

## DECLARATION

under Art. 100n, para. 4, item 4 of  
the POSA

The undersigned, Velichko Stoychev Klingov, in his capacity as Executive Director of "Intercapital Property Development" REIT, declare that to the best of my knowledge :

a) the annual financial statement for 2025 , prepared in accordance with the applicable accounting standards, reflects truly and fairly the information about the assets and liabilities, financial position and profit or loss of "Intercapital Property Development" REIT;

b) the annual report on the activities of "Intercapital Property Development" REIT for 2025 . contains a reliable overview of the development and results of the company's activities, as well as the condition of the issuer, together with a description of the main risks and uncertainties it faces.

Sofia, 25.03.2026

Declarator:

