ADDITIONAL INFORMATION
according to Art. 12, para. 1, item 4 of Regulation No. 2 of 9.11.2021 on initial and subsequent disclosure of information in public offering of securities and admission of securities to trading on a regulated market

for the period 01.01.2026 - 09.30.2026

"Intercapital Property Development" REIT

1. **Information about the changes in accounting policies during the reporting period, the reasons for their implementation and how they affect the financial result and equity of the issuer.**

"Intercapital Property Development" REIT maintains its accounting in accordance with the requirements of International Accounting Standards from its establishment until the date of preparation of this document.

2. **Information about changes that have occurred in a group of enterprises within the meaning of the Accountancy Act of the issuer, if it participates in such a group.**

There have been no changes in the economic group of "Intercapital Property Development" REIT.

3. **Information on the results of organizational changes within the issuer, such as transformation, sale of companies from a group of enterprises within the meaning of the Accountancy Act , contributions in kind from the company, leasing of property, long-term investments, cessation of activity.**

During the reporting period, the Company did not make any organizational changes within the issuer, such as transformation, sale of companies from a group of enterprises within the meaning of the Accountancy Act, contributions in kind from the company, long-term investments, cessation of activity.

4. **Opinion of the management body on the possibilities for realizing published forecasts for the results of the current financial year, taking into account the results of the current six months, as well as information on the factors and circumstances that will influence the achievement of the forecast results at least until the end of the current financial year.**

The company has not published forecasts for the possible results of operations in the current financial year.

5. **Data on the persons directly and indirectly holding at least 5 (five) percent of the votes in the general meeting as of the end of the relevant quarter, and the changes in the votes held by the persons for the period from the beginning of the current financial year to the end of the reporting period.**

	Number of shares	%
"MARINA CAPE PROPERTIES" LTD.	3 3 43 2 62	12.0 4 %
UNIVERSAL PENSION FUND-FUTURE	1,900,000	6.84%
EXCHANGE TRADED FUND ASSET BALANCED ETF	1,400,000	5.04%
DF "EF RAPID"	1,815,000	6.54%
EXCHANGE TRADED FUND EF PRINCIPAL ETF	2,684,483	9.67%
EUROINS ROMANIA	1,731,110	6.23%
DF ASSETS HIGH YIELD FUND	1,848,818	6.66%

6. **Data on the shares held by the issuer's management and control bodies as of the end of the relevant quarter, as well as the changes that occurred for the period from the beginning of the current financial year to the end of the reporting period for each person separately.**

Velichko Stoychev Klingov – 5,305 shares

7. **Information on pending legal, administrative or arbitration proceedings concerning liabilities or receivables amounting to at least 10 percent of the issuer's equity; if the total value of the issuer's liabilities or receivables under all initiated proceedings exceeds 10 percent of its equity, information shall be provided for each proceeding separately.**

There are no initiated or terminated court or arbitration cases relating to the company with a claim value of at least 10 percent of the company's net assets.

8. **Information on the loans granted by the issuer or its subsidiary or their subsidiaries, the collateral provided or the obligations assumed in general to one person or its subsidiary, including related parties, indicating the names or business name and UIC of the person, the nature of the relationship between the issuer or its subsidiaries and the borrower, the amount of the unpaid principal, interest rate, date of conclusion of the contract, including additional agreements, repayment deadline, amount of the obligation assumed, specific conditions other than those specified in this provision, as well as the purpose for which they were granted, in case they were concluded as special-purpose contracts.**

There are none.

Date: 26. 10.2026

Velichko Klingov

Executive Director of Intercapital Property Development REIT