

Information under Art. 31 of the ZDSITSDS and Art. 20 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 - 31.12.2022 .

"Intercapital Property Development" REIT

- 1. Relative share of assets given out for use against payment, compared to the total amount of investments in real estate.**

As of 31.12.2022 . The company has given for management to "Marina Cape Management" EOOD (third party under Art. 27, para. 4 of ZDSITSDS) real estate worth BGN 19,712 thousand, which represents 62.99% of the total amount of real estate investments.

- 2. Information on the sale or purchase of a new asset with a value exceeding by 5 percent the total value of investments in real estate, as well as on such transactions carried out after the date of preparation of the annual financial report.**

No such deals have been concluded.

- 3. Completed constructions, repairs and improvements to real estate.**

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

- 4. Relative share of unpaid rents, lease and lease installments compared to the total value of receivables arising from all rental, lease, lease agreements concluded by the company.**

As of 31.12.2022 , the value of the Company's claims arising from the Management and Maintenance Contracts concluded with "Marina Cape Management" EOOD is in the amount of BGN 5,815,697.02 thousand .

The company has not entered into any other rental, leasing, management and maintenance contracts.

- 5. Information on real estate on the territory of another member state, by country.**

The company has no real estate on the territory of another member state .

- 6. Information on what share of the company's assets is the result of its main activity under Art. 5, para. 1, item 2 of the ZDSITSDS.**

As of 31.12.2022, more than 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 ZDSITSDS.

7. Information on what share of the company's gross revenues for the current financial year is the result of its main activity under Art. 5, para. 1, item 2 of the ZDSITS.

As of 31.12.2022, more than 70% of the gross revenues of "Intercapital Property Development" REIT are the result of its main activity under Art. 5, para. 1, item 2 of the ZDSITS.

8. Information about collateral provided or loans 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 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 the 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 in banks that have the right to operate in the territory of a member state.

As of 31.12.2022 "Intercapital Property Development" REIT has not invested in securities issued or guaranteed by a member state and in bank deposits in banks that have the right to operate on the territory of a member state.

12. Information on the size of the investment in mortgage bonds admitted to trading on a trading venue in a Member State, relative to the total size of the company's assets.

As of 31.12.2022 "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 size of the investment in other special investment purpose companies investing in real estate, relative to the total size of the company's assets.

As of 31.12.2022 "Intercapital Property Development" REIT has not invested in other special investment purpose companies investing in real estate.

14. Information on the amount of the investment in a specialized company under Art. 28 of the Income Tax Act, the Tax Income Tax Act, relative to the total size of the company's assets.

As of 31.12.2022 "Intercapital Property Development" REIT does not own an equity interest in a specialized company under Art. 28 of the ZDSITSDS.

15. Information on the amount of the investment in third parties within the meaning of Art. 27, para. 4 of the ZDSITSDS, relative to the size of the company's assets.

As of 31.12.2022 "Intercapital Property Development" REIT does not own investments in third parties within the meaning of Art. 27, para. 4 of the ZDSITSDS.

27.1.2023

Sofia city



Velichko Klingov

Executive Director of "Intercapital Property Development" REIT
