

**REFERENCES****annual and semiannual  
consolidated 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:	01.01.2016
End date:	31.12.2016
Date of composition:	20.4.2017

**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, AKSAKOV STREET 7A
Address of correspondence:	SOFIA, AKSAKOV STREET 7A
Phone number:	+359/29801251
Fax:	
E-mail:	<a href="mailto:milen@icpd.bg">milen@icpd.bg</a> , <a href="mailto:office@icpd.bg">office@icpd.bg</a>
Website:	<a href="http://www.icpd.bg/">http://www.icpd.bg/</a>
Media:	<a href="http://www.x3news.com/">http://www.x3news.com/</a>
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 31.12.2016

( 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
<b>A. NON-CURRENT ASSETS</b>				<b>A. SHAREHOLDERS' EQUITY</b>			
<b>I. Property, plant and equipment</b>				<b>I. Share capital</b>			
1. Land	1-0011	5 025	5 134	Issued and outstanding shares	1-0411	6 011	6 011
2. Buildings	1-0012	363	383	Ordinary shares	1-0411-1	6 011	6 011
3. Machinery and equipment	1-0013	7	7	Preferred shares	1-0411-2		
4. Facilities	1-0014			Treasury ordinary shares	1-0417		
5. Vehicles	1-0015	59	96	Treasury preferred shares	1-0417-1		
6. Office fittings	1-0017-1	13	21	Unpaid capital	1-0416		
7. Expenses for acquisition and liquidation of tangible fixed assets	1-0018	7 073	7 073				
8. Others	1-0017	208	262				
<b>Total group I:</b>	<b>1-0010</b>	<b>12 748</b>	<b>12 976</b>	<b>II. Reserves</b>			
<b>II. Investment property</b>	<b>1-0041</b>	<b>35 637</b>	<b>35 970</b>	1. Issue premiums	1-0421	7 651	7 651
<b>III. Biological assets</b>	<b>1-0016</b>			2. Revaluation reserve	1-0422	5 115	5 224
<b>IV. Intangible assets</b>				3. Reserves incl.:	1-0423	1	1
1. Rights of ownership	1-0021			general reserves	1-0424	1	1
2. Software	1-0022	3	6	special reserves	1-0425		
3. R&D expenses	1-0023			other reserves	1-0426		
4. Other intangible assets	1-0024						
<b>Total group IV:</b>	<b>1-0020</b>	<b>3</b>	<b>6</b>	<b>III. Retained earnings</b>			
<b>V. Goodwill</b>				1. Retained earnings from previous periods	1-0451	-15 676	-15 886
1. Positive goodwill	1-0051			undistributed profit	1-0452	9 426	9 216
2. Negative goodwill	1-0052			loss not covered	1-0453	-25 102	-25 102
<b>Total group V:</b>	<b>1-0050</b>	<b>0</b>	<b>0</b>	one-time effect from changes in accounting policy	1-0451-1		
<b>VI. Financial assets</b>				2. Current year profit	1-0454		210
1. Share participations in:	1-0031	0	0	3. Current year loss	1-0455	-127	
subsidiary companies	1-0032						
joint ventures	1-0033			<b>Total group III:</b>	<b>1-0450</b>	<b>-15 803</b>	<b>-15 676</b>
associated companies	1-0034						
other companies	1-0035			<b>TOTAL SECTION "A" (I+II+III):</b>	<b>1-0400</b>	<b>2 975</b>	<b>3 211</b>
2. Long-term investment securities held to maturity	1-0042	0	0	<b>B. MINORITY SHAREHOLDINGS</b>	<b>1-0400-1</b>		
treasury bonds	1-0042-1						
bonds	1-0042-2			<b>C. LONG-TERM LIABILITIES</b>			
incl. municipality bonds	1-0042-3			<b>I. Long-term debt</b>			
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		8
<b>Total group VI:</b>	<b>1-0040</b>	<b>0</b>	<b>0</b>	3. Due under ZUNK	1-0512-1		
<b>VII. Long-term trade and other receivables from:</b>				4. Trade loans	1-0514		
1. Related parties	1-0044			5. Bonds	1-0515	3 912	4 890
2. Trade loans	1-0045			6. Other long-term liabilities	1-0517	3 032	3 512
3. Financial lease receivables	1-0046-1			Total group I:	<b>1-0510</b>	6 944	8 410
4. Other long-term receivables	1-0046						
<b>Total group VII:</b>	<b>1-0040-1</b>	<b>0</b>	<b>0</b>	II. Other long-term liabilities	<b>1-0510-1</b>		
				III. Deferred revenues	<b>1-0520</b>		

VIII. Deferred expenses	1-0060	893	1 339	IV. Liabilities on deferred taxes	1-0516		
IX. Assets on deferred tax payments	1-0060-1	21	21	V. Financing	1-0520-1		
<b>TOTAL SECTION "A"</b> <b>(I+II+III+IV+V+VI+VII+VIII+IX):</b>	<b>1-0100</b>	<b>49 302</b>	<b>50 312</b>	<b>TOTAL SECTION "C" (I+II+III+IV+V):</b>	<b>1-0500</b>	<b>6 944</b>	<b>8 410</b>
<b>B. CURRENT ASSETS</b>				<b>D. CURRENT LIABILITIES</b>			
<b>I. Inventory</b>				<b>I. Trade and other payables</b>			
1. Materials	1-0071	724	718	1. Short-term borrowings	1-0612	24 699	23 124
2. Finished goods	1-0072			2. Short-term part of long-term loans	1-0510-2		
3. Goods for resale	1-0073	336	314	3. Short-term payables incl.:	1-0630	13 908	13 547
4. Work in progress	1-0076	1 056	1 056	related parties payables	1-0611		
5. Biological assets	1-0074			trade loans	1-0614		
6. Others	1-0077			trade accounts payables	1-0613	5 343	4 788
<b>Total group I:</b>	<b>1-0070</b>	<b>2 116</b>	<b>2 088</b>	advance payments	1-0613-1	7 981	8 337
				salaries payable	1-0615	134	123
<b>II. Receivables</b>				social security payable	1-0616	88	54
1. Related parties receivables	1-0081			tax payable	1-0617	362	245
2. Trade accounts receivables	1-0082	4 827	5 152	4. Other	1-0618	10 157	11 374
3. Advance payments	1-0086-1	234	230	5. Provisions	1-0619		
4. Trade loans	1-0083			<b>Total group I:</b>	<b>1-0610</b>	<b>48 764</b>	<b>48 045</b>
5. Court receivables	1-0084						
6. Recoverable taxes	1-0085	91	65	<b>II. Other current liabilities</b>	<b>1-0610-1</b>		
7. Personnel receivables	1-0086-2	50	56				
8. Други	1-0086	1 200	1 166	<b>III. Deferred revenues</b>	<b>1-0700</b>		
<b>Total group II:</b>	<b>1-0080</b>	<b>6 402</b>	<b>6 669</b>				
				<b>IV. Financing</b>	<b>1-0700-1</b>		
<b>III. Financial assets</b>							
1. Financial assets held for trading	1-0093	0	0	<b>TOTAL SECTION "D" (I+II+III+IV):</b>	<b>1-0750</b>	<b>48 764</b>	<b>48 045</b>
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						
<b>Total group III:</b>	<b>1-0090</b>	<b>0</b>	<b>0</b>				
<b>IV. Cash and cash equivalents</b>							
1. Cash	1-0151	365	30				
2. Cash in banks	1-0153		59				
3. Restricted cash	1-0155	47	58				
4. Cash equivalents	1-0157						
<b>Total group IV:</b>	<b>1-0150</b>	<b>412</b>	<b>147</b>				
<b>V. Deferred expenses</b>	<b>1-0160</b>	<b>451</b>	<b>450</b>				
<b>TOTAL SECTION "B" (I+II+III+IV+V)</b>	<b>1-0200</b>	<b>9 381</b>	<b>9 354</b>				
<b>TOTAL ASSETS (A + B):</b>	<b>1-0300</b>	<b>58 683</b>	<b>59 666</b>	<b>SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES (A+B+C+D):</b>	<b>1-0800</b>	<b>58 683</b>	<b>59 666</b>

Date of composition: 20.4.2017

Compiled the report: OPTIMA AUDIT AD

Representatives:

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**INCOME STATEMENT**

*(consolidated)*

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2016

*(thousand BGN)*

EXPENSES	Code	Current period	Previous period	REVENUES	Code	Current period	Previous period
a	b	1	2	a	b	1	2
<b>A. Expenditures</b>				<b>A. Revenues</b>			
<b>I. Operating expenses</b>				<b>I. Net revenues from the sale of:</b>			
1. Materials	2-1120	330	347	1. Finished goods	2-1551	259	255
2. External services	2-1130	694	676	2. Goods for sale	2-1552	236	273
3. Depreciation	2-1160	125	131	3. Services	2-1560	1 134	912
4. Salaries	2-1140	197	256	4. Other	2-1556	65	829
5. Social security	2-1150	34	41	<b>Total group I:</b>	<b>2-1610</b>	<b>1 694</b>	<b>2 269</b>
6. Net book value of assets sold (finished goods excluded)	2-1010	154	232				
7. Assets under construction and write off of assets	2-1030	121	120	<b>II. Revenues from financing for fixed assets</b>	<b>2-1620</b>		
8. Other expenses	2-1170	697	580	incl. government grants	2-1621		
incl. impairment of assets	2-1171	189	97				
incl. provisions	2-1172			<b>III. Financial income</b>			
<b>Total group I:</b>	<b>2-1100</b>	<b>2 352</b>	<b>2 383</b>	1. Interest revenue	2-1710		
				2. Divident income	2-1721		
<b>II. Financial expenses</b>				3. Gains from operations with financial assets and instruments	2-1730		
1. Interest expenses	2-1210	1 866	1 995	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		1 389
3. Losses from foreign exchange operations	2-1230			<b>Total group III:</b>	<b>2-1700</b>	<b>0</b>	<b>1 389</b>
4. Other financial expenses	2-1240	9	11				
<b>Total group II:</b>	<b>2-1200</b>	<b>1 875</b>	<b>2 006</b>				
<b>B. Total operating expenses (I + II)</b>	<b>2-1300</b>	<b>4 227</b>	<b>4 389</b>	<b>B. Total revenues before extraordinary activities (I + II + III):</b>	<b>2-1600</b>	<b>1 694</b>	<b>3 658</b>
<b>C. Profit(loss) from operations</b>	<b>2-1310</b>	<b>0</b>	<b>0</b>	<b>C. Operating loss</b>	<b>2-1810</b>	<b>2 533</b>	<b>731</b>
<b>III. Share in the profit of associated and joint companies</b>	<b>2-1250-1</b>			<b>IV. Share in the loss of associated and joint companies</b>	<b>2-1810-1</b>		
<b>IV. Extraordinary costs</b>	<b>2-1250</b>	<b>43</b>	<b>47</b>	<b>V. Extraordinary revenues</b>	<b>2-1750</b>	<b>2 455</b>	<b>990</b>
<b>D. Total expenses (B+ III +IV)</b>	<b>2-1350</b>	<b>4 270</b>	<b>4 436</b>	<b>D. Total revenues (B + IV + V)</b>	<b>2-1800</b>	<b>4 149</b>	<b>4 648</b>
<b>E. Profit before tax</b>	<b>2-1400</b>	<b>0</b>	<b>212</b>	<b>E. Loss before taxes</b>	<b>2-1850</b>	<b>121</b>	<b>0</b>
<b>V. Tax expense</b>	<b>2-1450</b>	<b>6</b>	<b>2</b>				
1. Corporate profit tax	2-1451	6	2				
2. Expenses/(gains) on deferred corporate taxes	2-1452						
3. Other taxes	2-1453						
<b>F. Profit after taxes (E - V)</b>	<b>2-0454</b>	<b>0</b>	<b>210</b>	<b>F. Loss after taxes (E + V)</b>	<b>2-0455</b>	<b>127</b>	<b>0</b>
<b>incl. from minority shareholding</b>	<b>2-0454-1</b>			<b>incl. from minority shareholdings</b>	<b>2-0455-1</b>		
<b>G. Net profit</b>	<b>2-0454-2</b>	<b>0</b>	<b>210</b>	<b>G. Net loss</b>	<b>2-0455-2</b>	<b>127</b>	<b>0</b>
<b>Total (D+ V + F):</b>	<b>2-1500</b>	<b>4 276</b>	<b>4 648</b>	<b>Total (D+ F):</b>	<b>2-1900</b>	<b>4 276</b>	<b>4 648</b>

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

Date of composition: 20.4.2017

Compiled the report: OPTIMA AUDIT AD

Representatives:

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**CASH FLOW STATEMENT - DIRECT METHOD**

*(consolidated)*

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2016

*(thousand BGN)*

<b>CASH FLOW</b>	<b>Code</b>	<b>Current period</b>	<b>Previous period</b>
<b>a</b>	<b>b</b>	<b>1</b>	<b>2</b>
<b>A. Cash flow from operating activities</b>			
1. Cash receipts from customers	3-2201	1 653	1 815
2. Cash paid to suppliers	3-2201-1	-992	-1 002
3. Payments/income related to financial assets	3-2202		
4. Cash paid to employees and social security	3-2203	-159	-246
5. Paid/refunded taxes except corporate tax/	3-2206	-10	-169
6. Corporate tax paid	3-2206-1		-4
7. Interest received	3-2204		
8. Interest and bank charges paid on short-term loans	3-2204-1	-9	-7
9. Foreign currency exchange gains/losses net	3-2205		
10. Other proceeds/payments from operational activity	3-2208	-200	-13
<b>Net cash flow from operational activities (A):</b>	<b>3-2200</b>	<b>283</b>	<b>374</b>
<b>B. Cash flow from investing activity</b>			
1. Purchase of fixed assets	3-2301	-3	-3
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		
<b>Net cash flow from investing activities (B):</b>	<b>3-2300</b>	<b>-3</b>	<b>-3</b>
<b>C. Cash flow from financing activities</b>			
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	-14	-181
5. Payments on leasing contracts	3-2405		
6. Paid interest, charges and commissions on investment loans	3-2404	-1	-124
7. Dividends paid	3-2404-1		
8. Other proceeds/payments on financing activities	3-2407		
<b>Net cash flow from financing activities (C):</b>	<b>3-2400</b>	<b>-15</b>	<b>-305</b>
<b>D. Net decrease/increase in cash and cash equivalents (A+B+C) :</b>	<b>3-2500</b>	<b>265</b>	<b>66</b>
<b>E. Cash and cash equivalents as of the beginning of the period</b>	<b>3-2600</b>	<b>147</b>	<b>81</b>
<b>F. Cash and cash equivalents as of the end of the period</b>	<b>3-2700</b>	<b>412</b>	<b>147</b>
cash and bank deposits	3-2700-1	412	147
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.*

20.4.2017

Compiled the report: OPTIMA AUDIT AD

Representatives:

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**CHANGES IN SHAREHOLDERS' EQUITY STATEMENT**  
(consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC  
UIC: 131397743  
as of 31.12.2016

(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
<b>Code-b</b>		1-0410	1-0410	1-0422	1-0424	1-0425	1-0426	1-0452	1-0453	4-0426-1	<b>1-0400</b>	1-0400-1
<b>Balance-beginning of reporting period</b>	<b>4-01</b>	<b>6 011</b>	<b>7 651</b>	<b>5 224</b>	<b>1</b>	<b>0</b>		<b>9 426</b>	<b>-25 102</b>		<b>3 211</b>	<b>0</b>
<b>Changes in initial balances due to:</b>	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	
<b>Corrected balance - beginning of reporting period</b>	<b>4-01-1</b>	<b>6 011</b>	<b>7 651</b>	<b>5 224</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>9 426</b>	<b>-25 102</b>	<b>0</b>	<b>3 211</b>	<b>0</b>
<b>Net profit/loss</b>	<b>4-05</b>							<b>0</b>	<b>-127</b>		<b>-127</b>	
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	-109	0	0	0	0	0	0	-109	0
increase	4-10			-109							-109	
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	
<b>Balance - end of reporting period</b>	<b>4-17</b>	<b>6 011</b>	<b>7 651</b>	<b>5 115</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>9 426</b>	<b>-25 229</b>	<b>0</b>	<b>2 975</b>	<b>0</b>
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	
<b>Shareholders' equity - as of end of reporting period</b>	<b>4-20</b>	<b>6 011</b>	<b>7 651</b>	<b>5 115</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>9 426</b>	<b>-25 229</b>	<b>0</b>	<b>2 975</b>	<b>0</b>

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: 20.4.2017

Compiled the report: OPTIMA AUDIT AD

Representatives:

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## NON-CURRENT ASSETS STATEMENT

Company name:  
Reporting period:

Intercapital Property Development ADSIC  
01.01.2016-31.12.2016

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131397743

(thousand BGN)

INDEXES	Code	Reported value of non-current assets				Revaluation		Revaluation (4+5-6)	Depreciation				Revaluation		Revaluated depreciation as of end of period (11+12-13)	Balance value for the current period (7-14)
		beginning of period	purchased during the period	written-off during the period	end of period	increase	decrease		beginning of period	estimated during period	written-off during period	end of period	increase	decrease		
a	b	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>I. Property, plant and equipment</b>																
1. Land	5-1001	5133			5133		108	5025				0			0	5025
2. Buildings	5-1002	503			503			503	120	20		140			140	363
3. Machinery and equipment	5-1003	330	3		333			333	323	3		326			326	7
4. Facilities	5-1004				0			0				0			0	0
5. Vehicles	5-1005	546			546			546	450	37		487			487	59
6. Office fittings	5-1007-1	94			94			94	73	8		81			81	13
7. Assets under construction	5-1007-2	7073			7073			7073				0			0	7073
8. Other	5-1007	624			624			624	362	54		416			416	208
<b>Total property, plant and equipment</b>	<b>5-1015</b>	<b>14303</b>	<b>3</b>	<b>0</b>	<b>14306</b>	<b>0</b>	<b>108</b>	<b>14198</b>	<b>1328</b>	<b>122</b>	<b>0</b>	<b>1450</b>	<b>0</b>	<b>0</b>	<b>1450</b>	<b>12748</b>
<b>II. Investment property</b>	<b>5-1037</b>	<b>35970</b>		<b>157</b>	<b>35813</b>	<b>13</b>	<b>189</b>	<b>35637</b>				<b>0</b>			<b>0</b>	<b>35637</b>
<b>III. Farm animals</b>	<b>5-1006</b>				<b>0</b>			<b>0</b>				<b>0</b>			<b>0</b>	<b>0</b>
<b>IV. Intangible assets</b>					<b>0</b>			<b>0</b>				<b>0</b>			<b>0</b>	<b>0</b>
1. Rights of ownership	5-1017				<b>0</b>			<b>0</b>				<b>0</b>			<b>0</b>	<b>0</b>
2. Software	5-1018	66			66			66	60	3		63			63	3
3. R&D expenses	5-1019				<b>0</b>			<b>0</b>				<b>0</b>			<b>0</b>	<b>0</b>
4. Other intangible assets	5-1020				<b>0</b>			<b>0</b>				<b>0</b>			<b>0</b>	<b>0</b>
<b>Total intangible assets</b>	<b>5-1030</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>60</b>	<b>3</b>	<b>0</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>63</b>	<b>3</b>
<b>V. Financial assets (excl. of long-term receivables)</b>																
1. <i>Share participations in:</i>	5-1032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
subsidary companies	5-1033				0			0				0			0	0
joint ventures	5-1034				0			0				0			0	0
associated companies	5-1035				0			0				0			0	0
other companies	5-1036				0			0				0			0	0
2. <i>Long-term investment securities held to maturity</i>	5-1038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
treasury bonds	5-1038-1				0			0				0			0	0
bonds incl.	5-1038-2				0			0				0			0	0
municipality bonds	5-1038-3				0			0				0			0	0
Other	5-1038-4				0			0				0			0	0
3. Other financial assets	5-1038-5				0			0				0			0	0
<b>Total financial assets</b>	<b>5-1045</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>VI. Goodwill</b>	<b>5-1050</b>				<b>0</b>			<b>0</b>				<b>0</b>			<b>0</b>	<b>0</b>
<b>Total ( I+ II+ III+ IV+V+VI)</b>	<b>5-1060</b>	<b>50339</b>	<b>3</b>	<b>157</b>	<b>50185</b>	<b>13</b>	<b>297</b>	<b>49901</b>	<b>1388</b>	<b>125</b>	<b>0</b>	<b>1513</b>	<b>0</b>	<b>0</b>	<b>1513</b>	<b>48388</b>

Note: Companies that own non-current tangible assets abroad present a separate statement for each foreign country

**Date: 20.04.2017**

**Accountant: OPTIMA AUDIT AD**

**Managing Director:**



**RECEIVABLES, PAYABLES AND PROVISIONS STATEMENT**

Company name: **Intercapital Property Development ADSIC**  
01.01.2016-31.12.2016

**131397743**

**A. RECEIVABLES**

(thousand BGN)

INDEXES	Code	Receivables amount	Liquidity	
			up to 1 year	over 1 year
a	b	1	2	3
<b>I. Unpaid capital</b>	<b>6-2010</b>			0
<b>II. Long-term trade and other receivables</b>				
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>	<b>6-2020</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>III. Tax assets</b>				0
Assets on deferred taxes	<b>6-2030</b>			0
<b>IV. Short-term trade and other receivables</b>				
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	4 827	4 827	0
3. Advance payments	6-2036	234	234	0
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	91	91	0
- corporate tax	6-2043	17	17	0
- VAT	6-2044	74	74	0
- refundable tax temporary differences	6-2045			0
- other taxes	6-2046			0
8. Other receivables, incl.:	6-2047	1 250	1 250	0
- personnel receivables	6-2048			0
- social security receivables	6-2049			0
- claims receivables	6-2050			0
- other	6-2051	1 250	1 250	0
<i>Total short-term trade and other receivables</i>	<b>6-2060</b>	<b>6 402</b>	<b>6 402</b>	<b>0</b>
<b>TOTAL RECEIVABLES (I+II+III+IV):</b>	<b>6-2070</b>	<b>6 402</b>	<b>6 402</b>	<b>0</b>

**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
<b>I. Long-term debt</b>					
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	3 912		3912	
6. Other long-term debts, incl.:	6-2123	3 032		3032	
- financial lease	6-2124			0	
<b>Total long-term debt</b>	<b>6-2130</b>	<b>6944</b>	<b>0</b>	<b>6944</b>	<b>0</b>
<b>II. Tax liabilities</b>					
Liabilities on deferred taxes	6-2122			0	
<b>III. Trade and other payables</b>					
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	23446	23446	0	0
- banks, incl.:	6-2145	23 446	23 446	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	1253	1253	0	0
- ZUNK	6-2161-2			0	
- bonds	6-2161-3	978	978	0	
- long-term loans	6-2161-4	275	275	0	
- other	6-2161-5			0	
4. Short-term payables	6-2148	13908	13903	5	0
Trade loans	6-2147			0	
Trade accounts payable	6-2149	5 343	5 343	0	
Advance payments	6-2150	7 981	7 981	0	
Salaries payable	6-2151	134	133	1	
Taxes payable, incl.:	6-2152	362	358	4	0
- corporate tax	6-2154			0	
- VAT	6-2155	238	238	0	
- other taxes	6-2156	124	120	4	
Social security payable	6-2157	88	88	0	
5. Other	6-2161	10 157	10 127	30	
<b>Total trade and other payables</b>	<b>6-2170</b>	<b>48764</b>	<b>48729</b>	<b>35</b>	<b>0</b>
<b>TOTAL PAYABLES</b>	<b>6-2180</b>	<b>55708</b>	<b>48729</b>	<b>6979</b>	<b>0</b>

### 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
<b>Total (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 a foreign country are to be reported in a separate statement for each country

Date: 20.04.2017

Accountant: OPTIMA AUDIT AD

Managing Director:

**SECURITIES**

**Company name:**  
**Reporting period:**

**Intercapital Property Development ADSIC**  
**01.01.2016-31.12.2016**

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**131397743**

(thousand BGN)

INDEXES	Code	Type and number of securities			Securities value			
		ordinary	privileged	convertible	reported value	revaluation		revaluation (4+5-6)
						increase	decrease	
a	b	1	2	3	4	5	6	7
<b>I. Non-current financial assets in securities</b>								
1. Shares	7-3031							0
2. Bond, incl.:	7-3035							0
municipality bonds	7-3035-1							0
3. Treasury bonds	7-3036							0
4. Other	7-3039							0
<i>Total non-current financial assets in securities:</i>	<b>7-3040</b>	0	0	0	0	0	0	0
<b>II. Current financial assets in securities</b>								
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
<i>Total current financial assets in securities:</i>	<b>7-3020</b>	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: 20.04.2017**

**Accountant: Optima Audit AD**

**Managing Director:**