

DECLARATION

under Art. 100o, para 4, p. 3 of the Law on the public offering of securities

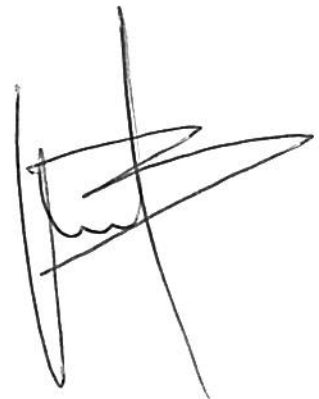
The undersigned, , Lyuben Lekov, in the capacity of chief accountant at "Optima Audit" AD – compiler of the consolidated financial reports of "Intercapital Property Development" ADSIC, hereby declares, that up to her knowledge

a) the consolidated financial report of "Intercapital Property Development" ADSIC as of 30.06.2021, compiled in compliance with the applicable accounting standards, represents truly and correctly the information about the assets and the liabilities, the financial condition and the loss of the issuer;

б) the annual management report on the company's activity as of 30.06.2021 contains a reliable review of the information under Art. 100o, para 4, p. 2 of the Bulgarian Law on the public offering of securities.

Sofia, 26.08.2021

Declarer:

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.