

Additional INFORMATION

according to Art. 12, para. 1, item 4 of Ordinance No. 2 of 9.11.2021 on initial and subsequent disclosure of information during public offering of securities and admission of securities to trading on a regulated market

for the period 01.01.2022 - 06.30.2022

"Intercapital Property Development" REIT

- 1. Information on the changes in the accounting policy during the reporting period, the reasons for their implementation and how they affect the issuer's financial result and equity.**

"Intercapital Property Development" REIT conducts its accounting in accordance with the requirements of International Accounting Standards from its establishment until the time of drafting this document.

- 2. Information about changes that have occurred in a group of enterprises within the meaning of the Accounting Law of the issuer, if it participates in such a group.**

There have been no changes in the economic group of "Intercapital Property Development" REIT.

- 3. Information on the results of organizational changes within the issuer, such as conversion, sale of companies from a group of enterprises within the meaning of the Accounting Law, contributions from the company, leasing of property, long-term investments, cessation of activity.**

During the reporting period, the Company changed its articles of association. At the regularly held annual general meeting of shareholders on 29.06.2022, a draft for a new statute of the company was proposed.

- 4. Opinion of the management body regarding the possibilities of realizing published forecasts for the results of the current financial year, taking into account the results of the current six months, as well as information on the factors and circumstances that will affect the achievement of the forecasted results at least until the end of the current financial year.**

The company has not published forecasts for the possible results of the activity in the current financial year.

- 5. Data on the persons directly and indirectly holding at least 5 (five) percent of the votes in the general meeting at the end of the relevant quarter, and the changes in the votes held by the persons for the period from the beginning of the current financial year to the end of the reporting period .**

Name of the company Country Share of the total number of shares Number of shares

UNIVERSAL PENSION FUND-FUTURE Bulgaria 6.84% 1,900,000

DF "EF PRINCIPAL" Bulgaria 6.57% 1,824,483

DF "EF RAPID" Bulgaria 9.83% 2,730,000

EXCHANGE TRADED FUND ASSETS BALANCED ETF Bulgaria 5.76% 1,600,000

DF ASSETS HIGH INCOME FUND Bulgaria 5.70% 1,583,818

MKP Ltd. Bulgaria 12.71% 3 530 162

- 6. Data on the shares owned by the management and control bodies of the issuer at the end of the relevant quarter, as well as the changes that occurred for the period from the beginning of the current financial year to the end of the reporting period for each person separately.**

Velichko Stoychev Klingov – 5,305 shares

- 7. Information on pending judicial, administrative or arbitration proceedings concerning liabilities or receivables in the amount of at least 10 percent of the issuer's equity capital; if**

the total value of the issuer's liabilities or claims for all initiated proceedings exceeds 10 percent of its own capital, information is presented for each proceeding separately.

There are no lawsuits or arbitrations filed or terminated relating to the company with a claim value of at least 10 percent of the company's net assets.

- 8. Information on the loans granted by the issuer or by its subsidiary or by their subsidiaries, the collateral provided or the obligations undertaken in general to one person or its subsidiary, including and of related persons with the indication of names or designation and EIC of the person, the nature of the relationship between the issuer or its subsidiaries and the borrower, amount of the outstanding principal, interest rate, date of conclusion of the contract, including additional agreements, deadline for repayment , amount of assumed obligation, specific conditions other than those specified in this provision, as well as the purpose for which they are granted, in case they are concluded as targeted.**

There are none.

Date: 28/07/2022

Velichko Klingov

Executive Director of "Intercapital Property Development" REIT