

## DECLARATION

according to Art. 100n, para. 4,  
item 4 of the Civil Code

The undersigned, Velichko Stoychev Klingov, in the capacity of Executive Director of "Intercapital Property Development" REIT, declare that to the best of my knowledge :

a) the annual financial report for 2023, drawn up in accordance with the applicable accounting standards, reflects truthfully and honestly the information about the assets and liabilities, the financial position and the profit or loss of "Intercapital Property Development" REIT;

b) the annual report on the activities of "Intercapital Property Development" REIT for 2023 contains a credible overview of the development and results of the company's activities, as well as the state of the issuer, together with a description of the main risks and uncertainties it faces.

Sofia, 03.04. 2024

Declarant :

A handwritten signature in blue ink, appearing to be 'Velichko Stoychev Klingov', written over a horizontal line.

## DECLARATION

according to Art. 100n, para. 4,  
item 4 of the Civil Code

The undersigned , Blagorodna Svilenova Atanasova, in her capacity as executor director of "Optima Audit" AD , with EIK 130582707 - compiler of the financial statements of "Intercapital Property Development" REIT, I declare that to the best of my knowledge:

a) the annual financial report for 2023, drawn up in accordance with the applicable accounting standards, reflects truthfully and honestly the information about the assets and liabilities, the financial position and the profit or loss of "Intercapital Property Development" REIT;

b) the annual report on the activities of "Intercapital Property Development" REIT for 2023 . contains a credible overview of the development and results of the company's activities, as well as the state of the issuer, together with a description of the main risks and uncertainties it faces.

Sofia, 03.04.2024

Declarant :

