

**ACCOUNTING BALANCE SHEET**  
(on an individual basis)

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131397743  
as of 30.06.2023

ASSETS		Line code	Current period	Previous period	EQUITY, MINORITY INTEREST AND LIABILITIES		Line code	Current period	Previous period
<b>A. NON-CURRENT ASSETS</b>									
<b>I. Property, plant and equipment</b>									
1. Lands		1-0011	8 316	9 290		1-0411	27 766	27 766	
2. Buildings and structures		1-0012				1-0411-1	27 766	27 766	
3. Machinery and equipment		1-0013				1-0411-2			
4. Facilities		1-0014				1-0417			
5. Means of transport		1-0015				1-0417-1			
6. Business inventory		1-0017-1				1-0416			
7. Costs for acquisition and liquidation of fixed tangible assets		1-0018	4 922	11 254		1-0410	27 766	27 766	
8. Others		1-0017							
<b>Total for Group I:</b>									
<b>II. Investment property</b>									
		1-0010	13 238	20 544		1-0421	7 651	7 651	
<b>III. Biological assets</b>									
		1-0041	28 769	28 908		1-0422	9 249	9 249	
<b>IV. Intangible assets</b>									
1. Property rights		1-0021				1-0423	1	1	
2. Software Products		1-0022				1-0424	1	1	
3. Development products		1-0023				1-0425			
4. Others		1-0024				1-0426			
<b>Total for Group IV:</b>									
		1-0020	0	0		1-0420	16 901	16 901	
<b>V. Goodwill</b>									
1. Positive reputation		1-0051				1-0451	-15 383	-15 856	
2. Negative reputation		1-0052				1-0452	14 447	13 974	
<b>Total for Group V:</b>									
		1-0050	0	0		1-0451-1	-29 830	-29 830	
<b>VI. Financial activities</b>									
1. Investments in:						1-0454		473	
subsidiaries		1-0031	0	0		1-0455	-195		
joint ventures		1-0032				1-0450	-15 578	-15 383	
associated enterprises		1-0033							
other businesses		1-0034							
2. Held to maturity		1-0035							
government securities		1-0042	0	0					
bonds, including:		1-0042-1							
municipal bonds		1-0042-2							
		1-0042-3							
<b>TOTAL FOR SECTION "A" (I+II+III):</b>									
						1-0400	29 089	29 284	
<b>B. MINORITY INTEREST</b>									
						1-0400-1			
<b>C. NON-CURRENT-LIABILITIES</b>									
<b>I. Commercial and other obligations</b>									

(in thousand BGN)



1. Cash funds								
2. Cash in time deposits	1-0151							
3. Blocked funds	1-0153	3					8	
4. Cash equivalents	1-0155							
	1-0157							
<i>Total for Group IV:</i>	<i>1-0150</i>	<i>3</i>					<i>8</i>	
<i>V. Costs for future periods</i>	<i>1-0160</i>							
<b>TOTAL FOR SECTION "B" (I+II+III+IV+V)</b>	<b>1-0200</b>	<b>5 790</b>			<b>4 742</b>			
<b>TOTAL ASSETS (A + B):</b>	<b>1-0300</b>	<b>47 797</b>			<b>54 194</b>	<b>1-0800</b>	<b>47 797</b>	
							<b>54 194</b>	
<b>EQUITY, MINORITY PARTICIPATION AND LIABILITIES (A+B+C+D):</b>								



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Date of establishment: 27.7.2023 г.

Representing:

**INCOME STATEMENT**  
(on an individual basis)

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131397743  
as of 30.06.2023

(in thousand BGN)

COSTS	Line code	Current period	Previous period	INCOME	Line code	Current period	Previous period
a	b	1	2	a	b	1	2
<b>A. Activity Costs</b>				<b>A. Income from the activity</b>			
<b>I. Costs by economic elements</b>				<b>I. Net sales revenue of:</b>			
1. Cost of materials	2-1120			1. Production	2-1551	8 199	
2. Costs for external services	2-1130	56	79	2. Goods	2-1552		
3. Depreciation expenses	2-1160			3. Services	2-1560		
4. Remuneration expenses	2-1140	22	21	4. Others	2-1556	10	
5. Insurance costs	2-1150	4	4	<b>Total for Group I:</b>	<b>2-1610</b>	<b>8 209</b>	<b>0</b>
6. Book value of assets sold (without production)	2-1010						
7. Change in inventories of production and work-in-progress	2-1030			<b>II. Income from financing</b>	<b>2-1620</b>		
8. Others, including: impairment of assets	2-1170	8 115	130	including, by the government	2-1621		
provisions	2-1171						
	2-1172			<b>III. Financial income</b>			
<b>Total for Group I:</b>	<b>2-1100</b>	<b>8 197</b>	<b>234</b>	1. Interest income	2-1710		
				2. Income from dividends	2-1721		
<b>II. Financial costs</b>				3. Positive differences from operations with financial assets and instruments	2-1730		
1. Interest expense	2-1210	206	160	4. Positive differences from exchange rate	2-1740		
2. Negative differences from operations with financial assets and instruments	2-1220			5. Others	2-1745		
3. Negative differences from changes in exchange	2-1230			<b>Total for Group III:</b>	<b>2-1700</b>	<b>0</b>	<b>0</b>
4. Others	2-1240	1	3				
<b>Total for Group II:</b>	<b>2-1200</b>	<b>207</b>	<b>163</b>				
				<b>B. Total activity costs (I + II)</b>			
	2-1300	8 404	397	<b>B. Total income from the activity (I + III)</b>	<b>2-1600</b>	<b>8 209</b>	<b>0</b>
<b>C. Profit from the activity</b>	2-1310	0	0	<b>C. Loss of business</b>	<b>2-1810</b>	<b>195</b>	<b>397</b>

III. Share of profit of associates and joint ventures	2-1250-1		IV. Share of loss of associates and joint	2-1810-1
IV. Exceptional costs	2-1250		V. Extraordinary Revenues	2-1750
D. Total costs (B+ III +IV)	2-1350	8 404	D. Total revenue (B + IV + V)	2-1800
E. Profit before taxes	2-1400	0	E. Loss before taxes	2-1850
V. Tax Expenses	2-1450	0		397
1. Expenses for current corporate income taxes	2-1451			
2. Expense /(savings) of deferred corporate income taxes	2-1452			
3. Others	2-1453			
E. Profit after tax (E - V)	2-0454	0	E. Loss after tax (D + V)	2-0455
including. for minority participation	2-0454-1		including. for minority participation	2-0455-1
G. Net profit for the period	2-0454-2	0	G. Net loss for the period	2-0455-2
All (D+V+E):	2-1500	8 404	All (D + E):	2-1900
				8 404
				397
				397

Note: Reference No. 2 - Statement of income is prepared only with accrual.

Date of establishment: 27.7.2023 г.

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**STATEMENT OF CASH FLOWS UNDER THE DIRECT METHOD**  
(on an individual basis)

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131397743  
as of 30.06.2023

(in thousand BGN)

CASH FLOWS		Line code	Current period	Previous period
a	b	1	2	
<b>A. Cash flows from operating activities</b>				
1. Receipts from customers				
2. Payments to suppliers	3-2201	405	38	
3. Payments/receipts related to financial assets held for trading	3-2201-1	-72	-85	
4. Payments related to remuneration	3-2202			
5. Taxes paid / refunded (excluding corporate income tax)	3-2203	-15	-60	
6. Corporate income taxes paid	3-2206		278	
7. Interest received	3-2206-1			
8. Paid bank charges and interest on short-term loans for working capital	3-2204			
9. Exchange Rate Differences	3-2204-1			
10. Other receipts / payments from operational activity	3-2205			
	3-2208	31	-125	
	<b>3-2200</b>	<b>349</b>	<b>46</b>	
<b>B. Cash flows from investing activities</b>				
1. Purchase of fixed assets	3-2301			
2. Proceeds from the sale of fixed assets	3-2301-1			
3. Loans granted	3-2302			
4. Reimbursed (paid) granted loans, incl. under financial leasing	3-2302-1			
5. Received interest on loans granted	3-2302-2			
6. Purchase of investments	3-2302-3			
7. Proceeds from sale of investments	3-2302-4			
8. Dividends received from investments	3-2303			

9. Exchange Rate Differences		3-2305	
10. Other receipts/payments from investment activity		3-2306	
	<b>Net flow of investment activity (B):</b>	<b>3-2300</b>	<b>0</b>
<b>C. Cash flows from financing activities</b>			
1. Proceeds from issuing securities		3-2401	
2. Payments on repurchase of securities		3-2401-1	
3. Proceeds from loans		3-2403	-52
4. Loans paid		3-2403-1	
5. Paid obligations under leasing contracts		3-2405	
6. Paid interest, fees, commissions on loans for investment purposes		3-2404	-349
7. Dividends paid		3-2404-1	
8. Other receipts/payments from financial activity		3-2407	
	<b>Net cash flow from financing activity (B):</b>	<b>3-2400</b>	<b>-349</b>
<b>D. Changes in cash during the period (A+B+C):</b>			
		<b>3-2500</b>	<b>0</b>
<b>E. Cash at beginning of period</b>			
		<b>3-2600</b>	<b>3</b>
<b>F. Cash at the end of the period, including:</b>			
availability in cash and on bank accounts		<b>3-2700-1</b>	<b>3</b>
blocked funds		<b>3-2700-2</b>	

**Note:**

In the "Cash at the beginning of the period" cell, enter the value of the cash at the beginning of the corresponding year.

Date of establishment: 27.7.2023 г.

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**STATEMENT OF CHANGES IN EQUITY**  
(on an individual basis)

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131397743  
as of 30.06.2023

(in thousand BGN)

INDICATORS	Line code	Capital stock	issue premiums (premium subsequent	Reserve from	Reservations						Accumulated gains/losses		Reserve of translations	Total Equity	Minority participation
					4	target reserves		profit	loss	8	9				
						general	specials					others			
a	1	2	3	4	5	6	7	8	9	10	11				
Line code - b		1-0410	1-0410	1-0422	1-0424	1-0425	1-0426	1-0452	1-0453	1-0400	1-0400-1				
Balance at the beginning of the accounting period	4-01	27 766	7 651	9 249	1	0	0	14 447	-29 830	29 284	0	29 284	11		
Changes in opening balances due to:	4-15	0	0	0	0	0	0	0	0	0	0	0	0		
Effect of changes in accounting policy	4-15-1														
Fundamental mistakes	4-15-2														
Adjusted balance at the beginning of the reporting period	4-01-1	27 766	7 651	9 249	1	0	0	14 447	-29 830	29 284	0	29 284	0		
Net profit/loss for the period	4-05														
1. Distribution of profit for:	4-06	0	0	0	0	0	0	0	0	0	0	0	0		
dividends	4-07														
others	4-07-1														
2. Covering Losses	4-08														
3. Subsequent evaluations of long-term tangible and intangible assets, including increases	4-09	0	0	0	0	0	0	0	0	0	0	0	0		
reductions	4-10														
4. Subsequent evaluations of financial assets and instruments, including increases	4-11														
reductions	4-12	0	0	0	0	0	0	0	0	0	0	0	0		
5. Effect of deferred taxes	4-13														
4-14															
4-16-1															
4-16															
6. Other amendments	4-17	27 766	7 651	9 249	1	0	0	14 447	-30 025	29 089	0	29 089	0		
Balance at the end of the reporting period	4-18														
7. Changes from translations of annual financial statements of enterprises abroad	4-19														
8. Changes from restatement of financial statements in case of hyperinflation															
Equity at the end of the reporting period	4-20	27 766	7 651	9 249	1	0	0	14 447	-30 025	29 089	0	29 089	0		

Note: The line "Balance at the beginning of the reporting period" indicates the balance at the end of the previous year.

Date of establishment: 27.7.2023 г.



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REFERENCE ON INVESTMENTS IN SUBSIDIARY, JOINT, ASSOCIATED AND OTHER ENTITIES

of INTERCAPITAL PROPERTY DEVELOPMENT JSC

EIK according to BULSTAT: 131397743

as of 30.06.2023

Name and headquarters of the enterprises in which the investments are	Line code	Amount of investment	Percentage of investment in the capital of the other enterprise	(in thousand BGN)		
				Investment in securities admitted to trading on a stock exchange	Investment in securities not admitted to trading on the stock exchange	
a	b	1	2	3	4	
<b>I. Investments in Subsidiaries</b>						
1						0
2						0
3						0
4						0
5						0
6						0
7						0
8						0
9						0
10						0
11						0
12						0
13						0
14						0
15						0
<b>Total amount I:</b>	<b>8-4001</b>	<b>0</b>		<b>0</b>		<b>0</b>

<b>II. Investments in joint ventures</b>						
1						0
2						0
3						0
4						0
5						0
6						0
7						0
8						0
9						0
10						0
11						0
12						0
13						0
14						0
15						0
<b>Total amount II:</b>	<b>8-4006</b>					<b>0</b>
<b>III. Investments in associates</b>						
1						0
2						0
3						0
4						0
5						0
6						0
7						0
8						0
9						0
10						0
11						0
12						0
13						0





6							
7							
8							0
9							0
10							0
11							0
12							0
13							0
14							0
15							0
<b>Total amount III:</b>	<b>8-4040</b>						
<b>IV. INVESTMENTS</b>							0
1							
2							
3							0
4							0
5							0
6							0
7							0
8							0
9							0
10							0
11							0
12							0
13							0
14							0
15							0
<b>Total amount IV:</b>	<b>8-4045</b>						0
<b>total amount for</b>	<b>8-4050</b>						0

of establishment: 27.7.2023 г.

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STATEMENT OF NON-CURRENT ASSETS

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131197743

as of 30.06.2023

INDICATORS	Line code	Book value of non-current assets						Reassessment			Amortization			Reassessment		Book value for the current period (7-14)		
		at the beginning of the period (1)	of those who entered during the period (2)	of exits during the period (3)	at the end of the period (1+2-3) (4)	raise (5)	reduce (6)	Revalued value (4+5-6) (7)	at the beginning of the period (8)	calculated during the period (9)	written off during the period (10)	at the end of the term (8+9-10) (11)	raise (12)	reduce (13)	Depreciation reassessed at the end of the period (14)		15	
<b>a</b>																		
<b>b</b>																		
1. Property, plant and equipment																		
1. lands																		
2. Buildings and structures	5-1001	9 290		974	8316													
3. Machinery and equipment	5-1002				0													8316
4. Facilities	5-1003				0													0
5. Vehicles	5-1004	1			1													0
6. Business inventory	5-1005				0													0
7. R&D for the acquisition and liquidation of assets in an economic manner	5-1007-1	3			3													0
8. Others	5-1007-2	11 254	648	6 980	4922													0
	5-1007	544			544													4922
	5-1015	21092	648	7954	13786	0												544
	5-1037	28 908		139	28769													548
<b>II. Investment property</b>																		0
																		548
																		13238
																		28769
<b>III. Biological assets</b>																		0
<b>IV. Intangible assets</b>																		0
1. Property rights	5-1017				0													0
2. Software products	5-1018				0													0
3. Development products	5-1019				0													0
4. Others	5-1020				0													0
<b>Total amount IV:</b>	<b>5-1030</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>V. Financial assets (excluding long-term investments in:</b>																		0
1. subsidiaries	5-1032				0													0
joint ventures	5-1033				0													0
associated enterprises	5-1034				0													0
other businesses	5-1035				0													0
2. <i>Held to Maturity:</i>																		0
government securities	5-1036				0													0
bonds, including:	5-1038-1				0													0
municipal bonds	5-1038-2				0													0
Other held-to-maturity investments	5-1038-3				0													0
3. Others	5-1038-4				0													0
	5-1038-5				0													0
<b>Total amount V:</b>	<b>5-1045</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>VI. Commercial reputation</b>	<b>5-1050</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Grand total ( I + II+ III+ IV+V+VI)</b>	<b>5-1060</b>	<b>50000</b>	<b>648</b>	<b>8093</b>	<b>42555</b>	<b>0</b>	<b>42555</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Note: Enterprises that have their own non-current tangible assets abroad present a separate report for each country.



**STATEMENT OF RECEIVABLES, LIABILITIES AND PROVISIONS**

of INTERCAPITAL PROPERTY DEVELOPMENT JSC

EIK according to BULSTAT: 131397743

as of 30.06.2023

INDICATORS		Line code	Amount of receivables	Liquidity rate		
				up to 1 year	over 1 year	
a	b		1	2	3	
<b>I. Unpaid capital</b>						
<b>II. Non-current trade and other receivables</b>	<b>6-2010</b>				0	
1. Receivables from related enterprises, including:			0	0	0	
- given loans	6-2021				0	
- sale of assets and services	6-2022				0	
- others	6-2241				0	
2. Receivables from granted commercial loans	6-2023				0	
3. Other long-term receivables, including:	6-2024				0	
- Financial leasing	6-2026		0	0	0	
- others	6-2027				0	
	6-2029				0	
<b>III. Tax assets</b>	<b>6-2020</b>		0	0	0	
Deferred tax assets					0	
	<b>6-2030</b>				0	
<b>IV. Current trade and other receivables</b>						
1. Receivables from related enterprises, including:			0	0	0	
given loans	6-2031				0	
- from sales	6-2032				0	
- others	6-2033				0	
2. Receivables from customers and suppliers	6-2034				0	
3. Receivables from granted advances	6-2035		1 412	1 412	0	
	6-2036		2 177	2 177	2 177	

(in thousand BGN)

4. Receivables from granted commercial loans	6-2037				0
5. Legal Claims	6-2039				0
6. Claims Awarded	6-2040				0
7. Refund taxes, including:	6-2041	11	0		11
- corporate income taxes	6-2043				0
- value added tax	6-2044	11			11
- recoverable tax temporary differences	6-2045				0
- other taxes	6-2046				0
8. Other short-term receivables, including:	6-2047	2 187	0		2 187
by misses and reads	6-2048				0
- from insurance organizations	6-2049				0
- on complaints	6-2050				0
- others	6-2051	2 187			0
<b>TOTAL CLAIMS (I+II+III+IV):</b>	<b>6-2060</b>	<b>5 787</b>	<b>0</b>		<b>5 787</b>
	<b>6-2070</b>	<b>5 787</b>	<b>0</b>		<b>5 787</b>

## B. OBLIGATIONS

INDICATORS	Line code	Amount of the obligation	Demand level		Collateral value
			up to 1 year	over 1 year	
a	b	1	2	3	4
<b>I. Non-current trade and other liabilities</b>					
1. Obligations to related enterprises, including from:					
- loans	6-2111	0	0	0	0
- supplies of assets and services	6-2112				
- others	6-2113				
2. Obligations for received loans to banks and non-bank financial institutions, including:	6-2244				
- banks, including:	6-2114	0	0	0	0
overdue	6-2115				
- non-bank financial institutions, including:	6-2116				
	6-2114-1				

(in thousand BGN)



overdue									
3. Obligations under ZUNK	6-2114-2								0
4. Obligations for received commercial loans	6-2123-1								0
5. Obligations under bond loans	6-2118								0
6. Other long-term liabilities, including:	6-2120		11 735						11 735
- under financial leasing	6-2123								0
	6-2124								0
<b>II. Tax liabilities</b>	<b>6-2130</b>		<b>11 735</b>						<b>11 735</b>
Deferred tax liabilities	6-2122								0
<b>III. Current trade and other obligations</b>									
1. Obligations to related enterprises, including from:									
- delivered assets and services	6-2141		0						0
- dividends	6-2142								0
- others	6-2143								0
2. Obligations for received loans to banks and non-bank financial institutions, including:	6-2143-1								0
- to banks, including	6-2144		0						0
- overdue	6-2145								0
- non-bank financial institutions, including	6-2146								0
overdue	6-2144-1								0
3. Current part of non-current liabilities:	6-2144-2								0
- according to ZUNK	6-2161-1		2071						2071
- on bond loans	6-2161-2								0
- on received long-term loans from banks and non-bank financial institutions	6-2161-3								0
- others	6-2161-4								0
4. Current liabilities:	6-2161-5		2 071						2 071
Commercial loan obligations	6-2148		4288		0				4288
Obligations to suppliers and customers	6-2147								0
Liabilities for advances received	6-2149		2 597						2 597
	6-2150		1 307						1 307

Duties to staff	6-2151	102	102	0	0
Tax obligations, including:					
- corporate income tax	6-2152	273	273	0	0
- value added tax	6-2154				
- other taxes	6-2155	273	273		
Liabilities to insurance companies	6-2156				
5. Other short-term liabilities	6-2157	9	9		
	6-2161	614	614		
<b>All about III:</b>	<b>6-2170</b>	<b>6973</b>	<b>6973</b>	<b>0</b>	<b>0</b>
<b>TOTAL OBLIGATIONS (I+II+III):</b>	<b>6-2180</b>	<b>18708</b>	<b>18708</b>	<b>0</b>	<b>0</b>

**C. PROVISIONS**

INDICATORS	Line code	in thousand BGN			At the end of the period
		In the beginning of the year	Raise	Reduction	
a	b	1	2	3	4
1. Provisions for legal obligations	6-2210				
2. Provisions for constructive obligations	6-2220				
3. Other provisions	6-2230				
<b>Total amount (1+2+3):</b>	<b>6-2240</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Note: Receivables and liabilities from and to abroad are indicated in a separate report for each country.

Date of establishment: 27.7.2023 г.

Compiler:

ОПТИМА ОДИУ АД

Representing:



*[Signature]*

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SECURITIES REFERENCE

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131397743  
as of 30.06.2023

INDICATORS	Line code	Type and number of securities				Value of securities			revalued value (4+5-6)
		ordinary	privileged	convertible	reporting value	reassessment			
						raise	reduction		
a	b	1	2	3	4	5	6	7	
<b>I. Non-current financial assets in securities</b>									
1. Shares									
2. Bonds, including: municipal bonds	7-3031								
3. Government securities	7-3035								
4. Others	7-3035-1								
	7-3036								
	7-3039								
<b>Total amount I:</b>	<b>7-3040</b>	0	0	0	0	0	0	0	
<b>II. Current financial assets in securities</b>									
1. Shares	7-3001								
2. Purchased own shares	7-3005								
3. Bonds	7-3006								
4. Purchased own bonds	7-3007								
5. Government securities	7-3008								
6. Derivatives and other financial instruments	7-3010-1								
7. Others	7-3010								
<b>Total amount II:</b>	<b>7-3020</b>	0	0	0	0	0	0	0	

Note: Enterprises that own foreign securities of a short-term and long-term investment nature, compile a separate report for each country.

Date of establishment: 27.7.2023 г.

Compiler:

Representing:

