

DECLARATION

under Art. 100o, para 4, point 3 of the Law on the public offering of securities

The undersigned, Luben Lekov, in the capacity chief accountant at “Optima Audit” AD-compiler of the financial reports of “Intercapital Property Development” ADSIC, hereby declares, that up to his knowledge

a) the consolidated financial report of “Intercapital Property Development” ADSIC as of 31.12.2020, compiled in compliance with the applicable accounting standards, represents truly and correctly the information about the assets and the liabilities, the financial condition and the loss of the issuer;

b) the interim management report on consolidated basis as of 31.12.2020 contains a reliable review of the information regarding the issuer, including its main risks it faces

Sofia, 09.04.2021

Declarer: