

№	Question	Answer
1	Please confirm that the list of sites under Item 4, Section 2 of Appendix 2 to the Concession Documentation that are explicitly excluded from the concession area is exhaustive.	Please, see the answer to question Q&A_31.08.18_4, Appendix 25, available in the Physical Data Room.
2	Please provide comprehensive information (List and Plans, Sketches or Schemes designating the exact location) on the land plots, buildings and facilities of the State enterprise “Bulgarian Air Traffic Services Authority” (BULATSA) and the reserved areas to them, which according to Item 4.1.5 of Section 2 of Appendix 2 to the Concession Documentation are not included in the Object of the Concession..	Please, see the answer to question Q&A_31.08.18_4, Appendix 25, available in the Physical Data Room.
3	Please provide comprehensive information (List and Plans, Sketches or Schemes designating the exact location) on the routes of the cable trunking networks and collectors located on the territory of Sofia Airport, built, maintained and operated by the State enterprise “Bulgarian Air Traffic Services Authority” (BULATSA) which according to Item 4.1 .6, Section 2 of Appendix 2 to the Concession Documentation shall not be included in the Object of the Concession..	Please, see the answer to question Q&A_31.08.18_4, Appendix 25, available in the Physical Data Room.
4	Please provide information and documents relating to elements of linear technical infrastructure (power cables, power lines, heat transmission lines, gas pipelines, kerosene pipelines, water mains and water supply networks, roads) owned by Sofia Airport or the State and related to the activity and operation of Sofia Airport, but which pass through property owned by third parties. If any, please provide a list of affected properties and a Plan / Sketch / Scheme with the exact location of the relevant infrastructure, as well as evidence of the occurrence and establishment of infrastructure-related easements on third parties' land plots	Gas: The gas pipeline, supplying natural gas to Terminal 2 of Sofia Airport EAD, in its part from KB1 to KB2, is constructed by BULATSA. Information, regarding the properties, through which the kerosene pipeline, public state property, is available in the Virtual Data Room – Appendix 5.7.5.5.1. In the Answers, published on 31.08.2018, in file Q&A_31.08.18_4 – answer to question 8 List of underground cable line and overhead electricity transmission line, provides information, regarding all the cable lines, related to the operation of the Sofia Airport. The said cable lines pass through numerous private properties and state and municipal properties, for which we do not have the relevant data from the cadastral map and cadastral registers.
5	Please provide information on whether there is a document regulating the way of sharing the the joint use of the facilities under items 4.1.7 and 4.1.8 of Section 2, Appendix 2 to the Concession Documentation between MTITC and BULATSA, and if so - Please provide a copy of this document.	Please, see the answer to question Q&A_31.08.18_4, Appendix 25, available in the Physical Data Room.
6	From the documents provided, it is established that some of the land plots included in the concession area fall within the boundaries of regulated landed plots,	We take note and will promptly review your request.

	including land plots which are not object of the concession and which are owned or provided for use to third parties. Also, on some of the land plots included in the concession area, there are buildings / facilities that do not fall within the concession site and that are owned or made available for use by third parties. The owners / users of such properties, respectively buildings, are interested parties in various administrative procedures, including the approval of Detailed Development Plans and the issuance of Permits that may be related to the implementation of the investment program of the future concessionaire approved by the Grantor . Please confirm if the Grantor makes a commitment (through relevant changes to the Concession Agreement) to ensure the consent of such interested parties in such procedures.	
7	Please provide information on buildings and / or facilities which are under construction in land plots or buildings included in the concession site as well as information on constructions on properties / buildings that are included in the concession site, for which there is a pending procedure for authorisation by the relevant competent authorities.	There are no buildings, facilities or structures, included in the concession site, for which there is a pending procedure for authorisation by the relevant competent authorities
8	Please provide Act for State Ownership No 013 / 15.11.1996, which is cited in Act for State Ownership No 3880 (13657) dated 11.11.1986 and was drawn up after the execution of the orders specified in Act for State Ownership № 3880/1986.	The said Act for State Ownership No 013 / 15.11.1996 is not available to us. It will be requested and provided, as soon as practicable.
9	Please submit an act declaring public ownership of the properties (including parts of such properties, buildings or facilities) which are included in the concession area but which are located outside the boundaries of Sofia Airport under Order № ПД- 14-3 / 31.1.2000 of the Minister of Transport, as amended by Order RD-14-9 / 19.12.2000 and which are not subject to the Resolution № 264 / 12.04.2016 of the Council of Ministers on reducing and increasing the capital of " Sofia Airport "EAD.	Acts declaring public state ownership, dated 2002, attached to the answers to previous questions – see the appendixes to Q&A_08.08.18.
10	Please provide information and relevant documents (sketches) on the exact location and boundaries of the real parts of the land plots under items 1.1.17 to 1.1.23, including from Decision No. 264 / 12.04.2016 of the Council of Ministers of the Republic of Bulgaria to reduce and increase the capital of "Sofia Airport" EAD. Please provide an act for the announcement of the properties under items 1.1.17 to 1.1.23, including from Decision No. 264 / 12.04.2016 of the Council of Ministers for public state property.	The land plots under items 1.1.17 to 1.1.23, as per Decision No. 264 / 12.04.2016 of the Council of Ministers of the Republic of Bulgaria form parts of the land properties, referred to in the said items. These are not actually separated land plots. These parts of the properties are included in the acts and sketches, forming part of the appendix to the Tender Documentation - App_tender_doc_2_part_2_Aktove_skici.pdf
11	Please indicate on what grounds land plot with a previous number 123, which was purchased by Sofia	A part of the property, purchased by act No. 118 volume XI Case 8928/07.05.2001, is situated in

	<p>Airport EAD by virtue of Notary Deed for ownership entered in Property Registry-Sofia under Act No 118 Volume XI, Case 8928 / 07.05.2001, is declared public state property with Act of State Ownership No 09133 / 14.05.2016, as well as to clarify if land plot with the previous number 123 is included in the part with an area of 30487 sq.m. from RLP XI, quarter 2, Letishten Kompleks Sofia locality, which reduces the capital of Sofia Airport EAD according to item 1.1.21 of Resolution № 264 / 12.04.2016 of the Council of Ministers?</p>	<p>RLP XII for which Act of State Ownership No 03297/27.11.2002 was issued. According to the Cadastral Map and Cadastral Register, it forms part of land property, identifier 68134.608.2050. The rest of the property is outside the territory of the airport. Item 1.1.21 of Resolution No. 264/12.04.2016 of the Council of Ministers is not related to the land property with former No. 123.</p>
12	<p>Please provide copies of the following documents pertaining to Regulated Landed Plots (RLPs) XV and XVI of District 2, Letishten Kompleks Sofia locality:</p> <ol style="list-style-type: none"> 1) Act for Private State Ownership No. 08085 / 31.10.2012, registered in the Property Registry Office in Sofia under Reg.No. 49723 / 09.11.2012, Act 176, Volume CXVI, File No. 241937; 2) Act for Private State Ownership No. 08086 / 31.10.2012, registered in the Property Registry Office in Sofia under Reg.No. 49720 / 09.12.2012, Act No 173, Volume CXVI, File No. 242264 ; 3) Contract for the gratuitously transfer of parts of land plots dated 12.07.2013, concluded between the State and the Sofia Municipality and registered in the Property Registry Office under Reg. No. 43511 / 10.09.2013, Act No. 13, Volume CIII, File 284193; 4) Combined scheme under Appendix 1 of the real part of RLP XVI, quater 2, Letishten Kompleks Sofia locality, under item 1, letter a) of the Council of Ministers Decision No.471 / 26.06.2015; 5) Combined scheme under Appendix 2 of the real part of RLP XV, quater 2, Letishten Kompleks Sofia locality, under item 1, letter b) of the Council of Ministers Decision No. 471 / 26.06.2015. 6) Agreement for exchange of real parts of RLP XV and RLP XVI concluded between the State and the Metropolitan Municipality pursuant to item 2 of Decision No. 471 / 26.06.2015 of the Council of Ministers. 7) Agreement under Art. 193, para. 1 of the Spatial Development Act entered into between the State and the Sofia Municipality, entered in the Property Registry Office in Sofia with Reg. No. 12911 / 14.03.2017, Act 46, Volume XXVII, Case No 8850 / 14.03.2017 	<p>The information, as per items 4 and 5 is available in the Virtual Data Room – Appendix 8.2.3. The documents, as per items 1, 2, 3, 6 and 7 are not available to us.</p>
13	<p>Please provide documents regarding the construction and commissioning of the buildings and facilities in land plot 68134.709.13 (RLP VII - for the fuel and lubricant area).</p>	<p>Permit No. CT-05-1063 refers to the following structures and facilities: Lightning protection and earthing systems of the Sofia Airport: Sub-Site 2: Fuels and Lubricants Tanks. Permit for Use No.</p>

		CT-12-33/17.08.2004 refers to the operation of the tanks for anti-icing liquids of within the Warehouse Facility for Fuels and Lubricants at the Sofia Airport, situated in RLP VII. Most of the buildings and structures were built in the period 1973-1986. There are no construction papers, preserved with respect to these buildings and structures. The information is available in the Virtual Data Room – Appendix 13.10.2.
14	Please provide a combined sketch for land plot 68134.709.15 (RLP V for Ground Service and PPO), as it is not presented in the answers to the questions, published in the Q&A section on 20.08.2018.	The information is available in the Virtual Data Room – Appendix 8.2.4.
15	Please provide documents regarding the construction and commissioning of the buildings and facilities in land plot 68134.709.15 (RLP V - for Ground Service and PPO)	Most of the buildings and structures were built in the period 1973-1986. There are no construction papers, preserved with respect to these buildings and structures.
16	Please provide Act for State Ownership No 00804/1998, referring to RLP VI - for Sport, Administration and classification of education and training areas (land plot 68134.709.14);	The latest effective act for public state ownership, concerning the said property, has been provided. Please, see appendix App_tender_doc_2_part_2_Aktove_skici of the Concession Documentation – Act for Public State Ownership No. 09116/2016.
17	Please provide documents on construction and commissioning of buildings and facilities in land plot 68134.709.14 (RLP VI – for sports, administration and classification of education and training areas), including but not limited to: 1) Act of legalization No. 2-57 / 09.11.2001 issued by the Architecture and Public Works Department - Sofia; 2) Building permit No. 24 / 14.01.2002 issued by the Architecture and Public Works Department - Sofia; 3) Permission for use No. 176 / 02.04.2002 г.	The information is available in the Virtual Data Room – Appendix 8.2.5.
18	Please provide Order № ПД-09-50-395 / 10.04.2007 of the Chief Architect of Sofia for approval of the Detailed Development Plan for regulation and construction for quater 8 of Slatina North locality, together with the colored graphic part of the approved with the order plan (RLP IX)	This Order refers to territories outside of the Sofia Airport. It does not refer to RLP IX.
19	Please provide Decision No. 782 of Protocol No. 54 / 17.12.2009 of the Sofia Council for approval of the Detailed Development Plan for regulation and the Detailed Development Plan for regulation and construction for quater 8 of the Northern industrial area Slatina-North (RLP IX) together with the colored graphic part of the approved with the order plan (RLP X)	Quarter 8 of Northern industrial area Slatina-North is situated to the south of the Mimi Balkanska St and it is outside of RLP IV and the territory of the airport. Such documents are not available to us. These can be found at the Architecture and Urban Development Division of the Sofia Municipality.

20	Please provide Order No. ПД-09-05-553 / 30.09.1999 of the Chief Architect of Sofia together with Decision No. 85 of Protocol No. 56 / 06.08.2003 of the Sofia Council, approving the regulation plan of "Hristo Botev" locality (together with the colored graphic part of the approved by the order plan (Reg. IX)	This order refers territories outside of the Sofia Airport – Railway Area. It does not refer to RLP IX.
21	Please provide a Sketch of the part of the property under Act for State Ownership No 0015 / 07.10.1998 (related to the ownership of RLP XII and the cadastre properties included therein), which was included in the capital of "TEREM"EAD according to item 5 of the abovementioned Act for State Ownership	The sketch, mentioned in the Act for State Ownership No. 0015/07.10.1998 under item 15, was prepared by the Cadaster Division of Unit 34161 of the Ministry of Defense. It is not available to us. The properties of Terem EAD, part of RLP XII, are not part of the concession area
22	Please provide Order No. ПД-09-50-07 / 03.01.2005г. of the Chief Architect of Sofia Municipality, approving a plan for amendment of the Detailed Development Plan for regulation and construction for RLP XVI, quarter 2, Letishten Kompleks Sofia locality.	The information is available in the Virtual Data Room – Appendix 6.4.1.
23	Please provide the following documents regarding Transformer substation No. 6, referred to in item 1.6 of Appendix 2.A.2 to Part 2 of the Concession Documentation: 1) Decision No. 432/2006 of the Council of Ministers; 2) Act for Public State Ownership No. 06466 / 16.10.2007. 3) Construction papers, or - in the absence of such papers, please provide certificates of tolerance or certificates of welded construction;	The Decision and Act for Public State Ownership are not related to Transformer Substation No. 6. The building of Transformer Substation No. 6 is private property. Only the equipment therein used to be property of the BULATSA and only that equipment was the subject matter of Decision No. 432/2006 of the Council of Ministers.
24	Please provide the construction papers for the properties under item 1.1 (Emergency Power Plant), item 1.2 (Transformer substation No. 2), item 1.5 (Transformer substation No. 5), item 1.6 (Transformer substation No. 6) and item 1.7 (Transformer substation No. 7) of Appendix 2.A.2 to Part 2 of the Concession Documentation. In the absence of construction papers, please provide certificates of tolerance or certificates of welded construction.	The building papers for the said properties are not available to the Sofia Airport. Note: In item 1.5 (Transformer substation No. 5) of Appendix 2.A.2 should read Transformer Substation – Locator.
25	In your reply dated 24.08.2018 (Q & A_24.08.18_3), you refuse to provide specific documents requested and mentioned in the reply, which have served to conclude a Voluntary Partition Agreement of former RLP XVII of quarter 2 under the Plan for regulation of "Letishten Complex - Sofia", entered in the Property Registry Office in Sofia under Act No 181, Volume VII, Case No 30819, Reg. № 42330 / 29.06.2018, with the argument that they refer to a property which " is not included in the concession area ". According to items 3.2.1 and 3.2.2 of the Concession Documents, it is envisaged that two land plots, which are formed on	The Voluntary Partition has been conducted in accordance with the provisions of the Bulgarian legislation. The properties, which – as a result of the partition – are now owned by Sofia Airport EAD, will be declared, by Decision of the Council of Ministers, properties - public state ownership and they will be included in the concession site. All relevant documents are currently being prepared. Please, note also the relevant provisions of the Draft Concession Agreement, and in particular, Clause 4.2.3., according to which the State has full ownership of the Concession Site,

	<p>the basis of the former RLP XVII, subject to the abovementioned Voluntary Partition Agreement, shall be included in the concession area. Therefore, it could be concluded that, although at a later stage, part of the former RLP XVII shall be subject of the concession. Also, under Bulgarian law, in order for a voluntary partition agreement to be valid, it should involve all real owners of the property, otherwise the agreement is void. This requires examination of the rights of the parties to the partition agreement, so please provide all the documents mentioned in item 17 of the answer of 24.08.2018 (Q & A_24.08.18_3)</p>	<p>free and clear of any Encumbrances and/or Third Party rights, except those Encumbrances and/or third Party rights disclosed in the Data Room;</p>
26	<p>Please provide the detailed P&L statement for retail for 2015, 2016 & 2017.</p>	<p>The answer to this question was published on 18.09.2018 in the file Q&A_18.09.18_1.</p>