

## ADDITIONAL INFORMATION

under Art. 33, para 1, item 6 of Ordinance No 2 from 17.09.2003 on the prospectuses to be published when securities are offered to the public or admitted to trading on a regular market and on disclosure of information by the public companies and the other issuers of securities

**for the period: 01.01.2016 – 30.06.2016**

### **“Intercapital Property Development” ADSIC**

**1. Information about:** the changes in the accounting policy during the reporting period, the reasons behind them and in what way they impact the issuer’s financial result and equity

**The Company has not changed its accounting policy during the reporting period.**

**2. Information about:** changes occurred in the economic group of the issuer if it participates in such a group

**No such changes have occurred.**

**3. Information about:** the results from organizational changes within the issuer, such as transformation, selling of undertakings from the economic group, non-money contributions by the undertaking, renting out of property, long-term investments, suspension of operation

**No such changes have occurred.**

**4. Information about:** opinion by the management body regarding the likelihood of realization of the published forecasts on the results of the current financial year, taking into account the results of the current six months, as well as information about the factors and circumstances which will influence the obtaining of the forecast results at least for the next six months

**The Company has not published forecasts on the results of the current financial year.**

**5. Information about:** data about the persons holding directly or indirectly at least 5 per cent of the votes in the general meeting at the end of the relevant six months, and the changes in the held by the persons votes for the period since the end of the preceding six months.

**“Intercapital Property Development” ADSIC has a registered capital at the amount of BGN 6 011 476 (six million and eleven thousand and four hundred and seventy six Bulgarian leva), distributed into 6 011 476 registered shares with one voting right per share and a face value of BGN 1 (one) per share.**

**As of 30.06.2016 the shareholders holding more than 5% of the capital (i.e. voting rights in the general meeting of the company’s shareholders), are the following:**

| Company Name                                                      | Country                | Percentage of the total number of shares | Number of Shares |
|-------------------------------------------------------------------|------------------------|------------------------------------------|------------------|
| NICOLAS STANCIOFF                                                 | France                 | 12,00%                                   | 721 553*         |
| LANGE INVESTMENTS LTD                                             | British Virgin Islands | 7,56%                                    | 454 650*         |
| KRAJOWY DEPOZYT PAPIEROW<br>WARTOSCIOWYCH S. – custody<br>account | Poland                 | 18,56%                                   | 1 115 954        |
| TITAN SERVICES LIMITED                                            | The Isle of Nevis      | 6,22%                                    | 373 974*         |

|                            |          |       |         |
|----------------------------|----------|-------|---------|
| MUTUAL FUND INVEST ACTIVE  | Bulgaria | 9,19% | 552 727 |
| MUTUAL FUND INVEST CLASSIC | Bulgaria | 6,81% | 409 605 |

\* Includes shares given as a collateral by the shareholder pursuant to REPO Contracts with financial instruments

**As of 31.12.2015 the shareholders holding more than 5% of the capital (i.e. voting rights in the general meeting of the company's shareholders), are the following:**

| Company Name                                                | Country                | Percentage of the total number of shares | Number of Shares |
|-------------------------------------------------------------|------------------------|------------------------------------------|------------------|
| NICOLAS STANCIOFF                                           | France                 | 12,00%                                   | 721 553*         |
| LANGE INVESTMENTS LTD                                       | British Virgin Islands | 7,56%                                    | 454 650*         |
| KRAJOWY DEPOZYT PAPIEROW WARTOSCIOWYCH S. – custody account | Poland                 | 15,81%                                   | 950 581          |
| TITAN SERVICES LIMITED                                      | The Isle of Nevis      | 6,22%                                    | 373 974*         |
| MUTUAL FUND INVEST ACTIVE                                   | Bulgaria               | 10,06%                                   | 604 890          |
| MUTUAL FUND INVEST CLASSIC                                  | Bulgaria               | 6,81%                                    | 409 605          |

\* Includes shares given as a collateral by the shareholder pursuant to REPO Contracts with financial instruments

**6. Information about:** data about the shares owned by the issuer's management and supervisory bodies at the end of the relevant six months as well as the changes that occurred for the period since the end of the preceding six months for every person individually

As of 30.06.2016 the members of the Board of Directors own shares of the company as follows:

|                                     | <i>Number of shares</i> | <i>% from the capital</i> |
|-------------------------------------|-------------------------|---------------------------|
| Velichko Klingov <sup>1</sup> ..... | 43 111                  | 0,72%                     |

1. As of 30.06.2016 Velichko Klingov has concluded REPO Contracts with a collateral – shares of "Intercapital Property Development" ADSIC (total number of 37 806 shares), as a seller (borrower) and those shares are part of the total number of shares stated above.

As of 31.12.2015 the members of the Board of Directors own shares of the company as follows:

|                                     | <i>Number of shares</i> | <i>% from the capital</i> |
|-------------------------------------|-------------------------|---------------------------|
| Velichko Klingov <sup>1</sup> ..... | 77 111                  | 1,28%                     |

1. As of 31.12.2015 Velichko Klingov has concluded REPO Contracts with a collateral – shares of "Intercapital Property Development" ADSIC (total number of 37 806 shares), as a seller (borrower) and those shares are part of the total number of shares stated above.

**7. Information about:** pending legal, administrative or arbitration procedures related to liabilities or receivables at the amount of at least 10 per cent of the issuer's equity; if the total amount of the issuer's liabilities or receivables of all initiated proceedings exceeds 10 per cent of its equity, information shall be presented for each procedure separately.

At present there are legal proceedings against the company in the total amount of BGN 6 209 301,40. BGN 120 529,58 from them is from enforcement proceedings under Art. 410 of

the CPC, BGN 1 594 359,30 from claim proceedings, BGN 500 000 from arbitrary enforcements, and BGN 3 994 412,52 from enforcement cases.

Information regarding the individual outstanding proceedings is set out below:

## **7.1 CIVIL AND ARBITRARY HEARINGS**

**7.1.1 Civil Hearing № 45799/2014 in the inventory of Sofia Regional Court, Civil Department, 32 unit, plaintiff Alexander Sergeevich Solovyov vs. Intercapital Property Development ADSIC for payment of sums from preliminary contracts for the purchase of real estate, which contracts are considered terminated by Solovyov.**

The amount claimed is in the amount of 14 000 euro as a partial claim of 127 000 euro. A decision to honour the claim has been issued on 31.08.2015. The decision has been appealed before the Sofia city court. Currently no hearing has been scheduled.

**7.1.2 Civil Case №15692/2015 in the inventory of Sofia City Court, Civil Department, plaintiff Alexander Sergeevich Solvyov vs. Intercapital Property Development ADSIC for payment of sums from preliminary contracts for the purchase of real estate, which contracts are considered terminated by Solovyov.**

The price of the claims is as follows:

- For 21\_3 located in vacation complex Marina Cape a claim for 85 000 euro has been made, the remainder of the totally paid price amounting to 92 000 euro.
- For 34\_13 located in vacation complex Marina Cape a claim for 28 600 euro has been made, the remainder of the totally paid price amounting to 35 600 euro.

A response to the claim has been issued and a case sitting is to be scheduled.

**7.1.3 Civil Case № 14099/2013 in the inventory of Sofia City Court, Civil Department, 1-14 unit, instituted for payment of sums from Intercapital Property Development ADSIC in favor of Janet Breddy, in relation to an agreement between the parties**

The claim is in the amount of 65 925 euro. By decision dated 30.07.2014 the claim is honoured in full. The decision of the Sofia City Court is confirmed by decision of the Sofia Court of Appeal. A cassation request has been submitted. A closed sitting has been scheduled at the Supreme Cassation Court for 07.03.2016 at which the court should take decision on the admissibility of the request.

As a result of the decision of the Sofia Court of Appeal, Janet Breddy has obtained a receiving order and an enforcement case for collecting the awarded amounts has been initiated.

**7.1.4 Civil Case № 395/2014 r. in the inventory of Regional Court – Pomorie, Civil Department, unit I, initiated from Roman Anatolievich Burlakov in order that the preliminary contract for purchase of real estate be declared final. In addition a claim for 6 550 euro compensation in relation to the preliminary contract has been made.**

By court order of Regional Court Nessebar, confirmed by District court Burgas, the claim of the plaintiff to have their property transferred, free of any liabilities is left without consideration by the Court. The order has been appealed by the plaintiff before the Supreme cassation court, where by final order from 14.04.2015, the claim in this part is left without consideration.

By decision of 26.05.2015 the court honoured the claim for declaring the preliminary contract final and the claim for payment of compensation in the amount of 6 550 euro. The decision has been appealed before District court Burgas. By decision 17.12.2015 District court Burgas has confirmed the decision of the court of lower instance. Currently an appeal can be made before the Supreme Cassation Court.

**7.1.5 Civil Case № 338/2014 in the inventory of Regional Court – Pomorie, Civil Department unit IV, initiated by Anatoli Ivanovich Burlakov in order that the preliminary contract for purchase of real estate be declared final. In addition a claim for 6 670 euro compensation in relation to the preliminary contract has been made.**

By decision on 30.03.2015 the claim has been honoured in full, whereas the court has declared the contract final and has judged a compensation in the amount of 6 670 euro to the plaintiff. The decision is in force.

**7.1.6 Civil Case № 20309/2014 in the inventory of Sofia City Court, Civil Department 1-6 unit, initiated by Aleksei Anatolievich Putintsev and Natalia Alikovna Putintseva against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiffs consider the contract terminated.**

The price of the claim is in the amount of 55 000 euro.

After examining the case, the SCC rejected entirely the applicants' claims. The decision was appealed by the plaintiffs and there is a pending consideration of the case by the Sofia Court of Appeals.

**7.1.7 Civil Hearing № 28481/2014 in the inventory of Sofia Regional Court, Civil Department, unit 39 initiated by „Vodosnabdyavane i Kanalizacia“ EAD for payment of water delivered to v.c. Marina Cape**

The hearing was initiated in relation to a claim from „Vodosnabdyavane i Kanalizacia“ EAD whereby it is claimed that the court admit for certain that amounts of water have been delivered to v.c. Marina Cape in favour of Intercapital Property Development, according to invoices issued for the period 21.02.2013, to 17.12.2013, which have not been paid. According to the plaintiff the total value of the delivered water is in the amount BGN 67 383,34. A response to the claim has been submitted, by which it has been fully challenged. Scheduling of the case in open proceedings is to be carried out.

**7.1.8 Commercial Hearing No.:6/2015 in the inventory of District court Burgas, Commercial Department, Unit I, initiated by Maxim Viktorovich Goncharov against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contracts for purchase of real estate, whereby the plaintiffs consider the contract terminated.**

The hearing was initiated by Maxim Viktorovich Goncharov in relation to legal right art.55 of the Law for Contracts and Liabilities, under which it is requested that Intercapital Development ADSIC is judged to return payments made by the plaintiff for four preliminary contracts for purchase of real estate located in vacation complex Marina Cape - Aheloy. The amount of the claim is in the amount of 80 503.84 euro, together with the legal interest on this amount, due from the date of terminating the contracts to the full payment of the amount.

Due to an appeal by Intercapital Property Development regarding local jurisdiction the case is discontinued and forwarded to Sofia city court, where it is entered as c.h. 5304/2015, Civil Department 1-2 unit. The next hearing has been scheduled for 10.11.2016.

**7.1.9 Civil Hearing No.:223/2015 in the inventory of District court Burgas, Civil Department, Unit I, initiated by Lyudmila Nikolaevna Skomorovska and Aleksander Viktorovich Skomorovski against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiffs consider the contract terminated.**

The case was initiated by Lyudmila Nikolaevna Skomorovska and Aleksander Viktorovich Skomorovski in relation to legal right art.55 of the Law for Contracts and Liabilities, under which it is requested that Intercapital Development ADSIC is judged to return payments made by the plaintiffs in relation to preliminary contract for purchase of real estate located in vacation complex Marina Cape - Aheloy. The amount of the claim is in the amount of 67 000 euro, together with the legal interest on this amount, due from the date of the claim to its full payment.

As a result of our appeal for lack of competence of Burgas District court, the case was discontinued and forwarded to Sofia city court.

After examining the case, the SCC has fully honoured the claims against the Company, including the costs of the case. The decision was appealed by the Company in full and on time. A hearing on the appeal is due by the Sofia Court of Appeals.

**7.1.10 Civil Case № 107/2014 in the inventory of Regional Court – Pomorie, Civil Department unit I, initiated by Andrey Yurievich Ragushin in order that the preliminary contract for purchase of real estate be declared final.**

The claim has been honoured in full by Regional court Pomorie. The decision has been appealed before District court Burgas. The District Court Burgas upheld the first instance. Currently, there is a term for the summation of a cassation until 25.08.2016.

**7.1.11 Civil Case № 20308/2014 in the inventory of Sofia City Court, Civil Department I-11 unit, initiated by Nina Yurievna Tereschenko against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiff considers the contract terminated.**

The case was initiated by Nina Yurievna Tereschenko Skomorovski in relation to legal right art.55 of the Law for Contracts and Liabilities, under which it is requested that Intercapital Development ADSIC is judged to return payments made by the plaintiffs in relation to preliminary contract for purchase of real estate located in vacation complex Marina Cape - Aheloy. The amount of the claim is in the amount of 94 000 euro, together with the legal interest on this amount, due from the date of the claim to its full payment.

A response to the claim has been submitted, by which it has been fully challenged. The first hearing is scheduled for 13.12.2016.

**7.1.12 Civil Hearing No.: 2127/2015 in the inventory of District court Burgas, initiated by Svetlana Nikolaevna Zaharova against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiffs consider the contract terminated.**

The case was initiated by Svetlana Nikolaevna Zaharova in relation to legal right art.55 of the Law for Contracts and Liabilities, under which it is requested that Intercapital Development ADSIC is judged to return payments made by the plaintiffs in relation to preliminary contract for purchase of real estate located in vacation complex Marina Cape - Aheloy. The amount of the claim is in the amount of 43 000 euro, together with the legal interest on this amount, due from the date of the claim to its full payment. A response to the claim has been submitted, scheduling of the hearing is expected. Currently, there is a term for the exchange of securities and for the scheduling of the hearing.

**7.1.13 Arbitrary case No: 10/2015 in the inventory of the Arbitrary court for commercial claims – Burgas, initiated by Midia AD**

**to pay the amount from an agreement from 25.10.2010 between "Midia" AD, " Intercapital Property Development " ADSIC**

The amount of the claims is BGN 500 000, as a partial claim from the total amount of BGN 6 430 457.72. By decision of 29.02.2016, the claims have been fully honoured the decision entered into force.

**7.1.14 Civil Case № 12417/2015 in the inventory of Sofia City Court, initiated by Elisaveta Vidjesingh against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiff considers the contract terminated.**

The price of the claims is as follows:

- claim in the amount of 43 225 euro, representing the purchase price paid for the property, apartment 32\_79, located in vacation complex Marina Cape, together with the legal interest until full payment is received.
- claim for payment of compensation in the amount of BGN 1039 as a result of non-compliance with the obligation to transfer the property, together with the legal interest, until payment in full.
- claim in the amount of 32 580 euro, representing the double size of the paid deposit according to art.22 of the deposit contract, together with the legal interest, until payment in full.
- claim in the amount of BGN 5 541.53, representing expenses made for the furnishing of the property, together with the legal interest, until payment in full.

Currently, a hearing is due to be scheduled.

**7.1.15 Civil Case № 16919/2015 in the inventory of Sofia City Court, initiated by Genadi Grishin against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiff considers the contract terminated.**

The claim is for 105 312 euro, representing the paid purchase price of the property. – apartment 1\_11, located in vacation complex Marina Cape, together with the legal interest, until payment in full.

The first hearing is scheduled for 24.10.2016.

**7.1.16 Civil Case № 15944/2015 in the inventory of Sofia City Court, initiated by Olga Nekrasova against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiff considers the contract terminated.**

The price of the claims is as follows:

- claim in the amount of 48 000 euro, representing the purchase price paid for the property, apartment 32\_51, located in vacation complex Marina Cape, together with the legal interest until full payment is received.
- claim for payment of compensation in the amount of 2000 euro as a result of non-compliance with the obligation to transfer the property, together with the legal interest, until payment in full.

Currently, a hearing is due to be scheduled.

**7.1.17 Private civil case № 11196/2016 on the inventory of Sofia Regional Court, GO, 50 composition, initiated by the "WATER SUPPLY AND SEWERAGE" EAD to pay for delivered of water quantities to holiday complex "Marina Cape"**

The case initiated in an application for an enforcement order under Art. 410 of the CPC of "WATER SUPPLY AND SEWERAGE " EAD, which requires court order "Intercapital Property Development" ADSIC to pay the price for the quantities of delivered water to holiday complex "Marina Cape" in the amount of BGN 57 654.12, according to invoices issued for the period from 02.12.2014 to 01.12.2015. The applicant claims to be reimbursed for legitimate interest obligations from the date of initiation of proceedings until full payment of debts and expenses for the formation and conduct of the case.

"Intercapital Property Development" REIT filed an objection against the enforcement order. "WATER SUPPLY AND SEWERAGE" EAD has brought the action for implementation of the order. TD № 5781/2016 has been initiated on the inventory of Sofia City Court, VI- 14 composition, for which currently, there is a term for an application of statement of claim.

**7.1.18 Private civil case № 1727/2016 on the inventory of Sofia Regional Court, initiated by the "WATER SUPPLY AND SEWERAGE" EAD to pay for delivered of water quantities to holiday complex "Marina Cape"**

The case initiated in an application for an enforcement order under Art. 410 of the CPC of "WATER SUPPLY AND SEWERAGE " EAD, which requires court order "Intercapital Property Development" ADSIC to pay the price for the quantities of delivered water to holiday complex "Marina Cape" in the amount of BGN 62 875,46, according to invoices issued for the period from 21.01.2014 - 18.12.2014. The applicant claims to be reimbursed for legitimate interest obligations from the date of initiation of proceedings until full payment of debts and expenses for the formation and conduct of the case.

"Intercapital Property Development" REIT filed an objection against the enforcement order. "WATER SUPPLY AND SEWERAGE" EAD has brought the action for implementation of the order. A civil case 20823/2016 was initiated on the inventory of CPC, as a scheduling of a hearing is expected.

## **7.2. ENFORCEMENT HEARINGS**

**7.2.1 Enforcement Hearing № 831/2013 in the inventory of bailiff Silvia Koseva, reg. № 809 of CPCB, region – District Court Veliko Turnovo**

The enforcement hearing is initiated in relation to receiving orders issued in favour of Teimur Yurievich Bayramov and Irina Feodorovna Bayramova. The total amount due in relation to the agreement is 83 060,26 euro and 9 749 BGN. The enforcement proceedings are currently at a halt.

**7.2.2 Enforcement Hearing № 692/2014 in the inventory of bailiff Stanimira Nikolova, reg. № 805 of CPCB, region District Court Burgas**

The enforcement hearing is initiated according to receiving order issued in favour of Natalia Borisovna Krasutskaya for the amount of 60 122,21 BGN. The enforcement proceedings are currently at a halt.

**7.2.3 Enforcement Hearing № 671/2015 in the inventory of bailiff Stanimira Nikolova, reg. № 805 of CPCB, region District Court Burgas**

The enforcement hearing is initiated according to receiving order issued in favour of Piraeus Bank Bulgaria AD for the amount of 1 099 020.63 BGN. The enforcement proceedings are currently at a halt.

Intercapital Property Development ADSIC has filed an appeal against the issued receiving order. As a result, Piraeus Bank Bulgaria AD has filed for a declaratory order according to art. 422 of the Civil Procedure Code against the Company, by which it is requested that it is established the amount of 1 099 020.63 BGN is due, for which enforcement proceedings have been initiated. The hearing is currently at a halt.

ICPD ADSIC has been notified of an enforcement case of two new writs of execution each for an amount of € 500,000 principal. The writs of execution were issued on the basis of the order proceedings ch.gr.d. № 9110/2016, and the ch.gr.d. № 9111/2016 on the inventory of Sofia Regional Court. "Intercapital Property Development" ADSIC has filed, within the term, objections to the two new writs of execution.

#### **7.2.4 Enforcement Hearing № 1632/2015 in the inventory of bailiff Tanya Madjarova, reg. № 803 of CPCB, region District Court Burgas**

Enforcement proceedings have been initiated on the basis of a writ of execution issued in favor of "TELELINK" EAD for BGN 497 953,39. The case is currently at a halt.

On 13.04.2016, a bailiff has brought a drafted by him distribution for received for the case amounts of BGN 45 539.72. The distribution was appealed by "Intercapital Property Development" ADSIC as the appeal is yet to be ruled by the court.

#### **7.2.5 Enforcement Hearing № 40/2016 in the inventory of bailiff Delian Nikolov, reg. № 804 of CPCB, region – District Court Burgas**

The enforcement hearing is initiated in relation to receiving orders issued in favour of Natalia Borisovna Krasutskaya in the amount of 84 100.69 BGN. The enforcement hearing is initiated as a result of a protective order in relation to a claim.

The enforcement proceedings are currently without a decision.

#### **7.2.6 Enforcement Hearing № 850/2016 in the inventory of bailiff Ivanka Mindova, reg. № 704 of CPCB, region – District Court Burgas**

The enforcement hearing is initiated in relation to receiving orders issued in favour of Nedialko Ivanov Kalachev in the amount of 64 006 BGN. The enforcement proceedings are currently at a halt.

**8. Information about:** the loans given by the issuer or its subsidiary, providing of guarantees or assuming liabilities in whole to one entity or its subsidiary, also including related persons with indication of the nature of the relations between the issuer and the entity, the amount of unpaid principal, interest rate, deadline for repayment, amount of the assumed liability, term and conditions

As of 30.06.2016 "Intercapital Property Development" ADSIC and its subsidiary company „Marina Cape Management" EOOD have not given any loans, have not provided any guarantees and have not assumed any liabilities in whole to one entity or its subsidiary, also including related persons.

**Date: 29.07.2016**



**Velichko Klingov**  
Executive Director