrasten pat Str., Region of Pancharevo, Sofia

LOCATION AND MAP:

- with 72 m frontage on the East arc of Sofia Ring Road in the region of village of Krivina
- strategically positioned and easily accessible, between Hemus and Trakya highways
- near to Sofia Airport

DISTANCES:

Sofia center	11 km
Railway Station Iskar	7 km
Sofia Airport.....	10 km
Botevgradsko shosse.....	4 km
Plovdiv.....	136 km
Burgas	376 km
Varna.....	457 km



CONCEPT AND PREMISES:

Plot size	19 650 sq.m.
Leasable area.....	9 758 sq.m.
Warehouse premises.....	8 485 sq.m.
Commercial and office premises.....	1 273 sq.m.
Parking spaces	available

TECHNICAL SPECIFICATION:

- Metal construction with column distance 12x24.
- Internal clear height up to 10 m.
- ESFR sprinkler system.
- Floor loading capacity 5,00 t/m².
- 2 loading ramps for every 1000 sq.m. warehouse area and level access for every 2000 sq.m.; (16 ramps in total).
- 100 mm sandwich panel walls.
- High-end industrial LED lighting in the warehouse and secured natural lightning in the picking zone and corridors.
- Exterior high quality LED lighting on the facades.
- High-end cabling solutions including fiber optic cables to individual racks and connectivity to each endpoint.
- High quality TPO hydro insulation and thermo isolating materials increased thermal insulation (30% above the statutory requirements).
- System with built-in sun protection in the office part on with integrated automated sun protection ensures high levels of heat and sound insulation.
- Diesel generator Backup.



ADVANTAGES:

- Prime location.
- Developed infrastructure and modern facilities.
- Ready-to-use warehouses and offices with installed rack system.
- Professional management team under the standards of the Institute of Real Estate Management (IREM).
- Secured Facility Management on site regarding all systems and ensuring good working environment at all times.
- Competitive prices for leasing of warehouse and office spaces with flexible lease terms.
- Possibility for logistics services with flexible terms.
- 24 hour video surveillance system and access control.

ACTIVITIES AND SERVICES:

- Lease of warehouse, commercial and office premises and parking spaces.
- Leasing of temperature controlled premises.
- Logistics services.
- Professional full time on-site management team.

ADDED VALUE SERVICES:

- Professional property and facility management working under international standards.
- HACCP for foods and fodders.
- Rack system warehouse available.
- HVAC system available.



PROJECT: Logistics Park BPD Sofia East II

Warehouse building with offices.

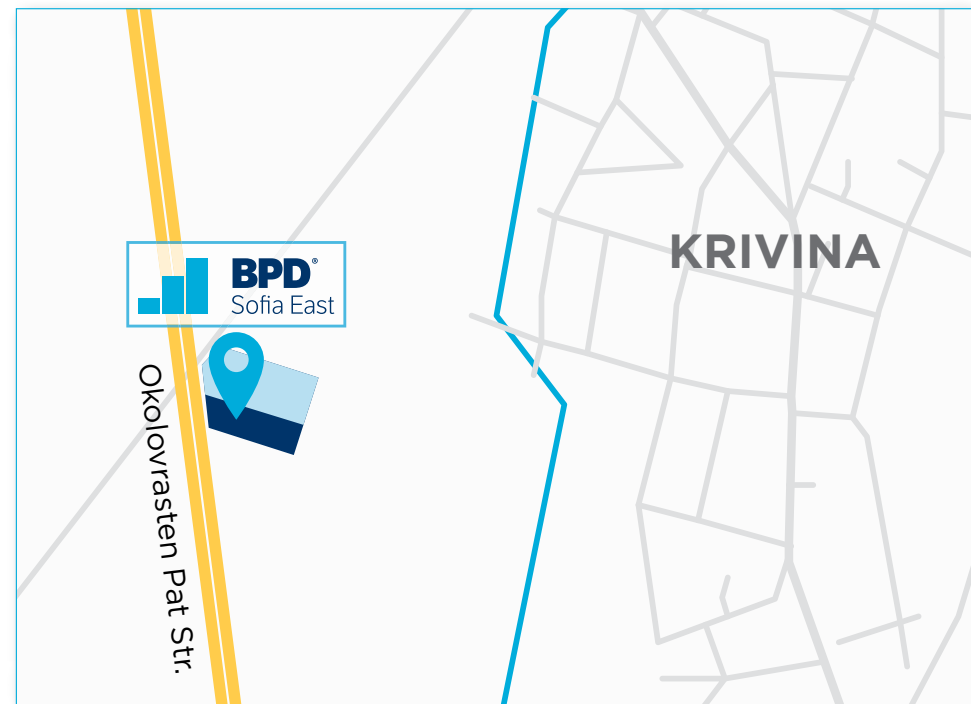
OPERATING SINCE: April 2020

ADMINISTRATIVE ADDRESS:

Sofia, region of Pancharevo, 454 A, Okolovrasten pat Str.

LOCATION AND MAP:

- with frontage on the East arc of Sofia Ring Road in the region of village of Krivina.
- strategically positioned and easily accessible, between Hemus and Trakya highways,
- near to Sofia Airport.



DISTANCES:

Sofia center	11 km
Railway Station Iskar.....	7 km
Sofia Airport.....	10 km
Botevgradsko shosse.....	4 km
Plovdiv.....	136 km
Burgas	376 km
Varna.....	457 km

CONCEPT AND PREMISES:

Plot size	8251 sq.m.
Leasable area.....	4322 sq.m.
Built-to-suit premises for Pharmaceutical company.....	3362 sq.m.
For conventional warehouse.....	962 sq.m.

TECHNICAL SPECIFICATION:

- HVAC and temperature control from +15 to +25°C with monitoring system.
- internal clear height up to 10,50 m.
- induction cables installed in the floor.
- ESFR sprinkler system.
- floor loading capacity 5,00 t/m².
- 3 Combo ramps suitable for TIRs and busses.
- high-end industrial LED lighting in the warehouse and secured natural lightning in the picking zone and corridors.
- exterior high quality LED lighting on the facades.
- high-end cabling solutions including fiber optic cables to individual racks and connectivity to each endpoint.
- Diesel generator Backup.



ACTIVITIES AND SERVICES:

- Lease of warehouse, commercial and office premises and parking spaces
- Leasing of temperature controlled premises
- Professional full time on-site management team



PROJECT: Logistics Park BPD Varna

Investor Class A project.

Warehouse buildings with offices and commercial premises.

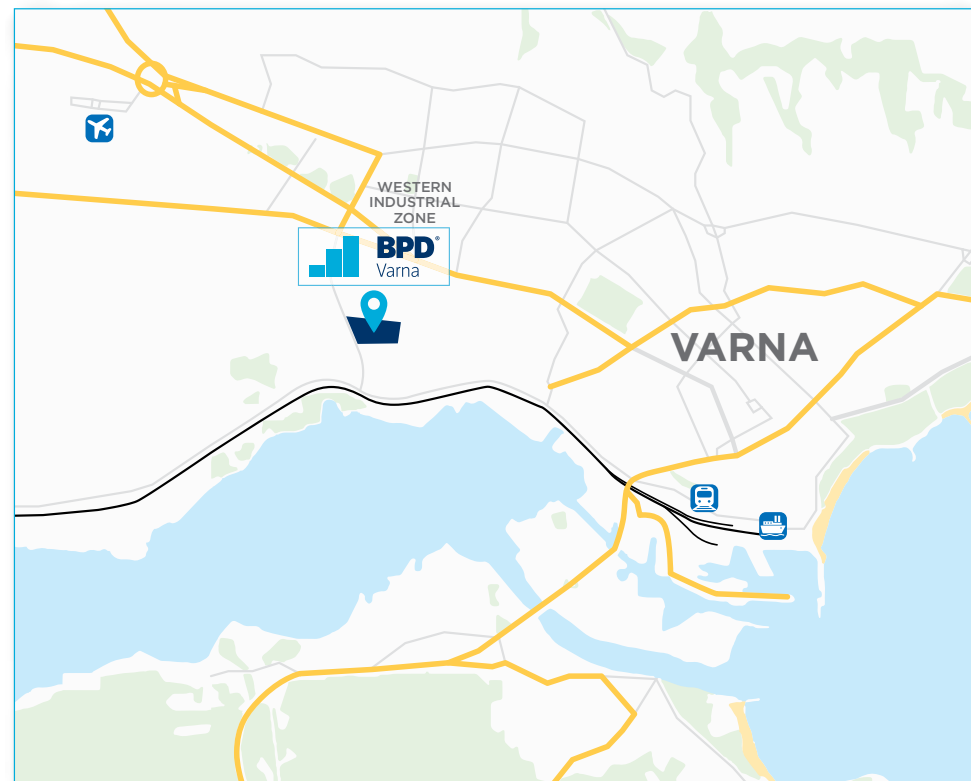
OPERATING SINCE: 2008 (for newly developed premises)

ADMINISTRATIVE ADDRESS:

26, Perla Str., Western Industrial Zone, Varna

LOCATION AND MAP:

- located in the Western Industrial Zone of Varna.
- easy to access to the city ring road and to Vladislav Varnenchik Blvd, a major traffic artery in Varna, and part of European Transport Corridor (ETC) N8, connecting the seaside with the capital Sofia.



DISTANCES:

Varna seaport.....	10 min.
Airport Varna.....	10 min.
Railway station Varna.....	10 min.
City center of Varna	1,5 km
New city seaport.....	1,5 km

STATUS:

Operated by BPD since	2006
Building A1 operating since	11.06.2008
Building A2 operating since	31.10.2008
Building A2 G operating since	18.12.2008
Building A6 operating since	28.06.2011
Building A3 operating since	30.11.2018
Building A5 to be delivered	Q4 2020

CONCEPT AND PREMISES:

Plot size	132 500 sq.m.
TBA newly delivered	36 643 sq.m.

OLD WAREHOUSE PREMISES: 14 850 sq.m.

NEWLY DELIVERED WAREHOUSE AND OFFICE PREMISES:

Building A1 6 405 sq.m.

warehouses A1 5 075 sq.m.

offices A1..... 1 330 sq.m.

Building A2 3 194 sq.m.

warehouses A2 2 923 sq.m.

offices A2..... 270 sq.m.

Building A2 G (multi-level parking) 625 sq.m.

Building A6 11 594 sq.m.

warehouses A6 10 249 sq.m.

offices A6 1 345 sq.m.

Building A3 2 418 sq.m.

warehouses A3 1 776 sq.m.

offices and showrooms A3..... 641 sq.m.

BUILDINGS IN PROGRESS:

Building A5 (warehouse and offices) 15 547 sq.m.

Building A4 (warehouse, commercial premises and offices) 3400 sq.m

TECHNICAL SPECIFICATION:

- metal construction with column distance 12x24;
- internal clear height up to 11 m;
- temperature controlled premises with different temperature regimes: (from +2 to +14°C) and (from -18 to -24°C);
- ESFR sprinkler system;
- floor – Industrial joints free floor, reinforced with metal net and fibers, with loading capacity of 5,00 t/m2;
- 1 loading ramps for every 1000 sq.m. warehouse area and level access;
- up to 100 mm sandwich panel walls;
- ample parking zones for cars, busses and trucks and truck maneuvering space;
- fully developed high quality infrastructure;
- ready to use office premises with flexible sizes;
- professional warehouse equipment.

ADVANTAGES:

- prime location with all transport connections in close proximity;
- frequent and reliable public transport links the park with the city center;
- developed high-quality infrastructure and facilities available;
- professional management team under the standards of the Institute of Real Estate Management (IREM);
- secured Facility Management on site regarding all systems and ensuring good working environment at all times;
- competitive prices for leasing of warehouse and office spaces;
- possibility for logistics services with flexible terms;
- 24 hour video surveillance system and access control;
- Diesel generator Backup.

ACTIVITIES AND SERVICES:

- Lease of warehouse, commercial and office premises and parking spaces;
- Leasing of temperature controlled premises;
- Logistics services;
- Professional full time on-site management team;
- Built-to-suit options.

BPD Varna - Current Major Development

- TBA: **15 550 sq.m.**
- Delivery date: **Q4 2020**
- Located at the heart of the park with own parking zone
- Ambient and temperature controlled warehouse premises and offices
- 4 chambers with the following parameters:
 - From +2 to +12°C with area of **1 021 sq.m.**
 - From -18 to -25°C on area of **1 046 sq.m.**
 - Picking zones: from +2 to +6°C.
 - Racking systems in the chamber and BMS Monitoring temperature system with distant surveillance and management.
- Clear height **10,50 m**
- Floor loading capacity: **5 ton/sq.m.**
- Roof Solar technology
- 2 ramps at every **1 000 sq.m.** and level access on every **2 000 sq.m.**





PROJECT: Logistics Park BPD Ruse

Warehouse building with offices.

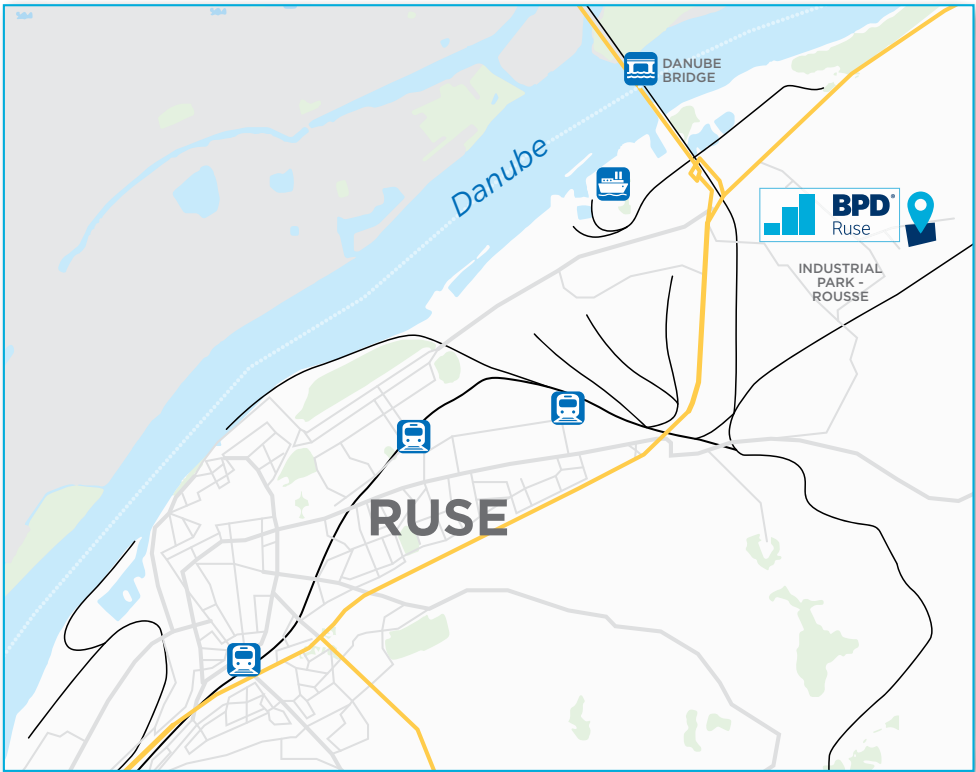
LOCATION AND MAP:

- located in Ruse Slatina District, within newly developed industrial area - Ruse Industrial Zone
- with access road to Tutrakan Blvd., in the proximity of Ruse-East Port, the Danube Bridge and Ruse Free Zone.

ADMINISTRATIVE ADDRESS:

6, Slatinska Str., Ruse Industrial Zone, Ruse, Bulgaria

STATUS: Operating since 31.10.2012



DISTANCES:

From the Danube Bridge	1.5 km
From main Bulgaria Romania highway	1 km
Close to Ruse East Port & Free Zone	
From Bucharest	80 km
From Ruse city center	3 km

CONCEPT AND PREMISE:

Plot size:	54 000 sq.m
Phase I TBA	13 850 sq.m
Warehouse units	from 1 385 sq.m
Phase II TBA:	up to 20 000 sq.m (potential)

TECHNICAL SPECIFICATION:

- pre-cast concrete structures;
- 10 m clear height;
- high resistance industrial floor 5 t/sqm;
- ESFR sprinkler system;
- 2 Dock level access doors for every 1 385 sqm warehouse area;
- 2 Ground level access loading doors;
- full infrastructure availability;
- min 32 deep maneuvering space;
- ready to use warehouse with offices with flexible sizes.



ADVANTAGES:

- excellent national and regional connections;
- frequent and reliable public transport connects the park with the city center;
- ready-to-use warehouse premises and administrative offices available now;
- developed high-quality infrastructure and facilities available;
- competitive labor costs in Ruse and the region;
- competitive prices with flexible lease terms;
- possibility for logistics services with flexible terms;
- professional warehouse equipment including 5 level racking system, WMS system and high class machines for logistic services;
- 24 hour video surveillance system and access control.

ACTIVITIES AND SERVICES:

- Lease of ready-to-use warehouse, office premises and parking spaces;
- Logistics services;
- Professional full time on-site management team;
- Built-to-suit options.





PROJECT: Logistics Park BPD Pleven

STAGE I: Automotive cable systems factory for Nexans Autoelectric in Pleven

START OF THE PROJECT: March 2014

DELIVERY DATE: December 15, 2014

TENANT: “Elektrocabel Bulgaria” EOOD, part of the group of Nexans for production of cables and cable systems for the automotive industry

Location: “Storgozia” district in Pleven; direct access to the main entry-exit artery road of Pleven through the main street “Tsar Samuil”

PLOT SIZE: 37 000 sq.m

ADMINISTRATIVE ADDRESS: Pleven, №140 , Storgozia district

AREAS: 5269 sq.m of production, warehouse and administrative areas. It is envisaged expansion of 5000 sq.m. (phase II)

SECTORS: production hall, warehouse, administrative sector, household sector and technical service facilities

CERTIFICATION: Investment is certified “Investor Class A” by Invest Bulgaria Agency and BPD was awarded: Investor of the Year for the city of Pleven for 2014



DESCRIPTION AND CONCEPT:

- a single-story building with a clear height from 5.00 m to 6.00 m.
- it is purposed for the production of auto cabling systems
- it is divided into 5 sectors - production hall, warehouse, administrative sector and technical service facilities areas
- the building has parking, green areas, facade lighting, electricity and gas networks, surveillance system, access control and protection
- sprinkler tank, reserve electricity supply through highly efficient diesel generator

SPECIALIZED TECHNOLOGY SYSTEMS

- Sprinkler system
- Heating and ventilation system of the production hall
- Smoke and heat extraction system
- System for utilization of solar energy
- Compressed air system with primary and backup compressor completely covering the production



PROJECT: Logistics Park BPD Pleven

STAGE II: Warehouse and offices with TBA 3 262 sq.m

LOCATION AND MAP:

- Storgozia residential area, Pleven
- It has a 30 m frontage to Tsar Samuil Street
- property borders to a textile-producing facility, a petrol station and a hypermarket LIDL

ADMINISTRATIVE ADDRESS:

Pleven, №140, Storgozia district

STATUS: Operating since November 2015

CONCEPT AND PREMISE:

Plot size: 37 000 sq.m.

Warehouse and office building TBA 3 262 sq.m



TECHNICAL SPECIFICATION:

- pre-cast concrete structures
- up to 7 m clear height
- high resistance industrial floor 3,5 t/sqm
- 2 Dock level access doors for every 1 385 sqm warehouse area
- Ample parking space and truck maneuvering space
- Full infrastructure availability
- ready to use office premises with flexible sizes

ADVANTAGES:

- excellent national and regional connections
- frequent and reliable public transport links the park with the city center
- ready-to-use premises and administrative offices available now
- developed high-quality infrastructure and facilities available
- professional full time on-site management team
- advantage of competitive labor cost in Pleven and the region
- competitive prices with flexible lease terms
- ambient parking spaces for cars and truck maneuvering space

ACTIVITIES AND SERVICES:

- ready -to- use warehouse, office premises and parking spaces
- built-to-suit solution within the park
- professional property and facility management



PROJECT: BPD Sofia South

Warehouse and offices.

LOCATION AND MAP:

- located in the southern part of Sofia
- at the foot of the Vitosha mountain
- 5 minutes drive from city center
- has frontage on two streets – Filip Kutev Street and Srebarna Street. Both of them connect the subject property with Cherni Vrah Boulevard, which is one of the largest boulevards in the city of Sofia
- Cherni vrah boulv. connect the southern areas with downtown, passing through one of the prestigious residential areas – Lozenets, and leading to the National Palace of Culture, located in the very heart of the city. In the opposite direction, the Boulevard leads to the Ring Road of Sofia, which is the main traffic artery in the southern districts, leading to Trakia Highway and the city of Plovdiv respectively.

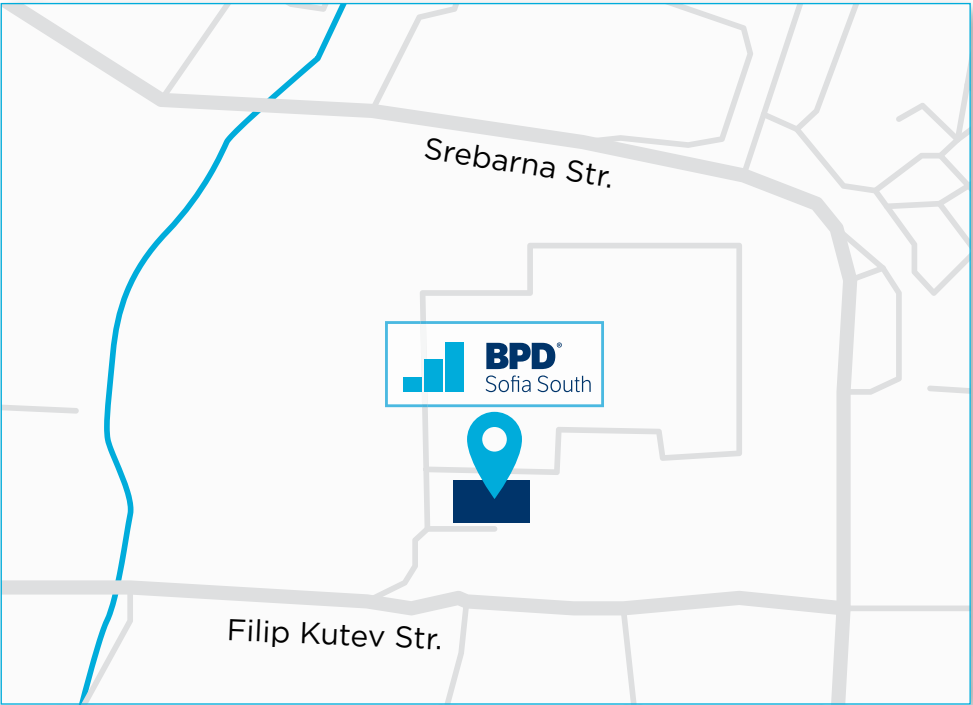
ADMINISTRATIVE ADDRESS:

Sofia, 1407, Zone Hladilnika; 137 Philip Kutev Str.

STATUS: Acquired and operated by BPD since 2007

CONCEPT AND PREMISE:

Plot size:	92 000 sq.m
Warehouse buildings with office modules TBA	25 000 sq.m



ADVANTAGES:

- One of the most desirable office destinations in Sofia;
- top location close to the city center;
- Metro station nearby;
- 24h guard and video surveillance system;
- facilities and amenities - restaurant, cafe, carwash;
- developed infrastructure.

ACTIVITIES AND SERVICES:

- Leasing of warehouses and offices;
- Development of office and residential buildings;
- Professional full time on-site management team.

BPD Sofia West

PROJECT: BPD Sofia West

Warehouse and offices.

LAND PLOT: 29 902 sq.m

WAREHOUSE AND LOGISTICS BUILDING:

up to 15 000 sqm

INDICATORS:

- Mixed Multifunctional Zone 2 (SMF2)
- Density: **60%**
- Coefficient of intensity: **1.2**
- Maximum height: **up to 15m**

LOCATION AND MAP:

- Facing Slivnitsa Blvd. and international road E-80 leading to Serbia
- The property has easy access and is 5 km away from Sofia's ring road leading to the Struma motorway and Trakia and Hemus motorways
- In close proximity to Kalotina-Sofia Motorway and a new road linking the Industrial Zone "Bozhurishte" with Sofia-city.

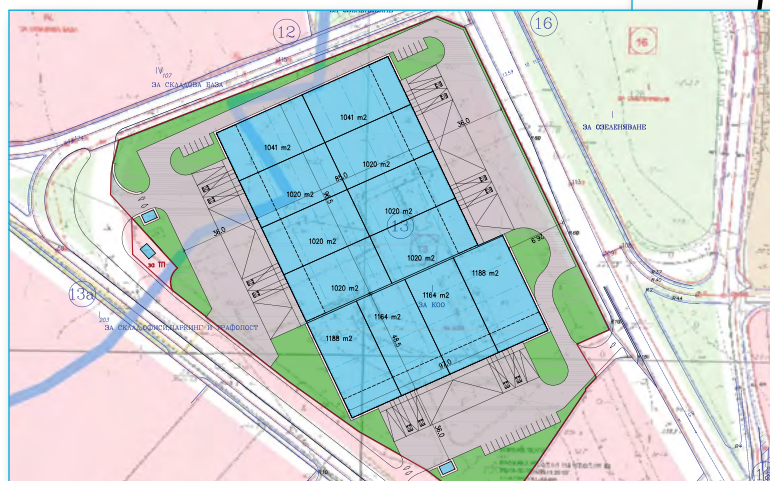
ADMINISTRATIVE ADDRESS:

Sofia, 1407, Zone Hladilnika; 137 Philip Kutev Str.

STATUS: Acquired and operated by BPD since 2007

ADVANTAGES:

- The property is located in a developed industrial and commercial area
- Nearby are international companies such as Coca-Cola, Schenker, Volvo, Metro, BHTC and others.



AVAILABLE OPTIONS:

- Sale of land
- Built-to suit for production facility or logistics building
- Lease or logistics services

DISTANCES:

Lyulin:	1.7 km
Industrial Zone "Bozhurishte"	1.6 km
Sofia	5.6 km
Plovdiv	135 km



BPD[®] Sofia Airport

PROJECT: BPD Sofia Airport

Logistics and office building.

LAND PLOT: 18 000 sq.m

PURPOSE OF LAND: for logistics,
commercial and office building

INDICATORS:

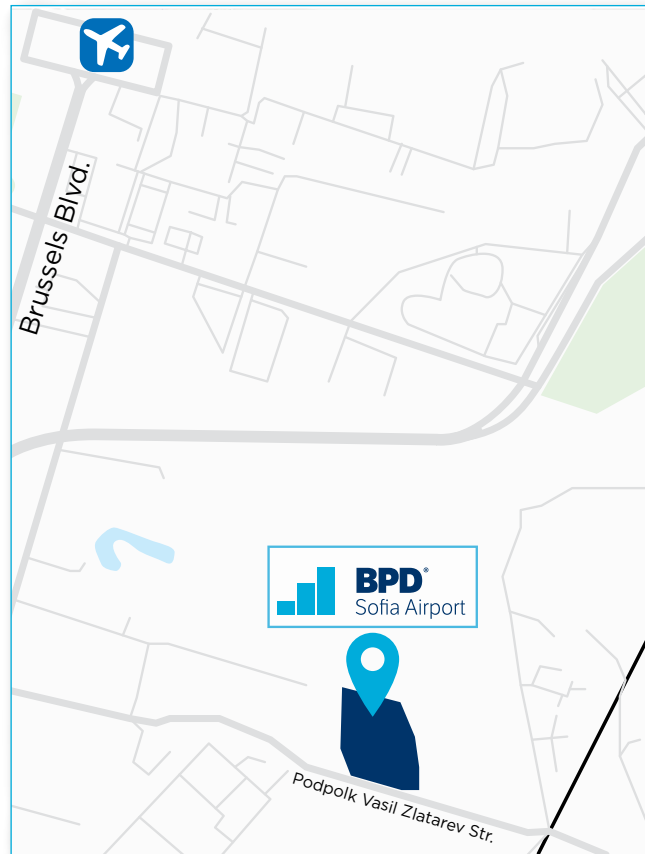
- PMS zone (for small and medium-sized enterprises, clean production, hotels, offices and medical environments)
- Density: **50%**
- Coefficient of intensity: **1.2**

ADVANTAGES:

- Close to Metro Station
- Close to Sofia Airport
- The property is located in a developed logistics and office zone

AVAILABLE OPTIONS:

- Sale of land
- Built-to suit for production facility or logistics building
- Lease or logistics services





PROJECT: Industrial Park Pleven

ABOUT THE OWNER:

Industrial Zone-Pleven is a company that owns and manages the industrial and Logistics Park in Pleven: Industrial Park Pleven. The company is owned by BPD (51%) and FairPlay (FPI) (49%) – both with long – term history, expertise and experience in the sphere of industrial properties, residential and office buildings, management of hotels and holiday resorts primarily located in Sofia and across Bulgaria.

GENERAL DATA:

- Total area: **202 000 sq.m**
- Land plots: from **3 000 sq.m** to **18 000 sq.m**
- existing ready-to use buildings

PARAMETERS OF THE LAND PLOT:

- industrial and logistics activities
- zoned land with finalized procedures according to Pleven city plan
- coefficient of intensity: **1,6**
- density: **70%**
- height **up to 15 m**



INFRASTRUCTURE AVAILABILITY:

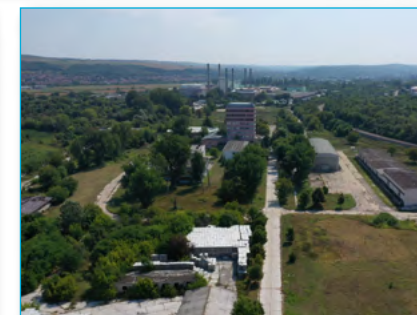
- 2 MW free power supply with a potential to increase of up to 12 MW
- own substation on the site
- connectivity to medium and high voltage grids
- water and sewerage connections
- telecommunications
- possibility for own railway line in the property
- possibility of gasification
- internal road network

ADVANTAGES:

- premium location in a newly developing industrial area
- available infrastructure: electricity/water/sewage to the border of the property
- the land plots are suitable for production, warehouse and service activities
- maintenance of the common areas (roads, landscaping, entrance-exits), security, etc.
- geodesy survey of the plots could be provided after a plot selection
- convenient access for trucks up to 25 m in length
- possibility to build an internal railway line and cargo area on site
- full support and assistance to investors (in terms of accelerated procedures in local institutions, design, construction, etc.)

FLEXIBLE OPTIONS:

- possibility to merge and separate land plots
- possibility for sale of land plots
- possibility for sale of land plot with existing industrial buildings
- possibility for rent of plots and buildings
- built-to suit options: short deadlines from first step to a completed production and/or warehouse facilities





PROJECT: BPD Burgas

Warehouse and offices.

LAND PLOT: 16 000 sq.m

INDICATORS:

- Mixed multifunctional area
 - Density: **60%**
 - Coefficient of intensity: **1.2**
 - Maximum height: **up to 10 m**
 - Landscaping: **30%**
- Purpose of use: industrial and logistics activities

DISTANCES:

Burgas city center	5 km
Sea port of Burgas	6 km
Sofia	360 km
Varna	110 km
Plovdiv	240 km

LOCATION AND MAP:

- 111 m face on Stefan Stambolov Blvd.
- located at the entrance of Burgas, at the end of Trakia highway
- the property has easy access and is about 5 km away from the center of Burgas
- it is located opposite the Metro shop in Burgas
- pedestrian access to the other side of the road

ADVANTAGES:

- The property is located in a developed industrial and commercial area
- Nearby are companies such as Hyundai, Metro, Moto Pfoe, Baumax
- Public transport stop in front of the property
- Proper shape of the property - square type with the possibility of comfortable positioning of buildings
- A Master Plan and a design visa of warehouse and production areas available
- Coordinated external links with Electro, Plumbing and Roads Agency

OPTIONS AVAILABLE:

- sale of regulated land with visa design
- built-to suit of a logistics and warehouse building





PROJECT: BPD Bansko

LAND PLOT: 6092 sq.m

INDICATORS:

- Mixed multifunctional area
- Density: **50%**
- Coefficient of intensity: **1.8**
- Maximum height - **up to 13 m**

LOCATION AND MAP:

The site is close to the gondola. It has views to the mountain and over the town

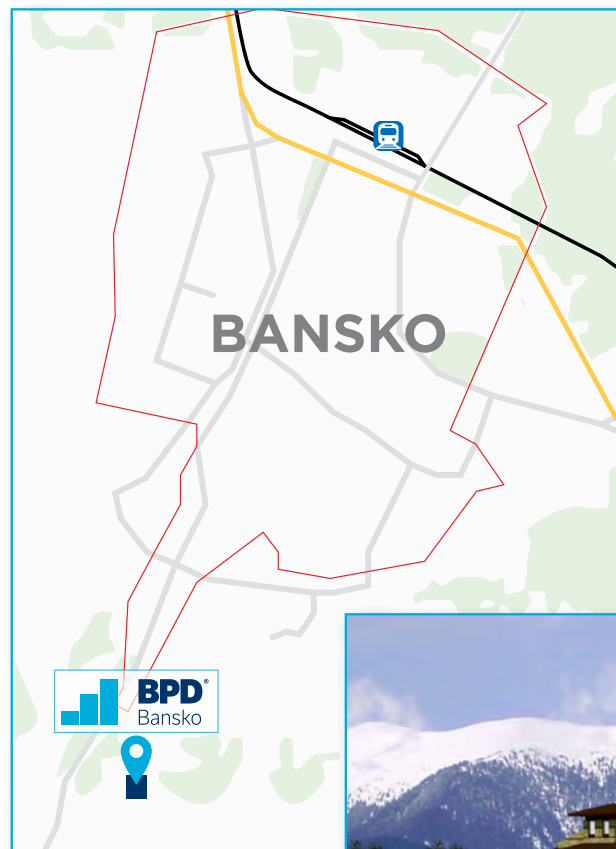
ADMINISTRATIVE ADDRESS:

Bansko, Kosherinata area

DEVELOPMENT:

Building Permits as of 2007 for Apart hotel of 14 700 sq.m (gross) of 159 apartments.

- 56 Studios
- 76 One bedroomed apartments
- 27 Two bedroomed apartments
- together with full facilities including underground car parking, bar, ski storage and a spa centre with swimming pool



ADVANTAGES:

- Easy access, close to Bansko city center and Lift stop
- Proper shape of the plot
- The property is located in a developed area for vocational properties
- Design visa and building permits available
- sale of regulated land with visa design





PROJECT: BPD Sandanski

LAND PLOT: 19 612 sq.m

The plot consists of three plots:

- 2565 sq.m
- 8768 sq.m
- 8279 sq.m

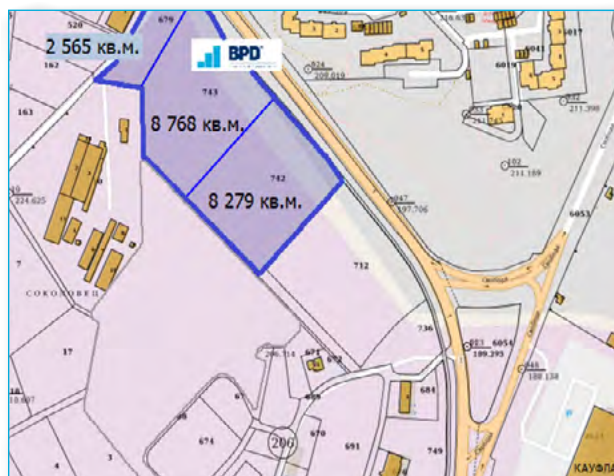
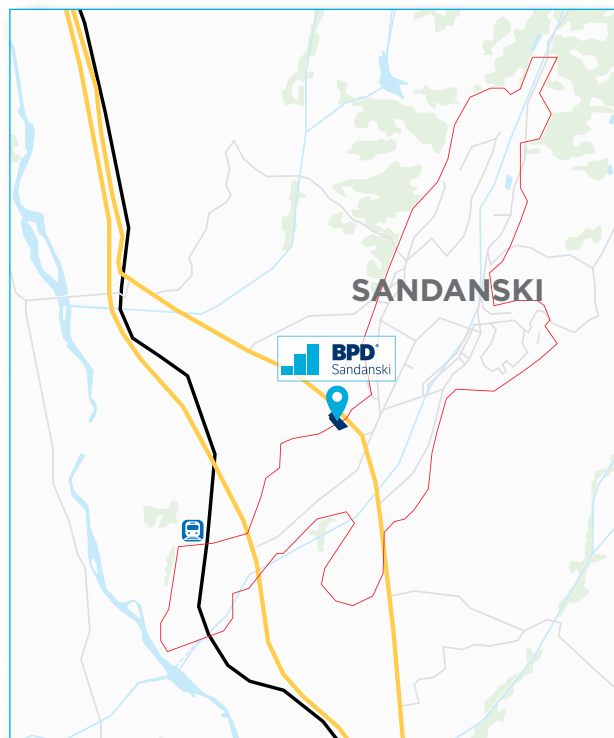
INDICATORS:

- Density: **80%**
- Intensity Coefficient: **2**
- Greening: **20%**
- Height: **up to 10 m**

LOCATION AND MAP:

It is located and has face on the international roadway artery E79 and European Transport Corridor No 4, First-class transportation routes

- It is situated at the entrance of city of Sandanski
- Excellent accessibility could be ensured by means of direct access from the E79 and from the planned traffic junction, along a local road



ADVANTAGES:

- The plot's size and shape allow effective architectural solutions to be implemented
- We had project for commercial trade center on 3 levels with TBA 16 000 sq.m





BPD RING ROAD small plots

PLOTS FOR SALE:

Plot 1: 3 150 sq.m.

Plot 2: 1 620 sq.m.

Plot 3: 2 970 sq.m.

INDICATORS:

- Mixed multifunctional zone 2
 - Density: **60%**
 - Coefficient of intensity: **1.2**
 - Maximum height: **up to 10 m**
 - Landscaping: **30%**
- Purpose of use: industrial and logistics activities

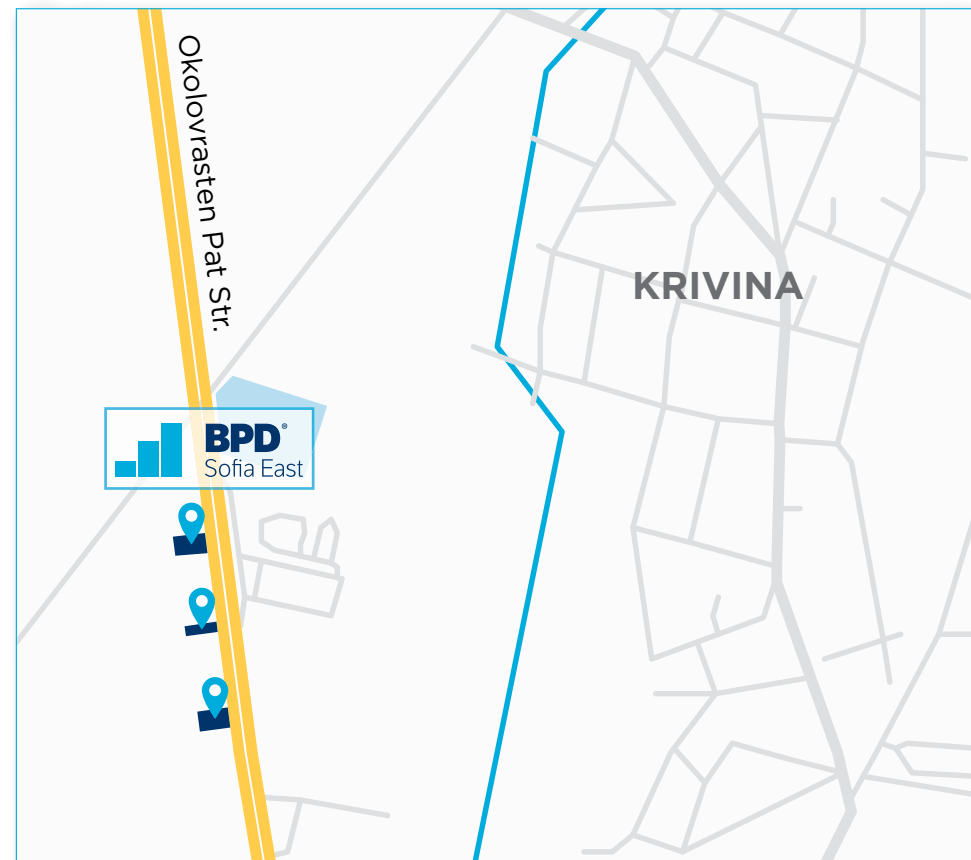
LOCATION AND MAP:

- with frontage on the East arc of Sofia Ring Road in the region of village of Krivina
- strategically positioned and easily accessible, between Hemus and Trakya highways
- near to Sofia Airport

ADVANTAGES:

- Proper shape of the plots
- The plots are located in a developed industrial and commercial area

OPTIONS: For sale





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137, Filip Kutev Str.

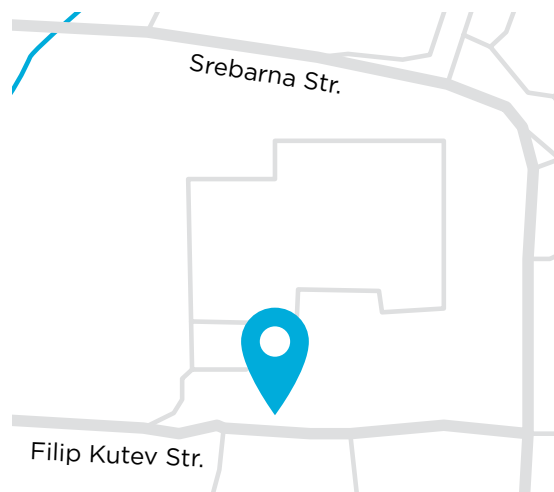
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Thank you for your time and attention!