

Декларация

по чл. 107, ал. 5 във връзка с ал. 4 от ЗАКОН ЗА НЕЗАВИСИМИЯ ФИНАНСОВ ОДИТ И
ИЗРАЗЯВАНЕТО НА СИГУРНОСТ ПО УСТОЙЧИВОСТТА

Долуподписаният **Делян Цанов Тотев**, ЕГН _____, действащ в качеството
си на предложен за независим член на Одитния комитет на „ТИЗ Инвест“ АД, вписано в
Търговския регистър с ЕИК 204514990, гр. Пловдив 4000, бул. Марица №154, Секция А,
ет.9.

С настоящото декларирам, че:

1. Не съм член на Съвета на директорите или служител на „ТИЗ Инвест“ АД;
2. Не съм лице, което е в трайни търговски отношения с „ТИЗ Инвест“ АД;
3. Не съм член на управителен или надзорен орган, прокурист или служител на лице по т. 2;
4. Не съм свързано лице с друг член на Съвета на директорите или служител на „ТИЗ Инвест“ АД;

Дата: 15.05.2025 г.

Декларатор: _____

Делян Тотев



**Delyan
Totev**
Manager

ABOUT ME

Fully qualified and result-driven Manager with hands on experience in successfully managing a German company, property management in Germany, contract management, leasing and project development by subsidiary of acknowledged Austrian Group, logistic management by Bulgarian representation of famous German manufactures.

EDUCATION

Master's Degree Finance

Academy of Economics "D.A.Tsenov", Svishtov, BG

1993 - 1997

- ✓ Finance
- ✓ Investments
- ✓ International Economics
- ✓ Strategic Planning
- ✓ Accounting
- ✓ Stock exchanges
- ✓ Microeconomics
- ✓ Macroeconomics
- ✓ Statistics

Foreign Language High School, Lovech, BG
1986 – 1991

- ✓ German language

EXPERIENCE

Property Manager/ Facilities Manager

IntelliWay Services GmbH – Sofia, BG/ Aston Ten Brinke GmbH – Bocholt, DE
28.07.2021 – till now

Aston Ten Brinke is the asset and property management company of the international real estate company Ten Brinke. The focus is on the management of retail, residential and office properties:

Property management of real estate in Germany:

- Customer communication - first point of contact for investors/owners;
- relationships with tenants in connection with agreement terms, collateral, renegotiation, rent adjustment, utilities costs and others;
- effective real estate management;
- Costs - budget, invoice workflow, cost release (orders, Invoices), utility bills;
- Maintenance - organization of repair orders, maintenance, Services – needs assessment, planning, execution, deadline tracking;
- Supply object - order, costs, plausibility, accounting;
- budgeting of expected expenses and revenues and supervision;
- preparation of budgets, reports and analyses.
- Communication authorities - building documentation, taxes and duties
- Project work - implementation of PM for new developments and new ones customer portfolios;
- responsible for the organization further delegated to Assistant PM;
- Data processing (incl. IT) - responsible for the correct documentation and process support using IT/iX-Haus, DocuWare/.

S K I L L S

10/10

Detail Oriented

10/10

Goal Oriented

Decision Making

Complex Problem Solver

Time Management

Presentation and Communication

MS Office, ERP Systems

10/10

Ability to Work Under Pressure • 10

Managing Director / Project Manager

Bulchimex GmbH – Frankfurt am Main, DE/ Phoenix Capital Management JSC – Sofia, BG

01.02.2019 – 27.04.2021/31.05.2021

Managing of a German company with focus on real estates in Germany, Spain, France and Zimbabwe, acting as Sole Director of Bulchimex GmbH, a company duly incorporated, organized and in force in accordance with the laws of the Federal Republic of Germany.

Project development / Company management:

- due diligence, development and project management;
- preparation of the necessary information and documentation related to tenants and suppliers;
- negotiations with partners;
- preparation and monitoring of all technological stages in connection with concluding of deals;
- research and analysis of market trends;
- relationships with tenants in connection with agreement terms, collateral, renegotiation, rent adjustment, utilities costs and others;
- effective real estate management;
- communication with accounting companies, lawyers, brokers, property management companies, facility management companies, construction companies, municipal and government authorities, utility companies, banks and other suppliers in Germany, France, Spain and Bulgaria;
- contract management;
- budgeting of expected expenses and revenues and supervision;
- preparation of budgets, reports and analyses.

Expert financial department

Prime Leasing EOOD / former Erste Group Immorent Bulgaria EOOD/ – Sofia, BG

01.04.2007 – 31.01.2019

Acknowledged company in financing real estate and investment projects in infrastructure and construction. According to the standards and Know-How of the Austrian Group, for the projects in Bulgaria I was actively involved in the overall processes.

Administration of leasing and investment projects and commercial steering of the projects (tax-law aspects, liquidity steering, accountancy aspects, interest rate, financing concept, cost determination, etc.):

- administration using Excel and special software programs for leasing and investment projects;
- taking part in the preparation of the investment proposal;
- performing of calculations for investment projects and controlling the budgeted frames;
- preparation of budgets, reports, and analysis
- preparing and updating of repayment plans;
- administrative support to project management in project planning and steering;
- cost planning (as basis for the decision proposal) and cost control (planned costs are compared with actual costs)
- contract management;
- providing the necessary information to the parent company and communication in relation with confirmation and approval of all the above-mentioned activities;
- business correspondence in German and English;

LANGUAGES

10 / 10
Bulgarian

9 / 10
German

8 / 10
English

- controlling of payments from customers and suppliers;
- communication with the municipalities in respect of taxes, fees, etc..
- working in close cooperation with the accounting department in connection with all accounting aspects relating to the leasing of real estate, development and investment projects;
- cooperation with the legal department regarding the financial aspects of contracts and agreements and with the risk department;
- connection with facility companies and support of the asset management department.

Manager Logistic

Intex R Ltd - Sofia, BG / 01.04.2000 – 31.03.2007

Business correspondence in German and English, supplies, import, sales, marketing and advertising:

- business correspondence /inquiries, offers, etc./;
- contact with suppliers / foreign companies/;
- control of the incoming shipments /deadlines, payment documents, etc./;
- import;
- keeping a warehouse /orders, billing, invoicing, etc./;
- monitoring and loading of the warehouse;
- performance of orders;
- customer service;
- organization of freight courses across the country;
- controlling the payments from customers and suppliers;
- trade activity;
- preparation of budgets, reports, and analysis of sales;
- business-trips in the country and abroad, participation in fairs and exhibitions;
- working in close cooperation with the accounting department and banks;
- insurance of storage and freight.

Product Manager

For You Ltd - Sofia, BG / 01.04.1999 – 31.03.2000

Supplies, sales, marketing and advertising:

- contact with suppliers /Bulgarian companies/;
- keeping a warehouse /orders, billing, invoicing, etc./;
- monitoring and loading of the warehouse;
- orders and their performance;
- customer service;
- organization of freight courses across the country;
- trade activity;
- participation in fairs and exhibitions.

Manager

Balkan JCS - Lovech, BG / 01.07.1998 – 28.02.1999

Marketing, advertising, sales and business correspondence in German and English:

- business correspondence /inquiries, offers, etc./;
- contact with suppliers /foreign companies/;
- orders and their performance;
- customer service;
- trade activity;
- preparation of budgets, reports, and analysis of sales;
- business-trips in the country, participation in fairs and exhibitions.

ДЕЛЯН ЦАНОВ ТОТЕВ,

Завършил през 1997 година 4,5 годишен курс на обучение

по специалност

ФИНАНСИ

специализация

ФИНАНСОВА АДМИНИСТРАЦИЯ

Среден успех от курса на обучение: Мн. добър (4,88)

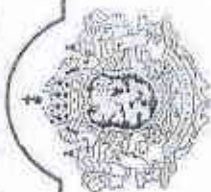
Оценка от защита на дипломната работа: Мн. добър (5)

Протокол на Държавната изпитна комисия
№3/17.12.1997 г.



Печат на ВУ

Регистрационен №28674/1998

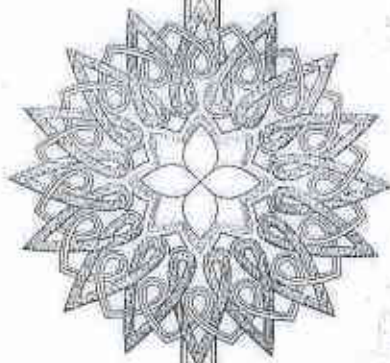


РЕПУБЛИКА
БЪЛГАРИЯ

ДИПЛОМА

ЗА

ВИСШЕ ОБРАЗОВАНИЕ



СТОПАНСКА АКАДЕМИЯ
"Димитър Апостолов Ценов"
Свищов
ФИНАНСИ

ДИПЛОМА

на
ДЕЛЯН ЦАНОВ ТОТЕВ

ЗА ВИШЕ ОБРАЗОВАНИЕ
НА ОБРАЗОВАТЕЛНО-КВАЛИФИКАЦИОННА СТЕПЕН

МАГИСТЪР

по специалност
ФИНАНСИ

с професионална квалификация
ИКОНОМИСТ - ФИНАНСИСТ



[Signature]
(подпис на дипломанта)

Серия СА - 1998

Nº

ДЕКАН:

[Signature]

(подпис)



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(печат с държавен герб)