

## ADDITIONAL INFORMATION

according to art. 33, par.1, pt.7 of Ordinance №2 from 17.09.2003 for the prospectuses at public offering and admission to trading on a regulated market of securities and the disclosure of information by public companies and other issuers of securities

For the period: 01.01.2020 – 30.06.2020

„Intercapital Property Development“ ADSIC

(consolidated basis)

**1. Information regarding:** changes in the accounting policy during the reporting period, the reasons for them and how they reflect on the financial result and the own capital of the issuer.

**The company has not changed its accounting policy during the reporting period.**

**2. Information regarding:** changes in the economic group of the issuer, if he is part of such a group.

**There were no changes in the economic group of the issuer at the end of the reporting period.**

**3. Information regarding:** results from organizational changes of the issuer, such as transformation, sale of companies from the economic group, in-kind contributions from the company, renting property, long-term investment, ceasing of activity.

**There has been no such event.**

**4. Information regarding:** opinion of the management regarding the possibilities for realization of published prognosis for the results of the current financial year, taking into account the results of the current six-month period, as well as information regarding the factors and circumstances which will influence the achievement of the forecasted results for at least six months

**The company has not published a forecast for the results of the current financial year.**

**5. Information regarding:** information regarding the persons owning directly or indirectly at least 5% of the votes in the general meeting at the end of the current six-month period and changes in the votes owned by persons for the period since the previous six-month period.

**„Intercapital Property Development“ ADSITS has a registered capital in the amount of 27 766 476 (Twenty seven million seven hundred sixty six thousand four hundred seventy six) leva allocated in 27 766 476 registered shares with the right of one vote and with nominal price of 1 (one) lev each.**

**The shareholders who have more than 5% of the capital (i.e. with the right to vote in the General Meeting of the shareholders of the Company) as of 30.06.2021 are as follows:**

<b>Name of the company</b>	<b>Country</b>	<b>Percentage of the total amount of shares</b>	<b>Number of shares</b>
UPF Budeshte	Bulgaria	6.84%	1 900 000
MF "EF Principal"	Bulgaria	6.57%	1 824 483
MF "EF Rapid"	Bulgaria	9.83%	2 730 000
MF Activa Balanced Fund	Bulgaria	7.36%	2 045 000
MF Activa Highyield Fund	Bulgaria	6.23%	1 730 818
NDF ACTIVA	Bulgaria	5.51%	1 530 000
MKP OOD	Bulgaria	12.71%	3 530 162

\* includes shares provided as collateral from the shareholder according to Repo contracts for financial instruments

**The shareholders who have more than 5% of the capital (i.e. with the right to vote in the General Meeting of the shareholders of the Company) as of 31.12.2020 are as follows:**

<b>Name of the company</b>	<b>Country</b>	<b>Percentage of the total amount of shares</b>	<b>Number of shares</b>
UPF Budeshte	Bulgaria	6.84%	1 900 000
NDF ACTIVA	Bulgaria	5.40%	1 500 000
Marina Cape Properties OOD	Bulgaria	24.96%	6 930 108

\* includes shares provided as collateral from the shareholder according to Repo contracts for financial instruments

**6. Information about the owned by the members of the management and of the control bodies, shares of the issuer, including the shares held by anyone of them separately at the end of the respective six months**

As of 30.06.2021 the members of the Board of Directors own shares of the Company.

VELICHKO STOYCHEV KLINGOV – 5 305 shares

**7. Information about pending legal, administrative or arbitration proceedings relating to issuer's liabilities or receivables at amount at least 10 percent of its equity; if the total**

**amount of the issuer's liabilities or receivables under all initiated proceedings exceeds 10 per cent of its equity, information shall be submitted for each procedure separately**

Below there is information presented on all pending cases:

In the last 12 months, the Company has not been a party to pending arbitration proceedings, but has been a party to court and enforcement proceedings within the historical period considered below. As a result of the efforts made by the management to settle the claims against the Company at the moment, the structure of the cases is as follows:

Commercial case № 6/2015 on the list of the District Court - Burgas, TO, I panel, instituted by Maxim Viktorovich Goncharov against "INTERCAPITAL PROPERTY DEVELOPMENT" REIT for payment of amounts under preliminary contracts for purchase and sale of real estate, which contracts Goncharov considers spoiled

The case was instituted at the request of Maxim Viktorovich Goncharov with legal grounds Art. 55 of the CPA, which requires INTERCAPITAL PROPERTY DEVELOPMENT REIT to be ordered to return payments made by the plaintiff under four preliminary contracts for purchase and sale of real estate - Apartments with № 37\_11, № 37\_12, № 37\_13 and \_ 37\_13 and The prices of the filed claims amount to EUR 80,503.84, together with the legal interest on this amount, due from the date of cancellation of the contracts until the full repayment of the obligation.

On objection for local jurisdiction of "INTERCAPITAL PROPERTY DEVELOPMENT" REIT the case was terminated and forwarded to the Sofia City Court, where it was instituted as gr.d. decision of 12.12.2016, the Sofia City Court upheld the claim up to the amount of EUR 70,503.84, together with the legal interest from January 7, 2015 until the date of the final payment. appealed in time before the Court of Appeal of Sofia The decision of the Court of Appeal of Sofia upheld the first instance decision by a decision of 13.09.2017 The decision of the Court of Appeal of Sofia was appealed in time before the Supreme Court of Cassation.

The Supreme Court of Cassation overturned the decision of the Sofia Court of Appeal and returned the case for a new ruling. With a decision on v.gr.d. № 5364/2020 on the list of the Court of Appeal Sofia, 8 s-v the decision of the Sofia City Court of 12.12.2016 was confirmed again, by which the claims were upheld up to the amount of EUR 70,503.84, together with the legal interest of 07.01 .2015 until the date of final payment. A cassation appeal was filed by INTERCAPITAL PROPERTY DEVELOPMENT REIT on time.

Other lawsuits with effect in the last 12 months

Enforcement cases

Civil case № 16919/2015 on the list of Sofia City Court, filed by Gennady Grishin against INTERCAPITAL PROPERTY DEVELOPMENT REIT for payment of amounts under a preliminary contract for purchase and sale of real estate, which contract Gennady Grishin considers

The price of the claim is in the amount of 105,312 euros, representing the paid sale price of the property - Apartment № 1\_11, located in the holiday complex "Marina Cape", together with the legal interest until the final payment of the debt.

With a decision of 09.07.2020 the filed claim in the amount of EUR 105 312, together with the legal interest of 29.12.2015 was fully upheld. The decision came into force on March 23, 2020.

The enforcement case № 550/2020 on the list of PEA Delyan Nikolov, with registration № 804 of the BCPEA, with area of action District Court - Burgas was initiated on the basis of a writ of execution issued in favor of Gennady Grishin for the amount of EUR 105 312 principal representing the amount due in connection with the cancellation of the preliminary contract described above.

Civil case № 45799/2014 on the list of Sofia District Court, Civil Court, 32 panel, formed by Alexander Sergeevich Solovyov against "INTERCAPITAL PROPERTY DEVELOPMENT" REIT for payment of amounts under preliminary contracts for purchase and sale of real estate, which considered spoiled

The price of the filed claims amounts to EUR 14,000, as a partial claim of EUR 127,600, formed as follows:

- for 21\_3, located in the holiday complex "Marina Cape" - Aheloy, a claim was filed for an amount of 7,000 euros, a partial claim of the price paid under a preliminary contract for the property in the amount of 92,000 euros;
- for 34\_13, located in the holiday complex "Marina Cape" - Aheloy, a claim was filed for an amount of 7,000 euros, a partial claim of the price paid under a preliminary contract for the property in the amount of 35,600 euros

With a Decision of 31.08.2015 the claim was upheld. The decision was appealed in time before the Sofia City Court. An appeal was formed on the appeal. № 597/2016 according to the inventory of the Sofia City Court, Civil Code, res. IV-b composition. With a decision of 10.11.2016, the Sofia City Court fully confirms the decision of the RCC. The decision was appealed in time and at the moment the appeal procedure is pending.

In view of the convicting appellate decision of the Sofia City Court, the plaintiff received a writ of execution against INTERCAPITAL PROPERTY DEVELOPMENT REIT for payment of the awarded amounts.

The decision of the Sofia City Court was appealed to the Supreme Court of Cassation. The Supreme Court of Cassation has issued a ruling, which did not allow a cassation appeal of the decision of the Sofia City Court and the same came into force on 23.11.2017.

Based on the decision of the Sofia City Court, Alexander Sergeevich Solovyov obtained a writ of execution and filed an enforcement case against the ICPD № 50/2017 on the list of PEA Delyan Nikolov, Burgas.

At the moment, enforcement case №50 / 2017 has been terminated.

Civil case № 15692/2015 on the inventory of the Sofia City Court, filed by Alexander Sergeevich Solovyov against "INTERCAPE TAL PROPERTY DEVELOPMENT "REIT for payment of amounts under preliminary contracts for purchase and sale of real estate, which contracts Soloviev considers spoiled

The price of the filed claims is as follows:

- for 21\_3, located in the holiday complex "Marina Cape" - Aheloy, a claim was filed for an amount of 85,000 euros, the remainder of the total price paid under a preliminary contract in the amount of 92,000 euros;
- for 34\_13, located in the holiday complex "Marina Cape" - Aheloy, a claim was filed for an amount of EUR 28,600, the remainder of the total price paid under a preliminary contract in the amount of EUR 35,600;

With a decision of 22.05.2017, the Sofia City Court upheld the claims. An appellate appeal was filed in time, and on the basis of it a civil case file 6 5506/2017 was formed according to the list of the Court of Appeal Sofia, GK. By a decision of 08.08.2020, the Sofia Court of Appeal fully upheld the first-instance decision. After a cassation appeal was filed by INTERCAPITAL PROPERTY DEVELOPMENT REIT, with a Decision of 19.06.2020 on gr.d. № 4845/2020 on the list of the Supreme Court of Cassation no cassation appeal of the decision of the Court of Appeal Sofia was allowed.

A writ of execution was issued in favor of Alexander Sergeevich Soloviev, on the basis of which an enforcement case № 575/2020 was instituted according to the list of PEA Delyan Nikolov.

At present, enforcement case №575 has been terminated.

The Company is not aware of any possibilities for initiating future arbitration, court or administrative proceedings, which may have a significant impact on the financial condition and profitability of the issuer.

With regard to the companies part of the Issuer's economic group, they are not a party to pending arbitration proceedings, as well as to court and enforcement proceedings within the historical period under consideration and as of the date of the Prospectus.

**8. Information concerning: loans granted by the issuer or its subsidiary, guarantees or commitments in total to one person or its subsidiary, including related parties, indicating the nature of the relationship between the issuer and the person, the amount of the unpaid principal, interest rate, repayment deadline, amount of assumed obligation, conditions and term.**

As of June 30, 2021, Intercapital Property Development REIT and its subsidiary MKP OOD have not granted loans, provided guarantees or assumed liabilities in total to one person or its subsidiary, including affiliates.

Date:27.08.2021

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/Velichko Klingov – Executive Director/