

## DECLARATION

under Art. 100n, para. 4, item 4 of  
the POSA

The undersigned, Lyuben Lekov, in my capacity as Chief Accountant of Optima Audit AD - compiler of the financial statements of Intercapital Property Development REIT, declare that to the best of my knowledge:

a) the financial statements of Intercapital Property Development REIT on a non-consolidated basis as of 31.12.2021, prepared in accordance with the applicable accounting standards, accurately and fairly reflect the information on assets and liabilities, financial condition and profit of the issuer;

b) the annual report on the activities on a non-consolidated basis for 2021 contains a reliable 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.

Sofia, 26.03.2022

Declarant :