

REFERENCES

notifications - first, third and fourth quarter
non-consolidated
under Art. 33a1 pt. 1 of the Decree № 2
for public companies and other issuers of securities
Companies with special investment purpose and
persons §1e of POSA

Data for the accounting period	
Start date:	01/01/2023
End date:	31/03/2023
Date of composition:	27/04/2023
Information about the entity	
Name of entity:	INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
Type:	ADSIC
UIC:	131397743
Representatives:	VELICHKO STOICHEV KLINGOV
Method of representation:	EXECUTIVE DIRECTOR
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Function:	

* Last updated on 14.09.2016.

VIII. Deferred expenses	1-0060				IV. Liabilities on deferred taxes	1-0516			
IX. Assets on deferred tax payments	1-0060-1				V. Financing	1-0520-1			
TOTAL SECTION "A" (I+II+III+IV+V+VI+VII+VIII+IX):	1-0100	42 140	49 452		TOTAL SECTION "C" (I+II+III+IV+V):	1-0500	11 735	11 735	
B. CURRENT ASSETS					D. CURRENT LIABILITIES				
I. Inventory					i. Trade and other payables				
1. Materials	1-0071				1. Short-term borrowings	1-0612			
2. Finished goods	1-0072				2. Short-term part of long-term loans	1-0510-2	1 316	7 966	
3. Goods for resale	1-0073				3. Short-term payables incl	1-0630	4 489	3 723	
4. Work in progress	1-0076				related parties payables	1-0611			
5. Biological assets	1-0074				trade loans	1-0614			
6. Others	1-0077				trade accounts payables	1-0613	2 605	2 147	
Total group I:	1-0070	0	0	0	advance payments	1-0613-1	1 437	1 437	
					salaries payable	1-0615	108	100	
II. Receivables					social security payable	1-0616			
1. Related parties receivables	1-0081				tax payable	1-0617	6	1	
2. Trade accounts receivables	1-0082	1 865	1 865	0	4. Other	1-0617	333	38	
3. Advance payments	1-0086-1	2 177	2 664	5. Provisions	1-0618	1 512	1 486		
4. Trade loans	1-0083				Total group I:	1-0619	7 317	13 175	
5. Court receivables	1-0084								
6. Recoverable taxes	1-0085				II. Other current liabilities	1-0610-1			
7. Personnel receivables	1-0086-2								
8. Дълъг	1-0086	2 151	205		III. Deferred revenues	1-0700			
Total group II:	1-0080	6 193	4 734		IV. Financing	1-0700-1			
III. Financial assets					TOTAL SECTION "D" (I+II+III+IV):	1-0750	7 317	13 175	
1. Financial assets held for trading	1-0093	0	0						
bonds	1-0093-1								
derivatives	1-0093-2								
other	1-0093-3								
2. Financial assets declared for sale	1-0093-4								
3. Other current financial assets	1-0095								
Total group III:	1-0090	0	0						
IV. Cash and cash equivalents									
1. Cash	1-0151								
2. Cash in banks	1-0153	2	8						
3. Restricted cash	1-0155								
4. Cash equivalents	1-0157								
Total group IV:	1-0150	2	8						
V. Deferred expenses	1-0160								
TOTAL SECTION "B" (I+II+III+IV+V):	1-0200	6 195	4 742						
TOTAL ASSETS (A + B):	1-0300	48 335	54 194		SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES (A+B+C+D):	1-0800	48 335	54 194	

Date of composition.

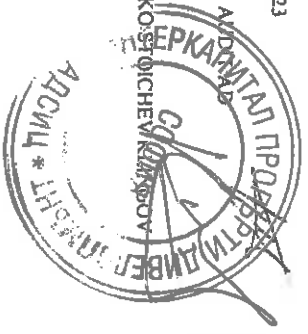
27/04/2023

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ОПТИМА АНД КООП

Representatives:

ВЕЛИЧКО СТОИЧЕВИ КИМ ПЕТРОВ



INCOME STATEMENT
(non-consolidated)

OF INTERCAPITAL PROPERTY DEVELOPMENT ADSC
LIC 131397743
as of 31.03.2023

(thousands BGN)

EXPENSES	Code	Current period		Previous period		REVENUES	Code	Current period		Previous period	
		a	b	1	2			a	b	1	2
A. Expenditures						A. Revenues					
<i>I. Operating expenses</i>						<i>I. Net revenues from the sale of:</i>					
1. Materials	2-1120					1. Finished goods	2-1551				
2. External services	2-1130	31		63		2. Goods for sale	2-1552	8 070		0	
3. Depreciation	2-1160					3. Services	2-1560				
4. Salaries	2-1140	11		10		4. Other	2-1556	10			
5. Social security	2-1150	2		2							
6. Net book value of assets sold (finished goods excluded)	2-1010					Total group I:	2-1610	8 080		0	
7. Assets under construction and write off of assets	2-1030					<i>II. Revenues from financing for fixed assets</i>	<i>2-1620</i>				
8. Other expenses incl. impairment of assets incl. provisions	2-1170	7 977		130		incl. government grants	2-1621				
	2-1171										
	2-1172					III. Financial income					
Total group I:	2-1100	8 021		205		1. Interest revenue	2-1710				
<i>II. Financial expenses</i>						2. Dividend income	2-1721				
1. Interest expenses	2-1210	60		160		3. Gains from operations with financial assets and instruments	2-1730				
2. Losses from operations with financial assets and instruments	2-1220					4. Gains from foreign exchange operations	2-1740				
3. Losses from foreign exchange operations	2-1230					5. Other financial income	2-1745				
4. Other financial expenses	2-1240	60		3							
	2-1240					Total group III:	2-1700	0		0	
	2-1200										
Total group II:	2-1300	8 081		368		B. Total revenues before extraordinary activities (I + II + III):	2-1600	8 080		0	
C. Profit(loss) from operations	2-1310	0		0		C. Operating loss	2-1810	1		368	
<i>III. Share in the profit of associated and joint companies</i>						<i>IV. Share in the loss of associated and joint companies</i>					
<i>IV. Extraordinary costs</i>						<i>K. Extraordinary revenues</i>					
D. Total expenses (B+ III + IV)	2-1350					D. Total revenues (B + IV + V)	2-1800	8 080		0	
E. Profit before tax	2-1400	0		0		E. Loss before taxes	2-1850	1		368	
K. Tax expense	2-1450	0		0							
1. Corporate profit tax	2-1451										
2. Expenses(gains) on deferred corporate taxes	2-1452										
3. Other taxes	2-1453										
F. Profit after taxes (E - V)	2-0454	0		0		F. Loss after taxes (E + V)	2-0456	1		368	
incl. from minority shareholdings	2-0454-1					incl. from minority shareholdings	2-0456-1				
G. Net profit	2-0454-2	0		0		G. Net loss	2-0456-2	1		368	
Total (D+ V + F):	2-1500	8 081		368	Total (D+ F):	2-1500	8 081		368		

Note: Reference No 2 - Income Statement shall be made only with accumulation

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CASH FLOW STATEMENT - DIRECT METHOD
(non-consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC 111397743
as of 31 03 2023

		(thousand BGN)	
CASH FLOW	Code	Current period	Previous period
a	b	1	2
A. Cash flow from operating activities			
1 Cash receipts from customers	3-2301		27
2 Cash paid to suppliers	3-2201-1		-155
3 Payments/income related to financial assets	3-2202		
4 Cash paid to employees and social security	3-2203		-42
5 Paid/refunded taxes except corporate tax	3-2206		278
6 Corporate tax paid	3-2206-1		
7 Interest received	3-2204		
8 Interest and bank charges paid on short-term loans	3-2204-1		
9 Foreign currency exchange gains/losses net	3-2205		
10 Other proceeds/payments from operational activity	3-2208		-53
Net cash flow from operational activities (A):	3-2200	0	55
B. Cash flow from investing activity			
1 Purchase of fixed assets	3-2301		
2 Sale of fixed assets	3-2301-1		
3 Loans granted	3-2302		
4 Proceeds from loans	3-2302-1		
5 Interest received on granted loans	3-2302-2		
6 Purchase of investments	3-2302-3		
7 Sale of investments	3-2302-4		
8 Dividends received	3-2303		
9 Foreign currency exchange gains/losses net	3-2305		
10 Other proceeds/payments from investing activity	3-2306		
Net cash flow from investing activities (B):	3-2300	0	0
C. Cash flow from financing activities			
1 Proceeds on securities issued	3-2401		
2 Payments on securities buy-back	3-2401-1		
3 Proceeds on loans	3-2403		
4 Payments of loans	3-2403-1		-39
5 Payments on leasing contracts	3-2405		
6 Paid interest, charges and commissions on investment loans	3-2404		
7 Dividends paid	3-2404-1		
8 Other proceeds/payments on financing activities	3-2407		
Net cash flow from financing activities (C):	3-2400	0	-39
D. Net decrease/increase in cash and cash equivalents (A+B+C):	3-2500	0	16
E. Cash and cash equivalents as of the beginning of the period	3-2600	18	18
F. Cash and cash equivalents as of the end of the period	3-2700	18	34
cash and bank deposits	3-2700-1	34	34
restricted cash	3-2700-2		

Note:

In the cell "Cash and cash equivalents as of the beginning of the period" the value of cash at the beginning of the relevant year is presented

27/04/2023

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CHANGES IN SHAREHOLDERS' EQUITY STATEMENT
(non-consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC 131397743

as of 31 03 2023

(thousand BGN)

INDEXES	Code	Share capital				Reserves			Retained earnings		Total shareholders' equity	Minority shareholdings
		1	2	3	Revaluation reserve	4	Reserves including:		profit	loss		
							general	special				
		1-0410	1-0410	1-0422	1-0424	1-0425	1-0426	7	8	9	10	11
Balance-beginning of reporting period	4-01	27 766	7 651	9 249	1	0	1-0426	1-0452	1-0453	4-0426-1	1-0400	1-0400-1
Changes in initial balances due to:	4-15	0	0	0	0	0	0	14 447	-29 830	0	29 284	0
Effect from changes in accounting policy	4-15-1							0	0	0	0	0
Fundamental mistakes	4-15-2											
Corrected balance - beginning of reporting period	4-01-1	27 766	7 651	9 249	1	0	0	14 447	-29 830	0	29 284	0
Net profit/loss	4-05							0	-1	0	0	-1
1. Distributed profit for:	4-06	0	0	0	0	0	0	0	0	0	0	0
dividends	4-07											
other	4-07-1											
2. Loss coverage	4-08											
3. Revaluation of non-current tangible and intangible assets, incl.:	4-09	0	0	0	0	0	0	0	0	0	0	0
increase	4-10											
decrease	4-11											
4. Revaluation of financial assets and instruments, incl.:	4-12	0	0	0	0	0	0	0	0	0	0	0
increase	4-13											
decrease	4-14											
5. Deferred tax effect	4-16-1											
6. Other changes	4-16											
Balance - end of reporting period	4-17	27 766	7 651	9 249	1	0	0	14 447	-29 831	0	29 283	0
7. Changes from transfers of annual financial reports of companies abroad	4-18											
8. Changes from revaluation of financial reports in case of hyper inflation	4-19											
Shareholders' equity - as of end of reporting period	4-20	27 766	7 651	9 249	1	0	0	14 447	-29 831	0	29 283	0

Note: The line "Balance at the beginning of the reporting period" states the balance, which is at the end of the reporting year.

Date of composition: 27/04/2023

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STATEMENT OG INVESTMENTS IN SUBSIDIARIES, JOINT VENTURES, ASSOCIATED AND OTHER COMPANIES
(non-consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC: 131397743
as of 31.03.2023

(thousand BGN)

Company name	Code	Investment amount	Investment % in other company equity	Investment in securities traded on the Stock exchange	Investment in securities not traded on the Stock exchange
a	b	1	2	3	4
A. IN THE COUNTRY					
I. Investments in subsidiaries					
1 "Marina Cape Management" EOOD					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
	Total amount I:	8-4001	0	0	0
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
	Total amount II:	8-4006	0	0	0
III. Investments in associated companies					
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
	Total amount III:	8-4011	0	0	0
IV. Investments in other companies					
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
	Total amount IV:	8-4016	0	0	0
Total in the country (I+II+III+IV):	8-4025	0	0	0	0
B. ABROAD					
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
	<i>Total amount I:</i>	8-4030	0	0	0
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
	<i>Total amount II:</i>	8-4035	0	0	0
III. Investments in associated companies					
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
	<i>Total amount III:</i>	8-4040	0	0	0
IV. Investments in other companies					
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
	<i>Total amount IV:</i>	8-4045	0	0	0
<i>Total for abroad (I+II+III+IV):</i>		8-4050	0	0	0

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Representatives:

VELIKO STOICHEV KLENOV

