

DECLARATION

under Art. 100n, para. 4, item 4 of
the POSA

The undersigned, Blagorodna Svilenova Atanasova, in her capacity as Executive Director of "Optima Audit" AD , with UIC 130582707 - compiler of the financial statements of "Intercapital Property Development" REIT, declare that to the best of my knowledge:

a) the annual financial statement for 2024, prepared in accordance with the applicable accounting standards, reflects truly and fairly the information about the assets and liabilities, financial position and profit or loss of "Intercapital Property Development" REIT;

b) the annual report on the activities of "Intercapital Property Development" REIT for 2024. contains a reliable overview of the development and results of the company's activities, as well as the condition of the issuer, together with a description of the main risks and uncertainties it faces.

Sofia, 31.03.2025

Declarant

