

## ADDITIONAL INFORMATION

according to art. 33, par.1, pt.7 of Ordinance №2 from 17.09.2003 for the prospectuses at public offering and admission to trading on a regulated market of securities and the disclosure of information by public companies and other issuers of securities

For the period: 01.01.2020 – 30.06.2020

### „Intercapital Property Development“ ADSIC

**1. Information regarding:** changes in the accounting policy during the reporting period, the reasons for them and how they reflect on the financial result and the own capital of the issuer.

**The company has not changed its accounting policy during the reporting period.**

**2. Information regarding:** changes in the economic group of the issuer, if he is part of such a group.

**There were no changes in the economic group of the issuer at the end of the reporting period.**

**3. Information regarding:** results from organizational changes of the issuer, such as transformation, sale of companies from the economic group, in-kind contributions from the company, renting property, long-term investment, ceasing of activity.

**There has been no such event.**

**4. Information regarding:** opinion of the management regarding the possibilities for realization of published prognosis for the results of the current financial year, taking into account the results of the current six-month period, as well as information regarding the factors and circumstances which will influence the achievement of the forecasted results for at least six months

**The company has not published a forecast for the results of the current financial year.**

**5. Information regarding:** information regarding the persons owning directly or indirectly at least 5% of the votes in the general meeting at the end of the current six-month period and changes in the votes owned by persons for the period since the previous six-month period.

**„Intercapital Property Development“ ADSITS has a registered capital in the amount of 6 011 476 (six million, eleven thousand six hundred and seventy six) leva allocated in 6 011 476 registered shares with the right of one vote and with nominal price of 1 (one) lev each.**

**The shareholders who have more than 5% of the capital (i.e. with the right to vote in the General Meeting of the shareholders of the Company) as of 30.06.2020 are as follows:**

<b>Name of the company</b>	<b>Country</b>	<b>Percentage of the total amount of shares</b>	<b>Number of shares</b>
FINANCE DIRECT AD	Bulgaria	6,61%	397 579
KRAJOWY DEPOZYT PAPIEROW WARTOSCIOWYCH S. — custody account	Poland	16,34%	981 983
MF Invest Classic	Bulgaria	8,89%	534 679
MF Invest Active	Bulgaria	12,81%	770 246

\* includes shares provided as collateral from the shareholder according to Repo contracts for financial instruments

**The shareholders who have more than 5% of the capital (i.e. with the right to vote in the General Meeting of the shareholders of the Company) as of 31.12.2019 are as follows:**

<b>Name of the company</b>	<b>Country</b>	<b>Percentage of the total amount of shares</b>	<b>Number of shares</b>
FINANCE DIRECT AD	Bulgaria	6,61%	397 579
KRAJOWY DEPOZYT PAPIEROW WARTOSCIOWYCH S. — custody account	Poland	16,34%	981 983
MF Invest Classic	Bulgaria	8,89%	534 679
MF Invest Active	Bulgaria	12,81%	770 246

\* includes shares provided as collateral from the shareholder according to Repo contracts for financial instruments

**6. Information about the owned by the members of the management and of the control bodies, shares of the issuer, including the shares held by anyone of them separately at the end of the respective six months**

As of 30.06.2020 the members of the Board of Directors own shares of the Company.

VELICHKO STOYCHEV KLINGOV – 5 305 shares

**7. Information about pending legal, administrative or arbitration proceedings relating to issuer's liabilities or receivables at amount at least 10 percent of its equity; if the total amount of the issuer's liabilities or receivables under all initiated proceedings exceeds 10 per cent of its equity, information shall be submitted for each procedure separately**

Below there is information presented on all pending cases:

In the last 12 months, the Company has not been a party to pending arbitration proceedings, but has been a party to court and enforcement proceedings within the historical period considered below. As a result of the efforts made by the management to settle the claims against the Company at the moment, the structure of the cases is as follows:

#### Pending lawsuits

Civil case № 28481/2014 according to the inventory of the Sofia District Court, Civil Court, 39 panel, formed by “WATER SUPPLY AND SEWERAGE” EAD for payment of delivered quantities of water to the holiday complex “Marina Cape”

The case was initiated on the basis of a claim of WATER SUPPLY AND SEWERAGE EAD, requesting the court to recognize as established that in favor of Intercapital Property Development REIT quantities of water were delivered to the holiday complex Marina Cape, according to Marina Cape, according to Marina Cape issued for the period from 21.02.2013 to 17.12.2013, which have not been paid. According to the plaintiff, the total value of the delivered water amounts to BGN 67,383.34. A response to the claim has been filed, with which the claim of WATER SUPPLY AND SEWERAGE EAD is completely disputed.

With a decision of 06.01.2020 the claim was rejected in full due to payment of the claimed amount after the initiation of the case. At the moment the decision has not entered into force and there is a term for appeal by the Parties.

Commercial case № 6/2015 on the list of the District Court - Burgas, TO, I panel, filed by Maxim Viktorovich Goncharov against "INTERCAPITAL PROPERTY DEVELOPMENT" REIT for payment of amounts under preliminary contracts for purchase and sale of real estate, which contracts Goncharov considers spoiled

The case was instituted at the request of Maxim Viktorovich Goncharov with legal grounds Art. 55 of the CPA, which seeks to order Intercapital Property Development REIT to return payments made by the plaintiff under four preliminary contracts for the sale of real estate - Apartments with № 37\_11, № 37\_12, № 37\_13 and № 37\_14 , located in the holiday complex "Marina Cape" - Aheloy. The price of the filed claims amounts to EUR 80,503.84, together with the legal interest on this amount, due from the date of termination of the contracts until the full repayment of the obligation.

Due to an objection for local jurisdiction of Intercapital Property Development REIT, the case was terminated and referred to the Sofia City Court, where it was instituted as gr.d. № 5304/2015 according to the inventory of the Sofia City Court, GO 1 - 2 composition. With a decision of 12.12.2016, the Sofia City Court upheld the claim up to the amount of EUR 70,503.84, together with the legal interest from 07.01.2015 until the date of the final payment. The claim was rejected for the amount over EUR 70,503.84. The decision was appealed in time before the Sofia Court of Appeal. With a decision of 13.09.2017, the Sofia Court of Appeal upheld the first instance decision. The decision of the Sofia Court of Appeal was appealed in time before the Supreme Court of Cassation.

The Supreme Court of Cassation overturned the decision of the Sofia Court of Appeal and returned the case for a new ruling. With a decision on v.gr.d. № 5364/2018 on the list of the

Court of Appeal Sofia, 8 s-v again confirmed the decision of the Sofia City Court of 12.12.2016, which upheld the claims to the amount of EUR 70,503.84, together with the legal interest of 07.01 .2015 until the date of final payment. A cassation appeal was filed by Intercapital Property Development REIT in time.

Other lawsuits with effect in the last 12 months

Civil case № 20308/2014 on the inventory of the Sofia City Court, Civil Court I - 11 panel, instituted by Nina Yurevna Tereshchenko for payment of amounts under a preliminary contract for purchase and sale of real estate, which Tereshchenko considers to be void

The case was initiated at the request of Nina Yurevna Tereshchenko with legal grounds Art. 55 of the CPA, which seeks to order Intercapital Property Development REIT to return payments made by the plaintiff under a preliminary contract for purchase and sale of real estate located in the holiday complex "Marina Cape" - town.

Aheloy. The price of the filed claim amounts to EUR 94,000, together with the legal interest on this amount, due from the date of filing the claim, until the full repayment of the obligation.

With a decision of 07.07.2017 the claim was fully upheld by the Sofia City Court. An appeal was filed against the decision. The decision of the Sofia City Court, by which the claim is upheld, entered into force on 24.10.2017. On the basis of a writ of execution, an enforcement case was initiated against IKPD.

Following the completion of the proceedings in the case, an agreement was signed between the Parties in 2019, pursuant to which Intercapital Property Development REIT transferred to Nina Yurevna Tereshchenko the property subject to the preliminary contract against repayment of the amount of EUR 94,000. In addition, Intercapital Property Development REIT undertook to pay Nina Yurevna Tereshchenko the total amount of EUR 10,000, representing costs for conducting the proceedings in the cases described above. The amount should be paid by September 30, 2024. Based on this agreement, the enforcement case against Intercapital Property Development REIT has been terminated.

Private civil case № 11196/2016 on the inventory of the Sofia District Court, Civil Court, 50 panel, formed by "WATER SUPPLY AND SEWERAGE" EAD for payment of delivered quantities of water to the holiday complex "Marina Cape"

The case was instituted on an application for issuance of an enforcement order under Art. 410 of the Civil Procedure Code of WATER SUPPLY AND SEWERAGE EAD, by which the court is requested to order Intercapital Property Development REIT to pay a price for delivered quantities of water for the Marina Cape holiday complex in the amount of BGN 57,654.12, according to invoices issued for the period from 02.12.2014 to 01.12.2015. The applicant claims to be paid legal interest for the obligations from the date of initiation of the proceedings until the full payment of the obligations, as well as the costs for initiating and conducting the case.

Intercapital Property Development REIT has filed an objection to the enforcement order. WATER SUPPLY AND SEWERAGE EAD has filed a declaratory claim for the receivable under the enforcement order.

It was formed, etc. № 5781/2016 according to the inventory of the Sofia City Court, VI-14 composition. The Sofia City Court issued a decision upholding the declaratory action. An appellate appeal was filed in time before the Sofia Court of Appeal. Before the Court of Appeal Sofia was formed etc. № 3598/2017, on which a decision was issued, which fully confirmed the first instance decision. With the Order of 07.03.2019, etc. № 2184/2018 on the list of the Supreme Court of Cassation no cassation appeal was allowed and the decision of the Court of Appeal Sofia to confirm the decision of the Sofia City Court entered into force. The amount was paid to the plaintiff.

Private civil case № 1727/2016 on the list of SRS, initiated by “WATER SUPPLY AND SEWERAGE” EAD for payment of delivered quantities of water to the holiday complex “Marina Cape”

The case was instituted on an application for issuance of an enforcement order under Art. 410 of the Civil Procedure Code of WATER SUPPLY AND SEWERAGE EAD, by which the court is requested to order Intercapital Property Development REIT to pay a price for delivered quantities of water for the Marina Cape holiday complex in the amount of BGN 62,875.46, according to invoices issued in the period 21.01.2014 - 18.12.2014. The applicant claims to be paid legal interest for the obligations from the date of initiation of the proceedings until the full payment of the obligations, as well as the costs for initiating and conducting the case.

Intercapital Property Development REIT has filed an objection to the enforcement order. WATER SUPPLY AND SEWERAGE EAD has filed a declaratory claim for the receivable under the enforcement order.

It was formed, etc. № 7255/2016 according to the inventory of the Sofia City Court, TO 6-21 p. EAD for the remaining amounts under the enforcement order. The decision was appealed by WATER SUPPLY AND SEWERAGE EAD before the Sofia Court of Appeal. With a decision of 12.05.2018 on case file № 2429/2018 on the list of the Court of Appeal Sofia the appellate instance annulled the decision of the Sofia City Court in the part by which the claim was upheld only up to the amount of BGN 3639.64. , and issued a decision upholding the claim up to a total amount of BGN 12,875.16. The remainder of the claim was rejected because Intercapital Property Development REIT had paid the claimed amounts.

Civil case № 223/2015 on the list of the District Court - Burgas, Civil Code, I Panel, instituted by Lyudmila Nikolaevna Skomorovska and Alexander Viktorovich Skomorovsky against "INTERCAPITAL PROPERTY DEVELOPMENT" REIT for payment of contract of sale before purchase of real estate, which contract the plaintiffs consider void

The case was initiated at the request of Lyudmila Nikolaevna Skomorovska and Alexander Viktorovich Skomorovsky with legal grounds Art. 55 of the CPA, which requests that Intercapital Property Development REIT be sentenced to return payments made by the plaintiffs under a preliminary contract for purchase and sale of real estate located in the holiday complex

"Marina Cape" - Aheloy. The price of the filed claim is in the amount of EUR 67,000, together with the legal interest on this amount, due from the date of filing the claim, until the full repayment of the obligation.

On our objection for lack of competence of the Burgas District Court to consider the claim, the case was terminated and sent to the Sofia City Court. Before the Sofia City Court a gr.d. № 8306/2015 according to the inventory of the Sofia City Court, Civil Code 1-11 p.

With a decision of 09.03.2016 the claims were upheld in full. The decision was appealed by the Company. On the appellate appeal of the Company an appellate gr.d. № 3458/2016 on the inventory of the Court of Appeal Sofia, Civil Code, 1 p.

With a decision of 13.09.2017, the Sofia Court of Appeal upheld the first instance decision. The decision of the Sofia Court of Appeal was appealed in time before the Supreme Court of Cassation. With a ruling of 02.05.2018, the Supreme Court of Cassation did not allow a cassation appeal and the decision of the Sofia Court of Appeal entered into force.

#### Enforcement cases

Civil case № 16919/2015 on the list of Sofia City Court, filed by Gennady Grishin against "Intercapital Property Development" REIT for payment of amounts under a preliminary contract for purchase and sale of real estate, which contract Gennady Grishin considers void

The price of the claim is in the amount of 105,312 euros, representing the paid sale price of the property - Apartment № 1\_11, located in the holiday complex "Marina Cape", together with the legal interest until the final payment of the debt.

With a decision of 09.07.2018 the filed claim in the amount of 105 312 euros, together with the legal interest of 29.12.2015 was fully respected. The decision came into force on March 23, 2019.

The enforcement case № 550/2019 on the list of PEA Delyan Nikolov, with registration № 804 of the BCPEA, with area of action District Court - Burgas was initiated on the basis of a writ of execution issued in favor of Gennady Grishin for the amount of EUR 105 312 principal representing the amount due in connection with the cancellation of the preliminary contract described above.

Civil case № 45799/2014 on the inventory of the Sofia District Court, Civil Court, 32 panel, instituted by Alexander Sergeevich Solovyov against Intercapital Property Development REIT for payment of amounts under preliminary contracts for purchase and sale of real estate, which Solovyov contracted considered spoiled

The price of the filed claims amounts to EUR 14,000, as a partial claim of EUR 127,600, formed as follows:

- for apartment 21\_3, located in the holiday complex "Marina Cape" - Aheloy, a claim was filed for an amount of 7,000 euros, a partial claim of the price paid under a preliminary contract for the property in the amount of 92,000 euros;

- for apartment 34\_13, located in the holiday complex "Marina Cape" - Aheloy, a claim was filed for an amount of 7,000 euros, a partial claim of the price paid under a preliminary contract for the property in the amount of 35,600 euros

With a Decision of 31.08.2015 the claim was upheld. The decision was appealed in time before the Sofia City Court. An appeal was formed on the appeal. № 597/2016 according to the inventory of the Sofia City Court, Civil Code, res. IV-b composition. With a decision of 10.11.2016, the Sofia City Court fully confirms the decision of the RCC. The decision was appealed in time and at the moment the appeal procedure is pending.

In view of the convicting appellate decision of the Sofia City Court, the plaintiff received a writ of execution against Intercapital Property Development REIT for payment of the awarded amounts.

The decision of the Sofia City Court was appealed before the Supreme Court of Cassation. The Supreme Court of Cassation issued a ruling, which did not allow a cassation appeal of the decision of the Sofia City Court and the same came into force on 23.11.2017.

Based on the decision of the Sofia City Court, Alexander Sergeevich Solovyov obtained a writ of execution and filed an enforcement case against IKPD № 50/2017 on the list of PEA Delyan Nikolov, Burgas.

Civil case № 15692/2015 on the list of the Sofia City Court, filed by Alexander Sergeevich Solovyov against Intercapital Property Development REIT for payment of amounts under preliminary contracts for purchase and sale of real estate, which Solovyov considers to be void

The price of the filed claims is as follows:

- for apartment 21\_3, located in the holiday complex "Marina Cape" - Aheloy, a claim was filed for an amount of 85,000 euros, the remainder of the total price paid under a preliminary contract in the amount of 92,000 euros;
- for apartment 34\_13, located in the holiday complex "Marina Cape" - Aheloy, a claim was filed for an amount of EUR 28,600, the remainder of the total price paid under a preliminary contract in the amount of EUR 35,600;

With a decision of 22.05.2017, the Sofia City Court upheld the claims. An appellate appeal was filed in time, and on the basis of it a civil case file 6 5506/2017 was formed according to the list of the Court of Appeal Sofia, GK. With a decision of 08.08.2019 the Court of Appeal Sofia fully confirms the first instance decision. After a cassation appeal was filed by Intercapital Property

Development "REIT, with a Decision of 19.06.2019 under cadastral no. № 4845/2018 on the list of the Supreme Court of Cassation no cassation appeal of the decision of the Court of Appeal Sofia was allowed.

A writ of execution was issued in favor of Alexander Sergeevich Solovyov, on the basis of which an enforcement case was instituted № 575/2018 on the list of PEA Delyan Nikolov. The enforcement case was instituted on the basis of a writ of execution issued in favor of Alexander Sergeevich Solovyov for the amount of EUR 113,600 principal, representing an amount due in connection with the cancellation of the preliminary contracts for the properties described above. This amount is part of the amount due for the cancellation of the preliminary contracts, and for

the remaining amount an enforcement case обрзпы 50/2017 has been initiated according to the list of PEA Delyan Nikolov.

Enforcement case № 850/2016 on the list of private bailiff Ivanka Mindova, with registration № 704 of the BCPEA, with area of action District Court - Burgas

The enforcement case was instituted on the basis of a writ of execution issued in favor of Nedyalko Ivanov Kalachev for the amount of EUR 64,006.

In the case a request was submitted by the creditor for termination of the enforcement proceedings.

Civil case № 14099/2013 on the inventory of the Sofia City Court, Civil Court 1 - 14 panel, formed for payment by "Intercapital Property Development" REIT in favor of Janet Brady in amounts under the Agreement between the parties

The claim was filed for the amount of 65,925 euros. With a decision of 30.07.2014 the claim was upheld in full. The decision of the Sofia City Court was confirmed by a decision of the Sofia Court of Appeal. A cassation appeal was filed against the decision of the Sofia Court of Appeal. The Supreme Court of Cassation did not allow the cassation appeal to be considered.

Based on the decision of the Sofia Court of Appeal, Janet Brady obtained a writ of execution against Intercapital Property Development REIT and an enforcement case was filed № 1129/2015 on the list of PEA Stoyan Yakimov.

On March 14, 2018, Intercapital Property Development REIT was informed that Janet Brady had transferred her claim to the Company in favor of CMS Properties OOD, UIC 202176885.

In 2019, after the transfer of the receivable "Intercapital Property Development" REIT was notified of the termination of enforcement case № 1129/2015 on the list of PEA Stoyan Yakimov.

The Company is not aware of any possibilities for initiating future arbitration, court or administrative proceedings, which may have a significant impact on the financial condition and profitability of the issuer.

With regard to the companies part of the Issuer's economic group, they are not a party to pending arbitration proceedings, as well as to court and enforcement proceedings within the historical period under consideration and as of the date of the Prospectus.

**8. Information concerning: loans granted by the issuer or its subsidiary, guarantees or commitments in total to one person or its subsidiary, including related parties, indicating the nature of the relationship between the issuer and the person, the amount of the unpaid principal, interest rate, repayment deadline, amount of assumed obligation, conditions and term.**

As of June 30, 2020, Intercapital Property Development REIT and its subsidiary Marina Cape Management EOOD have not granted loans, provided guarantees or assumed liabilities in total to one person or its subsidiary, including affiliates.

Date:29.08.2020

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/Velichko Klingov – Executive Director/