

№	Question	Answer
1.	Please provide a detailed explanation showing the relation between exact operational permit and a specific building subject of the Concession.	<p>68134.709.16.1 /Terminal 1/ - UP* № 522 of 23.11.2000 г. 68134.709.19.1 / Terminal 2/ - UP № ART.**-12-856 of 20.11.2006 г. UP № ART.-05-1824 of 14.10.2013 г. 68134.709.19.2 /Parking garage 2/- UP № ART.-12-856 of 20.11.2006 г. 68134.709.19.3 / Water supply and sewerage building / - UP № ART.-12-856 of 20.11.2006 г. 68134.709.19.4 / Water supply and sewerage building / - UP № ART.-12-856 of 20.11.2006 г. 68134.709.19.4 / Water supply and sewerage building / - UP № ART.-12-856 of 20.11.2006 г. 68134.709.19.5 /Ticket Office/ - UP № ART.-12-856 of 20.11.2006 г. 68134.709.19.6 /Security Guards building/ - UP № ART.-12-856 of 20.11.2006 г. 68134.709.19.8 / Water supply and sewerage building / - UP № ART.-12-856 of 20.11.2006 г. 68134.709.19.9 / Water supply and sewerage building – Pump house/ - UP № ART.-12-856 of 20.11.2006 г. 68134.709.19.10 /Transfrmer substation/ - UP № ART.-12-856 of 20.11.2006 г. 68134.709.14.1 /Kiosk 1/- UP № 176 of 02.04.2002 г. 68134.709.14.2 / Kiosk 2/- UP № 176 of 02.04.2002 г. 68134.709.469.5 /Fire station/- UP № ART.-12-855 of 20.11.2006 г. 68134.709.469.5 /TI3***/- UP № ART.-12-591 of 25.08.2006 г. *Use Permit, **Article, ***Technical Indicator3</p>
2.	Please explicitly list all of the building subject of the Concession without construction documentation, as well as if the issuance of a certificate stating that the said buildings represent tolerable construction is feasible, if so when we can expect to have such certificates.	<p>Construction documentation is missing for the following buildings: 68134.709.13.1 – 303 sq.m. according to CMCR*</p> <p>68134.709.13.2 – 85 sq.m. according to CMCR 68134.709.13.3 – 315 sq.m. according to CMCR 68134.709.13.5 – 72 sq.m. according to CMCR 68134.709.13.4 – 11 sq.m. according to CMCR 68134.709.13.6 – 79 sq.m. according to CMCR 68134.709.13.7 – 61 sq.m. according to CMCR 68134.709.13.8 – 18 sq.m. according to CMCR</p> <p><u>The buildings have been registered in the PSPA № 09115/25.04.2016 г.</u></p> <p>68134.709.15.2 – 75 sq.m. according to CMCR 68134.709.15.3 – 891 sq.m. according to CMCR 68134.709.15.4 – 1765 sq.m. according to CMCR 68134.709.15.5 – 1410 sq.m. according to CMCR</p>

		<p>68134.709.15.6 – 1609 sq.m. according to CMCR <u>The buildings have been registered in the PSPA № 09117/25.04.2016 г.</u></p> <p>68134.709.480.1 – 2712 sq.m. according to CMCR 68134.709.480.4 – 102 sq.m. according to CMCR 68134.709.480.5 – 126 sq.m. according to CMCR 68134.709.480.6 – 15 sq.m. according to CMCR 68134.709.480.3 – 2923 sq.m. according to CMCR <u>The buildings have been registered in the PSPA № 09113/25.04.2016 г.</u></p> <p>68134.709.469.3 – 78 sq.m. according to CMCR 68134.709.469.4 – 20 sq.m. according to CMCR 68134.709.469.6 – 118 sq.m. according to CMCR 68134.709.469.7 – 122 sq.m. according to CMCR 68134.709.469.8 – 88 sq.m. according to CMCR 68134.709.469.9 – 192 sq.m. according to CMCR 68134.709.469.10 – 71 sq.m. according to CMCR 68134.709.469.11– 1324 sq.m. according to CMCR 68134.709.469.12 – 59 sq.m. according to CMCR 68134.709.469.13 – 54 sq.m. according to CMCR 68134.709.469.14 – 35 sq.m. according to CMCR 68134.709.469.16 – 90 sq.m. according to CMCR Some of the buildings are an element of the lighting sytem handed over by the Bulgarian Air Traffic Services Authority. <u>The buildings have been registered in the PSPA № 09126/25.04.2016 г.</u></p> <p>There is a possibility to obtain a Tolerable Construction Certificate, therefore it is necessary to survey the building – architecturally, geodesically, constructively, etc..</p>
3	Please amend the draft of the Concession Agreement so that it provides a clause stating that in case the concessionaire suffers any harm/loses due to the fact that some of the buildings subject of the Concession are missing construction documentation such harm/loss shall be covered by the Grantor.	An amended draft of the Concession Agreement was published recently and no further amendments are foreseen at present
4	Please provide copies of all orders for approval/ amendment of the zoning plan regarding the Concession Area issued between 1999 and the present moment. Such orders should be accompanied by their colour graphical parts showing the exact land area affected by zoning amendments. Up to the present moment only few of the approvals were disclosed but none of the related graphical parts were provided.	The graphic parts to the Orders for the amendment of the zoning plans, in the color graphical original, are available in the "Architecture and Urban Planning" Department - Sofia Municipality. Sofia Airport EAD does not have them.

5	<p>We understand that Sofia Airport EAD has filed a claim against Velgraf Asset Management EAD re regarding title over land plots with a total area of 27,007 sq.m. located in the Airport Complex. The Grantor participates in the proceedings as a third interested party. One of the plots included in the disputes is RLP XXVII which coincides with land plot with cadastral identifier 68134.709.31, which is included in the object of the concession. Please, provide relevant documents regarding case 9200/2015 of Sofia City Court and what is the grantor's position in the case. Please provide information on what grounds Sofia Airport EAD claims ownership over land plot 68134.709.31.</p>	<p>An amended draft of the Concession Agreement was published recently and plot 68134.709.31 has been dropped from the concession object.</p>
6	<p>Please confirm why building with cadastral identifier 68134.709.9.1 is not included in the Deed for state ownership No. 09084/11.04.2016 which covers land plot 68134.709.9. Are there any obstacles for the issuance of a deed for public state ownership for this building?</p>	<p>Building with identifier 68134.709.9.1 is included in the Notes section on page 2 of the State Property Act No 09084 / 11.04.2016 in Item 2, Subsection 1</p>
7.	<p>Please provide all documents that served as grounds for the execution of the Voluntary partition agreement dated 29 June 2018 and listed in the end of the agreement. We consider that this is important given that land plots 68134.709.478 and 68134.709.480 are subject of the voluntary partition and buildings located over these plot are object of the concession. In addition, the tender documentation provides an option for extension of the concession area with land plots 68134.709.478 and 68134.709.480.</p>	<p>The answer to this question has already been provided by MTITC and posted in the Q & A section of section Q & A_19.09.18_1. Voluntary partition has been carried out in compliance with the provisions of the Bulgarian legislation. The properties, which as a result of the division are placed in a share of "Sofia Airport" EAD, will be announced through a Decision of the Council of Ministers as property - public state property and included in the object of the concession. At the moment, the necessary documents are being prepared for this. Please also note the relevant texts of the Draft Concession Agreement, and in particular clause 4.2.3., under which the State holds the full right of ownership of the concession object which is free and not encumbered by any encumbrances and / or rights of third parties, except for those encumbrances and / or third party rights, the information on which is disclosed in the Data Room</p>
8	<p>Please explain why mortgage rights are excluded from the definition of 'Encumbrance' in the Concession Agreement.</p>	<p>According to the Bulgarian legislation (Article 7, paragraph 1 of the State Property Act), the property and belongings - public state property, cannot be subject to disposition and be acquired by prescription</p>
9.	<p>Please provide a list of all land plots that constitute part of the Airport Complex.</p>	<p>The "Airport Complex" - Sofia is part of the territory of Sofia city, it covers both the airport itself and the territories bordering and in the vicinity of the airport. Please specify what is meant by "Part of the Airport Complex". The properties that are part of the airport but</p>

		not of the concession area are privately owned. The CMCR identifiers of these properties, as well as information about them, are apparent from the GCCA* site where the cadastral map is public and accessible to everyone *Geodesy, Cartography and Cadaster Agency
10	<p>Please confirm that the obligations of the assignees under the construction agreements disclosed for the period of 2008 - 2018 in response to Question No. 65 of 14 August 2018 in the Physical Data Room are fully performed.</p> <p>Please confirm in this regard that the guarantees issued under these construction contracts shall be issued/transferred in favor of the Concessionaire and shall remain valid until the expiration of the relevant warranty periods;</p>	<p>According to the attached list, the contracts under items 1 to 10 are fulfilled.</p> <p>According to the attached list, the contracts of items 11 to 35 are fulfilled</p> <p>The answer to the second question has been provided in the file Q&A_04.09_2, item. 21</p>
11.	In relation to the Minimum Insurance Requirements under Appendix 15 to the draft Concession Agreement, please confirm that the insurance contracts provided in the Data Room (namely the following agreements: No. 100-Д-301/28.12.2017, No. 100-Д-302/28.12.2017, No. 100-Д-303/28.12.2017, No. 100-Д-304/28.12.2017, No. 100-Д-287/14.12.2017 and No. 100-Д-297/27.07.2018) are all insurance agreements currently effective to which Sofia Airport is a party.	<p>We hereby confirm that the insurance contracts provided in the Data Room (namely the following agreements: No. No. 100-Д-301/28.12.2017, No. 100-Д-302/28.12.2017, No. 100-Д-303/28.12.2017, No. 100-Д-304/28.12.2017, No. 100-Д-287/14.12.2017 и No. 100-Д-297/27.07.2018) are all insurance agreements currently effective to which Sofia Airport is a party.</p> <p>We further specify that contract No. 100-Д-180/20.04.2018, which deals with: "Compulsory Occupational Accident Insurance" of employees of "Sofia Airport" EAD, with validity until 31.03.2019 , provided in the Physical Data Room - Contracts with Third Parties, is also effective.</p>
12.	Please provide the general terms and conditions of the respective insurance company applicable to each of the insurances currently effective to which Sofia Airport is a party.	<p>The information is available for an on-site review in the Physical Data Room under the conditions and order of Clause 5.1. of the Concession Documents - Appendix 3.91 - We provide the general terms and conditions of current insurance:</p> <p>Property insurance; ARIEL Insurance; Casco; Occupational accident; Civil liability of motorists; Accident of persons traveling in a motor vehicle</p>
13	Insurance agreement No. 100-Д-297/27.07.2018 (181000801K000003) currently provided in the Data Room is not complete (there are missing pages). Please provide the complete document for review.	The information is available for an on-site review in the Physical Data Room under the conditions and procedure set out in Art. 5.1. of the Concession Documentation - Appendix 3.51.2

14.	<p>With respect to the Agreement on the Terms and Procedure for the Use of Civil Airport for Public Use Sofia under Article 43e of the Civil Aviation Act, executed between Sofia Airport and MTITC:</p> <p>(1) In relation to Article 6.2 of the Agreement, please confirm if there are any public assets within the meaning of Article 3.1 of the Agreement, which are part of the airport but which will remain out of the concession property, and respectively will not be handed to the concessionaire. (Pursuant to Article 6.2 of the Agreement, in such case the use of such assets should be regulated by the provisions of the Agreement for the use of Airport Balchik for servicing commercial operations with aircrafts having maximum mass of 5,700kg or with passenger capacity up to 19 seats.)</p> <p>(2) In case of positive answer to question under item (1) above, please provide the Agreement for the use of Airport Balchik for servicing commercial operations with aircrafts having maximum mass of 5,700kg or with passenger capacity up to 19 seats for review.</p>	<p>The object of the concession is described in detail in Appendix 2, Part 1 of the Concession Documentation (Description of the Concession Object) corresponding to Annex 7 (Concession Object) of the draft Concession Agreement. The object of the concession includes land and buildings and all accessories thereto, including relevant parts of the adjacent technical infrastructure, as well as machinery, equipment and other movable property owned by the Grantor / the State (public state property).</p> <p>According to Art. 6.2 of the said agreement between MTITC and the present Operator regarding Sofia Airport, it shall be terminated as of the date of transfer of the Concession Object to the Concessionaire with regard to assets included in the Concession Object. Balchik Airport is not included in the Concession Object, therefore we do not provide the information you requested</p>
15	<p>With regard to Article 6.2 of the Agreement on the Terms and Procedure for the Use of Civil Airport for Public Use Sofia under Article 43e of the Civil Aviation Act, executed between Sofia Airport and MTITC, we render it appropriate for an explicit text to be included in the Concession Agreement, confirming that the agreement with MTITC is terminated and that the concessionaire should not be held liable for any default or breach in the obligations of Sofia Airport EAD under the agreement with MTITC.</p>	<p>In our view, it is not necessary to include an explicit clause in this sense in the Concession Agreement. According to Art. 6.2 of the said Agreement between MTITC and the present operator regarding Sofia Airport, it shall be terminated as of the date of transfer of the Concession Object to the Concessionaire, relating to the assets included in the Concession Object.</p> <p>.....</p>
16	<p>Earlier the Q&A process it was stated that an official certificate will be provided for review in respect of any security interest registered over assets of Sofia Airport . However, such certificate is still not provided. Please provide up-to-date certificate from the Central Registry of Special Pledges regarding any encumbrances over assets of Sofia Airport, with a detailed description of the pledged property.</p>	<p>The information is available for review in the Virtual Data Room - Appendix 30.4. - Certificate № 1204136 / 29.08.2018, issued by the Central Register for Special Bets</p>
17	<p>Please provide the agreements with Central Cooperative Bank AD on the grounds of which the bank guarantees for obligations of Sofia Airport have been issued (bank guarantee to the benefit of IATA, and bank guarantee to the</p>	<p>The answer has been provided in file Q&A_31.08_4, item. 21</p>

	benefit of the Customs Agency regarding excise payment).	
18	Please provide for review the security contracts executed in favour of Central Cooperative Bank AD in relation to the guarantees issued by the bank for obligations of Sofia Airport. Alternatively, please provide a summary of the terms and conditions of each such security document. Such information is of substantial relevance as it may relate to eventual existing encumbrances over assets of Sofia Airport which may fall in the concession property.	The information under the subject contract is not related to the Concession Site and the Concessionaire will not have any reference to this contract, therefore we do not provide the information requested.
19	Please provide a copy of the collective bargaining agreement concluded on branch level by the Federation of Transport Trade Unions in Bulgaria in the Industry of Transport.	The answer has been provided in file Q&A_28.09_2, item 5.
20	With reference to the Collective Labour Agreement executed on 07 November 2017 between Sofia Airport EAD and Trade Unions of Transport Workers' Federation Podkrepa and Bulgarian Transport Workers' Federation, please provide documents evidencing update of the internal acts according to § 6 thereof.	The information is available for review in the Virtual Data Room - Appendix 7.4.10 - The wage rules have been amended by Decision No 21.30 of 30.08.2018 of the Board of Directors of "Sofia Airport" EAD
21	With reference to Collective Labour Agreement executed on 07 November 2017 between Sofia Airport EAD and Trade Unions of Transport Workers' Federation Podkrepa and Bulgarian Transport Workers' Federation, please explain if there are any Social and Cultural Benefits, as referred to in Section 6 thereof, which are not provided by the employer as of 08.10.2018. If so, please explain what the reasons are.	There are no obligations included in the collective agreement concluded on November 7, 2017 between Sofia Airport EAD and the Trade Unions - Federation of Transportation Workers to Podkrepa and the Union of Transport Syndicates in Bulgaria, which are not fulfilled.
22	Please provide all amendments and supplements to the Internal Labour Regulations in Sofia Airport EAD approved by Decision of the Board of Directors dated 24.08.2010.	The Regulations are being developed and updated by a working group and are currently being coordinated with and considered by the trade unions. Once approved, they will be submitted to you.
23	Please explain if the mandatory prescriptions provided by the Labour Inspectorate have been fulfilled with regard to the following: <ul style="list-style-type: none"> • Protocol of Inspection No. 1822915 dated 30.07.2018; • Protocol of Inspection dated 18.04.2018, supplementing Protocol of Inspection No. 1811933/13.04.2018; • Letter from the Labour Inspectorate No. 17240294 dated 04.08.2017 • Protocol of Inspection No. PIP1633664 dated 31.08.2016. 	Fulfilled prescriptions of the Labor Inspectorate according to the following inspection protocols: <ul style="list-style-type: none"> • Protocol of Inspection No. 1822915 / 30.07.2018 - The Prescriptions Are Completed - Annex: Protocol of Inspection with outgoing. No PIP 1829647 of 03.10.2018 • Protocol of Inspection No. 18.04.2018, Supplementary Protocol with outgoing No. 1811933 / 13.04.2018 - Prescriptions are fulfilled - Annex –Letter with Outgoing No 100-11153, item 12

	<p>If applicable, please provide documents evidencing fulfillment of mandatory prescriptions enlisted in the protocols of inspection above.</p>	<ul style="list-style-type: none"> • Letter from the “Labor Inspectorate” Directorate with Outgoing No 17240294 / 04.08.2017. The prescriptions are fulfilled - Annex - Letter with outgoing No 100-19341 / 03.10.2017 • Protocol of Inspection No. PR1633664 / 31.08.2016 - The Prescriptions are fulfilled - Annexes - Statement of OHS and Order No. 452 / 08.09.2016 <p>The information is available for review in the Virtual Data Room - Annex 7.30</p>
24	<p>With reference to the list of pending employment litigations provided in the physical data room with index number 7.7., please explain if there have been any updates from 20.06.2018 until 08.10.2018? If applicable, please provide an up-to-date the tables of pending employment litigation.</p>	<p>There are no updates.</p>
25	<p>Please explain if Contract with ref. No. 100-D-186 / 18.08.2017 concluded between "Sofia Airport" EAD and "Urban Mobility Center" EAD was terminated on 18.08.2018. according to Art. 2, para. 1 thereof or its term of validity has been extended. If the contract has been terminated, please provide a copy of the current contract for the provision of transport documents.</p>	<p>Sofia Airport EAD has a new contract with the " Urban Mobility Center" EAD № 100-D-311 / 24.08.2018, which is available for review in the Physical Data Room as of 04.09.2018 - Appendix 3.49</p>