

**Information under Art. 31 of the SPVPA and Art. 20 of Ordinance № 2 of 9.11.2021 for initial and subsequent disclosure of information in public offering of securities and admission of securities to trading on a regulated market**

for the period 01.10.2021 - 31.12.2021

**Intercapital Property Development REIT**

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

As of 31 December 2021, the Company has leased to Marina Cape Management EOOD (third party under Art. 27, para. 4 of the SPVPA) real estate worth BGN 19,712 thousand, which represents 62.99% of the total amount. of real estate investments.

**2. Information for sale or purchase of a new asset of 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

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

During the reporting period, repair works and activities to eliminate irregularities were carried out in order to prepare the holiday complex "Marina Cape" for the summer season of the year. The repair works were performed by Marina Cape Management EOOD - a third party under Art. 27, para. 4 of the SPV Act.

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

As of 31 December 2021 the value of the receivables of the Company arising from the Management and Maintenance Contracts concluded with Marina Cape Management EOOD amounts to BGN 7,036 thousand.

The company has not entered into other contracts for rent, lease, management and maintenance.

**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 December 31, 2021, over 70% of the assets of Intercapital Property Development REIT are the result of its main activity under Art. 5, para. 1, item 2 of the SPV Act.

**7. Information on 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.**

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As of 31.12.2021 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 previous reporting period, the second corporate bond issue was issued with a nominal and issue value of EUR 6,000,000, divided into 6,000 ordinary, unprivileged, registered, dematerialized, secured, interest-bearing, non-convertible, freely transferable bonds with a nominal value of - 1000 Euro. The nominal annual interest rate is fixed at 6.00% and interest payments every 6 months, the term of the bond issue is 60 months. 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 commissioning of the acquired property) 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 entitled to operate in the territory of a Member State.**

As of December 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 investment in mortgage bonds admitted to trading on a trading venue in a Member State, relative to the total amount of the company's assets.**

As of December 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 investing in real estate, in relation to the total amount of the company's assets.**

As of December 31, 2021, Intercapital Property Development REIT has not invested in other special purpose vehicles investing in 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**

**As of 31/12/2021 ICPD does not own shares in specialized subsidiary according to para ZDSICDS**

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**15. Information on the amount of the investment in third parties within the meaning of Art. 27, para. 4 of the SPVPA, in relation to the amount of the company's assets.**

As of December 29, 2021, Intercapital Property Development REIT held a shareholding in third parties within the meaning of the SPVPA in the amount of BGN 5,000, namely in MARINA CAPE MANAGEMENT EOOD.

On December 29, 2021, a contract was concluded for the transfer of company shares, pursuant to which Intercapital Property Development REIT transferred 100% of the capital of MARINA CAPE MANAGEMENT EOOD to a third party.

01/28/2022

Sofia city

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Velichko Klingov

Executive Director of Intercapital Property Development REIT

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