INSIDE INFORMATION

according to Appendix No. 4 to Art. 12, para. 1, item 1 , Art. 14 and Art. 21, item 3, letter "a" and item 4, letter "a " of Ordinance No. 2 of 9.11.2021 on initial and subsequent disclosure of information in public offering of securities and admission of securities to trading on a regulated market

for the period 01.01.2026 – 30.06.2026

"Intercapital Property Development" REIT

I. Information under Annex No. 4 of Regulation No. 2

1. Change of persons exercising control over the company

No such circumstance occurred during the reporting period.

2. Opening of bankruptcy proceedings for the company or its subsidiary and all essential stages related to the proceedings

No such circumstance occurred during the reporting period.

3. Conclusion or execution of material transactions.
No significant transactions were concluded or executed during the reporting period.

4. Decision to conclude, terminate and cancel a joint venture agreement

No decision has been made to conclude, terminate or cancel a joint venture agreement.

5. Change of the company's auditors and reasons for the change

No such circumstance has occurred.

6. Initiation or termination of a legal or arbitration case concerning the company or its subsidiary, with a claim value of at least 10 percent of the company's net assets

No such circumstance has occurred.

7. Purchase, sale or established pledge of shares in commercial companies by the issuer or its subsidiary

No such circumstance has occurred.

8. Other circumstances that the company believes could be relevant to investors in deciding to acquire, sell or continue to hold publicly offered securities

On 17.07.2026, a general meeting of the bondholders of the company was held, under the issue of corporate bonds with ISIN code BG2100010219, at which meeting decisions were made regarding changes to the parameters and conditions of the issue. All decisions were made unanimously by the bondholders present, representing 168 bonds, or 69.47% of the issue. The changes are as follows:

1. MATURITY AND TERM OF THE ISSUE

The issue was issued on 17.09.2021 with a term of 5 years. Its term is extended by another 5 years, starting from 17.09.2026, with the new final maturity and deadline for repayment of all obligations under the bond loan being 17.09.2031.

2. INTEREST RATE, PERIODICITY AND DATES OF INTEREST PAYMENTS

The interest rate on the bond loan remains unchanged - fixed at 6.00% (six percent) per annum, with interest payments every 6 (six) months. For the extended term of the issue, the following repayment plan for principal and interest payments is adopted:

Interest payment number	Interest/principal payment date	Principal payments	Remaining principal	Actual number of days in the period	Actual number of days in the year	Interest payments
	17-Sep-26	€0	€6,000,000	184	365	€181,479.45
1	17-Mar-27	€0	€6,000,000	181	365	€178,520.55
2	17-Sep-27	€0	€6,000,000	184	365	€181,479.45
3	17-Mar-28	€0	€6,000,000	182	366	€179,016.39
4	17-Sep-28	€0	€6,000,000	184	366	€180,983.61
5	17-Mar-29	€0	€6,000,000	181	365	€178,520.55
6	17-Sep-29	€1,500,000	€4,500,000	184	365	€181,479.45
7	17-Mar-30	€0	€4,500,000	181	365	€133,890.41
8	17-Sep-30	€1,500,000	€3,000,000	184	365	€136,109.59
9	17-Mar-31	€0	€3,000,000	181	365	€89,260.27
10	17-Sep-31	€3,000,000	- €	184	365	€90,739.73

Total amount of interest payments for the period under the new repayment plan: EUR 1,711,479.45.

Total amount of principal and interest payments for the period under the new repayment plan: EUR 7,711,479.45.

3. METHOD OF REPAYMENT OF THE PRINCIPAL

The principal amount of the bond loan in the total amount of 6,000,000 (six million) euros shall be repaid as follows:

- during the first two years of the extended term, a grace period without repayments on the principal is provided;
- on 17.09.2029, a principal payment of EUR 1,500,000 is made, representing 25% of the principal;
- on 17.09.2030, a principal payment of EUR 1,500,000 is made, representing 25% of the principal;
- on 17.09.2031, at the maturity of the issue, the remaining outstanding principal amounting to EUR 3,000,000 is paid.

4. CONDITIONS FOR EARLY REPAYMENT AT THE ISSUER'S INITIATIVE

The issuer has the right to exercise a call option by repaying part or all of the principal of the issue early.

Partial early repayment cannot be in an amount less than 1,000,000 (one million) euros, and is made in the amount of 1,000,000 euros or a multiple of 1,000,000 euros.

Partial or full early repayment may be made on the date of each interest payment, with one month's notice given by the Issuer's Board of Directors to the bondholders.

In the event of partial early repayment, the relevant amount is distributed and repaid proportionally to each issued bond.

Notification of the exercise of the call option is made by publishing a message on the Issuer's website at the following internet address: www.icpd.bg and on the website of the information media x3news at the following internet address: www.x3news.com .

5. SECURITY OF THE BOND ISSUE

By decision of the General Meeting of Bondholders dated 17.07.2026, a change in the collateral for the bond issue was adopted.

To secure the claims of the bondholders on the principal of the bond loan with a total nominal value of EUR 6,000,000, as well as the claims for all interest due on the principal, the Issuer will conclude and maintain a Bond Loan insurance contract with Euroins Insurance Company AD.

The insurance should provide coverage of 100% of the risk of non-payment by the Issuer of any and all interest and/or principal payments under the bond issue, regardless of the basis for its due and payable date, including upon declaration of the issue as early payable.

The insurance will be concluded in favor of "Texim Bank" AD in its capacity as trustee and representative of the bondholders, and the bank will have the status of insured within the meaning of the Insurance Code.

The insurance contract should be valid until the date of full repayment of the bond loan.

As of the date of this information document, the existing collateral, representing a first-in-line contractual mortgage on real estate described in the agreement with the bondholders' trustee and the annexes thereto, has not been deleted and continues to be in effect.

The existing mortgage collateral will only be deleted after:

- conclusion and entry into force of the "Bond Loan" insurance contract;
- signing the necessary annex to the contract with the bondholders' trustee;
- fulfillment of the relevant terms of the contract with the trustee; and
- obtaining the necessary consent and documents from Texim Bank AD.

Until the fulfillment of the specified conditions, the existing mortgage security remains unchanged and in effect.

All other parameters and conditions of the corporate bond issue with ISIN code BG2100010219, which have not been explicitly amended by the decisions of the General Meeting of Bondholders of 17.07.2026, remain unchanged.

II. Information under Art. 12, para. 1, item 2 of Ordinance No. 2

The inside information under Article 7 of Regulation (EU) No. 596/2014 , disclosed by "Intercapital Property Development" REIT, can be found in the company's profile in x3News:

http://www.x3news.com/?page=Company&BULSTAT=131397743 , as well as on the company's website: http://www.icpd.bg/index.php?request=documents .

07/22/2026
Sofia

Velichko Klingov

Executive Director of Intercapital Property Development REIT