

REFERENCES

**notifications - first, third and fourth quarter
consolidated**

**under Art. 33a² 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:	20/02/2017
Information about the entity	
Name of entity:	INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
Type:	ADSIC
UIC:	131397743
Representatives:	VELICHKO STOICHEV KLINGOV
Method of representation:	EXECUTIVE DIRECTOR
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Compiled the report:	OPTIMA AUDIT AD - IVAYLO BUKOROV
Function:	Head 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	б	1	2
A. NON-CURRENT ASSETS				A. SHAREHOLDERS' EQUITY			
I. Property, plant and equipment				I. Share capital			
1. Land	1-0011	5 133	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	209	262	Total group I:	1-0410	6 011	6 011
Total group I:	1-0010	12 857	12 976	II. Reserves			
II. Investment property	1-0041	35 825	35 970	1. Issue premiums	1-0421	7 651	7 651
III. Biological assets	1-0016			2. Revaluation reserve	1-0422	5 224	5 224
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	3	6	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	12 876	12 876
Total group IV:	1-0020	3	6	III. Retained earnings			
V. Goodwill				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
Total group V:	1-0050	0	0	one-time effect from changes in accounting policy	1-0451-1		
VI. Financial assets				2. Current year profit	1-0454		210
1. Share participations in:	1-0031	0	0	3. Current year loss	1-0455	-285	
subsidiary companies	1-0032	0		Total group III:	1-0450	-15 961	-15 676
joint ventures	1-0033						
associated companies	1-0034			TOTAL SECTION "A" (I+II+III):	1-0400	2 926	3 211
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		8
Total group VI:	1-0040	0	0	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	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:	1-0510	6 944	8 410
4. Other long-term receivables	1-0046						
Total group VII:	1-0040-1	0	0	II. Other long-term liabilities	1-0510-1		
VIII. Deferred expenses	1-0060	893	1 339	III. Deferred revenues	1-0520		
				IV. Liabilities on deferred taxes	1-0516		

IX. Assets on deferred tax payments	1-0060-1	21	21	V. Financing	1-0520-1		
TOTAL SECTION "A"	1-0100	49 599	50 312	TOTAL SECTION "C" (I+II+III+IV+V):	1-0500	6 944	8 410
(I+II+III+IV+V+VI+VII+VIII+IX):							
B. CURRENT ASSETS				D. CURRENT LIABILITIES			
I. Inventory				I. Trade and other payables			
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	13 495	13 547
4. Work in progress	1-0076	1 056	1 056	related parties payables	1-0611	0	
5. Biological assets	1-0074			trade loans	1-0614		
6. Others	1-0077			trade accounts payables	1-0613	4 940	4 788
Total group I:	1-0070	2 116	2 088	advance payments	1-0613-1	7 982	8 337
				salaries payable	1-0615	144	123
II. Receivables				social security payable	1-0616	88	54
1. Related parties receivables	1-0081	0		tax payable	1-0617	341	245
2. Trade accounts receivables	1-0082	4 423	5 152	4. Other	1-0618	10 494	11 374
3. Advance payments	1-0086-1	235	230	5. Provisions	1-0619		
4. Trade loans	1-0083			Total group I:	1-0610	48 688	48 045
5. Court receivables	1-0084						
6. Recoverable taxes	1-0085	104	65	II. Other current liabilities	1-0610-1		
7. Personnel receivables	1-0086-2	58	56				
8. Други	1-0086	1 169	1 166	III. Deferred revenues	1-0700		
Total group II:	1-0080	5 989	6 669				
				IV. Financing	1-0700-1		
III. Financial assets							
1. Financial assets held for trading	1-0093	0	0	TOTAL SECTION "D" (I+II+III+IV):	1-0750	48 688	48 045
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	357	30				
2. Cash in banks	1-0153		59				
3. Restricted cash	1-0155	47	58				
4. Cash equivalents	1-0157						
Total group IV:	1-0150	404	147				
V. Deferred expenses	1-0160	450	450				
TOTAL SECTION "B"(I+II+III+IV+V)	1-0200	8 959	9 354				
TOTAL ASSETS (A + B):	1-0300	58 558	59 666	SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES (A+B+C+D):	1-0800	58 558	59 666

Date of composition: 20/02/2017

Compiled the report: OPTIMA AUDIT AD - IVAYLO BUKOROV

Representatives:

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
A. Expenditures				A. Revenues			
I. Operating expenses				I. Net revenues from the sale of:			
1. Materials	2-1120	331	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	1 133	912
4. Salaries	2-1140	197	256	4. Other	2-1556	65	829
5. Social security	2-1150	34	41	Total group I:	2-1610	1 693	2 269
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	II. Revenues from financing for fixed assets	2-1620		
8. Other expenses	2-1170	507	580	incl. government grants	2-1621		
incl. impairment of assets	2-1171		97				
incl. provisions	2-1172			III. Financial income			
Total group I:	2-1100	2 163	2 383	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	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			Total group III:	2-1700	0	1 389
4. Other financial expenses	2-1240	8	11				
Total group II:	2-1200	1 874	2 006				
				B. Total revenues before extraordinary activities (I + II + III):	2-1600	1 693	3 658
B. Total operating expenses (I + II)	2-1300	4 037	4 389				
				C. Operating loss	2-1810	2 344	731
C. Profit/(loss) from operations	2-1310	0	0	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			V. Extraordinary revenues	2-1750	2 102	990
IV. Extraordinary costs	2-1250	43	47	D. Total revenues (B+IV+V)	2-1800	3 795	4 648
D. Total expenses (B+III+IV)	2-1350	4 080	4 436	E. Loss before taxes	2-1850	285	0
E. Profit before tax	2-1400	0	212				
V. Tax expense	2-1450	0	2				
1. Corporate profit tax	2-1451		2				
2. Expenses/(gains) on deferred corporate taxes	2-1452						
3. Other taxes	2-1453						
F. Profit after taxes (E - V)	2-0454	0	210	F. Loss after taxes (E + V)	2-0455	285	0
incl. from minority shareholding	2-0454-1			incl. from minority shareholdings	2-0455-1		
G. Net profit	2-0454-2	0	210	G. Net loss	2-0455-2	285	0
Total (D+V+F):	2-1500	4 080	4 648	Total (D+F):	2-1900	4 080	4 648

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

Date of composition: 20/02/2017

Compiled the report: OPTIMA AUDIT AD - IVAYLO BUKOROV

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)

CASH FLOW	Code	Current period	Previous period
a	b	1	2
A. Cash flow from operating activities			
1. Cash receipts from customers	3-2201	1 650	1 815
2. Cash paid to suppliers	3-2201-1	-989	-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	-18	-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	-7	-7
9. Foreign currency exchange gains/losses net	3-2205		
10. Other proceeds/payments from operational activity	3-2208	-205	-13
Net cash flow from operational activities (A):	3-2200	272	374
B. Cash flow from investing activity			
1. Purchase of fixed assets	3-2301		-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		
Net cash flow from investing activities (B):	3-2300	0	-3
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		
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		
Net cash flow from financing activities (C):	3-2400	-15	-305
D. Net decrease/increase in cash and cash equivalents (A+B+C) :	3-2500	257	66
E. Cash and cash equivalents as of the beginning of the period	3-2600	147	81
F. Cash and cash equivalents as of the end of the period	3-2700	404	147
cash and bank deposits	3-2700-1	404	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.

20/02/2017

Compiled the report: OPTIMA AUDIT AD - IVAYLO BUKOROV

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
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	6 011	7 651	5 224	1	0		9 426	-25 102		3 211	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	6 011	7 651	5 224	1	0	0	9 426	-25 102	0	3 211	0
Net profit/loss	4-05							0	-285		-285	
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	6 011	7 651	5 224	1	0	0	9 426	-25 387	0	2 926	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	6 011	7 651	5 224	1	0	0	9 426	-25 387	0	2 926	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: 20/02/2017

Compiled the report: OPTIMA AUDIT AD - IVAYLO BUKOROV

Representatives:

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