

ADDITIONAL INFORMATION

according to art. 33, par.1, pt.7 of Ordinance №2 from 17.09.2003 for the prospectuses at public offering and admission to trading on a regulated market of securities and the disclosure of information by public companies and other issuers of securities

For the period: 01.01.2019 – 30.06.2019

„Intercapital Property Development“ ADSIC

(on consolidated basis)

1. Information regarding: changes in the accounting policy during the reporting period, the reasons for them and how they reflect on the financial result and the own capital of the issuer.

The company has not changed its accounting policy during the reporting period.

2. Information regarding: changes in the economic group of the issuer, if he is part of such a group.

There were no changes in the economic group of the issuer at the end of the reporting period.

3. Information regarding: results from organizational changes of the issuer, such as transformation, sale of companies from the economic group, in-kind contributions from the company, renting property, long-term investment, ceasing of activity.

There has been no such event.

4. Information regarding: opinion of the management regarding the possibilities for realization of published prognosis for the results of the current financial year, taking into account the results of the current six-month period, as well as information regarding the factors and circumstances which will influence the achievement of the forecasted results for at least six months

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

5. Information regarding: information regarding the persons owning directly or indirectly at least 5% of the votes in the general meeting at the end of the current six-month period and changes in the votes owned by persons for the period since the previous six-month period.

„Intercapital Property Development“ ADSITS has a registered capital in the amount of 6 011 476 (six million, eleven thousand six hundred and seventy six) leva allocated in 6 011 476 registered shares with the right of one vote and with nominal price of 1 (one) lev each.

The shareholders who have more than 5% of the capital (i.e. with the right to vote in the General Meeting of the shareholders of the Company) as of 30.06.2019 are as follows:

Name of the company	Country	Percentage of the total amount of shares	Number of shares
KRAJOWY DEPOZYT PAPIEROW WARTOSCIOWYCH S. – custodian account	Poland	27.75%	1 668 410
INVEST ACTIVE MUTUAL FUND	Bulgaria	12,81%	770 246
FINANCE DIRECT AD	Bulgaria	6,65%	399 606

* includes shares provided as collateral from the shareholder according to Repo contracts for financial instruments

The shareholders who have more than 5% of the capital (i.e. with the right to vote in the General Meeting of the shareholders of the Company) as of 31.12.2018 are as follows:

Name of the company	Country	Percentage of the total amount of shares	Number of shares
KRAJOWY DEPOZYT PAPIEROW WARTOSCIOWYCH S. - custodian account	Poland	18,90%	1 135 915
INVEST ACTIVE MUTUAL FUND	Bulgaria	12,81%	770 246
INVEST CLASSIC MUTUAL FUND	Bulgaria	8,86%	532 495
FINANCE DIRECT AD	Bulgaria	6,65%	399 606

* includes shares provided as collateral from the shareholder according to Repo contracts for financial instruments

6. Information about the owned by the members of the management and of the control bodies, shares of the issuer, including the shares held by anyone of them separately at the end of the respective six months

As of 30.06.2019 the Members of the Board do not own any company shares

7. Information about pending legal, administrative or arbitration proceedings relating to issuer's liabilities or receivables at amount at least 10 percent of its equity; if the total amount of the issuer's liabilities or receivables under all initiated proceedings exceeds 10 per cent of its equity, information shall be submitted for each procedure separately

Below there is information presented on all pending cases:

7.1. CIVIL AND ARBITRARY HEARINGS

7.1.1 Civil Hearing № 28481/2014 in the inventory of Sofia Regional Court, Civil Department, unit 39 initiated by „Vodosnabdyavane i Kanalizacia“ EAD for payment of water delivered to v.c. Marina Cape

The hearing was initiated in relation to a claim from „Vodosnabdyavane i Kanalizacia“ EAD whereby it is claimed that the court admit for certain that amounts of water have been delivered to v.c. Marina Cape in favour of Intercapital Property Development, according to invoices issued for the period 21.02.2013, to 17.12.2013, which have not been paid. According to the plaintiff the total value of the delivered water is in the amount BGN 67 383,34. A response to the claim has been submitted, by which it has been fully challenged. The hearing is at Sofia Regional Court, whereas the next hearing has been scheduled for 23.04.2018.

7.1.8. Civil Case №15692/2015 in the inventory of Sofia City Court, Civil Department, plaintiff Alexander Sergeevich Solvyov vs. Intercapital Property Development ADSIC for payment of sums from preliminary contracts for the purchase of real estate, which contracts are considered terminated by Solovyov.

The price of the claims is as follows:

- For 21_3 located in vacation complex Marina Cape a claim for 85 000 euro has been made, the remainder of the totally paid price amounting to 92 000 euro.
- For 34_13 located in vacation complex Marina Cape a claim for 28 600 euro has been made, the remainder of the totally paid price amounting to 35 600 euro.

By decision made on 22.05.2017 SCC has upheld the claims. An appeal was filed on time and as a result a hearing № 5506/2017 was formed at the register of the Appeal court Sofia. The hearing is scheduled for 18.05.2018.

7.1.9 Commercial Hearing № 6/2015 in the inventory of District court Burgas, Commercial Department, Unit I, initiated by Maxim Viktorovich Goncharov against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contracts for purchase of real estate, whereby the plaintiffs consider the contract terminated.

The hearing was initiated by Maxim Viktorovich Goncharov in relation to legal right art.55 of the Law for Contracts and Liabilities, under which it is requested that Intercapital Development ADSIC is judged to return payments made by the plaintiff for four preliminary contracts for purchase of real estate located in vacation complex Marina Cape - Aheloy. The amount of the claim is in the amount of 80 503.84 euro, together with the legal interest on this amount, due from the date of terminating the contracts to the full payment of the amount.

In accordance with the law for territorial jurisdiction, "Intercapital Property Development" ADSIC's case was terminated and transferred to the competent Sofia City Court, where the initiated civil case was entered with reference number № 5304/2015. By decision from 12.12.2016 SCC upheld wants to EUR 70 503, 84 euros, together with legal interest from 07.01.2015 until the date of final payment. The claim was rejected for the amount to the total claim of 80 503.84 euros. The decision was appealed by the Company before the Appeal Court in Sofia. By decision on 13.09.2017 the Sofia Appeal Court has upheld the decision of the SCC. The decision of the Appeal Court was appealed on time before the Supreme Court. The SC is yet to review the appeal at a hearing scheduled on 08.05.2018

7.1.10 Civil Hearing No.:223/2015 in the inventory of District court Burgas, Civil Department, Unit I, initiated by Lyudmila Nikolaevna Skomorovska and Aleksander Viktorovich Skomorovski against Intercapital Property Development ADSIC for payment

of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiffs consider the contract terminated.

The case was initiated by Lyudmila Nikolaevna Skomorovska and Aleksander Viktorovich Skomorovski in relation to legal right art.55 of the Law for Contracts and Liabilities, under which it is requested that Intercapital Development ADSIC is judged to return payments made by the plaintiffs in relation to preliminary contract for purchase of real estate located in vacation complex Marina Cape - Aheloy. The amount of the claim is in the amount of 67 000 euro, together with the legal interest on this amount, due from the date of the claim to its full payment.

On our plea of lack of jurisdiction of the Burgas District Court to hear the case, the case was suspended and sent to the Sofia City Court. The Sofia City Court instituted civil case № 8306/2015 on the inventory of Sofia City Court.

By decision of 09.03.2016, the claims are fully upheld. The decision was appealed by the Company. In its appeal, the Company instituted № 3458/2016 on the inventory of Sofia Court of Appeal.

By decision dated 13.09.2017, the Sofia Appeal Court has upheld the decision of SCC. The decision of Sofia Appeal Court was appealed on time before the Supreme Court. The supreme Court is yet to review the appeal at a hearing scheduled on 30.04.2018.

7.1.12 Civil Hearing No.: 2127/2015 in the inventory of District court Burgas, initiated by Svetlana Nikolaevna Zaharova against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiffs consider the contract terminated.

The case was initiated by Svetlana Nikolaevna Zaharova in relation to legal right art.55 of the Law for Contracts and Liabilities, under which it is requested that Intercapital Development ADSIC is judged to return payments made by the plaintiffs in relation to preliminary contract for purchase of real estate 34_8 located in vacation complex Marina Cape - Aheloy. The amount of the claim is in the amount of 43 000 euro, together with the legal interest on this amount, due from the date of the claim to its full payment.

On our plea of lack of jurisdiction of the Burgas District Court to hear the case, the case was suspended and sent to the Sofia City Court. The Sofia City Court instituted civil case № 3725/2016 on the inventory of Sofia City Court.

By decision of 03.07.2016, the Sofia City Court upheld entirely the claim against the Company. The decision was appealed on time at the Sofia Appeal Court. As a result, a hearing № 3484/2017 at the Sofia Appeal Court was formed for which a decision is still due.

7.1.15 Civil Case № 16919/2015 in the inventory of Sofia City Court, initiated by Genadi Grishin against Intercapital Property Development ADSIC for payment of sums regarding a preliminary contract for purchase of real estate, whereby the plaintiff considers the contract terminated.

The claim is for 105 312 euro, representing the paid purchase price of the property. – apartment 1_11, located in vacation complex Marina Cape, together with the legal interest, until payment in full.

The first hearing was held on 10/24/2016. After the hearing on 20.11.2017 the court is to render a decision.

7.1.21 Civil Hearing № 11196/2016 in the inventory of Sofia Regional Court, Civil Department, unit 50 initiated by „Vodosnabdyavane i Kanalizacia“ EAD for payment of water delivered to v.c. Marina Cape

The hearing was initiated in relation to a claim from „Vodosnabdyavane i Kanalizacia“ EAD whereby it is claimed that the court admit for certain that amounts of water have been delivered to v.c. Marina Cape in favour of Intercapital Property Development, according to invoices issued for the period 02.12.2014, to 01.12.2015, which have not been paid. According to the plaintiff the total value of the delivered water is in the amount BGN 57 654,12. The plaintiff wants to be reimbursed for legitimate interest obligations from the date of initiation of proceedings until full payment of debts and expenses for the formation and conduct of the case.

"Intercapital Property Development" ADSIC filed an objection against the enforcement order. „Vodosnabdyavane i Kanalizacia“ EAD has brought the action to take in order to implement.

A case with reference № 5781/2016 has been initiated on the inventory of Sofia City Court, VI-14 squad. SCC has taken a decision by which the order to implement has been upheld. An appeal has been filed on time at the Sofia Appeal Court. Sofia Appeal Court has initiated a case 3598/2017 which awaits a decision.

7.1.22 Civil Hearing № 1727/2016 in the inventory of Sofia Regional Court, Civil Department, unit 50 initiated by „Vodosnabdyavane i Kanalizacia“ EAD for payment of water delivered to v.c. Marina Cape

The hearing was initiated in relation to a claim from „Vodosnabdyavane i Kanalizacia“ EAD whereby it is claimed that the court admit for certain that amounts of water have been delivered to v.c. Marina Cape in favour of Intercapital Property Development, according to invoices issued for the period 21.01.2014, to 18.12.2014, which have not been paid. According to the plaintiff the total value of the delivered water is in the amount BGN 62 875,46 . The plaintiff wants to be reimbursed for legitimate interest obligations from the date of initiation of proceedings until full payment of debts and expenses for the formation and conduct of the case.

"Intercapital Property Development" ADSIC filed an objection against the enforcement order. „Vodosnabdyavane i Kanalizacia“ EAD has brought the action to take in order to implement.

A case with reference № 7255/2016 has been initiated on the inventory of Sofia City Court. By decision on 21.07.2017 SCC has approved the claim for up to 3639,64 BGN and has renounced the claim of „Vodosnabdyavane i Kanalizacia“ EAD for the remaining amount. The decision has been appealed by „Vodosnabdyavane i Kanalizacia“ EAD and currently a decision by the Appeal Court is pending.

7.2. Enforcement Hearings

7.2.1 Enforcement Hearing № 831/2013 in the inventory of bailiff Silvia Koseva, reg. № 809 of CPCB, region – District Court Veliko Turnovo

The enforcement hearing is initiated in relation to receiving orders issued in favour of Teimur Yurievich Bayramov and Irina Feodorovna Bayramova. The total amount due in relation to the

agreement is 83 060,26 euro and 9 749 BGN. The enforcement proceedings are currently at a halt.

7.2.6 Enforcement Hearing № 50/2017 in the inventory of bailiff Delyan Nikolov, reg. № 804 of CPCB, region District Court Burgas

Enforcement proceedings have been instituted on the basis of a writ of execution issued in favour of Alexander Sergeyeovich Solovyev for the sum of BGN 39 500.59 lev. Enforcement proceedings have been instituted on the basis of the writ of execution issued in gender Solovyev in the case described in paragraph. 20.1.6 in - above. The enforcement case has conducted inventory of three properties owned by the company

- Independent property with identifier 00833.5.409.9.4 representing Apartment 14_2, located in a residential complex "Marina Cape" - city. Aheloy;
- Independent property identifier 00833.5.409.25.22 representing Apartment 37_22, located in a residential complex "Marina Cape" - city. Aheloy;
- Independent property identifier 00833.5.409.26.19 representing Apartment 38_16, located in a residential complex "Marina Cape" - city. Aheloy;

Several public offerings have taken place, whereas all have been declared unsuccessful due to a lack of submitted valid offers.

8. Information about the concluded loan contracts by the issuer, by its subsidiary or the parent undertaking, in their capacity of lenders, including the provision of guarantees of any type, including to related persons, with indication of the concrete conditions there under, including the deadlines for repayment and the purpose for which they have been granted

As of 30.06.2019 "Intercapital Property Development" ADSIC and its subsidiary "Marina Cape Management" EOOD has not concluded loan contracts in the capacity of lenders, including the provision of guarantees of any type, including to related parties.

Date:29.08.2019

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/Velichko Klingov – Executive Director/