

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: 1/1/2022

End date: 12/31/2022

Date of composition: 3/28/2022

Information about the entity

Name of entity: INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

Type: ADSIC

UIC: 131397743

Representatives: VELICHKO STOICHEV KLINGOV

Method of representation: EXECUTIVE DIRECTOR

Address of management: SOFIA, Dobrudja 6

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Compiled the report: OPTIMA AUDIT AD

Function: Accountant

** Last updated on 14.09.2016.*

Accounting balance
(consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2022

ASSETS		Code	Current period	Previous period	SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES		Code	Current period	Previous period
a		b	1	2	a		6	1	2
A. NON-CURRENT ASSETS									
I. Property, plant and equipment									
1. Land	1-0011	9,290	9,387				1-0411	27,766	27,766
2. Buildings	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. Vehicles	1-0015						1-0417-1		
6. Office fittings	1-0017-1						1-0416		
7. Expenses for acquisition and liquidation of tangible fixed assets	1-0018	11,254	8,163				I-0410	27,766	27,766
8. Others	1-0017								
Total group I:									
	I-0010	20,544	17,550				1-0421	7,651	7,651
II. Investment property	I-0041	28,908	25,890				1-0422	9,249	9,347
III. Biological assets	I-0016						1-0423	1	1
IV. Intangible assets							1-0424	1	1
1. Rights of ownership	1-0021						1-0425		
2. Software	1-0022						1-0426		
3. R&D expenses	1-0023								
4. Other intangible assets	1-0024						I-0420	16,901	16,999
Total group IV:									
	I-0020	0	0				1-0451	-15,856	-19,596
V. Goodwill							1-0452	13,974	10,234
1. Positive goodwill	1-0051						1-0453	-29,830	-29,830
2. Negative goodwill	1-0052						1-0451-1		
Total group V:	I-0050	0	0				1-0454	473	3,740
							1-0455		
VI. Financial assets									
1. Share participations in:	1-0031	0	0				I-0450	-15,383	-15,856
subsidiary companies	1-0032	0	0						
joint ventures	1-0033						1-0400	29,284	28,909
associated companies	1-0034								
other companies	1-0035								
2. Long-term investment securities held to maturity	1-0042	0	0				1-0400-1		
treasury bonds	1-0042-1								
bonds	1-0042-2								
incl. municipality bonds	1-0042-3								
other	1-0042-4						1-0511		
3. Other financial assets	1-0042-5						1-0512		
Total group VI:	I-0040	0	0				1-0512-1		
							1-0514		
VII. Long-term trade and other receivables from:									
1. Related parties	1-0044						1-0515	11,735	11,735
2. Trade loans	1-0045						1-0517		6,367
3. Financial lease receivables	1-0046-1						I-0510	11,735	18,102
4. Other long-term receivables	1-0046								
Total group VII:	I-0040-1	0	0				I-0510-1		
							I-0520		

(thousand BGN)

INCOME STATEMENT
(consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC: 131397743
as of 31.12.2022

EXPENSES	Code		Current period	Previous period	REVENUES	Code	Current period	Previous period
	a	b						
A. Expenditures					A. Revenues			
I. Operating expenses					I. Net revenues from the sale of:			
1. Materials	2-1120				1. Finished goods	2-1551		
2. External services	2-1130	147	168		2. Goods for sale	2-1552	50	5,113
3. Depreciation	2-1160				3. Services	2-1560	822	822
4. Salaries	2-1140	47	43		4. Other	2-1556	3	93
5. Social security	2-1150	9	8		Total group I:	2-1610	875	6,028
6. Net book value of assets sold (finished goods excluded)	2-1010	70	5,975					
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	2,294	2,922		incl. government grants	2-1621		
incl. impairment of assets	2-1171	1,182						
incl. provisions	2-1172				III. Financial income			
Total group I:	2-1100	2,567	9,116		1. Interest revenue	2-1710		
					2. Dividend income	2-1721		
II. Financial expenses					3. Gains from operations with financial assets and instruments	2-1730	3,114	7,788
1. Interest expenses	2-1210	944	875		4. Gains from foreign exchange operations	2-1740		
2. Losses from operations with financial assets and instruments	2-1220	1	4		5. Other financial income	2-1745		
3. Losses from foreign exchange operations	2-1230				Total group III:	2-1700	3,114	7,788
4. Other financial expenses	2-1240	4	81					
Total group II:	2-1200	949	960					
					B. Total revenues before extraordinary activities (I + II + III):	2-1600	3,989	13,816
B. Total operating expenses (I + II)	2-1300	3,516	10,076					
					C. Operating loss	2-1810	0	0
C. Profit/(loss) from operations	2-1310	473	3,740		IV. Share in the loss of associated and joint companies	2-1810-1		
III. Share in the profit of associated and joint companies	2-1250-1							
IV. Extraordinary costs	2-1250				V. Extraordinary revenues	2-1750		
D. Total expenses (B+ III + IV)	2-1350	3,516	10,076		D. Total revenues (B + IV + V)	2-1800	3,989	13,816
E. Profit before tax	2-1400	473	3,740		E. Loss before taxes	2-1850	0	0
V. Tax expense	2-1450	0	0					
1. Corporate profit tax	2-1451				VI. Financial income			
2. Expenses/(gains) on deferred corporate taxes	2-1452				1. Interest revenue	2-1710		
3. Other taxes	2-1453				2. Dividend income	2-1721		
F. Profit after taxes (E - V)	2-0454	473	3,740		3. Gains from operations with financial assets and instruments	2-1730	3,114	7,788
incl. from minority shareholding	2-0454-1				4. Gains from foreign exchange operations	2-1740		
G. Net profit	2-0454-2	473	3,740		5. Other financial income	2-1745		
Total (D+ V + F):	2-1500	3,989	13,816		Total (D+ F):	2-1900	3,989	13,816

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

Date of composition: 3/28/2022

Compiled the report: OPTIMA-AUDIT

Representatives:



CASH FLOW STATEMENT - DIRECT METHOD
(consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC: 131397743
as of 31.12.2022

CASH FLOW		(thousand BGN)	
	Code	Current period	Previous period
	b	1	2
A. Cash flow from operating activities			
1. Cash receipts from customers	3-2201	628	6,448
2. Cash paid to suppliers	3-2201-1	-241	-4,931
3. Payments/income related to financial assets	3-2202		
4. Cash paid to employees and social security	3-2203	-130	-57
5. Paid/refunded taxes except corporate tax/	3-2206	278	-698
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	-138	
Net cash flow from operational activities (A):	3-2200	397	762
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		11,735
4. Payments of loans	3-2403-1		-11,742
5. Payments on leasing contracts	3-2405		-121
6. Paid interest, charges and commissions on investment loans	3-2404	-407	-618
7. Dividends paid	3-2404-1		
8. Other proceeds/payments on financing activities	3-2407		
Net cash flow from financing activities (C):	3-2400	-407	-746
D. Net decrease/increase in cash and cash equivalents (A+B+C):	3-2500	-10	16
E. Cash and cash equivalents as of the beginning of the period	3-2600	18	2
F. Cash and cash equivalents as of the end of the period	3-2700	8	18
cash and bank deposits	3-2700-1	8	18
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.

3/28/2022

Compiled the report:

Representatives:

ОПТИМА АУДИТ АД



CHANGES IN SHAREHOLDERS' EQUITY STATEMENT
(consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC: 131397743
as of 31.12.2022

(thousand BGN)

INDEXES	Code	Reserves										Retained earnings		Total shareholders' equity	Minority shareholdings
		Share capital	Issue premiums	Revaluation reserve	Reserves including:			profit	loss	Reserve from transfers	Total shareholders' equity	Minority shareholdings			
					general	special	other								
													4		
1	2	3	4	5	b	7	8	9	10	11					
a		1-0410	1-0410	1-0422	1-0424	1-0425	1-0426	1-0452	1-0453	4-0426-1	1-0400	1-0400-1			
Code-b															
Balance-beginning of reporting period	4-01	27,766	7,651	9,347				13,974	-29,830		28,909				
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														
Fundamental mistakes	4-15-2														
Corrected balance - beginning of reporting period	4-01-1	27,766	7,651	9,347	1	0	0	13,974	-29,830	0	28,909	0			
Net profit/loss	4-05							473	0		473				
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	-98	0	0	0	0	0	0	-98	0			
increase	4-10			2,060							2,060				
decrease	4-11			2,158							2,158				
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														
Other changes	4-16														
Balance - end of reporting period	4-17	27,766	7,651	9,249	1	0	0	14,447	-29,830	0	29,284	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	9,249	1	0	0	14,447	-29,830	0	29,284	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: 3/28/2022

Compiled the report: ОПТИМА АУДИТ АД

Representatives:



RECEIVABLES, PAYABLES AND PROVISIONS STATEMENT

Company name: **Intercapital Property Development ADSIC**
 01.01.2022-31.12.2022

131397743

A. RECEIVABLES

(thousand BGN)

INDEXES	Code	Receivables amount	Liquidity	
			up to 1 year	over 1 year
a	b	1	2	3
I. Unpaid capital	6-2010			0
II. Long-term trade and other receivables				
1. Related parties receivables, incl.:	6-2021	0	0	0
- loans	6-2022			0
- sale of assets and services	6-2241			0
- other	6-2023			0
2. Trade loans	6-2024			0
3. Other receivables, incl.:	6-2026	0	0	0
- financial lease	6-2027			0
- other	6-2029			0
<i>Total long-term trade and other receivables</i>	6-2020	0	0	0
III. Tax assets				0
Assets on deferred taxes	6-2030			0
IV. Short-term trade and other receivables				
1. Related parties receivables, incl.:	6-2031	0	0	0
- loans	6-2032			0
- sales	6-2033			0
- other	6-2034			0
2. Trade accounts receivable	6-2035	1,818		1,818
3. Advance payments	6-2036	2,658		2,658
4. Trade loans	6-2037			0
5. Court receivables	6-2039			0
6. Adjudged receivables	6-2040			0
7. Taxes to be refunded, incl.:	6-2041	0	0	0
- corporate tax	6-2043			0
- VAT	6-2044			0
- refundable tax temporary differences	6-2045			0
- other taxes	6-2046			0
8. Other receivables, incl.:	6-2047	252	0	252
- personnel receivables	6-2048			0
- social security receivables	6-2049			0
- claims receivables	6-2050			0
- other	6-2051	252		252
<i>Total short-term trade and other receivables</i>	6-2060	4,728	0	4,728
TOTAL RECEIVABLES (I+II+III+IV):	6-2070	4,728	0	4,728

B. PAYABLES

(thousand BGN)

INDEXES	Code	Amount of payables	Aging		Collateral value
			up to 1 year	over 1 year	
a	b	1	2	3	4
I. Long-term debt					
1. Due to related parties, incl.:	6-2111	0	0	0	0
- loans	6-2112			0	
- assets and services supplies	6-2113			0	
- other	6-2244			0	
2. Due to financial institutions, incl.:	6-2114	0	0	0	0

- banks, incl.:	6-2115			0	
- overdue	6-2116			0	
- financial institutions, incl.:	6-2114-1			0	
- overdue	6-2114-2			0	
3. ZUNK bonds	6-2123-1			0	
4. Trade loans	6-2118			0	
5. Bonds	6-2120	11,735		11,735	
6. Other long-term debts, incl.:	6-2123	7,763		7,763	
- financial lease	6-2124			0	
Total long-term debt	6-2130	19,498	0	19,498	0
II. Tax liabilities					
Liabilities on deferred taxes	6-2122			0	
III. Trade and other payables					
1. Related parties payables, incl.:	6-2141	0	0	0	0
- assets and services supplied	6-2142			0	
- dividends	6-2143			0	
-other	6-2143-1			0	
2. Short-term borrowings, incl.:	6-2144	0	0	0	0
- banks, incl.:	6-2145			0	
- overdue	6-2146			0	
- financial institutions, incl.:	6-2144-1			0	
- overdue	6-2144-2			0	
3. Short-term part of long-term loans	6-2161-1	203	0	203	0
- ZUNK	6-2161-2			0	
- bonds	6-2161-3	203		203	
- long-term loans	6-2161-4			0	
- other	6-2161-5			0	
4. Short-term payables	6-2148	3,120	0	3,120	0
Trade loans	6-2147			0	
Trade accounts payable	6-2149	2,141		2,141	
Advance payments	6-2150	878		878	
Salaries payable	6-2151	100		100	
Taxes payable, incl.:	6-2152	0	0	0	0
- corporate tax	6-2154			0	
- VAT	6-2155			0	
- other taxes	6-2156			0	
Social security payable	6-2157	1		1	
5. Other	6-2161	2,083		2,083	
Total trade and other payables	6-2170	5,406	0	5,406	0
TOTAL PAYABLES	6-2180	24,904	0	24,904	0

C. PROVISIONS

(в хил. лв)

INDEXES	Code	В началото на годината	Увеличение	Намаление	В края на периода
a	b	1	2	3	4
1. Provisions for legal payables	6-2210				0
2. Provisions for constructive payables	6-2220				0
3. Other provisions	6-2230				0
Total (1+2+3):	6-2240	0	0	0	0

Note:

Receivables and payables from and to a foreign country are to be reported in a separate statement for each country

Date: 28.03.2023

Accountant: OPTIMA AUDIT AD

Managing Director:



SECURITIES

Company name:
Reporting period:

Intercapital Property Development ADSIC
01.01.2022-31.12.2022

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131397743

INDEXES	Code	Type and number of securities			reported value	Securities value		revaluation (4+5-6)
		ordinary	privileged	convertible		increase	decrease	
a	b	1	2	3	4	5	6	7
I. Non-current financial assets in securities								
1. Shares	7-3031							0
2. Bond, incl.: municipality bonds	7-3035							0
3. Treasury bonds	7-3035-1							0
4. Other	7-3036							0
	7-3039							0
Total non-current financial assets in securities:	7-3040	0	0	0	0	0	0	0
II. Current financial assets in securities								
1. Shares	7-3001							0
2. Own shares repurchased	7-3005							0
3. Bonds	7-3006							0
4. Own bonds repurchased	7-3007							0
5. Treasury bonds	7-3008							0
6. Derivatives and other financial instruments	7-3010-1							0
7. Other	7-3010							0
Total current financial assets in securities:	7-3020	0	0	0	0	0	0	0

Note: A company that owns short-term and long-term investment securities presents a separate statement for each country

Date: 28.03.2023

Accountant: Optima Audit AD

Managing Director:



