**Information under Art. 31 of the Securities Markets Act and Art. 20 of Ordinance No. 2 of 9.11.2021 on initial and subsequent disclosure of information in the event of a public offering of securities and admission of securities to trading on a regulated market**

for the period 01.01.2026 - 30.09.2026

**"Intercapital Property Development" REIT**

**1. Relative share of assets leased for use against payment, compared to the total amount of investments in real estate.**

As of 30.09.2026 , the Company has leased real estate worth 21,279 thousand euros for management to Marina Cape Management EOOD (third party under Art. 27, para. 4 of the Real Estate Investment Act), which represents 100% of the total amount of investments in real estate.

**2. Information on the sale or purchase of a new asset with a value exceeding 5 percent of the total value of real estate investments, as well as on such transactions carried out after the date of preparation of the annual financial statement.**

There were no sales or purchases of new assets during the reporting period.

**3. Real estate construction, repairs and improvements carried out.**

During the reporting period, repair works and activities to eliminate irregularities were carried out in order to prepare the Marina Cape holiday complex for the summer season of the year. The repair activities were carried out by Marina Cape Management EOOD - a third party under Art. 27, para. 4 of the Act on the Management of the Marina Cape Holiday Complex.

**4. Relative share of unpaid rents, leasing and rental payments to the total value of receivables arising from all rental, leasing and rental agreements concluded by the company.**

As of 30.09.2026, the value of the Company's receivables arising from the Management and Maintenance Agreements concluded with Marina Cape Management EOOD amounted to 497 thousand euros (496671.80) .

The Company has not entered into any other rental, leasing, management and maintenance contracts.

**5. Information about real estate on the territory of another Member State, by country.**

The company does not have real estate in the territory of another member state .

**6. Information on what share of the company's assets is a result of its main activity under Art. 5, para. 1, item 2 of the LDSICDS.**

As of September 30, 2026, 100% of the assets of "Intercapital Property Development" REIT are a result of its main activity under Art. 5, para. 1, item 2 of the LDSICDS.

**7. Information on what share of the company's gross revenues for the current financial year is a result of its main activity under Art. 5, para. 1, item 2 of the Act on the Protection of Personal Data.**

As of September 30, 2026, 100% of the gross revenues of "Intercapital Property Development" REIT are a result of its main activity under Art. 5, para. 1, item 2 of the Act on the Protection of Personal Data.

**8. Information about collateral provided or loans to third parties.**

During the reporting period, Intercapital Property Development REIT did not secure third-party liabilities and did not provide loans to third parties.

**9. Information about issued debt securities admitted to trading on a regulated market.**

During the reporting period, Intercapital Property Development REIT did not issue debt securities admitted to trading on a regulated market.

**10. Term, amount and purpose (acquisition and commissioning of the acquired property) of a bank loan received by the company.**

During the reporting period, Intercapital Property Development REIT did not receive any bank loans.

**11. Information on the amount of investment in securities issued or guaranteed by a Member State and in bank deposits in banks authorized to operate in the territory of a Member State.**

As of September 30, 2026, Intercapital Property Development REIT has not invested in securities issued or guaranteed by a Member State and in bank deposits in banks that are entitled to operate on the territory of a Member State.

**12. Information on the size of the investment in mortgage bonds admitted to trading on a trading venue in a Member State, compared to the total assets of the company.**

As of 30.09.2026, Intercapital Property Development REIT has not invested in mortgage bonds admitted to trading on a trading venue in a Member State.

**13. Information on the size of the investment in other special purpose vehicles investing in real estate, relative to the total assets of the company.**

As of September 30, 2026, Intercapital Property Development REIT has not invested in other special purpose entities investing in real estate.

**14. Information on the size of the investment in a specialized company under Article 28 of the Investment and Investment Company Act, compared to the total amount of the company's assets.**

As of September 30, 2026, Intercapital Property Development REIT does not own a shareholding in a specialized company under Article 28 of the Act on Specialized Investment Companies.

**15. Information on the size of the investment in third parties within the meaning of Art. 27, para. 4 of the Investment and Investment in Third Parties Act, compared to the size of the company's assets.**

As of September 30, 2026, Intercapital Property Development REIT does not have investments in third parties within the meaning of Art. 27, para. 4 of the Investment and Investment Funds Act.

26.10.2026

Sofia

**Velichko Klingov**

**Executive Director of Intercapital Property Development REIT**