

REFERENCES**annual and semiannual
individual basis****under Art. 32a, para 1, pt. 5 and Art. 33, para, pt. 6 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:	1.1.2021
End date:	31.12.2021
Date of composition:	28.1.2022

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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Compiled the report:	OPTIMA AUDIT AD
Function:	Accountant

* Last updated on 14.09.2016.

Accounting balance
(individual)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC: 131397743
as of 31.12.2021

(thousand BGN)

ASSETS	Code	Current period	Previous period	SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES	Code	Current period	Previous period
a	b	1	2	a	b	1	2
A. NON-CURRENT ASSETS				A. SHAREHOLDERS' EQUITY			
I. Property, plant and equipment				I. Share capital			
1. Land	1-0011	7 549	7 549	Issued and outstanding shares	1-0411	27 766	27 766
2. Buildings	1-0012			Ordinary shares	1-0411-1	27 766	27 766
3. Machinery and equipment	1-0013			Preferred shares	1-0411-2		
4. Facilities	1-0014			Treasury ordinary shares	1-0417		
5. Vehicles	1-0015			Treasury preferred shares	1-0417-1		
6. Office fittings	1-0017-1			Unpaid capital	1-0416		
7. Expenses for acquisition and liquidation of tangible fixed assets	1-0018	7 273	7 273				
8. Others	1-0017			Total group I:	1-0410	27 766	27 766
Total group I:	1-0010	14 822	14 822	II. Reserves			
II. Investment property	1-0041	19 712	24 968	1. Issue premiums	1-0421	7 651	7 651
III. Biological assets	1-0016			2. Revaluation reserve	1-0422	7 508	7 508
IV. Intangible assets				3. Reserves incl.:	1-0423	1	1
1. Rights of ownership	1-0021			general reserves	1-0424	1	1
2. Software	1-0022			special reserves	1-0425		
3. R&D expenses	1-0023			other reserves	1-0426		
4. Other intangible assets	1-0024			Total group II:	1-0420	15 160	15 160
Total group IV:	1-0020	0	0	III. Retained earnings			
				1. Retained earnings from previous periods	1-0451	-19 596	-20 102
				undistributed profit	1-0452	10 234	9 728
V. Goodwill				loss not covered	1-0453	-29 830	-29 830
1. Positive goodwill	1-0051			one-time effect from changes in accounting policy	1-0451-1		
2. Negative goodwill	1-0052			2. Current year profit	1-0454		506
Total group V:	1-0050	0	0	3. Current year loss	1-0455	-196	
VI. Financial assets				Total group III:	1-0450	-19 792	-19 596
1. Share participations in:	1-0031	5	5				
subsidiary companies	1-0032	5	5				
joint ventures	1-0033			TOTAL SECTION "A" (I+II+III):	1-0400	23 134	23 330
associated companies	1-0034						
other companies	1-0035						
2. Long-term investment securities held to maturity	1-0042	0	0	B. MINORITY SHAREHOLDINGS	1-0400-1		
treasury bonds	1-0042-1						
bonds	1-0042-2			C. LONG-TERM LIABILITIES			
incl. municipality bonds	1-0042-3			I. Long-term debt			
other	1-0042-4			1. Due to related parties	1-0511		
3. Other financial assets	1-0042-5			2. Due to financial institutions	1-0512		11 735
Total group VI:	1-0040	5	5	3. Due under ZUNK	1-0512-1		
VII. Long-term trade and other receivables from:				4. Trade loans	1-0514		
1. Related parties	1-0044			5. Bonds	1-0515	11 735	
2. Trade loans	1-0045			6. Other long-term liabilities	1-0517	6 281	
3. Financial lease receivables	1-0046-1			Total group I:	1-0510	18 016	11 735
4. Other long-term receivables	1-0046						
Total group VII:	1-0040-1	0	0	II. Other long-term liabilities	1-0510-1		
				III. Deferred revenues	1-0520		

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	1 272	1 407
TOTAL SECTION "A" (I+II+III+IV+V+VI+VII+VIII+IX):	1-0100	34 539	39 795	TOTAL SECTION "C" (I+II+III+IV+V):	1-0500	19 288	13 142
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		
3. Goods for resale	1-0073			3. Short-term payables incl.:	1-0630	1 674	1 932
4. Work in progress	1-0076			related parties payables	1-0611	10	10
5. Biological assets	1-0074			trade loans	1-0614		
6. Others	1-0077			trade accounts payables	1-0613	11	32
Total group I:	1-0070	0	0	advance payments	1-0613-1	1 471	1 650
				salaries payable	1-0615	172	187
				social security payable	1-0616	4	4
II. Receivables				tax payable	1-0617	6	49
1. Related parties receivables	1-0081	7 071	2 708	4. Other	1-0618	927	7 203
2. Trade accounts receivables	1-0082	3 068	3 068	5. Provisions	1-0619		
3. Advance payments	1-0086-1			Total group I:	1-0610	2 601	9 135
4. Trade loans	1-0083						
5. Court receivables	1-0084			II. Other current liabilities	1-0610-1		
6. Recoverable taxes	1-0085	308	13				
7. Personnel receivables	1-0086-2			III. Deferred revenues	1-0700		
8. Други	1-0086	22	21				
Total group II:	1-0080	10 469	5 810	IV. Financing	1-0700-1		
III. Financial assets				TOTAL SECTION "D" (I+II+III+IV):	1-0750	2 601	9 135
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	15	2				
3. Restricted cash	1-0155						
4. Cash equivalents	1-0157						
Total group IV:	1-0150	15	2				
V. Deferred expenses	1-0160						
TOTAL SECTION "B" (I+II+III+IV+V)	1-0200	10 484	5 812				
TOTAL ASSETS (A + B):	1-0300	45 023	45 607	SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES (A+B+C+D):	1-0800	45 023	45 607

Date of composition: 28.1.2022

Compiled the report: OPTIMA AUDIT AD

Representatives:
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INCOME STATEMENT

(individual)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2021

(thousand 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. Operating expenses				I. Net revenues from the sale of:			
1. Materials	2-1120		1	1. Finished goods	2-1551		
2. External services	2-1130	141	156	2. Goods for sale	2-1552	5 114	295
3. Depreciation	2-1160		41	3. Services	2-1560	821	821
4. Salaries	2-1140	40	40	4. Other	2-1556		99
5. Social security	2-1150	7	7	Total group I:	2-1610	5 935	1 215
6. Net book value of assets sold (finished goods excluded)	2-1010		370				
7. Assets under construction and write off of assets	2-1030			II. Revenues from financing for fixed assets	2-1620		
8. Other expenses	2-1170	5 323	129	incl. government grants	2-1621		
incl. impairment of assets	2-1171						
incl. provisions	2-1172			III. Financial income			
Total group I:	2-1100	5 511	744	1. Interest revenue	2-1710		
				2. Divident income	2-1721		
II. Financial expenses				3. Gains from operations with financial assets and instruments	2-1730		
1. Interest expenses	2-1210	537	1 440	4. Gains from foreign exchange operations	2-1740		
2. Losses from operations with financial assets and instruments	2-1220			5. Other financial income	2-1745		
3. Losses from foreign exchange operations	2-1230	1		Total group III:	2-1700	0	0
4. Other financial expenses	2-1240	82	3				
Total group II:	2-1200	620	1 443				
B. Total operating expenses (I + II)	2-1300	6 131	2 187	B. Total revenues before extraordinary activities (I + II + III):	2-1600	5 935	1 215
C. Profit(loss) from operations	2-1310	0	0	C. Operating loss	2-1810	196	972
III. Share in the profit of associated and joint companies	2-1250-1			IV. Share in the loss of associated and joint companies	2-1810-1		
IV. Extraordinary costs	2-1250			V. Extraordinary revenues	2-1750		
D. Total expenses (B+ III +IV)	2-1350	6 131	2 187	D. Total revenues (B + IV + V)	2-1800	5 935	1 215
E. Profit before tax	2-1400	0	0	E. Loss before taxes	2-1850	196	972
V. 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)	2-0455	196	972
incl. from minority shareholding	2-0454-1			incl. from minority shareholdings	2-0455-1		
G. Net profit	2-0454-2	0	0	G. Net loss	2-0455-2	196	972
Total (D+ V + F):	2-1500	6 131	2 187	Total (D+ F):	2-1900	6 131	2 187

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

Date of composition: 28.1.2022

Compiled the report: OPTIMA AUDIT AD

Representatives:

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CASH FLOW STATEMENT - DIRECT METHOD

(individual)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2021

(thousand BGN)

CASH FLOW	Code	Current period	Previous period
a	b	1	2
A. Cash flow from operating activities			
1. Cash receipts from customers	3-2201	6 439	861
2. Cash paid to suppliers	3-2201-1	-4 924	-1 430
3. Payments/income related to financial assets	3-2202		
4. Cash paid to employees and social security	3-2203	-46	-9
5. Paid/refunded taxes except corporate tax/	3-2206	-650	
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	-1	
10. Other proceeds/payments from operational activity	3-2208	-68	-20 152
Net cash flow from operational activities (A):	3-2200	750	-20 730
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		21 755
2. Payments on securities buy-back	3-2401-1		
3. Proceeds on loans	3-2403	11 735	
4. Payments of loans	3-2403-1	-11 735	
5. Payments on leasing contracts	3-2405	-92	
6. Paid interest, charges and commissions on investment loans	3-2404	-645	-1 036
7. Dividends paid	3-2404-1		
8. Other proceeds/payments on financing activities	3-2407		
Net cash flow from financing activities (C):	3-2400	-737	20 719
D. Net decrease/increase in cash and cash equivalents (A+B+C) :	3-2500	13	-11
E. Cash and cash equivalents as of the beginning of the period	3-2600	2	13
F. Cash and cash equivalents as of the end of the period	3-2700	15	2
cash and bank deposits	3-2700-1	15	
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.

28.1.2022

Compiled the report: OPTIMA AUDIT AD

Representatives:

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CHANGES IN SHAREHOLDERS' EQUITY STATEMENT
(individual)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2021

(thousand BGN)

INDEXES	Code	Reserves						Retained earnings		Reserve from transfers	Total shareholders' equity	Minority shareholdings
		Share capital	Issue premiums	Revaluation reserve	Reserves including:			profit	loss			
					general	special	other					
a		1	2	3	4	5	b	7	8	9	10	11
Code-b		1-0410	1-0410	1-0422	1-0424	1-0425	1-0426	1-0452	1-0453	4-0426-1	1-0400	1-0400-1
Balance-beginning of reporting period	4-01	27 766	7 651	7 508	1	0		10 234	-29 830		23 330	0
Changes in initial balances due to:	4-15	0	0	0	0	0	0	0	0	0	0	0
Effect from changes in accounting policy	4-15-1										0	
Fundamental mistakes	4-15-2										0	
Corrected balance - beginning of reporting period	4-01-1	27 766	7 651	7 508	1	0	0	10 234	-29 830	0	23 330	0
Net profit/loss	4-05							0	-196		-196	
1. Distributed profit for:	4-06	0	0	0	0	0	0	0	0	0	0	0
dividends	4-07										0	
other	4-07-1										0	
2. Loss coverage	4-08										0	
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										0	
decrease	4-11										0	
4. Revaluation of financial assets and instruments, incl.:	4-12	0	0	0	0	0	0	0	0	0	0	0
increase	4-13										0	
decrease	4-14										0	
5. Deferred tax effect	4-16-1										0	
6. Other changes	4-16										0	
Balance - end of reporting period	4-17	27 766	7 651	7 508	1	0	0	10 234	-30 026	0	23 134	0
7. Changes from transfers of annual financial reports of companies abroad	4-18										0	
8. Changes from revaluation of financial reports in case of hyper inflation	4-19										0	
Shareholders' equity - as of end of reporting period	4-20	27 766	7 651	7 508	1	0	0	10 234	-30 026	0	23 134	0

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

Date of composition: 28.1.2022

Compiled the report: OPTIMA AUDIT AD

Representatives:

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STATEMENT OG INVESTMENTS IN SUBSIDIARIES, JOINT VENTURES, ASSOCIATED AND OTHER COMPANIES

(individual)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2021

(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		5	100		5
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>	<i>8-4001</i>	<i>5</i>		<i>0</i>	<i>5</i>
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>	<i>8-4006</i>	<i>0</i>		<i>0</i>	<i>0</i>
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>	<i>84011</i>	<i>0</i>	<i>0</i>	<i>0</i>
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>	<i>8-4016</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Total in the country (I+II+III+IV):</i>					
		<i>8-4025</i>	<i>5</i>	<i>0</i>	<i>5</i>
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>	<i>8-4030</i>	<i>0</i>	<i>0</i>	<i>0</i>
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>	<i>8-4035</i>	<i>0</i>	<i>0</i>	<i>0</i>
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>		<i>8-4040</i>	<i>0</i>	<i>0</i>	<i>0</i>
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>		<i>8-4045</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Total for abroad (I+II+III+IV):</i>		<i>8-4050</i>	<i>0</i>	<i>0</i>	<i>0</i>

Date of composition: 28.1.2022

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Representatives:
VELICHKO STOICHEV KLINGOV