

DECLARATION

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

The undersigned, Ivailo Bukorov, in the capacity of 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 31.12.2017, 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 net result of the issuer as well as those of "Marina Cape Management" EOOD and „Marina Cape Tours" EOOD - the subsidiary companies included in the consolidation;

b) the management report on consolidated basis on the Company's activity for the year 2017 contains a reliable review of the development and the financial results as well as of the condition of the issuer and those of "Marina Cape Management" EOOD and „Marina Cape Tours" EOOD - the subsidiary companies included in the consolidation, together with description of the main risks and uncertainties the issuer faces.

Sofia, 27.04.2018

Declarer: 