

45657  
45744

# **REFERENCES**

annual and six-monthly  
on an individual basis  
under Art. 10, item 3 and Art. 12, para. 1, item 3 of Ordinance No. 2  
for public companies, other issuers of securities, joint-stock companies with special investment purpose  
and persons under §1e of the Public Offering of Securities Act

OPTIMA AUDIT  
AD

## **Data for the reporting period**

Start date:	01.01.2024
End date:	31.12.2024
Date of compilation:	28.03.2025

## **Personal data**

Name of the person:	INTERCAPITAL PROPERTY DEVELOPMENT REIT
Face type:	REIT
UIC:	131397743
Representing:	VELICHKO STOYCHEV KLINGOV
Way of representation:	EXECUTIVE DIRECTOR
Management address:	CITY OF SOFIA, 6 Dobrudzha Street.
Correspondence address:	CITY OF SOFIA, 6 Dobrudzha Street.
Phone:	+359/29801251
Fax:	
Email:	office@icpd.bg
Website:	http://www.icpd.bg/
Media:	http://www.x3news.com/
Report author:	OPTIMA AUDIT AD
Compiler's position:	

\* Last updated December 2021.

**ACCOUNT BALANCE SHEET**  
(in million Bulgarian lev)  
**INTERCAPITAL PROPERTY INVESTMENT LTD**  
BULSTAT NO: 15197743  
01-01-2017

				in thousands of lev		
ASSETS	Line code	Current period	Previous period	EQUITY, MINORITY INTEREST AND LIABILITIES	Line code	Current period
"	"	1	2	"	"	1
<b>A. NON-CURRENT ASSETS</b>				<b>A. EQUITY</b>		
1. Property, plant and equipment	1-0011	8,649	8,497	1. Share capital	1-0011	37,766
2. Land (intangible)	1-0012			2. Retained and undistributed profits	1-0011-1	
3. Intangible assets	1-0013			3. Minority interest	1-0011-2	
4. Financial assets	1-0014			4. Other equity	1-0011-3	
5. Other	1-0015			5. Other equity	1-0011-4	
6. Goodwill	1-0016			6. Other equity	1-0011-5	
7. Intangible assets and liabilities of fixed assets	1-0017			7. Other equity	1-0011-6	
8. Other	1-0018			8. Other equity	1-0011-7	
<b>Total for Group A</b>				<b>Total for Group A</b>		
9. Financial assets	1-0019			9. Financial assets	1-0019	
10. Other	1-0020			10. Other	1-0020	
<b>Total for Group B</b>				<b>Total for Group B</b>		
11. Financial assets	1-0021			11. Financial assets	1-0021	
12. Other	1-0022			12. Other	1-0022	
<b>Total for Group C</b>				<b>Total for Group C</b>		
13. Financial assets	1-0023			13. Financial assets	1-0023	
14. Other	1-0024			14. Other	1-0024	
<b>Total for Group D</b>				<b>Total for Group D</b>		
15. Financial assets	1-0025			15. Financial assets	1-0025	
16. Other	1-0026			16. Other	1-0026	
<b>Total for Group E</b>				<b>Total for Group E</b>		
17. Financial assets	1-0027			17. Financial assets	1-0027	
18. Other	1-0028			18. Other	1-0028	
<b>Total for Group F</b>				<b>Total for Group F</b>		
19. Financial assets	1-0029			19. Financial assets	1-0029	
20. Other	1-0030			20. Other	1-0030	
<b>Total for Group G</b>				<b>Total for Group G</b>		
21. Financial assets	1-0031			21. Financial assets	1-0031	
22. Other	1-0032			22. Other	1-0032	
<b>Total for Group H</b>				<b>Total for Group H</b>		
23. Financial assets	1-0033			23. Financial assets	1-0033	
24. Other	1-0034			24. Other	1-0034	
<b>Total for Group I</b>				<b>Total for Group I</b>		
25. Financial assets	1-0035			25. Financial assets	1-0035	
26. Other	1-0036			26. Other	1-0036	
<b>Total for Group J</b>				<b>Total for Group J</b>		
27. Financial assets	1-0037			27. Financial assets	1-0037	
28. Other	1-0038			28. Other	1-0038	
<b>Total for Group K</b>				<b>Total for Group K</b>		
29. Financial assets	1-0039			29. Financial assets	1-0039	
30. Other	1-0040			30. Other	1-0040	
<b>Total for Group L</b>				<b>Total for Group L</b>		
31. Financial assets	1-0041			31. Financial assets	1-0041	
32. Other	1-0042			32. Other	1-0042	
<b>Total for Group M</b>				<b>Total for Group M</b>		
33. Financial assets	1-0043			33. Financial assets	1-0043	
34. Other	1-0044			34. Other	1-0044	
<b>Total for Group N</b>				<b>Total for Group N</b>		
35. Financial assets	1-0045			35. Financial assets	1-0045	
36. Other	1-0046			36. Other	1-0046	
<b>Total for Group O</b>				<b>Total for Group O</b>		
37. Financial assets	1-0047			37. Financial assets	1-0047	
38. Other	1-0048			38. Other	1-0048	
<b>Total for Group P</b>				<b>Total for Group P</b>		
39. Financial assets	1-0049			39. Financial assets	1-0049	
40. Other	1-0050			40. Other	1-0050	
<b>Total for Group Q</b>				<b>Total for Group Q</b>		
41. Financial assets	1-0051			41. Financial assets	1-0051	
42. Other	1-0052			42. Other	1-0052	
<b>Total for Group R</b>				<b>Total for Group R</b>		
43. Financial assets	1-0053			43. Financial assets	1-0053	
44. Other	1-0054			44. Other	1-0054	
<b>Total for Group S</b>				<b>Total for Group S</b>		
45. Financial assets	1-0055			45. Financial assets	1-0055	
46. Other	1-0056			46. Other	1-0056	
<b>Total for Group T</b>				<b>Total for Group T</b>		
47. Financial assets	1-0057			47. Financial assets	1-0057	
48. Other	1-0058			48. Other	1-0058	
<b>Total for Group U</b>				<b>Total for Group U</b>		
49. Financial assets	1-0059			49. Financial assets	1-0059	
50. Other	1-0060			50. Other	1-0060	
<b>Total for Group V</b>				<b>Total for Group V</b>		
51. Financial assets	1-0061			51. Financial assets	1-0061	
52. Other	1-0062			52. Other	1-0062	
<b>Total for Group W</b>				<b>Total for Group W</b>		
53. Financial assets	1-0063			53. Financial assets	1-0063	
54. Other	1-0064			54. Other	1-0064	
<b>Total for Group X</b>				<b>Total for Group X</b>		
55. Financial assets	1-0065			55. Financial assets	1-0065	
56. Other	1-0066			56. Other	1-0066	
<b>Total for Group Y</b>				<b>Total for Group Y</b>		
57. Financial assets	1-0067			57. Financial assets	1-0067	
58. Other	1-0068			58. Other	1-0068	
<b>Total for Group Z</b>				<b>Total for Group Z</b>		
59. Financial assets	1-0069			59. Financial assets	1-0069	
60. Other	1-0070			60. Other	1-0070	
<b>Total for Group AA</b>				<b>Total for Group AA</b>		
61. Financial assets	1-0071			61. Financial assets	1-0071	
62. Other	1-0072			62. Other	1-0072	
<b>Total for Group AB</b>				<b>Total for Group AB</b>		
63. Financial assets	1-0073			63. Financial assets	1-0073	
64. Other	1-0074			64. Other	1-0074	
<b>Total for Group AC</b>				<b>Total for Group AC</b>		
65. Financial assets	1-0075			65. Financial assets	1-0075	
66. Other	1-0076			66. Other	1-0076	
<b>Total for Group AD</b>				<b>Total for Group AD</b>		
67. Financial assets	1-0077			67. Financial assets	1-0077	
68. Other	1-0078			68. Other	1-0078	
<b>Total for Group AE</b>				<b>Total for Group AE</b>		
69. Financial assets	1-0079			69. Financial assets	1-0079	
70. Other	1-0080			70. Other	1-0080	
<b>Total for Group AF</b>				<b>Total for Group AF</b>		
71. Financial assets	1-0081			71. Financial assets	1-0081	
72. Other	1-0082			72. Other	1-0082	
<b>Total for Group AG</b>				<b>Total for Group AG</b>		
73. Financial assets	1-0083			73. Financial assets	1-0083	
74. Other	1-0084			74. Other	1-0084	
<b>Total for Group AH</b>				<b>Total for Group AH</b>		
75. Financial assets	1-0085			75. Financial assets	1-0085	
76. Other	1-0086			76. Other	1-0086	
<b>Total for Group AI</b>				<b>Total for Group AI</b>		
77. Financial assets	1-0087			77. Financial assets	1-0087	
78. Other	1-0088			78. Other	1-0088	
<b>Total for Group AJ</b>				<b>Total for Group AJ</b>		
79. Financial assets	1-0089			79. Financial assets	1-0089	
80. Other	1-0090			80. Other	1-0090	
<b>Total for Group AK</b>				<b>Total for Group AK</b>		
81. Financial assets	1-0091			81. Financial assets	1-0091	
82. Other	1-0092			82. Other	1-0092	
<b>Total for Group AL</b>				<b>Total for Group AL</b>		
83. Financial assets	1-0093			83. Financial assets	1-0093	
84. Other	1-0094			84. Other	1-0094	
<b>Total for Group AM</b>				<b>Total for Group AM</b>		
85. Financial assets	1-0095			85. Financial assets	1-0095	
86. Other	1-0096			86. Other	1-0096	
<b>Total for Group AN</b>				<b>Total for Group AN</b>		
87. Financial assets	1-0097			87. Financial assets	1-0097	
88. Other	1-0098			88. Other	1-0098	
<b>Total for Group AO</b>				<b>Total for Group AO</b>		
89. Financial assets	1-0099			89. Financial assets	1-0099	
90. Other	1-0100			90. Other	1-0100	
<b>Total for Group AP</b>				<b>Total for Group AP</b>		
91. Financial assets	1-0101			91. Financial assets	1-0101	
92. Other	1-0102			92. Other	1-0102	
<b>Total for Group AQ</b>				<b>Total for Group AQ</b>		
93. Financial assets	1-0103			93. Financial assets	1-0103	
94. Other	1-0104			94. Other	1-0104	
<b>Total for Group AR</b>				<b>Total for Group AR</b>		
95. Financial assets	1-0105			95. Financial assets	1-0105	
96. Other	1-0106			96. Other	1-0106	
<b>Total for Group AS</b>				<b>Total for Group AS</b>		
97. Financial assets	1-0107			97. Financial assets	1-0107	
98. Other	1-0108			98. Other	1-0108	
<b>Total for Group AT</b>				<b>Total for Group AT</b>		
99. Financial assets	1-0109			99. Financial assets	1-0109	
100. Other	1-0110			100. Other	1-0110	
<b>Total for Group AU</b>				<b>Total for Group AU</b>		
101. Financial assets	1-0111			101. Financial assets	1-0111	
102. Other	1-0112			102. Other	1-0112	
<b>Total for Group AV</b>				<b>Total for Group AV</b>		
103. Financial assets	1-0113			103. Financial assets	1-0113	
104. Other	1-0114			104. Other	1-0114	
<b>Total for Group AW</b>				<b>Total for Group AW</b>		
105. Financial assets	1-0115			105. Financial assets	1-0115	
106. Other	1-0116			106. Other	1-0116	
<b>Total for Group AX</b>				<b>Total for Group AX</b>		
107. Financial assets	1-0117			107. Financial assets	1-0117	
108. Other	1-0118			108. Other	1-0118	
<b>Total for Group AY</b>				<b>Total for Group AY</b>		
109. Financial assets	1-0119			109. Financial assets	1-0119	
110. Other	1-0120			110. Other	1-0120	
<b>Total for Group AZ</b>				<b>Total for Group AZ</b>		
111. Financial assets	1-0121			111. Financial assets	1-0121	
112. Other	1-0122			112. Other	1-0122	
<b>Total for Group BA</b>				<b>Total for Group BA</b>		
113. Financial assets	1-0123			113. Financial assets	1-0123	
114. Other	1-0124			114. Other	1-0124	
<b>Total for Group BB</b>				<b>Total for Group BB</b>		
115. Financial assets	1-0125			115. Financial assets	1-0125	
116. Other	1-0126			116. Other	1-0126	
<b>Total for Group BC</b>				<b>Total for Group BC</b>		
117. Financial assets	1-0127			117. Financial assets	1-0127	
118. Other	1-0128			118. Other	1-0128	
<b>Total for Group BD</b>				<b>Total for Group BD</b>		
119. Financial assets	1-0129			119. Financial assets	1-0129	
120. Other	1-0130			120. Other	1-0130	
<b>Total for Group BE</b>				<b>Total for Group BE</b>		
121. Financial assets	1-0131			121. Financial assets	1-0131	
122. Other	1-0132			122. Other	1-0132	
<b>Total for Group BF</b>				<b>Total for Group BF</b>		
123. Financial assets	1-0133			123. Financial assets	1-0133	
124. Other	1-0134			124. Other	1-0134	
<b>Total for Group BG</b>				<b>Total for Group BG</b>		
125. Financial assets	1-0135			125. Financial assets	1-0135	
126. Other	1-0136			126. Other	1-0136	
<b>Total for Group BH</b>				<b>Total for Group BH</b>		
127. Financial assets	1-0137			127. Financial assets	1-0137	
128. Other	1-0138			128. Other	1-0138	
<b>Total for Group BI</b>				<b>Total for Group BI</b>		
129. Financial assets	1-0139			129. Financial assets	1-0139	
130. Other	1-0140			130. Other	1-0140	
<b>Total for Group BJ</b>				<b>Total for Group BJ</b>		
131. Financial assets	1-0141			131. Financial assets	1-0141	
132. Other	1-0142			132. Other	1-0142	
<b>Total for Group BK</b>				<b>Total for Group BK</b>		
133. Financial assets	1-0143			133. Financial assets	1-0143	
134. Other	1-0144			134. Other	1-0144	
<b>Total for Group BL</b>				<b>Total for Group BL</b>		
135. Financial assets	1-0145			135. Financial assets	1-0145	
136. Other	1-0146			136. Other	1-0146	
<b>Total for Group BM</b>				<b>Total for Group BM</b>		
137. Financial assets	1-0147			137. Financial assets	1-0147	
138. Other	1-0148			138. Other	1-0148	
<b>Total for Group BN</b>				<b>Total for Group BN</b>		
139. Financial assets	1-0149			139. Financial assets	1-0149	
140. Other	1-0150			140. Other	1-0150	
<b>Total for Group BO</b>				<b>Total for Group BO</b>		
141. Financial assets	1-0151			141. Financial assets	1-0151	
142. Other	1-0152			142. Other	1-0152	
<b>Total for Group BP</b>				<b>Total for Group BP</b>		
143. Financial assets	1-0153			143. Financial assets	1-0153	
144. Other	1-0154			144. Other	1	

**INCOME STATEMENT**  
for subsidiary in a account

**INTERCAPITAL PROPERTY DEVELOPMENT EOOD**  
BULSTAT UIC: 130397749  
as of 31.12.2024

for thousands of leva

EXPENSES	Line code	Current period		Previous period		REVENUE	Line code	Current period		Previous period	
		1	2	3	4			5	6	7	8
<b>A. Operating costs</b>						<b>A. Operating income</b>					
1. Investments for economic efficiency	2-1120		3			1.1. Production	2-1551				8 328
2. Material costs	2-1130		157		162	2. Goods	2-1560		4		821
3. Costs for external services	2-1140		52		47	3. Services	2-1586		585		11
4. Depreciation expenses	2-1140		52		47	4. Others	2-1619		822		9 149
5. Insurance costs	2-1150		11		9	<b>Total for Group A:</b>					
6. Carrying amount of assets sold (excluding production)	2-1010		291		6 301						
7. Change in inventories of production and work in progress	2-1030					<b>B. Revenue from financing</b>	2-1620				
8. Other, including: more investment contributions	2-1170		132		5 976	including from the government	2-1621				
	2-1171				4 473						
	2-1172					<b>III. Financial income</b>	2-1710				
<b>Total for Group A:</b>	2-1180		686		78 396	1. Interest income	2-1721				
						2. Dividend income	2-1730		2 641		5 854
						3. Positive differences from operations with financial assets and investments	2-1740				
<b>B. Financial costs</b>	2-1310		763		821	4. Positive differences from changes in exchange rates	2-1745				
1. Interest expenses	2-1320		3		4	5. Others	2-1750		3 613		5 824
2. Repaired differences from transactions with financial assets and investments	2-1330					<b>Total for Group B:</b>	2-1760				
3. Negative differences from changes in exchange rates	2-1340										
4. Others	2-1350		763		821						
<b>Total for Group B:</b>	2-1360		763		821						
<b>C. Total activity costs (A + B)</b>	2-1380		1 449		79 217	<b>D. Total operating income (I + II + III)</b>	2-1800		3 613		14 994
<b>E. Profit from operations</b>	2-1390		2 053		572	<b>C. Loss from operations</b>	2-1810		0		0
<b>III. Share of profits of associates and joint ventures</b>	2-1250-1					1) Share of loss of associates and joint ventures	2-1810-1				
1) Share of profits of associates	2-1250					<b>IV. Extraordinary income</b>	2-1820				
2) Share of profits of joint ventures	2-1251		1 461		14 422	<b>D. Total revenue (D + IV + V)</b>	2-1830		3 613		14 994
<b>D. Total costs (B + III + IV)</b>	2-1400		3 910		572	<b>E. Total revenue (D + IV + V)</b>	2-1830		0		0
<b>E. Profit before tax</b>	2-1410		0		0	<b>F. Total revenue (D + IV + V)</b>	2-1830		0		0
<b>F. Tax expenses</b>	2-1420					<b>G. Net loss for the period</b>	2-1900		3 613		14 994
1. Current corporate income tax expense	2-1421										
2. Expected savings of deferred corporate income taxes	2-1422										
3. Others	2-1423		3 613		572	<b>E. Total revenue (D + IV + V)</b>	2-1830		0		0
<b>G. Profit after tax (F + VI)</b>	2-1430		3 613		572	<b>F. Net loss for the period</b>	2-1900		3 613		14 994
<b>H. Profit for minority participation</b>	2-0154-1										
<b>I. Net profit for the period</b>	2-0154-2		3 613		572						
<b>AN (G) + V + E</b>	2-0500		3 613		572						

Notes Reference No. 2 - Income statement is prepared only on an account

Date of compilation: 28.1.2025  
Compiled by: OPIYAN  
Representing:



**DIRECT CASH FLOW STATEMENT**  
(на английски език)

of INTERCAPITAL PROPERTY DEVELOPMENT REIT  
BULSTAT UIC: 131397743  
as of 31.12.2024

(in thousands of leva)

CASH FLOWS	Line code	Current period	Previous period
a	b	1	2
<b>A. Cash flows from operating activities</b>			
1. Customer receipts	3-2201	669	804
2. Payments to suppliers	3-2201-1	-950	-137
3. Payments/receipts related to financial assets held for trading	3-2202		
4. Payments related to remuneration	3-2203	-253	-19
5. Taxes paid/refunded (excluding corporate income tax)	3-2206	-138	-55
6. Corporate taxes paid on profits	3-2206-1		
7. Interest received	3-2204		
8. Bank fees and interest paid on short-term working capital loans	3-2204-1		
9. Exchange rate differences	3-2205		
10. Other receipts/payments from operating activities	3-2208		108
<b>Net cash flow from operating activities (A):</b>	<b>3-2200</b>	<b>-672</b>	<b>701</b>
<b>B. Cash flows from investing activities</b>			
1. Purchase of fixed assets	3-2301		
2. Proceeds from sale of fixed assets	3-2301-1		
3. Loans granted	3-2302		
4. Repaid (paid) loans, including financial leasing	3-2302-1		
5. Interest received 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 activities	3-2306		
<b>Net flow from investment activity (B):</b>	<b>3-2300</b>	<b>0</b>	<b>0</b>
<b>C. Cash flows from financing activities</b>			
1. Proceeds from the issuance of securities	3-2401		
2. Payments upon repurchase of securities	3-2401-1		
3. Proceeds from loans	3-2403	1 381	-709
4. Paid loans	3-2403-1	-202	
5. Paid liabilities under leasing contracts	3-2405		
6. Interest, fees, commissions paid on investment loans	3-2404	-506	
7. Dividends paid	3-2404-1		
8. Other receipts/payments from financial activities	3-2407		
<b>Net cash flow from financing activities (C):</b>	<b>3-2400</b>	<b>673</b>	<b>-709</b>
<b>D. Changes in cash during the period (A+B+C):</b>	<b>3-2500</b>	<b>1</b>	<b>-8</b>
<b>E. Cash at the beginning of the period</b>	<b>3-2600</b>	<b>0</b>	<b>8</b>
<b>F. Cash at the end of the period, including:</b>	<b>3-2700</b>	<b>1</b>	<b>0</b>
cash on hand and in bank accounts	3-2700-1		
blocked funds	3-2700-2		

**Note:**

In the cell "Cash at the beginning of the period" the value of the cash at the beginning of the respective year is entered.

Date of compilation: 28.3.2025 г.

Compiled by: ОИПТМА ОДН

Representing:



**STATEMENT OF CHANGES IN EQUITY**  
(on an individual basis)  
**of INTERCAPITAL PROPERTY DEVELOPMENT EBIT**  
BULSTAT UIC: 131397743  
as of 31.12.2024

*for the duration of the year*

as of 31.12.2024													for 2024	
INDICATORS	Line code	Capital stock	Reserves						Accumulated profit/losses		Transfers to reserves	Total equity	Assets participations	
			Issued premiums	Reserve of undistributed income	Target reserves			Profit	Loss					
					common	specialized	others							
		1	2	3	4	5	6	7	8	9	10	11	12	
Line code - 6		1-0110	1-0410	1-0433	1-0424	1-0425	1-0426	1-0433	1-0433	1-0433	1-0433	1-0433	1-0433	
Balance at the beginning of the reporting period	4-01	27 766	7 651	9 400	1	0	0	15 079	-39 830	0	30 007	0	0	
Changes in operating income in the year	4-15	0	0	0	0	0	0	0	0	0	0	0	0	
Effect of changes in accounting policy	4-15-1													
Correction of errors	4-15-2													
Adjusted balance at the beginning of the reporting period	4-01-1	27 766	7 651	9 400	1	0	0	15 079	-39 830	0	30 007	0	0	
Net profit/loss for the period	4-16			190	0	0	0	0	0	0	190	0	0	
Profit/loss for the period	4-17			190							190			
Dividends	4-17-1													
Others	4-17-2													
2. Corporate income	4-18													
3. Subsequent valuation of fixed tangible asset (acquired)	4-19	0	0	0	0	0	0	0	0	0	0	0	0	
Assets, Inc.	4-19-1													
Liabilities	4-19-2													
4. Subsequent valuation of financial assets and liabilities, including	4-19-3	0	0	0	0	0	0	0	0	0	0	0	0	
Interventions	4-19-3-1													
Others	4-19-3-2													
5. Effect of deferred taxes	4-19-4													
6. Other adjustments	4-19-5													
Balance at the end of the reporting period	4-19-6	27 766	7 651	9 590	1	0	0	17 079	-39 830	0	32 252	0	0	
7. Changes from transfers of annual financial statements of subsidiaries abroad	4-19-7													
8. Changes from revaluation of financial statements in case of hyperinflation	4-19-8													
9. Balance at the end of the reporting period	4-20	27 766	7 651	9 590	1	0	0	17 079	-39 830	0	32 252	0	0	

Notes: The line "Balance at the beginning of the reporting period" is equal to the balance at the end of the previous year.

Date of compilation: 28.3.2025

Compiled by: ОЦПМБД

Representing:



REPORT ON INVESTMENTS IN SUBSIDIARIES, JOINT STOCK COMPANIES, ASSOCIATED COMPANIES AND OTHER ENTERPRISES

of INTERCAPITAL PROPERTY DEVELOPMENT REIT  
BULSTAT UIC: 131397743  
as of 31.12.2024

Name and registered office of the enterprises in which the investments are made	Line code	Investment amount	Percentage of investment in the capital of the other enterprise	Investment in securities admitted to trading on a stock exchange	(in thousands of leva)	
					Investment in securities not admitted to trading on a stock exchange	
a	b	1	2	3	4	5
<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	0
	Total I:	B-1001	0			0
<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	0
	Total II:	B-1005	0			0
<b>III. Investments in associated 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	0
	Total III:	B-1011	0			0
<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	0
	Total IV:	B-1015	0			0
	Total for the country (I+II+III+IV):	B-1023	0			0
<b>B. ABROAD</b>						
<b>1. 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



WATERBURY REAL ESTATE DEVELOPMENT  
 1500 W. 1500 W. 1500 W. 1500 W.  
 W. 1500 W. 1500 W. 1500 W.

[illegible]

Notes: <sup>a</sup>Logarithmic and linear time series regression models were estimated using the data of 1990-2000. <sup>b</sup>Time of promulgation. <sup>c</sup>2000.

Downloaded by:

## Discussion





**REPORT ON RECEIVABLES, LIABILITIES AND PROVISIONS**  
of INTERCAPITAL PROPERTY DEVELOPMENT REIT  
BULSTAT UK: 131397743  
as of 31.12.2024

(in thousands of leva)

**A. RECEIVABLES**

INDICATORS	Line code	Amount of receivables	Liquidity rate	
			up to 1 year	over 1 year
a	b	1	2	3
I. Unpaid capital	6-2010			0
II. Non-current trade and other receivables				
1. Receivables from related companies, including:	6-2021	0	0	0
- loans provided	6-2022			0
- sale of assets and services	6-2041			0
- others	6-2023			0
2. Receivables from trade loans granted	6-2024			0
3. Other long-term receivables, including:	6-2026	0	0	0
- financial leasing	6-2027			0
- others	6-2029			0
<i>All about II:</i>	6-2028	0	0	0
III. Tax assets				0
Deferred tax assets	6-2030			0
IV. Current trade and other receivables				
1. Receivables from related companies, including:	6-2031	0	0	0
loans provided	6-2032			0
- from sales	6-2033			0
- others	6-2034			0
2. Receivables from customers and suppliers	6-2035	1 411		1 411
3. Receivables from advances provided	6-2036	1 111		1 111
4. Receivables from trade loans granted	6-2037			0
5. Judicial claims	6-2039			0
6. Awarded claims	6-2040			0
7. Taxes for recovery, including:	6-2041	11	0	11
- corporate taxes on profits	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	169	0	169
by lacks and counts	6-2048			0
- from insurance organizations	6-2049			0
- on complaints	6-2050			0
- others	6-2051	169		169
<i>All about IV:</i>	6-2068	2 702	0	2 702
<b>TOTAL RECEIVABLES (I+II+III+IV):</b>	6-2070	2 702	0	2 702

**B. OBLIGATIONS**

(in thousands of leva)

INDICATORS	Line code	Amount of the obligation	Degree of demand		Collateral value
			up to 1 year	over 1 year	
a	b	1	2	3	4
I. Non-current trade and other liabilities					
1. Liabilities to related companies, including from:	6-2111	0	0	0	0
- loans	6-2112			0	
- supplies of assets and services	6-2113			0	
- others	6-2144			0	
2. Liabilities for loans received from banks and non-bank financial institutions, including:	6-2114	0	0	0	0
- banks, including:	6-2115			0	
overdue	6-2116			0	
- non-bank financial institutions, including:	6-2114-1			0	
overdue	6-2114-2			0	
3. Obligations under ZUNK	6-2123-1			0	
4. Liabilities for trade loans received	6-2118			0	
5. Bond obligations	6-2120	0		0	
6. Other long-term liabilities, including:	6-2123			0	
- under financial leasing	6-2124			0	
<i>All about I:</i>	6-2130	0	0	0	0
II. Tax liabilities					
Deferred tax liabilities	6-2122			0	
III. Current trade and other liabilities					
1. Liabilities to related companies, including from:	6-2141	0	0	0	0
- delivered assets and services	6-2142			0	
- dividends	6-2143			0	

-others	6-2143-1			0	
2. Liabilities for loans received from banks and non-bank financial institutions, including:	6-2144	0	0	0	0
- to banks, incl.	6-2145			0	
- overdue	6-2146			0	
- non-bank financial institutions, incl.	6-2144-1			0	
- overdue	6-2144-2			0	
3. Current portion of non-current liabilities:	6-2161-1	203	0	203	0
- according to ZUNK	6-2161-2			0	
- on bond loans	6-2161-3			0	
- on long-term loans received from banks and non-bank financial institutions	6-2161-4			0	
- others	6-2161-5	203		203	
4. Current liabilities:	6-2148	4874	0	4874	0
Trade loan liabilities	6-2147			0	
Obligations to suppliers and customers	6-2149	3 969		3 969	
Liabilities for advances received	6-2150	640		640	
Obligations to staff	6-2151	141		141	
Tax liabilities, including:	6-2152	120	0	120	0
- corporate profit tax	6-2154			0	
- value added tax	6-2155	120		120	
- other taxes	6-2156			0	
Liabilities to insurance companies	6-2157	4		4	
5. Other short-term liabilities	6-2161	1 523		1 523	
<i>All about III:</i>	6-2178	6600	0	6600	0
<b>TOTAL OBLIGATIONS (I+II+III):</b>	<b>6-2180</b>	<b>6600</b>	<b>0</b>	<b>6600</b>	<b>0</b>

### C. PROVISIONS

(in thousands of BGN)

INDICATORS	Line code	At the beginning of the year	Magnification	Discount	At the end of the period
a	b	1	2	3	4
1. Provisions for legal obligations	6-2210				0
2. Provisions for constructive obligations	6-2220				0
3. Other provisions	6-2230				0
<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 payables from and to abroad are indicated in a separate statement by country.

Date of compilation: 28.3.2025 г.

Compiled by: ОПТИМА ОУ

Representing:



# SECURITIES REFERENCE

of INTERCAPITAL PROPERTY DEVELOPMENT REIT  
BULSTAT UIC: 131397743  
as of 31.12.2024

(in thousands of leva)

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

Note: Enterprises that hold foreign securities in the nature of short-term and long-term investments compile a separate report for each country.

Date of compilation: 28.3.2025

Compiled by:

Representing:

