

To  
the chairman  
of the scientific jury  
definitely with  
Order №1036/02.12.2021  
of the rector of  
SA "D. A. Tsenov"  
Svishtov

## OPINION

for obtaining the educational and scientific degree "Doctor"  
in the scientific specialty "Finance, money circulation credit and  
insurance (finance) ”

**prepared the opinion:** Assoc. Prof. Dr. Irena Markova, scientific specialty "Finance, Money Credit and Insurance (Insurance)", Member of the Department of Human Resources and Social Protection at UNWE - Sofia

**author of the dissertation:** Borislav Krasimirov Kirov, PhD student at the Department of Finance at the University of Sofia "D. A. Tsenov ”- Svishtov under the doctoral program“ Finance, money circulation credit and insurance (finance) ”

**topic of the dissertation:** Investments in mortgage bonds

I present this opinion in my capacity as a member of the scientific jury, elected by the Faculty Council of the Faculty of Finance with Protocol № 4 / 30.11.2021 and determined by Order № 1036 of 02 December 2021 of the Rector of SA "D. A. Tsenov ”- Svishtov for conducting a competition for a“ doctor ”in the scientific specialty“ Finance, money circulation, credit and insurance (finance) ”. I declare that in the last five years I have not been in an employment relationship with SA "D. A. Tsenov ”- Svishtov.

### I. General presentation of the dissertation

The dissertation is an in-depth research in the field of mortgage lending in the context of the new European legal framework related to the regulation and development of the real estate market, mortgage market and investment in mortgage bonds. The author substantiates, on the one hand, the need to achieve financial stability in the banking sector with issues of double-secured mortgage / covered bonds, which reflects the stability of the national economy and on the other - the need to protect the interests of investors and mortgage consumers. The doctoral student demonstrates serious knowledge of the legal framework and modern international standards related to mortgage lending and investment in mortgage bonds, as well as changes in international banking regulations.

The emphasis in the study is placed on the analysis of investment risk in granting mortgage loans and making management decisions in conditions of pipeline and uncertainty in the market environment. In the foreground, the doctoral student emphasizes the importance of

a comprehensive financial analysis of investment activity in mortgage bonds and expresses his view on the use of the most effective quantitative methods for assessing the relationship "risk-return". The author identifies the transfer of risk through insurance as a major factor in the development of modern mortgage lending, which provides financial security to both the lender and the borrower.

The dissertation is developed in a volume of 174 standard pages, of which 164 pages are the main text and 10 pages - appendices. The work is structured as follows: introduction, three chapters, conclusion, bibliography and appendices. The main text of the study presents 9 tables, 12 figures and 24 formulas. At the end of the paper 7 applications are presented.

## **II. Assessment of the form and content of the dissertation**

In connection with the content of the dissertation, high professionalism and knowledge of the doctoral student in the theoretical foundations of mortgage lending and the specifics of the activities of credit institutions are found. The doctoral student demonstrates his knowledge in connection with the legislative, macroeconomic and organizational aspects of the investment activity of investors in mortgage, respectively covered bonds in Bulgaria and in other countries.

In terms of structure, the dissertation is characterized by precision in the presentation of points in the chapters, which are arranged in a logical sequence and have a solid wording of the titles. The first two chapters contain three main points, and the third chapter, which includes the practical part of the study, has four main points and is logically larger. In the introduction to the dissertation the subject, object, goal and tasks of the research are accurately defined and the methodology, approbation and limitations of the research are precisely presented.

The dissertation is characterized by a high scientific style of expression and accurate use of special financial terminology and formulary.

Regarding the research methodology, traditional research methods were used in the development, such as: historical method, comparative method, inductive and deductive method, method of analysis and synthesis, statistical method, method of observation and other methods.

In the dissertation are used and cited a large number of fundamental Bulgarian and foreign literary sources related to the subject - a total of 162 sources listed in the bibliographic Literary sources under the line in the main text of the work are correctly cited.

In the conclusion the main conclusions and the achieved results from the theoretical and empirical research of the investments in the mortgage bonds made in the dissertation are deduced and summarized.

The abstract has a volume of 54 standard pages and reflects the main points and achieved research results of the dissertation. Also presented are: a reference to the main contributing moments, a declaration of originality and authenticity of the dissertation and a list of the doctoral student's publications.

## **III. Scientific and scientific-applied contributions of the dissertation**

In the dissertation work of Borislav Krasimirov Kirov the following main scientific and scientific-applied contributions can be distinguished:

First. Tracking the evolution of commercial and investment banking worldwide is a positive moment in the work and is the basis for further recommendations by the PhD student for the stable development of mortgage lending and financial sustainability of banks in Bulgaria.

Second. The role of state banking supervision in the context of the implementation of the new European regulations, which strengthen the control over banks and credit institutions in European countries, is highlighted.

Third. A successful attempt has been made for a detailed analysis of mortgage loans and the factors on which mortgage lending rates depend. An in-depth analysis of the real estate market and the indicators characterizing its dynamic development has been made, and the author's conclusions and summaries have been substantiated.

Fourth. In the context of the analysis of the types of mortgage loans in Bulgaria, the role of the international regulatory framework Basel III for strengthening the financial stability of credit institutions is highlighted and the importance of anti-crisis regulations by regulatory institutions in EU member states for sustainable development. financial markets.

Fifth. Guidelines for improving the investment policy of institutional investors when investing in mortgage and covered bonds are presented.

#### **IV. Critical notes, questions and recommendations on the dissertation**

Given the topicality of the issue, including raising questions related to investment risk and the specific risks of mortgage bond trading, my recommendation to the PhD student is to expand in the future the scope of his research in the field of risk management in banking.

My question to the PhD student is: will the presented legislative changes related to mortgage lending be reflected in the direction of improving the relations between the main actors in the capital market - credit institutions, insurance companies, pension, investment funds and others?

#### **V. Summary assessment of the dissertation and conclusion**

The dissertation of doctoral student Borislav Krasimirov Kirov is a current and in-depth study in the field of mortgage lending and investment in mortgage bonds in Bulgaria. The theoretical knowledge of the doctoral student and the practical orientation of the dissertation are convincingly evident in the empirical part of the work, where the impact of modern international regulatory standards on the mortgage market is studied and prognostic-identification analysis of risks and benefits for credit institutions. European legal framework for covered bonds.

The seriousness of the doctoral student's research work is conducted by his publications related to the topic of the dissertation - a total of 6 independent publications (one study, one article and four scientific papers), which exceeded twice the minimum national quantitative requirements for publication. activity for acquisition of ONS "doctor".

In conclusion, it can be stated that the dissertation has the necessary scientific and scientific contributions. This gives me reason to believe with full conviction to the esteemed members of the scientific jury to vote for the award of the educational and scientific degree "Doctor" in the scientific specialty "Finance, Money Credit and Insurance (Finance)" by Borislav Krasimirov Kirov.

04.01.2022  
Sofia

Prepared the opinion:  
(Assoc. Dr. Irena Markova)