INSIDE INFORMATION

according to Appendix No. 4 to Art. 12, para. 1, item 1 , Art. 14 and Art. 21, item 3, letter "a" and item 4, letter "a " of Ordinance 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 - 30.09.2026

"Intercapital Property Development" REIT

I. Information under Annex No. 4 of Regulation No. 2

1. Change of persons exercising control over the company

No such circumstance occurred during the reporting period.

2. Opening of bankruptcy proceedings for the company or its subsidiary and all essential stages related to the proceedings

No such circumstance occurred during the reporting period.

3. Conclusion or execution of material transactions.

On 17.07.2026, the General Meeting of Bondholders under the corporate bond issue with ISIN code BG2100010219 (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.

4. Decision to conclude, terminate and cancel a joint venture agreement

No decision has been made to conclude, terminate or cancel a joint venture agreement.

5. **Change of the company's auditors and reasons for the change**

No such circumstance has occurred.

6. **Initiation or termination of a legal or arbitration case concerning the company or its subsidiary, with a claim value of at least 10 percent of the company's net assets**

No such circumstance has occurred.

7. **Purchase, sale or established pledge of shares in commercial companies by the issuer or its subsidiary**

No such circumstance has occurred.

8. **Other circumstances that the company believes could be relevant to investors in deciding to acquire, sell or continue to hold publicly offered securities**

There are none.

II. **Information under Art. 12, para. 1, item 2 of Ordinance No. 2**

The inside information under Article 7 of Regulation (EU) No. 596/2014 , disclosed by "Intercapital Property Development" REIT, can be found in the company's profile in x3News: http://www.x3news.com/?page=Company&BULSTAT=131397743 , as well as on the company's website: http://www.icpd.bg/index.php?request=documents .

26.10.2026
Sofia

Velichko Klingov

Executive Director of Intercapital Property Development REIT