

№	Question - EN	Answer
1	Has Sofia Airport compliance program/system? If yes, please provide information and documents.	Please clarify. Sofia Airport EAD performs its activities in full compliance with the legal requirements
2	Please provide the bilateral protocols executed between Sofia Airport and Express-Lift Service OOD as per Art. 16, item 1 of the Agreement 100-Д-280 dated 8.12.2017 for subscription based servicing of elevators and escalators as well as their ancillary equipment at the territory of Sofia Airport	This information is available for review in the Physical Data Room in accordance with the rules and conditions, set out in clause 5.1. of the Concession Documentation – <b>Appendixes 3.38.</b>
3	Please provide information and documents for the activity of the "Internal Audit Department", for audits carried out by it in the last 3 years and the rectification measures according to the findings (if any)?	Sofia Airport EAD's "Internal Audit Department" carries out audits for assurance and consulting, pre-planned in quarterly Strategic Plans and Annual Plans for the activity. In our view, the findings, conclusions, recommendations, as well as the actions undertaken do not concern the concession procedure.
4	Has Sofia Airport risk management system? If yes, please provide information and documents.	Sofia Airport EAD has an approved programme (dated 15.05.2018) – Programme for the prevention, mitigation, limiting and control of the occupation health and safety risk at Sofia Airport EAD. This information is available in the Virtual Data Room - <b>Appendix 7.23.</b>
5	Please provide information for audits of Sofia Airport by regulatory bodies (other than the Chief Labor Inspectorate) for the last 3 years and for the rectification measures according to the findings (if any)?	Information and documents for the inspections, performed at the Sofia Airport by regulatory bodies (other than the Chief Labor Inspectorate) for the last 3 years and for the rectification measures according to the findings – in the HS sector there is information, regarding the inspections performed by the CLI and the measures, taken with respect to the instructions issued. Measures for ensuring fire safety and fire prevention during winter. This information is available in the Virtual Data Room - <b>Appendix 7.24.</b> – Reports on the inspections, performed by the CLI and answers, regarding the implementation of the measures, prescribed by the CLI. Measures for ensuring fire safety and fire prevention during winter.
6	Please provide the Rental/Lease Agreements which are concluded July/August and are not presented for review in the physical data room, for example Agreements with № 100-Д-265/04.07.2018r.; 100-Д-301/30.07.2018r., as well as another recently concluded Agreements if any.	This information is available for review in the Physical Data Room in accordance with the rules and conditions, set out in clause 5.1. of the Concession Documentation – <b>Appendixes 3.39:</b> Rental/lease agreements and annexes, signed in July and August 2018. : 1. Agreement 100-Д-265/04.07.2018 2. Agreement 100-Д-301/30.07.2018 3. Agreement 100-Д-307/13.08.2018 4. Agreement 100-Д-313/24.08.2018 5. Agreement 100-Д-314/24.08.2018 6. Agreement 100-Д-315/24.08.2018

		<p>7. Annex No.100-ДС-254/27.06.2018  8. Annex No.100-ДС-260/02.07.2018  9. Annex No.100-ДС-261/02.07.2018  10. Annex No.100-ДС-262/02.07.2018  11. Annex No.100-ДС-264/03.07.2018  12. Annex No.100-ДС-279/16.07.2018  13. Annex No.100-ДС-281/16.07.2018  14. Annex No.100-ДС-299/27.07.2018</p>
7	<p>Please provide documents / evidences concerning securities (deposits / bank guarantees) provided from the lessees to the lessor of the Rental/Lease Agreements with numbers: № 100-Д-11; 100-Д-50; 100-Д-125; 100-Д-96; 100-Д-202; 100-Д-131; 100-Д-21; 100-Д-199 and agreements with Sita Information Networking Computing, because in the Annex I.5. / 16.08.2018. presented in the physical data room there is no information about the securities but in the Agreements it is provided for.</p>	<p>Rental/Lease Agreements with numbers: No. 100-Д-11; 100-Д-50; 100-Д-125; 100-Д-96; 100-Д-202 и 100-Д-131 – the bank guarantees have not been renewed. ;  Regarding agreements 100-Д-21; 100-Д-199 – security deposits have been made;  Regarding the agreements with CITA Information Networking Computing – no security is required.</p>
8	<p>Are there elements of the technical infrastructure (cable lines, electricity or gas pipelines, water supply networks, roads, linear infrastructure etc.) owned by Sofia Airport EAD or state property, which are related to the operation and functioning of Sofia Airport, but pass through real estates owned by third parties. If any, please provide:</p> <p>1. a list of the respective infrastructure and a list the affected real estates and who is their owner;</p> <p>2. layouts of the relevant properties with mark of the area of the servitude rights; and</p> <p>3. evidence of establishment of easements in connection with the infrastructure in favour of Sofia Airport/the State.</p>	<p>The entire underground infrastructure for the water supply and sewerage system, used for the operation and functioning of the Sofia Airport EAD, is reflected in the land cadastre. The easements by individual systems and networks are based on “ORDINANCE No. 8 OF 28 JULY 1999 ON THE RULES ANND STANDARDS FOR THE INSTALLATION OF TECHNICAL LINES, NETWORKS AND FACILITIES IUN URBANIZED AREAS.”</p> <p>Answer to item 8.1. List of the underground cable lines and overhead transmission lines:</p> <ol style="list-style-type: none"> <li>External power supply for Terminal 2, 20 кV – from the „Iskar Industria“ Substation to SS1 Substation – passes through private and state properties.</li> <li>External power supply for Terminal 2, 20 кV – from the Unit 6 Substation of BULATSA to SS1 Substation – passes through a property of BULATSA.</li> <li>External power supply for Terminal 1, 6 кV – from the Sofia East Thermal Power Plant to the Gas Control Point – passes through private and state properties.</li> <li>External power supply for Terminal 1, 6 кV – from the „Iskar Industria“ Substation to the Gas Control Point – passes through private and state properties.</li> <li>External power supply for Terminal 1, 10 кV – from the East Substaton – to the Gas Control Point – passes through private and state properties.</li> <li>“Luna” Overhead Line, 20 кV – from the „Iskar Industria“ Substation to the Mast</li> </ol>

		<p>Transformer Station of Landshaft - passes through private and state properties.</p> <p>7. External Power Supply – Fuels and Lubricants Unloading Point, 0,4 κV – from Strabag EOOD’s transformer station to Gas Control Point – Unloading Point - passes through private and state properties.</p> <p>The easements by individual systems and networks are based on “ORDINANCE No. 8 OF 28 JULY 1999 ON THE RULES ANND STANDARDS FOR THE INSTALLATION OF TECHNICAL LINES, NETWORKS AND FACILITIES IUN URBANIZED AREAS.”</p> <p>Underground gas line from KV1 to KV3 for natural gas supply to Terminal 2 – passes through private and state properties.</p> <p>The easements are based on “ORDINANCE No. 8 OF 28 JULY 1999 ON THE RULES ANND STANDARDS FOR THE INSTALLATION OF TECHNICAL LINES, NETWORKS AND FACILITIES IUN URBANIZED AREAS.”</p>
9	<p>Is there technical infrastructure in/over the real estates in the concession area (or the real estates with an option to be included) owned by third parties? Are there easement rights established over the real estates in the concession area (or the real estates with an option to be included) in favor of third parties? If yes, please provide the relevant documentation for establishment of the easement rights? Please provide a a list of the respective infrastructure, who is the owner and which is the affected real estates.</p>	<p>In the area of the airfield, there is a water main, property of Sofiyska Voda AD – see water-supply and sewerage layout – <b>Appendix No. 5.14.</b> in the Virtual Data Room.</p> <p>The easements by individual systems and networks are based on “ORDINANCE No. 8 OF 28 JULY 1999 ON THE RULES ANND STANDARDS FOR THE INSTALLATION OF TECHNICAL LINES, NETWORKS AND FACILITIES IUN URBANIZED AREAS.”</p> <p>In the area of the concession site (airfield) there is technical structure of BULATSA.</p> <p>20 kV cable line, property of CEZ Bulgaria AD is located in the area of the concession site (passing through the airfield and the terminal building)</p>
10	<p>12. Please confirm that there are no disputes for the real estates included in the scope of concession and that all real estates subject to the concession area are free of encumbrances, mortgages, pledges, foreclosures, limited property rights and / or any other rights and claims of third parties that may hinder or impede the Concessionaire to exercise its rights and to fulfill its obligations under the Concession Agreement. If there are such encumbrances, rights or claims, please indicate them explicitly and present documents in this regard. Please take the</p>	<p>There are no pending lawsuits, regarding the real estate properties, included in the concession site.</p> <p>The real estates subject to the concession area are public state property and are free of encumbrances, mortgages, pledges, foreclosures, limited property rights and / or any other rights and claims of third parties that may hinder or impede the Concessionaire to exercise its rights and to fulfil its obligations under the Concession Agreement. Pursuant to art. 7, para. 1 of the State Property Act, the real estate and movable properties – public state property, are not subject to disposal or acquisition through prescription. Sofia Airport EAD has no</p>

	necessary steps to obtain from the Registration Agency and provide encumbrances certificates for all properties (lands and buildings) included in the concession area for the period from 1991 to date.	certificates of encumbrances for all the real estate properties, part of the concession territory (land and buildings) in the period from 1991 until now.
11	13. Please confirm that all movables that will be subject to the concession, as well as those which will be sold/leased by Sofia Airport are ownership of the state (respectively Sofia Airport EAD for the movables, which will be sold/ leased by Sofia Airport) and are free from any third parties rights, encumbrances, pledges, attachments, security interests and any other rights and claims of third parties. In case of assets over which there are security interests/rights/claims of third parties, please list them and provide any documents in this regard.	We confirm that all movables that will be subject to the concession, as well as those which will be sold/leased by Sofia Airport are ownership of the state (respectively Sofia Airport EAD for the movables, which will be sold/ leased by Sofia Airport) and are free from any third parties rights, encumbrances, pledges, attachments, security interests and any other rights and claims of third parties. Pursuant to art. 7, para. 1 of the State Property Act, the real estate and movable properties – public state property, are not subject to disposal or acquisition through prescription.
12	14. Are there any construction works in Sofia Airport that have started and are not yet completed with by an act of commissioning? If yes, please list them exhaustively and provide proper construction permits for such construction works. What future construction/rehabilitation works are planned before the start of the concession? Please confirm that all ongoing construction works have been and shall be performed in full compliance with the law and there have been/shall be no omissions or breaches of the law until handing over of the concession object to the concessionaire, which may result in refusal of the competent administration to enter the construction into operation.	There are no construction works in Sofia Airport that have started and are not yet completed with by an act of commissioning
13	Please provide certificates in evidence whether any of the real estates subject to concession is considered to be monument/cultural valuable under the Cultural heritage act. Please confirm that there are no monuments/ cultural valuable in the real estates in the concession object (area).	Please, see item 65 of the answers, published on 08.08.2018 on the website of concession, in the Q&A section, file Q&A_08.08.18_bg.
14	Please confirm that all compensations/remunerations due in the expropriation procedures have been duly paid to the owners of the respective lands alienated in favour of the state!	Please, see item 56 of the answers, published on 08.08.2018 on the website of concession, in the Q&A section, file Q&A_08.08.18_bg. – lists of amounts, paid by Sofia Airport EAD.
15	Please confirm that the list under p. 4 of Appendix 2: Description of the concession object (part of the Concession	This information is available for review in the Physical Data Room in accordance with the rules

	documentation) is exhaustive (indicating the real estates, buildings and equipment in the Airport area, but that are outside the scope of the concession). Please individualise all the properties, building, equipment and routes under p. 4.1.5. and p. 4.1.6. (number of real estate, area, location etc.) and provide layouts for them.	and conditions, set out in clause 5.1. of the Concession Documentation – <b>Appendix 25.</b>
<b>16</b>	Is there a new order to determine the boundaries of Sofia Airport after the 2000 (in compliance with p. 4 of Order ПД 14-3/31.01.2000r.)?	There is an effective General Plan of the Sofia Airport, adopted by Ordinance of the Ministers of Regional Development and Public Works and of the Transport and Communications– This information is available in the Virtual Data Room - <b>Appendix 6.7.</b> Based on that, a Partial Development, Regulation and Cadastral Plan was adopted by the Order, as per <b>Appendix 6.8.</b>
<b>17</b>	Please provide the State property deed for land plot 68134.709.60?	Land plot with identifier 68134.709.60 is not included in the concession site, set out in Section II, para. 1 of the Tender Documents for the Concession. <i>For Land Plot 68134.709.60 there is a Public State Property Act issued, including management rights to the benefit of the Ministry of Defense.</i>
<b>18</b>	According to our calculations the real estates - lands in the scope of concession are with area 5,128,357 sq. m. (but not 5,128,460). Is there a mistake in the area specified in the description of the concession territory?	The concession territory, being an area of 5,128,460 sq.m. is detailed in the documents for the concession.
<b>19</b>	There seems to be a mistake in the combined layout presented in the VDR regarding land plot No 68134.8573.11 - according to this layout part of this land plot with area 3,150 sq. m. is located in regulated land plot XI whereas visually it seems, that almost the entire land plot (with area 667,626 sq. m.) is located in RLP XI. Please check with GIS-Sofia EOOD and provided corrected layout with specification what area of the above land plot is located in RLP XI and with specification of the total area of regulated land plot XI, as well.	An inquiry with GIS Sofia EOOD showed that there is a mistake in the combined layout, issued on 27.02.2018. You can find attached the correct layout, issued on 29.08.2018, along with an explanatory letter, ref. No. 68-00-370/30.08.2018 by GIS Sofia EOOD – <b>Appendix 8.3</b> in the Virtual Data Room.
	Please provide all Permits for use, which have not been provided so far, specified in the list - answer to question No. 55 of the Answers provided on 08.08.2018.	Please, see item 22 of the answers, published on 24.08.2018 – Q&A_24.08.18_1. The enclosed list to item 55 of the Q&A from 08.08.2018 concerns facilities, within the Sofia Airport Complex, quadrant 2. Column 3 clearly details the sites and column 4 – their exact location. The relevant permits for use are provided for the buildings – subject matter of the concession. The information, provided for the buildings outside the concession scope, is for reference only.

21	Please provide all active bank guarantees issued as security of Sofia Airport's obligations and the related agreements with the issuing bank, incl. any collateral arrangements.	No agreements for collaterals, with the bank – issuing the guarantees, are provided, since these are protected by law – art. 37 of the Competition Protection Act.  1 bank guarantee and information, regarding the Current Amount of the BANK GUARANTEE FOR DEFERRED EXCISE FEE PAYMENT are available for review in the Physical Data Room. – <b>Appendix 3.40.</b>
22	Please provide copies of any services agreements that have been concluded based on the Master Services Agreement between SITA N.V and Sofia Airport effective as of 1 March 2016	This information is available for review in the Physical Data Room in accordance with the rules and conditions, set out in clause 5.1. of the Concession Documentation – <b>Appendixes 3.41</b>
23	Please advise if the Service Guarantee Agreement for CUTE Lite OS service between SITA Informaton Networking Computing B.V - Sofia Branch and Sofia Airport dated 18 April 2000 is still in force	It is not in force.
24	Please advise whether the New Communications and Infrastructure Solution Line Service Agreement dated 1 March 2016 is still in force	Yes, we confirm this.
25	Please advise whether the Worldtracer service agreement between Societe Internationale de Telecommunications Aeronatiques and Sofia Airport dated 4 April 2001 is still in force	Yes, we confirm this.
26	Please provide the written consent (or equivalent document / contract) by Sofiyska voda AD for discharge of the waste waters from the aircraft toilets.	This information is available in the Virtual Data Room - <b>Appendix 5.6.5.2.3.</b> – Permission by Sofiyska Voda AD, ref No. 100-3423/01.03.07.
27	Is our understanding correct, that the airport users shall be allocated to the terminal infrastructures to be determined at the sole discretion of the Concessionaire taking into account the desired level of service of the users, customer convenience aspects, operational efficiency and available capacity throughout the entire term of the concession contract?	Yes, this is correct. The Concessionaire shall be entitled to determine the allocation, taking into account the desired level of service of the users, customer convenience aspects, operational efficiency and available capacity throughout the entire term of the concession contract
28	Please provide confirmation that decommissioning of T1 means: (1) decommissioning/de-installment of equipment and facilities for processing passengers and baggage; (2)it does not mean decommissioning of the administrative offices, front offices, storages or VIP area.	Decommissioning Terminal 1 means decommissioning/de-installment of equipment and facilities for processing passengers and baggage for regular commercial flights. The Concessionaire shall be able to decide, whether or not to use the building of Terminal 1 for administrative, commercial or other activities.
29	Is Sofia Airport obliged to the State Reserve Agency for keeping fuel stock at the airports' storage facilities? Please provide more information.	Sofia Airport EAD, as an Organizational Unit within the meaning of the Classified Information Protection Act (CIPA) and according to art. 95 of the CIPA has been investigated for industrial security aspects, as the Contractor under the

		<b>Wartime Stock Storage Contract No. 100-Д-43/12.02.2009</b> with the Contracting Authority being the State Reserve and Wartime Stocks State Agency at the Council of Ministers of the Republic of Bulgaria, acting through the Territorial Directorate State Reserve – Sofia.
<b>30</b>	Please confirm that all expenses regarding maintenance, delivery and replacement if needed of the Portal Monitors for Radiation detection used by Border Police for the Second line control system, as well as all other expenses for moving or changing their location shall not be borne by the concessionaire.	Yes, we confirm this.
<b>31</b>	Reference: Draft Concession Agreement (Definition of "Refinancing): We understand that the intention of the Grantor was to exclude Shareholder Debt from the definition of Refinancing as lit a), b) and d) indicate so. Please kindly clarify if a replacement or refinancing of a Shareholder Debt constitutes a Refinancing which could be a Qualifying Refinancing. In case Shareholder Debt is exempted please amend the documentation accordingly.	We confirm that the intention of the Grantor is to exclude Shareholder Debt from the definition of Refinancing, with the exception of the cases, when the Shareholder Debt is replaced by a debt to a third party (financing from non-related parties (clause c)) (of course, to the extent of other clauses) If we find any discrepancies in the documentation, these will be amended accordingly.