

**REFERENCES**

notifications - first, third and fourth quarter  
on an individual basis  
according to Art. 14 of Ordinance No. 2

for public companies, other issuers of securities, joint-stock companies with a special investment purpose

Data for the reporting period	
Start date:	01.01.2024
End date:	30.09.2024
Date of Compilation:	28.10.2024
Personal data	
Name of the person:	INTERCAPITAL PROPERTY DEVELOPMENT JSC
Face Type:	RBIT
EIC:	131397743
Representing:	VELICHKO STOYCHEV KLINGOV
Method of representation:	EXECUTIVE DIRECTOR
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Compiler of the report:	OPTIMA AUDIT AD
Compiler's position:	

\* Last updated December 2021.



TOTAL FOR SECTION "A" (I+II+III+IV+V+VI+VII+VIII+IX)	1-0100	45 541	45 253	TOTAL FOR SECTION "C" (X+Y+Z+IV+V+VI)	1-0500	11 735	11 735
<b>B. CURRENT ASSETS</b>				<b>D. CURRENT LIABILITIES</b>			
I. Inventory	1-0071			I. Commercial and other obligations	1-0612		
1. Materials	1-0072			1. Obligations for received loans to banks and non-bank financial institutions	1-0510-2	0	202
2. Production	1-0073			2. Current part of non-current liabilities	1-0630	4 410	5 239
3. Goods	1-0076			liabilities to related enterprises	1-0611		
4. Work in progress	1-0074			liabilities for received commercial loans	1-0614		
5. Biological assets	1-0077			obligations to suppliers and customers	1-0613	3 526	3 624
6. Others	1-0070	0	0	advances received	1-0613-1	681	1 199
<i>Total for Group I:</i>				liabilities to staff	1-0615	129	119
II. Trade and other receivables	1-0081			liabilities to insurance companies	1-0616	32	16
1. Receivables from related enterprises	1-0082	1 107	1 975	tax obligations	1-0617	42	281
2. Receivables from customers and suppliers	1-0086-1	1 858	1 106	4. Others	1-0618	2 613	2 639
3. Advances granted	1-0083			5. Provisions	1-0619		
4. Receivables under granted commercial loans	1-0084	2	0	<i>Total for group I:</i>	1-0610	7 023	8 089
5. Judgments and judgments	1-0085			II. Other current liabilities	1-0610-1		
6. Refund Taxes	1-0086-2	153	1 488	III. Deferred income	1-0700		
7. Receivables from personnel	1-0086	3 138	4 569	IV. Funded	1-0700-1		
8. Others	1-0080						
<i>Total for Group II:</i>				<b>TOTAL FOR SECTION "D" (X+Y+Z+IV+V+VI)</b>	1-0750	7 023	8 089
III. Financial assets	1-0093	0	0				
1. Financial assets held for trading, including:	1-0093-1						
debt securities	1-0093-2						
derivatives	1-0093-3						
others	1-0093-4						
2. Financial assets announced for sale	1-0095						
3. Others	1-0090	0	0				
<i>Total for Group III:</i>							
IV. Cash and cash equivalents	1-0151						
1. Cash funds	1-0153	8	9				
2. Cash in time deposits	1-0155						
3. Blocked funds	1-0157						
4. Cash equivalents	1-0150	8	0				
<i>Total for Group IV:</i>	1-0160						
I. Costs for future periods	1-0200	3 138	4 569				
<b>TOTAL FOR SECTION "B" (I+II+III+IV+V)</b>	1-0300	48 479	49 822	<b>EQUITY, MINORITY PARTICIPATION AND LIABILITIES (A+B+C+D):</b>	1-0800	48 479	49 822
<b>TOTAL ASSETS (A + B):</b>							



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INCOME STATEMENT  
(for subsidiaries/branches entities)

of INTERCAPITAL PROPERTY DEVELOPMENT JRC  
EIK according to BULSTAT: 31397743  
as of 30.09.2024

COXSTS	Line code		Current period		Previous period		INCOME	Line code		Current period		Previous period	
	a	b	1	2	3	4		5	6	7	8	9	10
<b>I. Activity Costs</b>							<b>A. Income from the activity</b>						
<b>II. Change in economic elements</b>							<b>B. Net extra revenue of:</b>						
1. Cost of materials	2-1130		3				1. Production	2-1551	42				8 368
2. Costs for external services	2-1130		125				2. Goods	2-1552					
3. Depreciation expenses	2-1160						3. Services	2-1560	0				821
4. Researching expenses	2-1140		40				4. Others	2-1556	1				10
5. Insurance costs	2-1150		7				<b>Total for Group I:</b>	2-1618	43				9 159
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>	2-1628					
8. Others, including:	2-1170		3				including by the government	2-1621					
Improvement of assets	2-1171												
provisions	2-1172		172				<b>III. Financial Income</b>	2-1710					
<b>Total for Group II:</b>	2-1609		172				1. Interest income	2-1721					
							2. Income from dividends and participations	2-1730					
<b>III. Financial costs</b>							3. Positive differences from operations with financial assets and instruments	2-1740					
1. Interest expenses	2-1210		149				4. Negative differences from changes in exchange rates	2-1745					
2. Negative differences from operations with financial assets and instruments	2-1220		0				5. Others	2-1760					
3. Negative differences from changes in exchange rates	2-1230		2				<b>Total for Group III:</b>	2-1769					
4. Others	2-1240												
<b>Total for Group III:</b>	2-1269		151										
							<b>B. Total activity costs (I + II)</b>	2-1380					9 139
<b>C. Profit from the activity</b>	2-1318		6				<b>C. Loss of business</b>	2-1810					377
<b>III. Share of profit of associates and joint ventures</b>	2-1258-1						<b>D. Share of loss of associates and joint ventures</b>	2-1810-1					
<b>IV. Extraordinary expenses</b>	2-1230						<b>E. Extraordinary expenses</b>	2-1750					
<b>D. Total costs (B+III)+IV)</b>	2-1259		379				<b>D. Total revenue (B+IV+V)</b>	2-1809					9 139
<b>E. Profit before taxes</b>	2-1408		0				<b>E. Less before taxes</b>	2-1859					377
<b>F. Tax Expenses</b>	2-1459		0										
<b>F. Expenses for exempt corporate income taxes</b>	2-1451												
<b>2. Expenses ( savings) of deferred corporate income taxes</b>	2-1452												
<b>3. Others</b>	2-1453						<b>F. Less after tax (D+V)</b>	2-1455					377
<b>E. Profit after tax (E-V)</b>	2-1454		0				including for minority participation	2-1455-1					
<b>G. Net profit for the period</b>	2-1454-1		0				<b>G. Net loss for the period</b>	2-1455-2					286
<b>AD (25-VV-25E)</b>	2-1509		329				<b>AD (25-VV-25E)</b>	2-1509					9 514

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

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**STATEMENT OF CASH FLOWS UNDER THE DIRECT METHOD**

*(на индивидуална основа)*

of INTERCAPITAL PROPERTY DEVELOPMENT JSC

EIK according to BULSTAT: 131397743

as of 30.09.2024

*(in thousand BGN)*

CASH FLOWS	Line code	Current period	Previous period
	a	b	1
<b>A. Cash flows from operating activities</b>			2
1. Receipts from customers	3-2201	155	785
2. Payments to suppliers	3-2201-1	-337	-98
3. Payments/receipts related to financial assets held for trading	3-2202		
4. Payments related to remuneration	3-2203	-23	-17
5. Taxes paid / refunded (excluding corporate income tax)	3-2206	-30	0
6. Corporate income taxes paid	3-2206-1		
7. Interest received	3-2204		
8. Paid bank charges and interest on short-term loans for working capital	3-2204-1		
9. Exchange Rate Differences	3-2205		
10. Other receipts / payments from operational activity	3-2208	1 382	-31
<b>Net cash flow from operating activities (A):</b>	<b>3-2200</b>	<b>1 147</b>	<b>639</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		

	Net flow of investment activity (B):	3-2300	0	0
<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		68
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	-150	-704
7. Dividends paid		3-2404-1		
8. Other receipts/payments from financial activity		3-2407	-994	
	<b>Net cash flow from financing activity (B):</b>	<b>3-2400</b>	<b>-1 144</b>	<b>-636</b>
<b>D. Changes in cash during the period (A+B+C):</b>		<b>3-2500</b>	<b>3</b>	<b>3</b>
<b>E. Cash at beginning of period</b>		<b>3-2600</b>	<b>5</b>	<b>8</b>
<b>F. Cash at the end of the period, including:</b>		<b>3-2700</b>	<b>8</b>	<b>11</b>
availability in cash and on bank accounts		3-2700-1	8	11
blocked funds		3-2700-2		

**Note:**

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

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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 30.09.2024

(in thousand BGN)

INDICATORS	Line code	Capital stock	issue premiums (premium)	reserve of subsequent assessments	Reservations				- Accumulated gains/losses			Reserve of translations	Total Equity	Minority participation
					general	target reserves		profit	loss	9				
						4	5				6			
a	b	1	2	3	4	5	6	7	8	9	10	11		
Balance at the beginning of the accounting period	4-01	27 766	7 651	9 400	1-0424	1-0425	1-0426	1-0452	1-0453	4-0426-1	1-0400	1-0400-1		
Changes in opening balances due to:	4-15	0	0	0	0	0	0	15 019	-29 830	0	30 007	0		
Effect of changes in accounting policy	4-15-1							0	0	0	0	0		
Fundamental mistakes	4-15-2							0	0	0	0	0		
Adjusted balance at the beginning of the reporting period	4-01-1	27 766	7 651	9 400	1	0	0	15 019	-29 830	0	30 007	0		
Net profit/loss for the period	4-05							0	-286					
1. Distribution of profit for:	4-06	0	0	0	0	0	0	0	0	0	0	0		
dividends	4-07							0	0	0	0	0		
others	4-07-1							0	0	0	0	0		
2. Covering Losses	4-08							0	0	0	0	0		
3. Subsequent evaluations of long-term intangible and intangible assets, including	4-09	0	0	0	0	0	0	0	0	0	0	0		
increases	4-10							0	0	0	0	0		
reductions	4-11							0	0	0	0	0		
4. Subsequent evaluations of financial assets and instruments, including	4-12	0	0	0	0	0	0	0	0	0	0	0		
increases	4-13							0	0	0	0	0		
reductions	4-14							0	0	0	0	0		
5. Effect of deferred taxes	4-16-1							0	0	0	0	0		
6. Other amendments	4-16							0	0	0	0	0		
Balance at the end of the reporting period	4-17	27 766	7 651	9 400	1	0	0	15 019	-30 116	0	29 721	0		
7. Changes from translations of annual financial statements of enterprises abroad	4-18							0	0	0	0	0		
8. Changes from restatement of financial statements in case of hyperinflation	4-19							0	0	0	0	0		
Equity at the end of the reporting period	4-20	27 766	7 651	9 400	1	0	0	15 019	-30 116	0	29 721	0		

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

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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 30.09.2024

*(in thousand BGN)*

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	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>A. IN THE COUNTRY</b>					
<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





I. Investments in Subsidiaries							
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>8-4030</b>					<b>0</b>
II. Investments in joint ventures							
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>8-4035</b>					<b>0</b>
III. Investments in associates							
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 III:</b>	<b>8-4040</b>			<b>0</b>			<b>0</b>	<b>0</b>
<b>IV. Investments in other enterprises</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 IV:</b>	<b>8-4045</b>			<b>0</b>			<b>0</b>	<b>0</b>
	<b>Total amount for abroad (I+II+III+IV):</b>	<b>8-4050</b>			<b>0</b>			<b>0</b>	<b>0</b>



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