

ADDITIONAL INFORMATION

under Art. 33, para 1, item 6 of Ordinance No 2 on the prospectuses to be published when securities are offered to the public or admitted to trading on a regular market and on disclosure of information by the public companies and the other issuers of securities

for the period: 01.07.2015 – 30.09.2015

“Intercapital Property Development” ADSIC

1. Information about: the changes in the accounting policy during the reporting period, the reasons behind them and in what way they impact the issuer’s financial result and equity

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

2. Information about: changes occurred in the economic group of the issuer if it participates in such a group

No such changes have occurred.

3. Information about: the results from organizational changes within the issuer, such as transformation, selling of undertakings from the economic group, non-money contributions by the undertaking, renting out of property, long-term investments, suspension of operation

No such changes have occurred.

4. Information about: opinion by the management body regarding the likelihood of realization of the published forecasts on the results of the current financial year, taking into account the results of the current quarter, as well as information about the factors and circumstances which will influence the obtaining of the forecast results at least for the next quarter

The Company has not published forecasts on the results of the current financial year.

5. Information about: data about the persons holding directly or indirectly at least 5 per cent of the votes in the general meeting at the end of the relevant quarter, and the changes in the held by the persons votes for the period since the end of the preceding quarter

“Intercapital Property Development” ADSIC has a registered capital at the amount of BGN 6 011 476 (six million and eleven thousand and four hundred and seventy six Bulgarian leva), distributed into 6 011 476 registered shares with one voting right per share and a face value of BGN 1 (one) per share.

As of 30.09.2015 the shareholders holding more than 5% of the capital (i.e. voting rights in the general meeting of the company’s shareholders), are the following:

Company Name	Country	Percentage of the total number of shares	Number of Shares
NAVER INVESTMENT INC.	British Virgin Islands	9,16%	550 728*
LANGE INVESTMENTS LTD	British Virgin Islands	7,56%	454 650*
KRAJOWY DEPOZYT PAPIEROW WARTOSCIOWYCH S. – custody account	Poland	15,81%	950 581
TITAN SERVICES LIMITED	The Isle of Nevis	6,22%	373 974*

MUTUAL FUND INVEST ACTIVE	Bulgaria	10,06%	604 890
MUTUAL FUND INVEST CLASSIC	Bulgaria	6,80%	408 502

* Includes shares given as a collateral by the shareholder pursuant to REPO Contracts with financial instruments

As of 30.06.2015 the shareholders holding more than 5% of the capital (i.e. voting rights in the general meeting of the company's shareholders), are the following:

Company Name	Country	Percentage of the total number of shares	Number of Shares
NAVER INVESTMENT INC.	British Virgin Islands	9,16%	550 728*
LANGE INVESTMENTS LTD	British Virgin Islands	7,56%	454 650*
KRAJOWY DEPOZYT PAPIEROW WARTOSCIOWYCH S. – custody account	Poland	15,81%	950 581
TITAN SERVICES LIMITED	The Isle of Nevis	6,22%	373 974*
MUTUAL FUND INVEST ACTIVE	Bulgaria	10,06%	604 890
MUTUAL FUND INVEST CLASSIC	Bulgaria	6,85%	411 867

* Includes shares given as a collateral by the shareholder pursuant to REPO Contracts with financial instruments

6. Information about: data about the shares owned by the issuer's management and supervisory bodies at the end of the relevant quarter as well as the changes that occurred for the period since the end of the preceding quarter for every person individually

As of 30.09.2015 the members of the Board of Directors own shares of the company as follows:

	<i>Number of shares</i>	<i>% from the capital</i>
Velichko Klingov ¹	77 111	1,28%

1. As of 30.09.2015 Velichko Klingov has concluded REPO Contracts with a collateral – shares of "Intercapital Property Development" ADSIC (total number of 37 806 shares), as a seller (borrower) and those shares are part of the total number of shares stated above.

As of 30.06.2015 the members of the Board of Directors own shares of the company as follows:

	<i>Number of shares</i>	<i>% from the capital</i>
Velichko Klingov ¹	77 111	1,28%

1. As of 30.06.2015 Velichko Klingov has concluded REPO Contracts with a collateral – shares of "Intercapital Property Development" ADSIC (total number of 37 806 shares), as a seller (borrower) and those shares are part of the total number of shares stated above.

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

There are legal proceedings against the company in the total amount of BGN 877 945,17. The proceedings that represent civil cases are in the amount of BGN 645 622,21 and those that are due to enforcement cases are in the amount of BGN 232 322,96.

Information regarding the individual outstanding proceedings is set out below:

- **Civil Hearing № 45799/2014 in the inventory of Sofia Regional Court, Civil Department, 32 unit, plaintiff Alexander Sergeevich Solovyov vs. Intercapital Property Development ADSITS for payment of sums from preliminary contracts for the purchase of real estate, which contracts are considered terminated by Solovyov.**

The amount claimed is in the amount of 14 000 euro as a partial claim of 127 600 euro. The claim was honored on 31.08.2015. This decision was appealed before the Sofia City Court within the legal term. Yet the case has not been scheduled for review by the respective court.

- **Civil Case № 14099/2013 in the inventory of Sofia City Court, Civil Department, 1-14 unit, instituted for payment of sums from Intercapital Property Development ADSITS in favor of Janet Breddy, in relation to an agreement between the parties**

The claim is in the amount of 65 925 euro. By decision dated 30.07.2014 the claim is honored in full. The decision of the Sofia City Court is confirmed by decision of the Sofia Court of Appeal. The decision of the Sofia Court of Appeal has been appealed in the Supreme Court of Cassation. A closed meeting of the Supreme Court of Cassation has been scheduled for 07.03.2016 where the Court shall rule on the admissibility of the complaint.

As a result of the decision of the Sofia Court of Appeal, Janet Breddy has obtained a receiving order and an enforcement case for collecting the awarded amounts has been initiated

- **Civil Case № 395/2014 r. in the inventory of Regional Court – Pomorie, Civil Department, unit I, initiated from Roman Anatolievich Burlakov in order that the preliminary contract for purchase of real estate be declared final. In addition, a reprehensible claim is filed for awarding a penalty under the preliminary contract for sale between the parties in the amount of EUR 6 550.**

By order of the District Court – city of Nessebar, confirmed by the District Court - Burgas the plaintiff's claim that the property be transferred free of encumbrances is left without consideration by the Court. The ruling was appealed against by the applicant before the Supreme Court, and by a final order of 14.04.2015, the claim in this part is left without consideration. A new scheduling is due of the hearing on the case before the District Court – city of Nessebar.

By a resolution dated 26.05.2015 the Court honored the claim of the plaintiff for declaring the preliminary contract for sale of the real estate property for a final contract as well the claim for payment of penalty in the amount of EUR 6 550. On 03.07.2015 the decision was appealed before the District Court of Burgas. The case has been scheduled for judgement on 29.10.2015 but up to now there has not been a decision of the Court.

- **Civil Case № 338/2014 in the inventory of Regional Court – Pomorie, Civil Department unit IV, initiated by Anatoli Ivanovich Burlakov in order that the preliminary contract for purchase of real estate be declared final. In addition reprehensible brought a claim for the award of a penalty in the preliminary contract of sale between the parties amounted to EUR 6 670**

By decision dated 30th March 2015, the claim is honored in full, while the Court has declared the preliminary contract for sale of real estate property signed between the two parties, as the final contract for sale, and has awarded the claimant a penalty of EUR 6 670. The decision has been entered into force.

- **Civil Case № 20309/2014 in the inventory of Sofia City Court, Civil Department 1-6 unit, initiated by Aleksei Anatolievich Putintsev and Natalia Alikovna Putintseva against Intercapital Property Development ADSITS for payment of sums regarding a**

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

The price of the claim is in the amount of 55 000 euro. The first hearing has been scheduled for 08.12.2015.

- **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 favor of Intercapital Property Development ADSIC, 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. Due to submitted reply the claim of „Vodosnabdyavane i Kanalizacia“ EAD has been completely challenged. An open hearing on the case is to be set.

- **Commercial Case № 6/2015 in the inventory of District Court – city of Burgas, TO, I composition, formed by Maxim Viktorovich Goncharov against "Intercapital Property Development" ADSIC for payment of amounts under preliminary agreements for sale and purchase of real estate, which Goncharov considers spoiled.**

The case originated by a claim from Maxim Viktorovich Goncharov under legal basis Art. 55 of LOC, which asks "Intercapital Property Development" ADSIC be ordered to return the payments made by the claimant in four preliminary agreements for sale and purchase of real estate located in a residential complex "Marina Cape" – city of Aheloy. The cost of the claims is in the amount of EUR 80 503.84, together with the statutory interest on that amount payable from the date of termination of the contracts until settlement. A case to be set down for hearing in an open court is pending.

Due to objection with regard to the territorial jurisdiction of "Intercapital Property Development" ADSIC the case has been terminated and it was transferred to the competence of the Sofia City Court where there has been initiated a civil case No. 5304/2015. The first hearing has been scheduled for 21.01.2016.

- **Civil case № 223/2015 on the inventory of District Court - c. Burgas, IT, I composition formed by Ludmila Nikolaevna Skomorovska and Alexander Viktorovich Skomorovskiy against "Intercapital Property Development" ADSIC for the payment of amounts under the preliminary contract for sale and purchase of real estate, which contract the claimants considere spoiled.**

The case originated in a claim by Ludmila Nikolaevna Skomorovska and Alexander Viktorovich Skomorovskiy under legal basis Art. 55 of LOC, which requires "Intercapital Property Development" ADSIC to return payments made by the claimants in the preliminary contract for sale and purchase of real estate property, located in residential complex "Marina Cape" – city of Aheloy. The cost of the claim is in the amount to EUR 67 000, together with the statutory interest on that amount payable from the date of filing the claim until full settlement.

Due to objection with regard to the territorial jurisdiction of "Intercapital Property Development" ADSIC the case was terminated by the District Court of Burgas and has been transferred to the Sofia City Court.

- **Civil case № 107/2015 in the inventory of the Regional Court of Pomorie, Civil department, I composition, initiated by Andrei Juraevitch for declaring as a final contract a preliminary contract for sale of real estate property**

Pursuant to a reply to the submitted claim the latter has been completely contested. The open hearing has been scheduled for 16.09.2015. Up to now there has not been a court decision.

- **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 favor 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.

- **Enforcement Hearing № 692/2014 in the inventory of bailiff Stanimira Nikolova, reg. № 805 of CPCB, region District Court Burgas**

The enforcement hearing is initiated according to receiving order issued in favor of Natalia Borisovna Krasutskaya for the amount of 60 122,21 BGN. The enforcement proceedings are currently at a halt.

8. Information about: the loans given by the issuer or its subsidiary, providing of guarantees or assuming liabilities in whole to one entity or its subsidiary, also including related persons with indication of the nature of the relations between the issuer and the entity, the amount of unpaid principal, interest rate, deadline for repayment, amount of the assumed liability, term and conditions

As of 30.09.2015 “Intercapital Property Development” ADSIC and its subsidiary company „Marina Cape Management” EOOD have not given any loans, have not provided any guarantees and have not assumed any liabilities in whole to one entity or its subsidiary, also including related persons.

Date: 30.10.2015


Velichko Klingov
Executive Director