

**PROTOKOL**  
**FROM REGULAR ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**ON**  
**"INTERKAPITAL PROPERTIES DEVELOPMENT"**  
**joint stock company with a special investment fund purpose**

**1. Constitution of the General Assembly of shareholders:**

**1.1. Date and place on conducting:**

June 29, 2022

city Sofia , st . "Dobruja" no 6, fl. 4

After completing the registration of the shareholders by list provided by " Central Depository" JSC , on ground Art. 1156, para . 1 of the Law on publicly offering of securities (LPO), The general meeting was opened at 12:00 by Mr. Velichko Stoychev Klingov, executive director of The company.

**1.2. Findings  
the regularity of conducting  
of the General assembly:**

Mr \_ \_ Klingov found that : \_

The general assembly of shareholders is duly convened in compliance with the requirements of art . 223 from The Commercial Law (TC) and Art. 115, para. 2 of the Civil Procedure Code by an invitation on The council on the directors on The company , announced in the Commercial Register with entry 20220527113344 .

**1.3 . Quorum:**

After verification, registration is complete for participation in the General Assembly Mr. Klingov in Edom the shareholders that the General Assembly are presented

19,353,314 (nineteen **million three hundred and fifty and three thousand three hundred and fourteen**) numbers stocks , representing **69.70** % ( six places and nine whole and seventy percent) of the capital of the Company. S in view of this, the regular general meeting of The company can be legally conducted and yes makes valid and advance decisions announcements in the daily invitation row .

**1.4. Persons present  
non-shareholders:**

Non -shareholders are not present .


**1.5. Election of Chairman,  
secretary and members of  
mandatory committee :**

Mr Klingov suggested for chairman on WASP Yes be elected with him as secretary - enumerator – **Boyan Antoniev Girrinov** -proxy on shareholders .

No others were made suggestions.

Mr. Klingov 's proposal was accepted \_ on voting.

Председател : \_\_\_\_\_



Secretary : \_\_\_\_\_

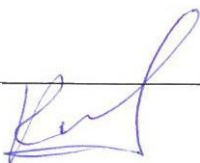
**1.6 Acted powers of attorney :**

**for chairman: Velichko Klingov ;**

**for secretary- enumerator : Boyan Antoniev Girginov.**

Agreed and a hiss in the aneto on Art. 116, a l . 7, ex. secondly from 3PPCC and Art . \_ 117 , para. 1, from p . 2 from 3PPC K , the chairman of OS A , notify the shareholders, that are powers of attorney have arrived from the name on the following shareholders:

- UNIVERSAL PENSION FUND-FUTURE 1900 000 pcs. shares - proxy : Boyan Antoniev Girginov ;
- PROFESSIONAL RETIRED FUND-FUTURE – 505,000 pcs. shares - proxy: Boyan Antoniev Girginov;
- VOLUNTARY RETIRED FUND-FUTURE – 147 000 no . \_ shares - proxy: Boyan Antoniev Girginov ;
- EF ASSET MANAGEMENT AD – 41 000 no . shares – proxy: Boyan Antoniev Girginov;
- EF PRINCIPAL EXCHANGE TRADED FUND ETFs – 1824483 pcs. shares - proxy: Boyan Antoniev Girginov;
- DF "EF RAPID" – 2730000 pcs. shares - proxy: BoyanAntoniev Girginov ;
- PPF "TOPLINA" – 60,000 shares - proxy : Boyan Antoniev Girginov;
- UPF "HEAT " – 51585 shares - proxy: BoyanAntoniev Girginov;
- INVEST FUND MANAGEMENT AD – 30 000 no. shares proxy : Boyan Antoniev Girginov ;
- ACTIVA ASSET MANAGEMENT AD – 108500 pcs. shares proxy: Boyan Antoniev Girginov ;
- DF INVEST \_ CLASSIC" – 824 445 no. shares - proxy : Boyan Antoniev Girginov;
- DF " INVEST ASSETS " – 789,435 shares - proxy: Boyan Antoniev Girginov;
- EXCHANGE TRADED FUND ASSETS BALANCED ETF – 1,600,000 pcs. shares - proxy: Boyan Antoniev Girginov;
- DF ASSETS HIGH END FUND – \_ 1583 818 pcs . shares - proxy: Boyan Antoniev Girginov;
- NDF ASSETS – 1,315,200 people \_ \_ \_ \_ actions



proxy: Boyan Antoniev Girginov ;

- IKM IMO EAD – 799,600 pcs. shares - proxy: Boyan Antoniev Girginov;
- mkp ood 3 530 162 pcs. shares proxy: Boyan Antoniev Girginov;
- EUROINS ROMANIA ASIGURARE-REASIGURARE S. – 13 20 320 no. shares - proxy : Boyan Antoniev Girginov;
- Penka Meister – 50 208 pcs . shares – personal present
- NATALIA VLADIMIROVA AM3INA – 115000 no. shares - proxy: Boyan Antoniev Girginov;
- MIROSLAV PETROV SEVLIEVSKI – 27,558 no. shares proxy : Boyan Antoniev Girginov ;

1.7. Members present on the advice of the directors:

The Chairman of the General Assembly informed the The general meeting of the the following members on The council on the directors:  
Mr. Velichko Klingov executive member(executive director) on The council on the directors.

1.8. Announced in the invitation to get used to on General Assembly daytime row:

The chairman on WASP presented announcements in the invitation for getting used to on WASP agenda:

“Item One: Report of the Governing Body for the activity on The company through 2021 Mr.;

Draft decision: The General Assembly of the shareholders accepts the report of Council of the directors for the Company's activities in 2021 Mr.

Item Two: Annual Report of the Audit Committee on The company for the activity in 2021 Mr.;

Draft decision: The General Assembly of the shareholders adopts the annual report of the Audit Committee on The company for the activity through 2021 Mr.;

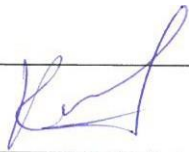
Point third: Report on the chosen one registered auditor by the annual financial report on The company for 2021 d .;

Draft decision: The  
General Assembly of the  
shareholders accepts the

registered auditor by the annual financial report of the  
Company for 2021Mr.

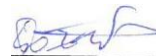
Point four : Adoption of the year financial

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Председател:



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Secretary:



report on The company for 2021 Mr. \_

Project for solution : Total th o assembly on is a shareholder accepts the annual financial report on The company z a 2021 d .;

**Point heel:** Acceptance on answer about the financial result on The company for 2021 d .;

Project for solution : The general assembly on the shareholders accept answer Yes no be distributed dividend t , so like according to checks and audited financial statement for 2021 d . no is realized positive financial result subject to on distributed is , determined by the order on Art. 29, para. 3 from ZDSIUDS;

**Point Six:** Release of Liability on the members on The council on the directors for the activity them through the period 01.01.2021 Mr. – 31.12.2021 Mr.;

Draft decision : The General Assembly of the shareholders exempts the members of the Council from liability on the directors Great Stoychev Klingov , Cvetelina Chavdarova Hristova and "AHELOY 2012 " OOD , s EIC 202371390, for their activity during the period 01.01.2021 Mr. -31.12.2021 Mr.;

**Point Seven:** Selection on registered auditor for verification and certification of the annual financial statement on The Society for 2022 Mr.;

Project for solution : For checking and certification of the annual financial report on The company for 2022 d. The general assembly on the shareholders selects the registered auditor, recommended from Audit Committee \_ \_\_ a namely Nicholas Polinchev – registered auditor with Diploma no 684 in COMES WITH ;

**Item Eight:** Report of Liaison Director with the investors;

Draft decision : The General Assembly of the shareholders accepts the report of the Liaison Director with the investors;

**Item Nine:** Report on the management organ for implementation of the Remuneration Policy on the members of the Board of Directors of The company for 2021 r .;

Draft decision: The General Assembly of the shareholders adopts the report of the Board of Directors for implementation of the Remuneration Policy on the members on The council on the directors on The company for 2021 Mr.;

**Point tenth**: There is no reception on new Bylaws on The Company;

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Председател: \_\_\_\_\_



Секретар: \_\_\_\_\_  
\_\_\_\_\_

	<p><u>Project for solution</u> : The general assembly on the shareholders adopts a new Statute of Intercapital Properties Development" REIT, approved by Decision no 185- DSIT dated 10.03.2022 of the Commission for financial an oversight which overturns entirely so far the acting one Articles of Association announced on the electronic file of the Company in The commercial one register;</p>
	<p><b>Point eleven</b> : Making a decision for empowering the executive director;</p>
	<p><u>Project for solution</u> : The general assembly to the shareholders assigns on executive director of the company Great Klingov, personal or through duly authorized persons Yes performed all legal and factually act her __ necessary to announce on accepted from the general assembly to the shareholders acts and decisions in front of Commercial register, Commission for financial supervision , _ BSE and the public."</p>
<p><b>1.9. Questions included in the living room order according to the order of art. 223a Terms of Service :</b></p>	<p>The chairman on WASP notify the shareholders, that no areacted suggestions and questions by the living room row bythe order of art . 22 For TZ.</p>
<p><b>1.10. Suggestions for turn on on other issues in the living room row :</b></p>	<p>The Chairman of the General Assembly informed the shareholders that as as not all shareholders are present at the AGM , no other matters may be included in the daily row</p>
<p><b>1.11. Objections about the regularity of conducting on The general assembly:</b></p>	<p>None made objections .</p>
<p><b>1.12. Procedural suggestions :</b></p>	<p>The Chairman of the ACA made a proposal materials on the agenda not to be read in integrity . The reasons for this are that all ki written materials were previously on disposition of the shareholders , are also published on Internet the Company's page and each shareholder is had opportunity Yes everything meet with them.</p> <p>Other suggestions do not they did.</p>

After a vote, the General assembly unanimously resolved the items on the agenda Yes not be read before the shareholders .

11. Discussions and decisions by included in the living room row questions :

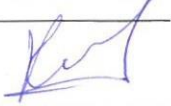
2.1. According to point one of the living room row

The Chairman of the General Assembly explained to the shareholders that according to the requirements of Art. 245 and 247 TZ


and Art. 113 from statute, The council on the directors compose Report for the activity on The company for изтеклата календарна година and presented prepared \_ report for the activity on the company for

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Председател: \_\_\_\_\_



Secretary : \_\_\_\_\_





2021 d .

After recognition \_\_\_\_\_ with report \_\_\_\_\_ the chairman on WASP suggested n a The general assembly to accept the proposed from The council on the directors it is decided :

The General Meeting of Shareholders accepts the report of the Board of Directors for the activity of the Company in 2021 d."

other offers made.

The proposal on The council on the directors it was subjected to on voting .

**Voting by the point from the living room row:**

way of relishing	number indeed submitted rlass	share of the whole capital	share from presented shares
"FOR"	19,353_314	69.70 %	100.00 %
"AGAINST"	-	-	-
"ABSTRAINED SE"	-	-	-

IN result on conducted vote, The general assembly on the shareholders

**R E Sh**  
And:

**The General Meeting of Shareholders accepts the report of the Board of Directors on the activity of the Company in 2021 Mr.**

**2.2. According to point two of the living room row**

The Chairman of the General Assembly informed the shareholders of the prepared report of the Audit Committee on The Company for the activity in 2021 , and informed them that according to the requirement of the Law for the independent financial audit, The general assembly of the Company must Yes vote presented report . IN this relationship the chairman on OSA invites the shareholders Yes accept the proposed from The council on the directors answer:

"General Assembly to the shareholders adopts the annual report of the Audit Committee on The company for the activity in 2021 d."

There were no other offers made.

After debate, the proposal of the Board of Directors was submitted on voting .

**Voting by the point from the living room row:**

<b>way of relishing</b>	<b>number indeed submitted voices</b>	<b>share of the whole capital</b>	<b>share from presented shares</b>
"FOR"	19,353 _ 314	69.70 %	100.00 %
AGAINST "	-	-	-

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Before d's editor : — - - ===  
== - - -

Secretary:



j "ABSTRAINED SE"

IN result on conducted it was voted , the General assembly on the shareholders

R Well  
Sh And :

The general assembly to the shareholders accepts the annual report of the Audit Committee on The company for the activity in 2021 Mr.

2.3. Po point third from the living room row

The Chairman of the General Assembly informed the shareholders of the prepared report of the elected registered auditor of the Company's annual financial report for 2021 . and notified that according to the requirement of art. 38 of the Accounting Act in connection with Art . 221, item 11 of the TK, General a meeting of the Company must approve the report of the selected registered auditor by the company's annual financial report for 2021 \_ The Chairman of the OSA invites the shareholders Yes accept the proposed from The council on the directors answer:

"The general meeting of shareholders accepts the report of the elected registered auditor by the annual financial report on The company for 2021 d . "

Others suggestions no were made.

After debates, the proposal of the Board of Directors was submitted on voting.

Voting on the agenda item row:

way of voting	number indeed submitted voices	share of the whole capital	share from presented shares
"FOR"	19353314	69.70 %	100.00 %
"AGAINST"	-	-	-
"ABSTRAINED SE"	-	-	-

IN result on conducted vote, The general assembly on the shareholders

R Well  
Sh And :


The general meeting of shareholders accepts the report of the elected registered auditor by the annual financial report of the Company for 2021 Mr.

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2.4. According to point four of the living room row

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The chairman on WASP met the shareholders with preparations financial report on The company for 2021 d . and notify that according to the requirement on Art. 22 1, t . 7 from T Z , The general assembly of the Company \_ \_ must Yes away ri the annual fine n s ov from h e t on the company for 2021 Mr. after

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 Председател: 

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Secretary: 

which invites the shareholders Yes accept the proposed from The council on directors decision:

" The general meeting of shareholders accepts the annual financial report of the Company for 2021 d ."

There were no other offers made .

After debates , the proposal of the Board of Directors was submitted on voting.

**Voting by the point from the living room row :**

way of voting	number actually submitted voices	share of the whole capital	share of those presented shares
"FOR"	19,353314	69.70 %	100.00 %
"AGAINST"	-	-	-
„ WITHDRAWN SE"	-	-	-

As a result of the voting, the General Assembly of the shareholders

**R E ShAnd :**

**The general meeting of shareholders adopts the annual financial report of the Company for 2021 r.**

**2.5. Popoint heel from the living room row**

The President \_\_\_ on WASP informed is a shareholder that according to with the whining \_ on Art. 221 from TZ, The General assembly on On with yours \_ \_ must Yes accept it is solved \_\_ for financial result t . IN this connection the shareholders were informed and \_\_ that through 2021 r. The company no is overwhelmingly positive financial result, subject to on we distributed \_\_\_ according to Art. 29, para. 3 from zdsiuds.

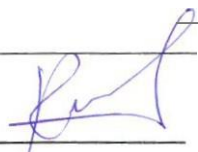

The chairman of the General Assembly informed the shareholders of the management body's proposal on The Company regarding the reported financial result of the Company 's activities and invites shareholders they to accept \_ the proposed from The council on the directors answer by this one point from the living room row :

"The general assembly on the shareholders accepts answer Yes no be distributed dividend, as as agreed verified and audited financial report for 2021 \_ it is not realized positive finan so c result subject to on distribution , \_ determined by the order on Art .29, para. 3 of ZDSIUDS."

There were no other proposals made .

After debates , the proposal of the Board of Directors was submitted on voiceless . \_\_\_

**Gpassing by the point from the living room row :**



R Well ShAnd :

The general assembly on the shareholders liberates from responsibility the members on The council of the directors Great Stoychev Klingov, Cvetelina Chavdarova Hristova and AHELLOI 20 12 LLC , p\_ EIC 20237 139 0 , for the activity them through the period 0 1.0 1. 2021 Mr. – 3 1. 12 . 2021 d .

2.7. Po point seventh from the living room row

The chairman on WASP met is a shareholder that according to the requirement on Art . \_ 22 1 , t . 6 General Terms and Conditions assembly on The company must Yes choose audit r , which Yes check and certify the annual financial report on the company . The chairman on WASP presented on shareholders the proposed from The council on the directors it is decided , according to recommendation on audit committee:

"The general meeting of shareholders elects the registered auditor recommended by Audit committee, namely Nikolay Polinchev – registered auditor with Diploma No. 684 in IDES for a registered auditor to verify and certify the annual financial statement on The Society for 2022 d."

The proposal on The council on the directors it was subjected to on voting.

Voting by the point from the living room row :

way of voting	number indeed submitted voices	share of the whole capital	share of those presented shares
"FOR"	19,353_314	69.70 %	10 000 %
"AGAINST"	-	-	-
"ABSTRAINED SE"	-	-	-

IN result on conducted The main thing is the **General** assembly on the shareholders

R Well Sh And:

The general assembly on the shareholders chooses registered auditor , recommended from Audit committee, a namely Nicholas Polinchev – registered auditor with Diploma no 684 in IDES for registered auditor, which Yes performed checking and certification on the annual financial report on The Society for 2022 Mr.

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2.8. According to point eight of the living room row

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The chairman on WASP met the shareholders , that according to Art. 116 years, para . 4 from ZPPCC , the Director for relations with investors reports on its activities in the past year before The general meeting of The company.

The Chairman of the General Assembly invited the shareholders to accept the proposed by the Board of the directors solution :

"General assembly on the shareholders accepts the report on The director for connection with the investors."

\_\_\_\_\_  
 You preside over : 

10/ 14

Secretary:



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Other than that for marriage \_\_\_ it is not were n apra v e ni .

After a debate was held and the proposal of the Board of Directors was postponed \_\_\_\_\_  
 \_\_\_ on voting . \_\_\_

**Voting on the agenda item row:**

way of voting	number indeed submitted rlass	share of the whole capital	share from presented shares
"FOR"	19,353 314	69.70 %	100.00 %
"AGAINST"	-	-	-
"ABSTRAINED SE"	-	-	-

IN result on conducted ch a s uvan e , the General assembly on the shareholders

**R Well Sh And :**

**The general meeting of shareholders accepts the report of the Director in connection with the investors.**

**2 . 9 . Popoint ninth from daily order**

The chairman on WASP save \_\_\_ the shareholders with the regulations on Nare d b a no 48 from 20 . 03.2013 \_ for the requirements to award - winning \_\_\_\_\_ issued from The Commission for financial oversee , **according** to \_\_\_ which The council on the directors follows Yes before with trays \_ Report for performance of Politics for the rewards on the members on The council on the directors on A friend in it \_\_\_ for 2021 \_ d . The report barely \_ Yes be accepted from the regular annually Total with ubra n ie to the shareholders on the company . S view on tov a , the chairman on WASP before d s t a v i of the shareholders

The report of the governing bodies for performance of The Remuneration Policy on the members on The council on the directors on Company \_\_\_ for 2021 Mr. and offered on The general assembly Yes it reception is .

The chairman on WASP provided on the shareholders the possibility Yes they send recommendations \_\_\_ by the report. Such no were made.


The Chairman of the General Assembly invited the shareholders to accept what was proposed by the Council on the directors solution .

other offers made .

After debates, the proposal of the Board of Directors was submitted n a voting .

**Voting on the agenda item row**

way of voting	number indeed submitted rlass	share of the whole capital	share from presented shares
"FOR"	19,353 _314	69.70 %	100.00 %
"AGAINST"	-	-	-

Председател: 

Секретар: 

,"ABSTRAINEDSE"

IN result on conducted it was voted , the General assembly on shareholders \_ \_ \_ \_

R Well Sh And :

The General Meeting of Shareholders adopts the report of the Board of Directors for performance on Politics for the rewards on the members of The council on the directors on The Society for 2021 r.

2.10. According to point ten of the living room row

The chairman on WASP met the shareholders in short with the motives for acceptance on new statute of the company, a namely the necessity Yes everything specify texts in him in connection with the cancellation on The law for companies with special investment purpose ( ZDSITS ) and the acceptance of the new one Law for companies with special investment purpose and companies for securitization ( ZDSIUDS ) , published \_ , D V , no. 21 from 12 . 03 . 2021 d .

The Chairman of the General Meeting of Shareholders informed the shareholders of the fact that the Commission for financial supervision has approved the draft of the new Articles of Association proposed by the Board of Directors its Decision No. 185-DSIT of 10.03.2022 d .

The Chairman of the General Assembly invited the shareholders to accept what was proposed by the Council on the directors answer:

"General about it assembly on the shareholders accepts new Bylaws n a "Intercapital Property Development" REIT, approved with Answer no 18 5 - DSIC from 10 . 0 3 . 2022 d . on The Commission for financial supervision , \_ which cancel entirely so far the acting one Articles of Association announced by the electronic file on The company in The commercial one register \_ \_"

Others suggestions no were made.

After debates, the proposal of the Board of Directors was submitted to voting .

Voting by the point from the living room row

way of relishing	number indeed submitted rlass	share of the whole capital	share from presented shares
"FOR"	19,353_314	69.70 %	10 0,00 %
"AGAINST"	-	-	-
"ABSTRAINED SE"	-	-	-

IN result on conducted it was voted , the General assembly on the shareholders

R Well Sh And :

The general meeting of shareholders adopts a new Statute of Intercapital Clean up Development" REIT, approved with Answer no 185-DSIT from 10.03.2022 r . on The

Commission for

not completely file the current Statute, announced under the electronic one

**финансов надзор, който от**




case on The company in The commercial one registry.

2.11. According to point eleven of the living room row

Before the editor \_ on WASP presented on The general assembly n a the shareholders the proposal for a solution by the point from the living room re d , a namely Yes be commissioned on the executive director on The company Great Klingov, personal or through properly authorized faces, yes performed all legal and factually actions, need to go for announcement on accepted from the General assembly on the shareholders acts and decisions in front of Trade in s k ia registry to the Agency by entries, Commission for financial supervision , BSE \_ and the public.

Others suggestions no were made.

After debates, the proposal of the chairman of the OCA was submitted on voting .

Voting by the point from the living room row

way on voting	number indeed submitted voices	share of the whole capital	share of those presented shares
"FOR"	19353 314	69.70 %	100.00 %
"AGAINST"	-	-	-
"ABSTRAINED SE"	-	-	-

As a result of the voting, the General Assembly of the shareholders

R Well Sh And:

The general assembly on shareholder and they assigns on executive director on Velichko Company Klingo in , personal or through properly authorized persons Yes performed all legal and factually actions, I need it too for announcement on accepted by the general meeting of the shareholders acts and decisions in front of Commercial registry, Commission for financial supervision, BSE and the public.

111. Questions from shareholders outside specified no-rope daytime row:

The chairman on WASP invites those present shareholders Yes they send questions to the members of the Board of Directors and outside the previously announced agenda . Such no they did.

IV. Closing on The general assembly on shareholders:

Because of depletion on the living room row the regular annually The general assembly on the shareholders on „ INTERCAPITAL PROPERTY DEVELOPMENT " REIT everything close it in 12 : 30 o'clock on 29 June 2022 r.

IV. Applications to protocol:

1. List on the shareholders, presented from „Central depository" A D ;

Председател :

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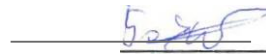
Secretary :

- 2 List of those present at the General Assembly shareholders ;
- 3 Powers of attorney presented to the General assembly;
- 4 Minutes of the meeting of the Board of Directors , by which the decision was taken for convocation of the General assembly;
- 5 An invitation for getting used to on Total assembly on the shareholders , announced in The commercial one register with registration 20220527 1 1 4 4 .




Great Klingov

Chairman on OSA



Boyan Girginov

Secretary-enumerator

Председател: 

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Секретар: L.O