Explanatory notes
to the notification of the financial condition of
Intercapital Property Development REIT
as of 30.09.2026

26/10/2026

1. General information

1.1. Financial results

In the first nine months of 2026, the Company generated revenues of EUR 68 thousand, of which EUR 30 thousand from rental of commercial space and EUR 37 thousand from services provided.

During the first nine months of 2026, the Company did not realize any revenue from the sale of real estate.

The overall result of the activity, including financial costs, is described below.

(thousands of euros except per share data/ in EUR '000, except per share data)	30/09/2026	30/09/2025*
Sales revenue Sales Revenues	67	157
Other operating income Other revenues from the company's activity	1	5
Financial income Financial revenues	-	-
Extraordinary income Extraordinary revenues	-	-
Result of main activity Recurring Pre-tax Profit	-88	-386
Net result of operations Net Income	-378	-567
Net profit per share Earnings per share (EPS)	-0.0136	-0.0204
Amount of assets Total Assets	26,960	26,841
Lands Land	4,812	4,812
Investment properties Investment Property	21,279	21,253
Unfinished production Work in progress	0	0
Net assets Net Equity	16,742	17,119
Share capital Registered Capital	14,197	14,197
Number of shares Number of Shares	27,766,476	27,766,476

** The indicators from the statement of financial position (total assets, land, investment properties, work in progress, net assets, share capital) are as of 31.12.2025. / Balance sheet figures are as of 31.12.2025.*

1.2. Stock trading

As of September 30, 2026, the market price of shares on the Bulgarian Stock Exchange - Sofia is EUR 0.31 per share.

In the period 01.07.2026 - 30.09.2026, the highest and lowest market price of the Company's shares on the Bulgarian Stock Exchange-Sofia is 0.31 euros.
In Poland, the lowest price is 0.92 PLN and the highest is 0.93 PLN.

In August 2010, Intercapital Property Development REIT became the first Bulgarian company whose shares are traded on a capital market outside Bulgaria, as well as the first Bulgarian company whose shares are admitted to trading on a market organized by the Warsaw Stock Exchange. 11.08.2010 was the first date of quotation of the Company's shares on the alternative trading system for new companies " NewConnect ", organized

by the Warsaw Stock Exchange.

As of September 30, 2026, the price of shares on the "NewConnect" market is PLN 0.93 per share.

2. Marina Cape

The holiday complex is operated year-round. In the 2026 season, all restaurants, as well as the spa center, fitness center and squash courts, are operational. A minimum of 180 apartments are maintained for rental to tourists - casual and organized visitors .

Conference-type events are regularly held in the complex, and the company actively strives to develop this type of tourism.

2.1 Sales

Over the past few years, the Company's sales efforts have been focused on reaching new geographic markets. The Company has entered into business relationships with partners in China for its properties. During the first nine months of 2026, the Company did not sell any properties.

2.2 Financing and information about newly arising material receivables and/or liabilities during the reporting period

In the period 01.01.-30.09.2026, no new material receivables and/or liabilities arose for "Intercapital Property Development" REIT.

On 17.07.2026, the General Meeting of Bondholders under the corporate bond issue with ISIN code BG 2100010219 (4,168 bonds presented or 69.47% of the issue) unanimously decided that the term of the bond loan with a nominal value of EUR 6,000,000 be extended by 5 years, starting from 17.09.2026, with a new maturity date of 17.09.2031. The interest remains fixed at 6% per annum, payable semi-annually (on 17 March and 17 September). The principal is repaid after a two-year grace period, as follows: EUR 1,500,000 on 17.09.2029, EUR 1,500,000 on 17.09.2030 and EUR 3,000,000 on 17.09.2031. The Company has the right to early repayment (call option) of parts of not less than EUR 1,000,000 or multiples thereof, on each interest payment date, with one month's notice.

As a new collateral for the issue on 28.07.2026, an insurance policy "Bond Loan" No. 12900100000119 was concluded with "ZD Euroins" AD in favor of the bondholders, represented by the trustee "Texim Bank" AD, with a limit of EUR 7,711,479.45 (principal EUR 6,000,000 and interest EUR 1,711,479.45) and a term from 17.09.2026 to 17.11.2031. The total insurance premium is EUR 31,462.84 (incl. 2% tax on the insurance premium), payable in four equal installments. After the conclusion of the insurance, the mortgage established on the Company's real estate will be deleted.

3. Key risks and uncertainties facing Intercapital Property Development REIT during the remainder of the financial year

The main risks and uncertainties that Intercapital Property Development REIT may encounter in 2026 are:

- Market risk - risk of a decrease in the market prices of real estate that the company sells as a result of reduced demand for vacation properties, as well as the risk of low tourist flow for 2026, as well as the war in Ukraine.
- risk of inability to service the issued bond issue - in case the company fails to generate sufficient revenue to cover interest expenses and principal repayment.

An event with an extremely negative impact is the military conflict between Russia and Ukraine. The Company has no direct exposures to financial instruments issued by issuers in Russia and Ukraine. and relations with Russian banks.
The indirect effects for the Company are expected to be reflected in increased uncertainty and a significant deterioration in the investment environment in 2026. The Company recognizes that the solvency of its customers may deteriorate as a result of inflation, increased energy prices and job losses. Due to the unpredictability of the military conflict, it is practically impossible to make a definitive forecast of the impact on the Company's financial position at this stage.

4. Information on major transactions concluded with related and/or interested parties

During the period under review, Intercapital Property Development REIT did not enter into any major transactions with related and/or interested parties.

5. Information regarding the opinion of the management body regarding the possibilities for realizing published forecasts

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

6. Information about the convened Regular Annual General Meeting of the Company's shareholders

In the third quarter of 2026, no regular annual general meeting of the Company's shareholders was convened.

Velichko Klingov / Velichko Klingov
Executive Director / Executive Director