

REFERENCE under Art. 31, para. 3 of the ZDSITSDS for conversion of the financial result according to the order of art. 29, para. 3 according to a template determined by the Deputy Chairman of the Financial Supervisory Service, head of the "Investment Activity Supervision" department.

REFERENCE under Art. 31, para. 3 of the ZDSITSDS for conversion of the financial result according to the order of Art. 29, para. 3.

Data for the reporting period	
Starting date:	
End date:	
Date of establishment:	
Personal data	
Name of the person:	
Face Type:	REIT
EIC:	
Representing:	
Method of representation:	
Management address:	
Mailing address:	
Telephone:	
Fax:	
Email:	
Website:	
Media:	
Compiler of the report:	
Compiler's position:	

REFERENCE under Art. 31, para. 3 of the ZDSITSDS for conversion of the financial result according to the order of art. 29, para. 3 according to a template determined by the Deputy Chairman of the Financial Supervisory Service, head of the "Investment Activity Supervision" department.

Regulatory requirement	Financial result of INTERCAPITAL PROPERTY DEVELOPMENT REIT for the period: 2023.	Value in BGN
	accounting profit	573 165.30 .лв.
	an accounting loss	
Art. 29, para. 3, item 1 of the ZDSITSDS	Increased/decreased by costs/income from subsequent real estate appraisals:	
	raise	4 473 313.63 .лв.
	reduction	-5 854 302.00 .лв.
Art. 29, para. 3, item 2 of the ZDSITSDS	Increased/decreased by losses/gains from real estate transfer transactions:	
	raise	
	reduction	
Art. 29, para. 3, item 3 of the ZDSITSDS	Increased/decreased in the year of transfer of real estate ownership by the positive/negative difference between:	
	a) the selling price of the real estate	
	raise	69 682.42 .лв.
	reduction	
	b) the sum of the historical price of the real estate and the subsequent costs that led to an increase in its book value	
	raise	
	reduction	
Art. 29, para. 3, item 4 of the ZDSITSDS	Increased/decreased by losses/profits from sales reported in the year of conclusion of finance lease contracts:	
	raise	
	reduction	
Art. 29, para. 3, item 5 of the ZDSITSDS	Increased/decreased in the year of expiry of the finance lease agreement by the positive/negative difference between:	
	a) the income from the sale of the real estate entered at the beginning of the term of the financial lease contract:	
	raise	
	reduction	
	b) the amount of the historical price of the real estate and the subsequent costs that led to an increase in its book value:	
	raise	
	reduction	
Art. 29, para. 3, item 6 of the ZDSITSDS	Reduced in the year of their execution by the payments for interest on debt securities under Art. 26, para. 2, item 1 of the ZDSITSDS and on bank loans under Art. 26, para. 2, item 2 of the Income Tax Act, not included in the statement of comprehensive income;	
Art. 29, para. 3, item 7 of the ZDSITSDS	Reduced in the year of their execution by the payments for repayment of principals on debt securities under Art. 26, para. 2, item 1 of the ZDSITSDS and on bank loans under Art. 26, para. 2, item 2 of the ZDSITSDS;	
	Dividend Distribution Amount;	-738 140.65 .лв.
	Annual dividend - not less than 90 percent of the profit for the financial year, determined in accordance with para. 3 and in compliance with the requirements of Art. 247a of the Commercial Law.	-664 326.59 .лв.
	Net value of the property under Art. 247a, para. 1 of the Commercial Law;	
	The capital of the company, the "Reserve" fund and the other funds that the company is obliged to form by law or statute according to Art. 247a, para. 1 of the Commercial Law;	
Art. 247a, para. 3 of the TK	Adjusted amount of the annual dividend, in accordance with Art. 247a, para. 3 of the Commercial Law: <i>Dividend payments are made up to the amount of the profit for the relevant year, the undistributed profit from previous years, the part of the "Reserve" fund and the other funds of the company, exceeding the minimum determined by law or the articles of association, reduced by uncovered losses from previous years, and deductions for "Reserve" fund and the other funds that the company is obliged to form by law or statute.</i>	

Notes:

1. The cells containing the accounting profit and an increase in the financial result are recorded with a positive value.
2. The cells containing the accounting loss and reduction of the financial result are recorded with a negative value.
3. In the event that the amount of the annual dividend required by Art. 29, para. 3 of the ZDSITSDS, has been corrected according to the requirements of Art. 247a, para. 3 of the Commercial Code, it is necessary for the company to explain the way in which the amount was calculated, according to Art. 247a, para. 3 of the TK in the next worksheet.

Date of establishment: 29.3.2023

Compiler:
 Optima audit AD (Blagородna Atanasova)
 Representing:

Method of forming the amount of the adjusted amount of the annual dividend in accordance with Art. 247a, para. 3 of the TK.