

DECLARATION

under Art. 100o, para 4, p. 3 of the Law on the public offering of securities

The undersigned, Stella Apostolova, in the capacity of chief accountant at "Optima Audit" AD – compiler of the financial reports of "Intercapital Property Development" ADSIC, hereby declares, that up to her knowledge

a) the non-consolidated financial report of "Intercapital Property Development" ADSIC as of 30.06.2013, compiled in compliance with the applicable accounting standards, represents truly and correctly the information about the assets and the liabilities, the financial condition and the loss of the issuer;

6) the interim management report on the company's activity as of 30.06.2013 contains a reliable review of the information under Art. 100o, para 4, p. 2 of the Bulgarian Law on the public offering of securities.

Sofia, 30.07.2013

Declarer:

A handwritten signature in black ink is written over a circular stamp. The stamp contains the text "Optima Audit AD" around the perimeter and "Code 2009" in the center.