DECLARATION

under Art. 100o [1], para. 4, item 3 of the Law on Public Offering of Securities, applied to the quarterly notification of the financial condition of "Intercapital Property Development" REIT

The undersigned

Velichko Stoychev Klingov, in his capacity as Executive Director of " **Intercapital Property Development** " REIT,

And

Blagorodna Svilenova Atanasova, in her capacity as Executive Director of Optima Audit AD, prepared the public notification on the financial condition of " Intercapital Property Development " REIT for the third quarter of 2026 ,

WE DECLARE THAT :

1. To the best of our knowledge, the company's financial statement for the third quarter of 2026 reflects fairly and fairly the information on the assets and liabilities, financial position and profit or loss of " Intercapital Property Development " REIT.
2. To the best of our knowledge, the explanatory notes regarding the financial position of " Intercapital Property Development " REIT for the third quarter of 2026 contain a reliable overview of the information under Art. 100o [1], para. 5 of the POSA regarding the important events that occurred during the quarter .

Date : 26.10.2026

Velichko Klingov

Executive director

Blagorodna Atanasova

Optima Audit AD