

**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 01.01.2023 – 30.06.2023

**"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 30.06.2023, the Company has leased real estate worth BGN 28,769,000, which represents 68.49% of the total amount, to "Marina Cape Management" Ltd. 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.**

On 20.03.2023, the Company signed an agreement with "BI GI IMO" AD, by virtue of which it transferred to "BI GI IMO" AD the right to acquire the right of ownership of leased objects under a Real Estate Financial Lease Agreement, under which contract the Company is the lessee. "BI GI IMO" AD acquires the right for the sum of BGN 8,069,527.13 (eight million sixty-nine thousand five hundred twenty-seven BGN and thirteen cents).

In this connection, a set-off of counterclaims of "BI GI IMO" EAD to the Company in the amount of BGN 6,669,527.13 (six million six hundred sixty-nine thousand five hundred twenty-seven BGN and thirteen cents) was made, as a result of which the remaining claim of INTERCAPITAL PROPERTY DEVELOPMENT REIT to BI IMO EAD is in the amount of BGN 1,400,000 (one million four hundred thousand BGN).

- 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 June 30, 2023, the value of the Company's receivables arising from the Management and Maintenance Agreements concluded with "Marina Cape Management" EOOD is BGN 3,584 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 June 30, 2023, 100% 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 30.06.2023, 100% 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 June 30, 2023, "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 June 30, 2023, "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 June 30, 2023, "Intercapital Property Development" REIT has not invested in other companies with a special investment purpose 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 amount of the company's assets.**

As of June 30, 2023, "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 June 30, 2023, "Intercapital Property Development" REIT does not own investments in third parties within the meaning of Art. 27, para. 4 of the ZDSITSDS.

28/07/2023

Sofia

  
  
**Velichko Klingov**

**Executive Director of "Intercapital Property Development" REIT**

---

## 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 during public offering of securities and admission of securities to trading on regulated market

for the period 01.01.2023 – 30.06.2023

### "Intercapital Property Development" REIT

#### I. Information according to Appendix No. 4 of Regulation No. 2

##### 1. Change of persons exercising control over the company

Through no such circumstance occurred during the reporting period.

##### 2. Opening of insolvency proceedings for the company or its subsidiary and all material stages related to the proceedings

Through no such circumstance occurred during the reporting period.

##### 3. Entering into or performance of material transactions.

On 20.03.2023, the Company signed an agreement with "BI GI IMO" AD, by virtue of which it transferred to "BI GI IMO" AD the right to acquire the right of ownership of leased objects under a Real Estate Financial Lease Agreement, under which contract the Company is the lessee. "BI GI IMO" AD acquires the right for the sum of BGN 8,069,527.13 (eight million sixty-nine thousand five hundred twenty-seven BGN and thirteen cents).

In this connection, a set-off of counterclaims of "BI GI IMO" EAD to the Company in the amount of BGN 6,669,527.13 (six million six hundred sixty-nine thousand five hundred twenty-seven BGN and thirteen cents) was made, as a result of which the remaining claim of INTERCAPITAL PROPERTY DEVELOPMENT REIT to BI IMO EAD is in the amount of BGN 1,400,000 (one million four hundred thousand BGN).

##### 4. Decision on the conclusion, termination and annulment of a joint venture agreement

No decision has been taken to enter into, terminate and cancel a joint venture agreement.

##### 5. Change of auditors of the company and reasons for the change

No such circumstance occurred.

##### 6. Formation or termination of a court or arbitration case involving the company or its subsidiary, with a claim cost of at least 10 percent of the company's net assets

No such circumstance occurred .

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

No such circumstance occurred .

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

There are none.

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

The internal information under Art. 7 of Regulation (EU) No. 596/2014 , published by "Intercapital Property Development" REIT, may to 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> .

28 . 07 2023  
Sofia

  


**Velichko Klingov**

**Executive Director of "Intercapital Property Development" REIT**