

Information under Art. 31 of the SPV Act and Art. 41, para. 1, item 7, of Ordinance № 2 of 17.09.2003.

for the prospectuses for public offering and admission to trading on a regulated securities market and for the disclosure of information

for the period 01.01.2021 - 31.03.2021

Intercapital Property Development REIT

1. Relative share of assets leased against payment in relation to the total amount of real estate investments.

During the period under review, the Company did not lease other real estate against payment, in view of which the relative share of assets leased against payment in relation to the total of real estate investments amounts to 74%.

2. Information for sale or purchase of a new asset at a value exceeding by 5 per cent the total value of the real estate investments, as well as for such transactions, performed after the date of preparation of the annual financial report.

No such transactions have been concluded.

3. Completed constructions, repairs and improvements of the real estates.

Intercapital Property Development REIT has not performed any construction, repairs or improvements in the owned real estate.

4. Relative share of the unpaid rents, leasing and rent installments in relation to the total value of the receivables, arising from all agreements of rent, leasing, lease, concluded by the company.

There are no unpaid rents, leases and rentals.

5. Information on immovable property in the territory of another Member State, by country.

The company has no real estate in the territory of another Member State.

6. Information on what share of the company's assets is as a result of its main activity under Art. 5, para. 1, item 2 of the SPV Act.

As of 31.03.2021 over 70% of the assets of Intercapital Property Development REIT are as a result of its main activity under Art. 5, para. 1, item 2 of the SPV Act.

7. Information what share of the gross revenues of the company for the current financial year is a result of its main activity under Art. 5, para. 1, item 2 of the SPV Act.

As of 31.03.2021 over 70% of the gross revenues of Intercapital Property Development REIT are as a result of its main activity under Art. 5, para. 1, item 2 of the SPV Act.

8. Information on collateral or loans provided to third parties.

During the reporting period, Intercapital Property Development REIT did not secure foreign liabilities and did not provide loans to third parties.

9. Information on issued debt securities admitted to trading on a regulated market.

During the reporting period, Intercapital Property Development REIT did not issue debt securities admitted to trading on a regulated market.

10. Term, amount and purpose (acquisition and putting into operation of assets for securitization or payment of interest) of a bank loan received by the company.

During the reporting period, Intercapital Property Development REIT did not receive bank loans.

11. Information on the amount of the investment in securities issued or guaranteed by a Member State and in bank deposits with banks which are entitled to operate in the territory of a Member State.

As of March 31, 2021, Intercapital Property Development REIT has not invested in securities issued or guaranteed by a Member State and in bank deposits with banks that are entitled to operate in the territory of a Member State.

12. Information on the amount of the investment in mortgage bonds admitted to trading on a trading venue in a Member State, in relation to the total amount of the company's assets.

As of March 31, 2021, Intercapital Property Development REIT has not invested in mortgage bonds admitted to trading on a trading venue in a Member State.

13. Information on the amount of the investment in other special purpose vehicles securitizing real estate, in relation to the total amount of the company's assets.

As of March 31, 2021, Intercapital Property Development REIT has not invested in other special purpose vehicles securitizing real estate.

14. Information about the amount of the investment in a specialized company under art. 28 of the SPV Act from the SPV Act, in relation to the total amount of the company's assets.

As of March 31, 2021, Intercapital Property Development REIT does not have a shareholding in a specialized company under Art. 28 of the SPV Act.

15. Information about the amount of the investment in third parties in the sense of art. 27, para. 4 of the SPV Act, in relation to the amount of the company's assets.

As of March 31, 2021, Intercapital Property Development REIT holds a shareholding in third parties in the amount of BGN 5,000 within the meaning of the SPV Act.

April 29, 2021

Sofia city

Velichko Klingov

Executive Director of Intercapital Property Development REIT