Consolidated Interim Financial Report

INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

30 June 2020

Consolidated Report for the financial condition

	Notes	30.06.2020 '000 BGN	31.12.2019 '000 BGN
Assets			
Non-current assets			
Property, plant and equipment	6	15 099	15 148
Investment property	7	23 639	23 695
Deferred taxes		21	21
Non-current asets		**38 357**	**38 440**
Current assets			
Materials		960	946
Unfinished construction	9	239	293
Tax receivables	10	10	10
Trades & other receivables	13	5023	5128
Cash and cash equivalents	12	329	126
Current assets		6615	6503
Total assets		**45 374**	**45 367**

Accountant:
/Optima Audit AD/

Executive Director:
/Velichko Klingov/

Date: 29.08.2020

Consolidated report for the financial condition (continued)

Equity and Liabilities	**Notes**	**30.06.2020 '000 BGN**	**31.12.2019 '000 BGN**
Equity			
Main/Share capital	14.1	6 011	6 011
Issue premiums	14.2	7 651	7 651
Revaluation reserve	14.2	7 381	7 381
General reserves	14.2	1	1
Accumulated loss (net)		(22 152)	(22 049)
Total own capital		**(1 108)**	**(1 005)**
Liabilities			
Non-current liabilities			
Liabilities to financial institutions	15.2	11 735	11 735
Financial leasing	15.1	1 394	1 396
Other liabilities	18	3 034	2 316
Total non-current liabilities		**16 163**	**15 447**
Current liabilities			
Liabilities to financial institutions	15.2	-	-
Financial leasing	15.1	72	134
Trade liabilities	16	2 606	2 766
Obligations to staff and social security institutions		279	280
Tax payables	17	13	92
Other liabilities	18	27 349	27 653
Total current liabilities		**30 319**	**30 925**
Total liabilities		**46 482**	**46 372**
Total Equity and Liabilities		**45 374**	**45 367**

Date: 29.08.2020

Accountant: ____________________
/Optima Audit AD/

Executive Director: ____________________
/Velichko Klingov/

Consolidated report for the profit or loss and other comprehensive income

	Notes	30.06.2020 '000 BGN	30.06.2019 '000 BGN
Revenue from sales	23.1	284	321
Other revenue	23.2	1	89
Expenses for materials	24	(66)	(98)
Expenses for external services	25	(65)	(262)
Expenses for salaries	26	(250)	(216)
Expenses for depreciation	6	(49)	(39)
Other expenses	27	(74)	(404)
Operating profit/(loss)		**(219)**	**(609)**
Financial income / expenses	29	(186)	(2 445)
Changes in the fair value of the investment property	30	-	-
Profit/ (loss)		**(257)**	**(1560)**
Income per share	32	**(0.51)**	**(0.51)**
Other comprehensive income			-
Profit from revaluation of properties		**(257)**	**(1 560)**
Total annual comprehensive income	23.1	(405)	(3 054)

Accountant: ____________________ **Executive Director:** ____________________

/Optima Audit AD/ **/Velichko Klingov/**

Date: 29.08.2020

Consolidated Report for the Changes in Equity

All amounts are in '000 BGN	Share Capital	Premium Reserves	Other Reserves	Retained Earnings Accumm ulated loss	Total Equity
Balance as of 1st January 2019	**6 011**	**7 651**	**7 381**	**(21 747)**	**1 282**
Profit/ Loss	-	-	-	-	-
Other comprehensive income	-	-	-	-	-
Revaluation of long-term assets	-	-	-	1	1
Increases	**-**	**-**	**-**	**(66)**	**(942)**
Total comprehensive income				**(21 746)**	**(703)**
Balance as of 31st December 2019	**6 011**	**7 651**	**7 381**	**(21 746)**	**(703)**
Profit/ Loss	-	-	-	(405)	(405)
Other comprehensive income	-	-	-	-	-
Revaluation of long-term assets	-	-	-	-	-
Total other comprehensive income	**-**	**-**	**-**	**(257)**	**(257)**
Balance as of 30 June 2020	**6 011**	**7 651**	**7 381**	**(22 151)**	**(1 108)**

Accountant: ____________________ **Executive Director:**
/ Optima Audit AD / ____________________
/Velichko Klingov/

Date: 29.08.2020

Consolidated Cash Flow Statement

	Notes	30.06.2020 '000 BGN	30.06.2019 '000 BGN
Cash flow from operating activities			
Customers receivables		653	371
Suppliers payables		(717)	(655)
Salaries and social securities payables		(227)	(92)
Paid /recovered taxes (excluding corp. tax)		(46)	(749)
Paid corporate taxes		-	-
Other operating activities payments		689	1 234
Other operational payments			(23)
Net cash flow from operating activities		**352**	**86**
Cash flow from investment activity			
Purchase of long-term assets		-	-
Net cash flow from investment activity		**-**	**-**
Cash flow from financing activity			
Proceeds on loans		-	-
Payments on loans		(149)	-
Leasing payments		-	-
Payments of interest, taxes		**-**	**-**
Net cash flow from financing activity			
Net change in cash and cash equivalents		**203**	**(85)**
Cash and cash equivalents at the beginning of the year		126	89
Cash and cash equivalents at the end of the period		**329**	**175**

Date: 29.08.2020

Accountant: ____________________ **Executive Director: ____________________**
/ Optima Audit AD / **/Velichko Klingov/**

Date: 29.08.2020

Explanatory Notes

27 General information

"Intercapital Property Development" ADSIC- the parent company.

"Intercapital Property Development" ADSIC is a company registered in accordance with the Special Purpose Vehicles Act. The Company operates as a collective investment scheme for real estate; "real estate securitization" means that the Company purchases real estate with cash flows accumulated from investors by issuing securities (shares, bonds).

The Company is registered as a stock company and is entered in the Commercial Registry in the Sofia City Court, company case № 3624/2005, batch № 92329, volume 1204, reg. 1, page 23. The Bulstat Code is 131397743. The legal seat and the address of the Company`s management is Dobrudja Str. № 6, 4th floor, Sofia.
The Board of directors is composed as follows:

- Velichko Klingov,
- Tsvetelina Hristova.
- AHELOY 2012 EOOD

Currently, the Company has no Investor Relations Director appointed.
Service companies of "Intercapital Property Development" ADSIC in compliance with the clauses of the Special Purpose Vehicles Act are: Optima Audit AD, Marina Cape Management EOOD, IP Intercapital Markets AD, and AD Tokushev and Partners. Independent appraiser of the properties is Dobi 02 EOOD.

The Company`s shares are listed for trading on the Bulgarian Stock Exchange – Sofia AD and on the alternative trading system NewConnect, organized by the Warsaw Stock Exchange.

27 Basis for the preparation of the Consolidated financial report

The Company's consolidated financial report is prepared in compliance with the International Financial Reporting Standards, developed and published by the International Accounting Standards Board (IASB) and adopted by the European Commission.

The financial reports of the company have been prepared in compliance with the international standard for financial reports, adopted by the Comission of the EU. They include the International Accounting Standards (IAS), the International Financial Reporting Standards (IFRS) and the interpretations for their application (SIC - IFRS interpretations). IFRS also include the subsequent amendments and complements to these standards and interpretations of their application and the future standards and interpretations for their application prepared by the International Accounting Standards Board (IASB).

The financial statements are prepared in BGN which is the functional currency of the Company. All amounts quoted are in thousands of BGN ('000 lv) (including the comparative information for 2018) unless otherwise specified.

This financial statement is consolidated. The Company also prepares consolidated financial statements in accordance with International Financial Reporting Standards (IFRS), developed and published by the International Accounting Standards Board (IASB) and adopted by the European Union (EU), in which investments in subsidiaries are reported and disclosed in in accordance with IFRS 10 "Consolidated Financial Statements".

a. Going Concern

The financial statements have been prepared in accordance with the going concern principle. As at the date of preparation of these financial statements, the management has assessed the ability of the Company to continue its activities as an operating enterprise based on the available information for the foreseeable future. The company reports a loss for the period in the amount of BGN 257 thousand and a positive cash flow from operating activities in the amount of BGN 393 thousand. The amount of current liabilities exceeds the amount of current assets by BGN 24,472 thousand as of 30.06.2020 compared to 24 428 thousand BGN as of 31.12.2019. These circumstances show the existence of significant uncertainty, which may raise significant doubts about the ability of the Company to continue to operate as a going concern without the support of the owners and other sources of funding.

The management has taken the following significant measures to improve the financial condition of the Company:

· The Company has rescheduled its short-term liabilities to creditor banks, which will significantly improve the financial condition of the Company in terms of the ratio between current assets and liabilities.

· The company pursues a policy of optimizing costs, inventories and other elements of working capital. The expected result of these measures is a significant reduction in stocks, which will improve the liquidity position and working capital of the Company.

The management believes that based on the forecasts made for the future development of the Company and the measures taken, as well as due to the ongoing financial support from the owners will be able to continue its activities and repay its liabilities without selling assets and without making significant changes. in its activity.

Comparative data

Where appropriate for the better presentation of the financial statements, comparative information is reclassified in order to ensure comparability with the current period, and the nature, amount and reasons for reclassification are disclosed. When it is impracticable to reclassify comparative information, the Company discloses the reason for this and the nature of the changes that would have been made if the amounts had been reclassified.

27 Amended accounting standards

Implementation of new and revised International Financial Reporting Standards (IFRS)

New and amended standards

The Company has taken into consideration the following new standards, changes and interpretations of IFRS, developed and published by IASB, which are mandatory for application since the reporting period beginning on 1st January 2019

IFRS 15 "Revenues from customers' contracts" in force for annual periods from 01.01.2019. This standard is a completely new standard. It introduces a comprehensive set of principles, rules and approaches for the recognition, accounting, and the information disclosure in regards to the sort, amount, period and the insecurities in relation to the revenues and cash flows, arising from contracts with counterparties. The standard will replace the current standards related to the recognition of revenues, mainly IAS 18 and IAS 11. The leading principle of the new standard is in the creation of a model of steps, through which the determination of parameters and the time of revenue are commensurated with the obligation of each party to their dealings among them. The key components are: a) contracts with customers of commercial nature and an estimate of the probability of collecting the contracted amounts from the enterprise according to the conditions in the given contract; b) identification of the separate liabilities for execution in the contract for goods and services – delimitation from the rest of the taken commitments in the contract, from which the client could take advantage of; c) determining the price of the transaction – the amount, which the enterprise expects to have the right to receive against the transfer of the respective goods or services to the customer – special attention is given on the changeable component in the price, the financial component, as well as in the component, received in kind; d) distribution of the price of the transaction between the separate obligations for the execution of the contract – usually on the basis of an independent sale price of each component; and e) the moment or the period of income recognition – at the successful execution of the obligation in the contract through transferring the control over the promised goods or services, for a given moment or for a certain period in time. The assumption is that the introduction of this standard can lead to the following changes: a) in complex contracts with tied sales of goods and services – it will be necessary a clear differentiation between good and services of each component and a condition in the contract; b) probability of change of the moment of sale's recognition; c) increase of the disclosures; and d) introducing of additional rules for income recognition from a certain type of contracts – licenses, consignations, one-off pre-tax charges, guarantess and others. The standard permits not only a full retrospective application, but also a modified retrospective application, from the beginning of the current reporting period, with defined disclosures for the previous periods;
IFRS 15 Revenues from customers'contracts – explanations (in force for annual periods from 01.01.2019 – it is not accepted by the EC). These explanations are related to a) identifying of the obligations for execution on the basis of concrete promises for the stock or service delivery, b) identifying whether the Company is a principal or an agent in the supply of goods or services, and c) transfer of licenses. Also, this change provides reliefs with the transition to the new standard;

The management intends to apply the standard retrospectively, recognizing the cumulative effect of the primary application of this standard as a change in the initial balances of the non-distributed profit at the date of the initial application. According to this method IFRS 15 will be applied only in contracts, which have not been terminated to 1st January 2019.

IFRS 9 "Financial instruments" in force for annual periods from 01.01.2019. This standard is a new standard for financial instruments. Its ultimate purpose is to replace completely IAS 39. It establishes new principles, rules and criteria for classification, evaluation and wring off the financial assests and liabilities, incl. the hybrid contracts. IFRS 9 introduces a requirement the classification of the financial assets to be made based on the business model of the Company for their management and the characteristics of the agreed cash flows of the assets concerned. It defines only two main categories of assessments – at amortizable and at fair value. The new rules will lead to changes majorly in the accounting of financial assets as debt instruments and of financial liabilities accepted for accounting at fair value throughout the current profits and losses (for the credit risk). A peculiarity at the classification and the assessment model for the financial assests at fair value is added the category – with an assessment at fair value during the other comprehensive income (for some debt and equity instruments). Hedge accounting – for this purpose a new chapter is introduced in IFRS 9, by which a new model for hedge accounting is introduced which allows consequent and complete coverage of all financial and non-financial risk exposures, subject to hedging operations, and better presentation of risk management activities in the financials statements, especially their relationship with the hedging deals and the scope and the sort of documentation, which to be used. Further, it is introduced the option the accounting of the changes at the fair value of the own debts, assessed at fair value through profit or loss, but in the part, due to changes in the quality of the own creditworthiness of the Company, to be presented in the other comprehensive income instead of profit or loss. The enterprises applying IAS 7, will be able to accept this option as a policy, as well as, will be able to continue applying the requirements for the accounting of hedges at fair value at interest rate exposure according to the requirements of IAS 39, even after IFRS 9 takes effect. The methodology of determining the impairment – the change offers an application of the "expected loss" model. According to this model all expected losses of an amortizable financial instrument (asset) are recognized at three stages depending on the change of its credit quality, and not only when the event crystallizes, as it is in the current model in IAS 39. The three stages are: the primary recognition of a financial asset – impairment for 12-month period or for the whole life of the asset; and accordingly – when the actual impairment occurs. They define how to be measured the losses from the impairment and respectively the application of the effective interest rate;

IFRS 4 Insurance Contracts (Amendments): Implementation of IFRS 9 Financial Instruments with IFRS 4 Insurance Contracts. The amendments are effective for annual periods beginning on or after 1 January 2019. The purpose of the amendments is to bridge the gap between the effective date of IFRS 9 and the new IFRS 17 Insurance Contracts. Companies that issue insurance contracts will still be able to adopt IFRS 9 on January 1, 2019. The amendments introduce two alternative approaches - the temporary relief approach and the overlap approach. The temporary exemption allows companies to defer the date of adoption of IFRS 9. The overlapping approach allows companies that apply IFRS 9 from 2019 to eliminate from the gain or loss the effect arising from certain accounting discrepancies that may arise from the application of IFRS 9. IFRS 9 before IFRS 17. The amendments do not apply to the Group.

IFRS 2 Share-based Payment (Amended): Classification and Measurement of Share-based Payment Transactions

The amendments were issued on June 20, 2016, adopted by the EU on February 26, 2018. The amendments are effective for annual periods beginning on or after 1 January 2018. The amendments provide requirements for: the accounting of the effects of the conditions for exercising and not exercising on the valuation of payment transactions based on cash-settled shares; for payment on the basis of shares with the possibility of net of the tax liabilities at the source settlement and for changes in the conditions for payment on the basis of shares, which changes the classification from a transaction settled with cash to a transaction settled by issuing equity instruments. The amendments are not applicable to the Company.

IAS 40 Investment Property (Amendments): Transfer of Investment Property. The amendments were issued on December 8, 2016, approved by the EU on March 14, 2019. The amendments enter into force for annual periods beginning on or after 1 January 2019. The amendments clarify transfers from or to investment property in the event of a change in management intentions only when there is a proven change in use. The amendments are not applicable to the Group.

IFRIC 22 Reporting Transactions and Prepayments in Foreign Currency Transactions
Issued on December 8, 2016, approved by the EU on March 28, 2019, the Interpretation shall enter into force for annual periods beginning on or after January 1, 2019. The Interpretation addresses the issue of determining the date of the transaction for the purpose of spot fixing. the exchange rate that will be used to convert an asset, income or expense (or part of them) upon initial recognition that is related to the write-off of a non-monetary asset or non-monetary liability arising from a foreign currency payment or prepayment transaction .
Annual Improvements to the Cycle of IFRS Standards 2014-2016 (issued December 8, 2016), approved by the EU on February 7, 2019,
• IFRS 1 - elimination of short-term exemptions that affect the transitional provisions of IFRS 7, IAS 19 and IFRS 10 that are no longer valid.
• IAS 28 - specifies that the choice of mutual funds and other funds to measure their investments in associates or joint ventures at fair value through profit or loss should be made separately for each associate or joint venture upon initial recognition.
The adoption of new standards and changes to existing standards did not result in changes in the Group's accounting policies, except for the application of IFRS 9 and IFRS 15.
Published standards that are not yet in force and have not been adopted before
The following are briefly published standards that are not yet effective or have not previously been applied by the Group at the date of these financial statements. It is disclosed that the disclosures, financial position and results of operations can reasonably be expected to be affected when the Group first adopts these standards. This is expected to happen when they take effect.

IFRS 16 "Leasings"

This standard is with a completely changed concept. It introduces new principles for recognition, measurement and presentation of the leasing by imposing a new model in order to ensure more credible and adequate presentation of this deal for the lessee and the lessor. This standard replaces the instructions of IAS 17. a) the main principle of this new standard is the introdution of one-type model for the accounting treatment of the leasings of the lessees – for all leasing contracts with duration of more than 12 months will be recognized an asset under the form of "right of use", which will be amotized for the period of the contract, and respectively, will be accounted a financial liability for the obligation in these contracts. This is a significant change in the current accounting practice. For any short-term or leasings of inferior assets, it is allowed an exception and preservation of the practice; b) at the site of the the lessors there should not be any significant changes and they could continue to account the leasings similarly to the old standard IAS 17 – like operative and financial. As far as the new standard gives a more complete concept, one more detailed analysis of the conditions in the contracts follows to be made and from their site and it is possible that at the lessors can happen grounds for reclassification of certain leasing deals. The new standard requires expansion of the disclosures. The management of the Company is in the process of a thorough research of the eventual effects and the cases of contracts for rent and leasing with clients, where changes in the current book-keeping policy will occur;

IFRS 9 Financial Instruments: Classification and Measurement (Amendments): Characteristics of Early Repayment with Negative Compensation

The amendments, effective for annual periods beginning on or after 1 January 2020, while allowing for earlier application, suggest an amendment to IFRS 9 for specific financial assets that would otherwise have contractual cash flows that are only principal and interest payments but do

not qualify for eligibility solely as a result of the early repayment with negative offsetting characteristics. In particular, for financial assets with early repayment characteristics that could result in a negative offsetting, the changes require the financial asset to be measured at amortized cost or fair value through other comprehensive income, depending on the valuation of the business model, on which he clings. These changes are not expected to affect the financial position or performance of the Group.
New or revised standards and interpretations issued by the International Accounting Standards Board (IASB) but not yet approved for EU implementation
The following new or revised standards, new interpretations and changes to existing standards, issued by the International Accounting Standards Board (IASB) at the reporting date but have not yet been approved for implementation by the EU and have not been taken into account in the preparation of this financial report.
• IFRS 17 Insurance Contracts (issued on May 18, 2017)
• IFRIC 23 Uncertainty on Income Tax Treatment (issued June 7, 2017), effective January 1, 2020.
• Amendments to IAS 28: Long-term Interests in Associates and Joint Ventures (issued October 12, 2017), effective January 1, 2020.
• Annual improvements to IFRS 2015-2017 (issued December 12, 2017), effective January 1, 2020.
• Amendments to IAS 19: Modification, Reduction or Settlement of the Plan (issued February 7, 2019), effective January 1, 2020.
• Changes to the references to the conceptual framework in IFRS standards (issued March 29, 2019), effective January 1, 2020.

4.4. Changes in accounting policy

The accounting policies adopted are consistent with those applied in the previous year, except for the new IFRS 9 and IFRS 15 standards, which have been applied for the first time since 1 January 2019.

27 Accounting Policy

a) General Position

The most important accounting policies applied to the preparation of these financial statements are presented below.

The Consolidated financial report is prepared in compliance with the valuation principles concerning any type of assets, liabilities, revenues, and expenses according to IFRS. The valuation bases are announced in detail in the following points of this accounting policy.
It should be noted that in preparing the Consolidated financial report, accounting valuations and assumptions have been used. Although they are based on information, presented to the management as of issuing the Consolidated financial report, the real results may differ from the valuations and assumptions.

The Consolidated financial report is presented according to IAS1 “Presenting financial reports”. The company has accepted to present the Consolidated report for the comprehensive income in a unified report: Consolidated report for the comprehensive income.

In the Consolidated report for financial condition two comparative periods are presented, when the company:

a) Applies accounting policies retrospectively;
b) Recalculates retrospectively positions in Consolidated the financial report; or
c) Reclassifies positions in the financial report

The Company has agreed to present two comparative periods in all cases in order to ensure consistency in presentation for each year.

b) Base of consolidation

The financial statements of the Group consolidate the financial statements of the parent and all subsidiaries as at 30 June 2020. Subsidiaries are all entities in which the Group exercises control over their financial and operating policies. The parent company acquires and exercises control by owning more than half of the total number of voting rights. All subsidiaries have a reporting period ending on 30 June 2020.

All intragroup transactions are eliminated, including unrealized gains or losses from transactions between the companies in the Group.

The gain or loss and other comprehensive income of subsidiaries that are acquired or disposed of during the year are recognized from the date of acquisition or until the date of sale.

Subsidiary name	Country of establishment	Main Activity	30.06.2020 Ownership %	2019 Ownership %
Marina cape management Ltd.	Bulgaria	Rental and operation of real estate	100%	100%
Marina Cape Tours Ltd.	Bulgaria	Tour operator activity	100%	100%

c) Transactions in foreign currency

Transactions in foreign currency are recorded in the functional currency of the company at the official exchange rate at the date of the transcation (as per the rates of the Bulgarian National Bank). Profits and losses from rate differences arising when settling the transactions and the revaluation of cash positions in foreign currency at the end of the accounting period are recorded in the profit or loss.

Non-monetary positions, valued at historic price in foreign currency are recorded at the exchange rate at the day of the transaction (they are not reevaluated). Non-monetary positions, valued at fair value in foreign currency are recorded at the exchange rate on the day, on which the fair value is determined.

The Consolidated financial report of the group, where all assets, liabilities and transactions of the separate companies are in the functional currency, different from BGN (the presentation currency of the group) are recalculated in BGN in the consolidation. The functional currency of the separate companies of the Group is not changed during the accounting period.

At consolidation, all assets and liabilities are revalued in BGN at the final rate at the date of the consolidated financial report. Income and expenses are revalued in the presentation currency of the group at the average rate for the accounting period. Currency rate differences lead to increase or decrease of the other comprehensible income and are recorded in the revaluation reserve of equity. In case of sale of net investment in foreign activity, the currency differences accrued from revaluation, recodded in equity, are reclassified in the profit or loss and are recorded as part of profit or loss from the sale. The reputation and corrections connected to determining the fair value at the date of acquirement, are treated as assets and liabilities of the foreign company and are revalued at BGN at the final rates.

d) Revenues and Expenses

The Company recognizes revenue to reflect the transfer of the goods or services promised by the contract to customers, in an amount that reflects the remuneration to which the Company expects to be entitled in exchange for the transferred goods or services.
The transfer of goods or services is based on the concept of transfer of control over them, the ability to manage the use of the asset and to obtain essentially all other benefits from it. Control also includes the ability to prevent other companies from managing the use of the asset and its benefits.

Revenue from contracts with customers is recognized as follows:

- over time in a manner that reflects the work performed by the Company under the contract;
- at a particular time when control of the goods or services of the customer is transferred.
- Revenues from contracts with customers are recognized on the basis of a 5-stage recognition model, with a distinction being made in the following two directions according to the time of satisfaction of the obligation to perform:

  - obligation to perform (transfer of control) over time - in this case the revenue is recognized gradually, following the degree of transfer of control over the goods or services of the client;
  - for performance satisfied (transferred control) at a certain time - the client receives control over the goods or services at a certain time and revenue is recognized in full at once.

Interest income

Interest income is accounted for using the effective interest method, which is the rate that exactly discounts expected future cash payments over the expected life of the financial instrument or for a shorter period, as appropriate, to the carrying amount of the financial asset. Interest income is included in finance income in the income statement.

Interest income on financial assets at fair value through profit or loss is included in net profit / (loss) of their fair value. Interest income on financial assets carried at amortized cost and financial assets at fair value through profit or loss, calculated using the effective interest method, is recognized in the income statement.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of the financial asset, except for financial assets that are subsequently impaired. They are subject to an effective interest rate on the net book value of the financial asset (after deducting loss compensation).

e) Borrowing costs

Borrowing costs mainly represent interest on the Company's loans. All borrowing costs, including those that are directly attributable to the purchase, construction of a qualifying asset, are recognized as an expense in the period in which they are incurred as part of the "finance cost" in the income statement comprehensive income. In the Statement of profit or loss and other comprehensive income, additional paid bank fees related to renegotiation of loan relationships are reported. Until the final completion of construction and installation work for the respective site, the land costs increase the cost of the constructed properties. After the final completion of construction, the capitalization of borrowing costs is terminated. The capitalization of these costs is terminated and in case of temporary suspension of construction works.

f) Intangible assets

The intangible assets include Program products. They are recorded at acquisition price including all duty taxes paid, irrecoverable taxes, and direct expenses made in relation to asset use preparation, whereas the capitalized costs are depreciated at the linear method during the period of valuation of useful life of assets, which is considered limited.When acquiring intangible asets as a result of business combination, its cost is equal to the fair value at the day of acquisition.

The following valuation is carried out at acquisition price, decreased by the accrued depreciation and impairment losses. The impairment is recorded as expenses and are recorded in the Consolidated income report for the period.

The following expenses, arising in relation to other intangible assets after their initial recording, are recored in the Consolidated income report at the period of their occurrence, unless as a result of them, the asset can generate more than the initially estimated future economic benefits and these expenses can reliably be valued and appliet at the asset. If these conditions are met, the expenses are added to the cost of the asset.

The residual value and useful life of other intangible assets are determined by the management of the Group at each reporting date.

Depreciation is calculated by using the linear method on the valued useful term of use of the separate assets as follows:

- Software 2.0 years
- Others 6,5 years

Depreciation is included in the line "expenses for depreciation and impairment of non-financial assets" of the statement of comprehensive income.

Trademarks and licenses are displayed at historical cost. They have a limited useful life and are stated at cost less accumulated depreciation.

The Company makes a careful assessment when determining whether the criteria for initial recognition as an asset of development costs have been met. Management's judgment is based on all available information at the date of the Statement of Financial Position. In addition, all activities related to the development of an intangible fixed asset are monitored and controlled on an ongoing basis by management.

The chosen threshold of materiality for properties, machinery and equipment for the Group is set at 700 BGN.

g) Property Plant and equipment are measure at cost, included the cost of acquisition, as well as any direct cost of bringing the asset to working condition

Subsequent measurement of land and buildings is carried at revalued amount, which is equal to the fair value at the date of revaluation, less any subsequent accumulated depreciation and impairment losses. Revaluations are presented in the statement of comprehensive income and are reported at the expense of equity (revaluation reserve), if they are not preceded by previously accrued expenses. Upon sale or write-off of the revalued asset, the remaining revaluation reserve is recorded at the expense of retained earnings.

Subsequent measurement of all other groups of assets is performed at cost less accumulated depreciation and impairment losses. Impairment losses are recognized as an expense and recognized in the income statement and other comprehensive income for the period.

Subsequent expenditure on an asset of property, plant and equipment is added to the carrying amount of the asset when it is probable that the economic benefits associated with the item will flow to the asset. All other subsequent expenses are recognized as an expense in the period in which they are incurred.

The Company has adopted the alternative approach for subsequent valuation of land and buildings and the recommended one for all other non-current tangible assets.

Increases in value, based on revaluation of land, are reported in the increase in reserves. Discounts that are up to previous increases for the same asset will be reported as a reduction of the same reserve. Further reductions in the value of the asset are reported in the reduction of additional reserves (if any) or as current expense.
The revaluation reserve is recognized as retained earnings after the decommissioning of the respective asset.

The results of the disposal of non-current assets are determined by comparing the income with the book value and are reported in the financial result for the period.
When the carrying amount of a non-current asset is higher than its recoverable amount, that asset is impaired to its recoverable amount.

Property, plant and equipment acquired under finance leases are depreciated on the basis of the expected useful life, determined by comparison with similar assets, or on the basis of the value of the lease, if its term is shorter.

Depreciation of property, plant and equipment is calculated using the straight-line method over the estimated useful lives of the Consolidatedasset groups, as follows:
- Machines 3.3 years
- Business inventory 6.67 years
- Facilities 10 years
- Computers 2 years
- Another 6.67 years

The selected materiality threshold for property, plant, equipment and facilities of the Company amounts to BGN 700.

h) Reporting of leasing contracts

In accordance with the requirements of IAS 17 “Leasing”, the rights to dispose of the asset are transferred from the lessor to the lessee in cases where the lessee bears the significant risks and rewards of ownership of the leased asset.

Upon concluding a finance lease, the asset is recognized in the lessee's statement of financial position at the lower of the fair value of the leased asset and the present value of the minimum lease payments plus contingencies, if any. The Statement of Financial Position also reflects the respective financial leasing obligation, regardless of whether part of the lease payments are due in advance at the conclusion of the financial leasing contract.
Subsequently, the lease payments are apportioned between the finance charge and the reduction of the outstanding finance lease liability.
Leases of land and buildings are classified separately by distinguishing the components of land and buildings in proportion to the ratio of the fair values of their units in the lease to the date on which the assets are initially recognized.
Assets acquired under finance leases are depreciated in accordance with the requirements of IAS 16 Property, Plant and Equipment or IAS 38 Intangible Assets.
The interest part of the lease installment represents a constant percentage of the outstanding liability and is recognized in profit or loss for the period of the lease agreement.
All other leases are considered to be operating leases. Payments made under an operating lease are recognized as an expense on a straight-line basis over the term of the agreement. Operating lease costs, e.g. maintenance and insurance costs are recognized in profit or loss when incurred.

i) Tests for impairment of intangible assets and property, plant and equipment

In calculating the impairment, the Company defines the smallest identifiable group of assets for which separate cash flows can be determined - a cash-generating unit. As a result, some of the assets are tested for impairment on an Consolidatedbasis and others on a cash-generating unit basis.

All assets and cash-generating units are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

When the recoverable amount of an asset or cash-generating unit is lower than the relevant carrying amount, the latter should be reduced to the recoverable amount of the asset. This reduction represents an impairment loss. To determine the recoverable amount, the Company's management calculates the expected future cash flows for each cash-generating unit and determines the appropriate discount factor in order to calculate the present value of those cash flows. The data used in the impairment testing are directly related to the last approved forecast budget of the Company, adjusted if necessary to exclude the impact of future reorganizations and significant asset improvements. The discount factors are determined separately for each cash-generating unit and reflect the risk profile assessed by the Company's management.

Impairment losses on a cash-generating unit are allocated to a reduction in the carrying amount of the assets of that unit in proportion to their carrying amount. The Company's management subsequently assesses whether there is any indication that an impairment loss recognized in prior years may no longer exist or be reduced. A previously recognized impairment loss is reversed if the recoverable amount of the cash-generating unit exceeds its carrying amount.

j) Investment property

The Group accounts for investment property as buildings that are held for the purpose of earning rental income or raising capital, or both, but also for sale in the ordinary course of business.

Investment property is recognized as an asset in the Group's financial statements only if the following two requirements are met:
• it is probable that future economic benefits will accrue from the investment property
• the value of investment property can be measured reliably.

Investment property is initially measured at cost, including the purchase price and any costs directly attributable to the investment property - such as legal fees, property transfer taxes and other transaction costs.

Upon initial recognition, investment property is accounted for using the fair value model. Fair value is the most probable price that can be obtained on the market at the balance sheet date. Investment property is revalued on an annual basis and is included in profit or loss and other comprehensive income at market value. They are determined by independent appraisers with professional classification and significant professional experience, as well as recent experience in the location and category of the appraised property, based on evidence of market conditions.

The gain or loss arising from a change in the fair value of the investment property is included in profit or loss for the period in which it arises.

Subsequent investment property expenses already recognized in the financial statements of the Group are added to the carrying amount of the assets when it is probable that the Group will receive future economic benefits in excess of the initially estimated value of the existing investment property. All other subsequent expenses are recognized as an expense in the period in which they are incurred.

The Group derecognises its investment property when sold or permanently decommissioned if no economic benefits are expected from their sale. Gains or losses arising from disposal or disposal are recognized in the Income Statement and other comprehensive income and are determined as the difference between the net proceeds of the sale and the carrying amount of the asset.

Rental income and operating expenses related to investment property are reported respectively as 'sales revenue' and 'material costs', 'external service costs' and 'other expenses'. Generally, investment property income (rentals) is investment income and is stated separately.

k) Financial Assets

Financial instruments - initial recognition and subsequent measurement

Initial recognition
The Group classifies upon initial recognition of financial assets in the following categories: Measured at amortized cost,

The classification is based on the business model for managing a given class of financial assets and the contractual characteristics of cash flows. Investments held by the Group to obtain profit from short-term sales or repurchases are classified as held-for-sale financial assets. Investments in debt instruments held by the Group within the business model to collect the contractual cash flows are classified as financial assets at amortized cost. Investments in debt instruments held by the Group within the business model for the purpose of collecting the contractual cash flows and selling are classified as financial assets at fair value in other comprehensive income.

Financial assets carried at amortized cost
The following financial assets of the Group may fall into this category, depending on the business model selected and the characteristics of their cash flows: trade receivables, loans and borrowings, leasing receivables, receivables on granted deposits, receivables under cession, receivables, acquired through cessions, loans and loans acquired through cession, held-to-maturity investments.

Trade receivables
Trade receivables are amounts owed by customers for goods or services sold in the ordinary course of business of the Group. They are usually settled within 30 days and are therefore all classified as current. Trade receivables are initially recognized at the unconditional amount received, unless they contain significant financial components, then they are recognized at fair value. The Group holds trade receivables to collect contractual cash flows and subsequently estimates them at amortized cost using the effective interest method.

Other receivables
These amounts generally arise from transactions outside the Group's normal operating activities. Interest may be charged on the basis of market interest rates when the repayment period exceeds six months. Usually the security is not received. Non-current other receivables are due and payable within three years after the end of the reporting period.

Subsequent valuation of financial assets
Financial assets carried at amortized cost
After initial recognition, assets are carried at amortized cost.
Reporting at amortized cost requires the use of the effective interest method. The amortized cost of a financial asset is the amount at which the financial asset is initially recognized, less its principal repayments plus or minus the accumulated amortization using the effective interest rate method of any difference between the original value and the maturity value and less any impairment.

The Group derecognises its investment property when sold or permanently decommissioned if no economic benefits are expected from their sale. Gains or losses arising from disposal or disposal are recognized in the Income Statement and other comprehensive income and are determined as the difference between the net proceeds of the sale and the carrying amount of the asset.

Rental income and operating expenses related to investment property are reported respectively as 'sales revenue' and 'material costs', 'external service costs' and 'other expenses'. Generally, investment property income (rentals) is investment income and is stated separately.

Financial assets at fair value through other comprehensive income
After initial recognition, the asset is measured at fair value, taking into account changes in the fair value of the revaluation reserve of securities investments (other comprehensive income). When a debt instrument is written off, the accumulated gain or loss recognized in other comprehensive income is transferred to profit or loss.

Financial assets at fair value through profit or loss
After initial recognition, the asset is measured at fair value, taking into account changes in fair value in profit or loss.

Impairment of financial assets
The Group recognizes impairment for expected credit losses on all debt instruments that are not carried at fair value through profit or loss. The expected credit losses are based on the difference between the contractual cash flows and all the cash flows that the Group expects to receive, discounted annually at the original effective interest rate.

The amount of expected credit losses recognized as an allowance for impairment depends on the credit risk of the financial asset on initial recognition and the change in credit risk in subsequent reporting periods. Three stages of credit risk deterioration have been introduced, with specific reporting requirements for each stage.
• Stage 1 (regular exposures) - classified financial assets with no indication of an increase in credit risk over the original valuation. For financial instruments for which there was no significant increase in credit risk compared to initial recognition, an allowance for expected credit losses resulting from a possible default in the next 12 months is recognized.
• Stage 2 (impaired exposures) - classifies financial assets with a significant increase in credit risk compared to the initial assessment but without objective evidence of impairment. For those credit exposures for which there has been a significant increase in credit risk compared to initial recognition, recognition is required. Interest is calculated on the basis of the gross carrying amount of the instrument.
• Stage 3 (credit impairment exposures) - classifies financial assets with a significant increase in credit risk and for which objective evidence of impairment exists. For non-performing exposures, credit impairment is recognized for the remaining life of the exposure, regardless of the time of default. Interest is calculated based on the amortized cost of the asset.

Trade receivables and contractual assets
The Group applies the simplified approach of IFRS 9 to measure expected credit losses, which calculates an impairment for life expectancy losses on all trade receivables and contractual assets.

To measure expected credit losses, trade receivables and contractual assets are grouped on the basis of shared credit risk characteristics and days past due. Contract assets relate to work in progress and have the same risk characteristics as trade receivables for the same types of contracts. Therefore, the Group determines that the expected credit losses for 2019 on trade receivables are a reasonable approximation of credit losses on contractual assets.

The Group recognizes in profit or loss - as impairment gain or loss - the amount of expected credit losses (or reversals). When the adjustment for expected credit losses is recognized through other comprehensive income, any adjustment thereto is recognized in other comprehensive income.

Write-off of financial assets
A financial asset is derecognised by the Group when the contractual rights to the cash flows from that asset mature or when the Group transfers those rights through a transaction whereby all material risks and rewards of ownership of the asset are transferred to the buyer. Any participation in an already transferred financial asset, which the Group retains or creates, is accounted for as a separate asset or liability.

In cases where the Group retains all or most of the risks and rewards of the assets, the latter are not derecognized from the statement of financial position (an example of such transactions is repurchase agreements).
In transactions in which the Group neither retains nor transfers the risks and rewards of the financial asset, the latter is derecognized when and only when the Group has lost control of the financial asset. The rights and obligations that the Group retains in these cases are accounted for separately as an asset or liability. For transactions in which the Group retains control of the asset, its recognition in the statement of financial position continues, but to the extent that the Group retains its interest in the asset and carries the risk of a change in its value.

Ex-post evaluation of financial liabilities
The subsequent measurement of financial liabilities depends on how they were classified at initial recognition. The Group classifies its financial liabilities into one of the following categories:

Liabilities at fair value through profit or loss
Liabilities are classified in this category when they are principally held for sale in the near future (trade payables) or are derivatives (except for a derivative that is designated and is an effective hedging instrument) or qualify for this category determined on initial recognition. All changes in fair value in respect of liabilities carried at fair value through profit or loss are recognized in the income statement and other comprehensive income as of the date they arise.

Liabilities measured at amortized cost
All liabilities not classified in the previous category fall into this category. These liabilities are carried at amortized cost using the effective interest method.

Items classified as trade and other payables are usually not remeasured as the payables are known for a high degree of certainty and settlement is short-term.
The following financial liabilities of the Group generally fall into this category: trade payables, loans and borrowings, leasing liabilities, deposits received, cession liabilities.

Write-off of financial liabilities
The Group derecognises a financial liability when its contractual obligations are canceled, expired or canceled.
The difference between the carrying amount of the written off financial liability and the consideration paid is recognized in profit or loss.

Offsetting financial asset and financial liability
Financial assets and financial liabilities are offset and a net amount is presented in the statement of financial position when:
• has a legally enforceable right to offset the amounts recognized; and
• intends to either settle on a net basis, or to realize an asset and at the same time settle a liability.

The offsetting of a recognized financial asset and a recognized financial liability and the presentation of the net worth are different from the derecognition of a financial asset or financial liability.
The right to compensation is the legal right of a debtor under a contract to settle or otherwise eliminate all or part of the amount owed to a creditor by deducting from that amount an amount owed by the creditor.

l) Inventories, construction in progress

The company carries out its activity only by assigning the various types of activities to specific contractors. That is, the company does not have its own staff and outsources all work to external companies. The cost of unfinished construction consists of the costs of design, construction and installation works, advertising, construction supervision, fees and others. The cost of finished products includes the cost of loans raised for the construction of a particular site. (Amended IFRS 23, effective for annual periods beginning on or after 1 January 2009).
The cost of finished products (real estate - apartments, commercial properties, etc.) will be included as an element and part of the value of the land, which corresponds to its impairment, due to the limited rights of disposal. The land will be assessed (according to the requirements of the Bulgarian legislation) at least once a year by an independent licensed appraiser.

The direct costs are accumulated at the moment of their execution in batches for the specific sites, and the indirect ones are distributed in proportion to the direct costs incurred for the site.

Inventories include materials and finished products. The cost of inventories includes the cost of purchase and other direct costs associated with their delivery. The costs of used financing are included in the value of inventories (unfinished construction), analytically taking into account the affiliation to the site, and after the final completion of construction and installation works, financing costs are reported in the result. Upon suspension of construction and installation work, the reporting of the expenses for interests, fees and commissions for used financing to the unfinished construction is suspended.

The Company determines the cost of inventories using the weighted average method.

When inventories are sold, their carrying amount is recognized as an expense in the period in which the related revenue is recognized.

l. Income taxes
The financial result of the Company is not subject to corporate tax, according to Art. 175 of the Corporate Income Tax Act.
m. Cash and cash equivalents
The Company reports as cash and cash equivalents cash in hand and cash in bank accounts.
n. Equity and dividend payments
The share capital of the Company reflects the nominal value of the issued shares.

Retained earnings include the current financial result stated in the Statement of profit or loss and other comprehensive income, as well as the accumulated profits and uncovered losses from previous years.

The company is obliged by virtue of Art. 10 of the Law for the companies with special investment purpose to distribute as dividend not less than 90 per cent of the profit for the financial year, determined in the following way and in observance of the requirements of art. 247a of the Commercial Law. Profit for distribution is the financial result (accounting profit / loss), adjusted as follows:
1. increased / decreased by the expenses / revenues from subsequent real estate appraisals;
2. increased / decreased by the losses / profits from transactions for transfer of ownership over real estates;

3. increased / decreased in the year of transfer of ownership of real estate with the positive / negative difference between:
(a) the sale price of the immovable property, and
(b) the amount of the historical cost of the immovable property and the subsequent costs that led to an increase in its carrying amount;

The Company may issue only dematerialized shares registered in accounts with the Central Depository. Shares of the company may be subscribed only against cash contributions and after the payment of their full issue value, except in cases of conversion into shares of bonds issued as convertible. Ordinary shares are classified as equity.

The additional costs inherent in the issuance of new shares or options are shown in equity as a reduction in net income. Additional costs directly related to the issue of new shares are included in the acquisition price as part of the consideration for the purchase.

The company may not issue shares that give the right to more than one vote or additional liquidation share.

The company can issue different classes of shares. Shares of one class grant equal rights to shareholders.

The Company may issue the following classes of shares:
class A - ordinary registered voting shares and
class B - preferred shares with the right to a guaranteed or additional dividend and without the right to vote.

The difference between the nominal value of the imitated shares and the issue value is included in additional reserves and represents an element of the company's equity.
o. Pension and other liabilities to staff
Short-term liabilities to staff include wages, salaries and social security contributions.

The Company has not developed and does not implement plans for remuneration of employees after leaving or other long-term remuneration and plans for remuneration after leaving or in the form of compensation with shares or shares of equity, as by law it can only appoint an employment contract. one person - Investor Relations Director.

p) Financial liabilities include bank and bond loans, trade and other payables and finance lease payables.

Financial liabilities are recognized when there is a contractual obligation to pay cash or another financial asset to another entity or a contractual obligation to exchange financial instruments with another entity under potentially adverse conditions. All interest expenses are recognized as a finance expense in the income statement and other comprehensive income.

Bank loans are reflected in the balance sheet of the Company, net of the costs of obtaining the loan. Financial costs such as the premium payable on settling or repurchasing the debt and direct transaction costs are included in the income statement and other comprehensive income on an accrual basis using the effective interest method and are added to the carrying amount. value of financial liabilities to the extent that they are not settled at the end of the period in which they arise.

Trade payables are initially recognized at nominal value and subsequently measured at amortized cost less settlement payments.

Dividends payable to the shareholders of the Company are recognized when the dividends are approved at the General Meeting of Shareholders.

q. Interest and dividend income

Interest income is reported on an ongoing basis using the effective interest method. Dividend income is recognized when the right to receive payment is established.

r. Operating expenses

Operating expenses are recognized in profit or loss on the use of the services or on the date of their occurrence. Guarantee costs are recognized and deducted from related provisions in recognizing the related revenue.

s. Provisions, contingent assets and contingent liabilities

Provisions are recognized when it is probable that current liabilities will result in an outflow of resources from the Company and a reliable estimate of the amount of the liability can be made. The maturity or amount of cash outflow may not be certain. A present obligation arises from the existence of a legal or constructive obligation as a result of past events. Provisions for restructuring are recognized only if a detailed formal restructuring plan has been developed and implemented or management has disclosed the main points of the restructuring plan to the persons concerned. Provisions for future operating losses are not recognized.

The amount recognized as a provision is calculated on the basis of the most reliable estimate of the costs necessary to settle the current liability at the end of the reporting period, taking into account the risks and uncertainties, including those related to the current liability. Provisions are discounted when the effect of time differences in the value of the money is significant.

Indemnities from third parties in connection with a given obligation of the Company are recognized as a separate asset. However, this asset may not exceed the value of the relevant provision.

Provisions are reviewed at each balance sheet date and adjusted to reflect the best estimate at the balance sheet date. In cases where it is considered that an outflow of resources is unlikely to occur as a result of a current obligation, such an obligation is not recognized. The Company does not recognize contingent assets, as their recognition may result in the recognition of income that may never be realized.

t. Significant judgments of management in applying accounting policies

The significant judgments of the Management in the application of the accounting policies of the Company, which have the most significant impact on the financial statements, are described below. The main sources of uncertainty in the use of accounting estimates are described in the note

Uncertainty of accounting estimates

In preparing the financial statements, management makes a number of assumptions, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

Actual results may differ from management's assumptions, estimates and assumptions and, in rare cases, are consistent with previously estimated results.

Information about the significant assumptions, estimates and assumptions that have the most significant impact on the recognition and measurement of assets, liabilities, income and expenses is presented below.

v. Impairment
An impairment loss is the amount by which the carrying amount of an asset or cash-generating unit exceeds its recoverable amount. To determine the recoverable amount, the Company's management calculates the expected future cash flows for each cash-generating unit and determines the appropriate discount factor in order to calculate the present value of those cash flows. In calculating expected future cash flows, management makes assumptions about future gross profits. These assumptions are related to future events and circumstances. Actual results may vary and require significant adjustments to the Company's assets in the next reporting year.

In most cases, determining the applicable discount factor involves making appropriate adjustments to market risk and risk factors that are specific to Consolidatedassets.

w. Useful life of depreciable assets
Management reviews the useful lives of depreciable assets at the end of each reporting period. As of June 30, the management determines the useful life of the assets, which is the expected useful life of the assets of the Company. The carrying amounts of assets are analyzed in Note 6. Actual useful lives may differ from those made due to technical and moral depletion, mainly of software products and computer equipment.

27 Property, plant and equipment

The properties, machinery and equipment, of the Group include land, Computer equipment, transport vehicles. Their book value can be analyzed as follows;

	Land	**Buildings**	**Machinery**	**Vehicles and others**	**Expenses for acquisition of assets by economic means**	**Total**
	'000 BGN	**'000 BGN**	**'000 BGN**	**'000 BGN**	**'000 BGN**	**'000 BGN**
Balance as of 1st January 2020	7 422	503	114	792	7 273	16 104
Newly acquired assets	-	-	-	-	-	-
Written-off assets	-	-	-	-	-	-
Revaluation	-	-	-	-	-	-
Increase						
Decrease						
Balance as of 30thJune 2020	**7 422**	**503**	**114**	**792**	**7 273**	**16 104**
Depreciation and impairment						
Balance as of 1st January 2020	-	**(199)**	**(98)**	**(659)**	**-**	**(956)**
Amortization	-	(10)	(1)	(38)	-	(49)
Written-off Amortization	-	-	-	-	-	-
Balance as of 30thJune 2020	**-**	**(209)**	**(99)**	**(697)**		**(911)**
Book Value as of 30thJune 2020	**7 422**	**294**	**15**	**95**	**7 273**	**15 099**

	Land	Buildings	Machinery	Vehicles and others	Expenses for acquisition of assets by economic means	Total
	‘000 BGN	**‘000 BGN**	**‘000 BGN**	**‘000 BGN**	**‘000 BGN**	**‘000 BGN**
Balance as of 1st January 2019	5 788	503	114	699	7 073	**14 177**
Newly acquired assets	-	-	-	93	-	**93**
Written-off assets	-	-	-	-	-	-
Revaluation	-	-	-	-	-	-
Increase	**1 634**				**200**	**1 834**
Decrease						
Balance as of 31thDecember 2019	**5 788**	**503**	**144**	**792**	**7 273**	**16 104**
Depreciation and impairment						
Balance as of 1st January 2019	-	**(179)**	**(96)**	**(596)**	**-**	**(871)**
Amortization	-	(20)	(2)	(63)	-	(85)
Written-off Amortization	-	-	-	-	-	-
Balance as of 30thJune 2019	**-**	**(199)**	**(98)**	**(659)**		**(956)**
Book Value as of 30thJune 2019	**7 422**	**304**	**16**	**133**	**7 273**	**15 148**

All depreciation and impairment costs are included in the consolidated income statement under "Amortization and impairment of non-financial assets".

The Group has not pledged property, plant and equipment as collateral on its liabilities.

27 Investment property

The properties that are built and for which the Company has received Certificate for exploitation and that are not sold and respectively transferred to clients are reported in the item “Investment property”, because the Company is restricted to operate the constructed assets by itself and it could realize income through assigning the management of those assets to third parties.

The investment properties are valuated initially at their direct cost which includes all the expenditures that are directly related to the particular investment property – such as construction-assembly works, project services, legal fees and other expenditures. After their initial recognition the investment properties are reported through the use of the model of the fair value.

Pursuant to the Special Purpose Vehicles Act the Board of Directors has assigned the completion of revaluation as of 31.12.2018 of all the company's real estate properties to the independent appraiser – "Dobi 02" Ltd.,

The next table presents the changes in the value of the investment property in 2019 and 2020.

	Investment properties '000 BGN.
Book value as of January 01, 2020	**23 695**
Newly acquired assets	-
Written-off assets	56
Net loss from the change in fair value of the inv. properties	-
Book value as of June 30, 2020	**23 639**

	Investment properties '000 BGN.
Book value as of January 01, 2019	**23 695**
Newly acquired assets	
Net loss from the change in fair value	
Book value as of December 31, 2019	**23 695**

The group is investing in the construction of two sites - Marina Cape and Grand Borovets, a detailed presentation of which is given below.

Marina Cape Property
The Marina Cape Vacation Complex is located in the peninsular part of the Black Sea town of Aheloy, which gives a picturesque view of the bay and the open sea. This is reflected both in the urban solution - the plastic S-shape of the first and second zones, as well as in the design of Consolidateddwellings. A vertical accent in the overall silhouette is the sea light and the clock tower.
The complex consists of four separate zones, spread over a property of 40 000 sq.m. and forming a total built-up area of over 66,000 square meters, with a total of 761 apartments. The complex has 4 restaurants, 4 cafes, 14 shops, two squash halls (licensed by the Squash Federation), a room for a Medical and dental center, a fully equipped and working fitness and SPA center, bowling, a children's center, a room intended for bank office, administrative part, offices, two swimming pools and service premises to the respective sites.

Each of the zones consists of separate sectors (27 in total), with the majority being residential, with the exception of the sectors intended for: banking office, sports and entertainment area, children's center and Sector 27 - two-level restaurant. Some of the residential sectors include public facilities - restaurants, cafes, shops, offices, medical center facilities, and fitness facilities. In the central part of the complex there is a swimming pool with a total area of 910 sq.m. with a water bar and a children's pool, and in the northeast there is a pool of 470 sq.m.

The unfinished construction reflects the amount of BGN 295 thousand, which represents the accumulated expenses for the sale of properties in the Marina Cape Resort Complex, which will be recognized as an expense in recognizing the income from the sale by a notary deed or a transferred right of use, when adherence to the principle of income and expense comparability.

Grand Borovets Property
The project envisages the construction of residential properties mainly for holiday use in a separate complex of buildings. The complex bears the trade name "Grand Borovets". It is located in the area of the resort. Borovets. Borovets is located 62 km.

The commercial-administrative area and the service facilities for the complex are located in the ground floor and basement. These include a reception and administration lobby, a lobby bar, a 110-seat restaurant with a banquet hall and a covered terrace, two shops, a ski wardrobe, a fitness and a spa center, an indoor pool, a children's center, a bowling alley, a hairdresser, a reception lounge, and and technical and office space and toilets, including for people with disabilities. The total area of the outlets is 3 140 sq.m. The complex also has a covered two-level parking for 34 parking spaces, as well as an outdoor parking lot with 16 parking spaces.
The residential part of the complex consists of 75 apartments with total built-up area of 5 175 sq.m. They are 41 studios, 14 apartments, mainly one-bedroom apartments and a large variety of penthouses.

Investment property for sale
Revenue from the sale of investment property is recognized when the Group assesses at fair value the consideration or consideration received or receivable, taking into account the amount of all trade discounts and quantitative discounts made to date. When replacing similar assets that have a similar price, the exchange is not considered a revenue generating transaction. Revenues are recognized at the time of their realization and expenses are accrued in accordance with the principle of comparability with the realized income.
In accordance with the fair value model, all investment property is measured at fair value at 31 December of the reporting year, with the difference between the carrying amount and fair value recognized as income or expense from the revaluation of investment property in the income statement. Depreciation of investment property is not charged.

The Group derecognises its investment property when sold or permanently decommissioned if no economic benefits are expected from their sale. Gains or losses arising from disposal or disposal are recognized in the statement of income (comprehensive income) and are determined as the difference between the net proceeds of the sale and the carrying amount of the asset.

27 Intangible assets

The intangible assets of the Company are long-terms assets that include acquired software licenses. Their book value for the current reporting period can be presented as follows:

Intangible assets	**Program Products '000 BGN.**	**Total '000 BGN.**
Carrying value	**66**	**66**
Balance at January 1, 2020	66	66
Amortization & Depreciation		
Balance at January 1, 2020		
Written off assets	(66)	(66)
Amortization	-	-
Balance as of 30 June 2020	(66)	(66)
Book value as of 30 June 2020	-	-

Intangible assets	**Program Products '000 BGN.**	**Total '000 BGN.**
Carrying value	66	66
Balance at January 1, 2020	66	66
Amortization & Depreciation		
Balance at January 1, 2020	(63)	(63)
Written off assets		
Amortization	(3)	(3)
Balance as of 30 June 2020	(66)	(66)
Book value as of 30 June 2020	-	-

27 Inventories

Information about the inventories is presented in the following table:

Work in progress	**30.06.2020 '000 BGN**	**31.12.2019 '000 BGN**
Materials	598	594
Goods	362	352
Total:	**960**	**946**

The main materials form the content of the product of labor or play a major role in the operational activity. These are materials with a low service life, which are invested directly in the value of the tourist service. These are bed linen, electrical appliances, folding beds, curtains, drapes and others.

Work in progress	**30.06.2020 '000 BGN**	**31.12.2019 '000 BGN**
Goods in stock-furniture	227	227
Total stock furniture	124	122
Total:	**351**	**349**

The group maintains a high level of goods in stock. This is mainly purchased furniture - furniture, electrical appliances, sanitary ware. The same goods are sold through direct sales to the group's customers. The goods in the supermarket and bowling bar are mostly food and are sold without any processing.

When weighing the goods, the weighted average method is applied - it calculates the weighted average price of the goods and the individual reporting groups.

10 Work in progress

Information about the work in progress by projects is presented in the following table:

Work in progress	**30.06.2020 '000 BGN**	**31.12.2019 '000 BGN**
"Marina Cape" project*	295	295
Total:	**295**	**295**

The reported work in progress represents expenses for property sales – brokerage commissions and advertising expenses for the real estate properties in the "Marina Cape" project amounting to BGN 295 thousand, which shall be recognized as expenditures in the moment of the income recognition (the final transfer of the ownership on the properties or the establishment of the right to use over them).

11 Trade receivables

	30.06.2020 '000 BGN.	**31.12.2019 '000 BGN.**
Local and foreign persons	50	52
Grand Borovetz 2013 EOOD	3 035	3 035
Advances provided	-	-
Others	89	-
Trade receivables	**3 174**	**3 087**
Other Receivables	**1 458**	**1 622**
Current trade and other receivables	**4 940**	**5 045**

Receivables from customers represent unpaid, remaining due to the Group installments on transferred real estate from a complex of residential buildings for seasonal use "Marina Cape", as well as due fees for the maintenance of these properties. The carrying amount of trade receivables is considered a reasonable estimate of their fair value.

The Group has receivables from customers that are current and due within 180 to 360 days.

All trade receivables of the Group are tested for indications of impairment. The Group does not expect the funds due from customers not to be paid according to the previously concluded contracts. All trade receivables are subject to credit risk.

14 Money and money equivalents

The company's funds are kept in the depository bank - Unicredit Bulbank AD - St. Sunday
Money and money equivalents include the following components:

	30.06.2020 '000 BGN.	31.12.2019 '000 BGN.
Money in banks and in cash:		
- in Cash	72	113
- in term deposits		
- blocked cash	257	13
Total	**329**	**126**

The amount of cash and cash equivalents, which is blocked for the Group as of June 30, 2020, amounts to BGN 257 thousand (BGN 13 thousand for 2019). All restrictions on bank deposits removed as of the date of approval of the consolidated financial statements do not exist.

27 Tax receivables

	30.06.2020 '000 BGN.	31.12.2019 '000 BGN.
VAT recovery	10	10
Total:	**10**	**10**

15 Equity

a. Main/Share capital

The Company`s registered capital consists of 6 011 476 ordinary shares with a nominal value of 1 BGN per share. All the shares are with a right of dividend and liquidation quota and each of them gives a right of one vote in the General shareholders` meetings of the Company.

30.06.2020 '000 BGN	31.12.2019 '000 BGN

Issued and fully paid shares		
- at the beginning of the year	6 011 476	6 011 476
- issued during the year	-	-
Total shares, authorized as of June 30	**6 011 476**	**6 011 476**

b. Revaluation reserve of assets

According to the theory of business valuation, generally, the indications for a fair value of a given property could be calculated using three approaches: market approach, income approach and expenditure approach.
By using the expenditure and market approach the objects are treated as they are in the moment of the valuation. When using the income approach in the valuation of the objects are added also the perspective of their growth – their yield.
In accordance with the objective of the valuations as the most approximate approach for calculating the market value, the valuation team has adopted the "Method of comparative value (market approach). In that case the price of the property is formed on the base of research of realized deals on the market with comparable real estate. The market approach looks for the supposed market price of properties that are similar in quality to the valuated one.
When calculating the market value of the property information about three properties similar to the valuated one, located in the same region and for which deals have been realized in the last six months of the previous year, are used. The sale prices of the three properties are adjusted with an area coefficient that removes differences between them.

In the calculating of the evaluation is used the following:

- Information obtained by the inspection of the object;
- Information and documents about the legal status of the object;
- Newsletters, price lists and reference books of official editions of Ministry of the Regional Development and Public Works, Bulgarian Construction Chamber and etc;
- Information from appraiser`s personal experience.

With Resolution of the Board of Directors the revaluation of the company's assets is assigned to the independent appraisers – "Dobi 02" Ltd.

	30.06.2020 '000 BGN.	**31.12.2019 '000 BGN.**
Premium reserves from issuance	7 651	7 651
other reserves	1	1
Reserve for subsequent valuations of assets	7 381	7 381
Total reserves	**15 033**	**15 033**

16 Liabilities to financial enterprises and liabilities under bond issue

The loans include the following financial liabilities:

	Current		**Non-Current**	
	30.06.2020 '000 BGN.	**31.12.2019 '000 BGN.**	**30.06.2020 '000 BGN.**	**31.12.2019 '000 BGN.**
Bank loans		-	11 735	11 735

Bonds	-	-	-	-
Financial Leasing	72	134	4 428	3 712
Total	**72**	**134**	**16 163**	**15 447**

a) Financial leasing as a lessee

The Group has acquired land and buildings under construction lease agreements under construction. The net book value of the assets acquired under financial leasing contracts amounts to BGN 9,953 thousand. The assets are included in the groups "Land" and "Assets under construction" of "Property, plant and equipment".

The Group has concluded two financial leasing contracts with Bulgaria Leasing EAD dated December 17, 2013 and with RES Project AD dated December 30, 2011. The financial leasing liabilities are secured by the respective assets acquired under the terms of financial leasing. .

On December 17, 2013 the parent company entered into a contract for financial leasing of real estate with Bulgaria Leasing EAD with a leasing object: investment project Grand Borovets, owned by Intercapital Property Development REIT. Initially, the lease price was to be paid within 2 years of the transfer of possession of the leased objects, of which 6 months grace period, through 24 lease payments due on the 20th of the month for which the installment is due, at a fixed annual interest rate of 9 %. By mutual agreement between the parties from 2014, the term for repayment of the lease installments was extended to 20.12.2019, as a result of which the lease price was changed to EUR 3,183,968.45 without VAT. At the end of 2016, a new agreement was signed between the parties, according to which the term for repayment of the lease installments was extended until 20.12.2021, and the lease price was changed to EUR 3,411,746 without VAT. December 2013 Intercapital Property Development REIT has notarized the ownership of the land with identifier 65231.918.189, located in the town of Samokov, Samokov municipality, Sofia region, and the building built in this property, representing a hotel apartment complex with servicing sites with identifier 65231.918.189.2, of the lessor Bulgaria Leasing EAD. As a result, and under the terms of a reverse lease, Intercapital Property Development REIT received from the lessor the possession of the properties subject to the Financial Leasing Agreement.

Leases include fixed lease payments and an option to purchase at the end of the last year of the lease term. Leases are irrevocable but do not contain other restrictions.

b) Bank Loans

The following table shows the principal obligations of loans received from financial institutions with a distribution of the liability as of December 31, 2019 depending on the maturity:
As of December 31, 2019, Intercapital Property Development REIT has the following principal obligations to financial enterprises:

Long-term obligation, EUR	Interst	Maturity
6 000 000	5%	01.07.2022

The loan is secured by a mortgage on 77 residential and 25 commercial sites, with a total built-up area of 15.6 thousand square meters. The properties are located in Marina Cape and are owned by the parent company.

17.Trade payables

The following table shows the more significant liabilities of the Company as of June 30, 2020.

	30.06.2020 '000 BGN.	31.12.2019 '000 BGN .
Other	583	760
Total	**583**	**760**

The net carrying amount of trade liabilities is considered a reasonable estimate of their fair value.

18. Tax liabilities

Tax liabilities include:

	30.06.2020 '000 BGN.	31.12.2019 '000 BGN.
Value added tax	-	
Local taxes and fees	-	
other	13	92
Total	**13**	**92**

The tax liabilities as of 30.06.2019 represent VAT and DOD. In 2019, the accumulated liabilities to the National Revenue Agency and the liabilities for local taxes and fees to the Municipality of Pomorie for the period 2012-2018 were paid.

19. Other liabilities

	30.06.2020 '000 BGN	31.12.2019 '000 BGN
Non-current:		
Other non-current liabilities	16 163	15 447
	16 163	**15 447**
Current:		
Other current liabilities	27 349	27 485
	27 349	**27 485**

The other non-current liabilities of the group are formed as follows:

To Marina Cape Imoti, according to a contract for transfer of debts and others.

The other current liabilities of the group are formed as follows:
Assigned liabilities under loan agreements with Grand Borovets 2013 EOOD; assigned obligations under a loan agreement with BG Invest Properties AD; Interest under a contract with RES Project AD; obligation under a contract with ICM IMO EAD, assigned obligations to ACM Consult EOOD; assigned obligations to AVI Consult EOOD; Liability to BGI Imo EAD and others.

20. Revenues from sales

The Group's sales revenue can be analyzed as follows:

	30.06.2020 '000 BGN	30.06.2019 '000 BGN
Income from sale of investment properties	-	-
Revenues from sales of products	21	39
Revenues from sales of goods	65	-
Revenues from the provision of services	198	282
other	1	-
	285	**321**

21. Other Revenue

	30.06.2020 '000 BGN	30.06.2019 '000 BGN
Written off liabilities	1	89
Total	**1**	**89**

22. Material Expenses

Include:

	30.06.2020 '000 BGN	30.06.2019 '000 BGN
Material Expenses	(43)	(93)
Utilities	(55)	(51)
Other expenses	-	-
Total	**(98)**	**(144)**

23. Expenses for external services

Expenses for external services include:

	30.06.2020 '000 BGN	30.06.2019 '000 BGN
Communication services		(11)
Fees, accounting, auditing and consulting services		(194)
Other	(65)	(57)
	(65)	**(262)**

20. Obligations to staff and social security institutions

	30.06.2020 '000 BGN	31.12.2019 '000 BGN
Salaries	(215)	(185)
Insurance obligations	(35)	(31)
Total	**(250)**	**(216)**

21. Other liabilities

	30.06.2020 '000 BGN	30.06.2019 '000 BGN
Book value of assets sold		(30)
Change in inventories of work in progress (production sold)		-
Recognition of loss from financial leasing		
Written off receivables		-
Sales expenses		-
Expenses for local taxes and fees		-
Penalties		-
Other	(74)	(374)
	(74)	**(404)**

26. **Financial income and expenses**

The financial costs for the presented reporting periods can be analyzed as follows:

Financial expenses	30.06.2020 '000 BGN	30.06.2019 '000 BGN
Interest expense	(184)	(1169)
Other financial expenses	(2)	(1276)
Total	**(186)**	**(2 445)**

27. **Tax expenses**

The financial result of the Company is not subject to corporate tax, according to Art. 175 of the Corporate Income Tax Act.

27 Earning/(Loss) per share and dividends

a) Earning/(Loss) per share

Basic earning per share and diluted earnings per share calculated, as the used numerator is the profit/ (loss) attributable to shareholders of the Company.

The weighted average number of shares used for basic earnings per share as well as net income/ (loss) attributable to holders of ordinary shares is presented as follows:

	30.06.2020 ‘000 BGN	30.06.2019 ‘000 BGN
Profit / (loss), attrubutalbe to shareholders (in ‘000 BGN)	(405)	(3 054)
Weighted AvegeNumber of Shares (in ‘000 BGN)	6 011	6 011
Basic Earnings per Share (in ‘000 BGN.)	(0.07)	(0.51)

24. Dividends

In 2018 and 2019, the group did not pay dividends

27 Transactions with key management personnel

The key management staff of the Group includes the members of the board of directors / management board and the supervisory board. The remuneration of key management personnel includes the following costs:

	30.06.2020 ‘000 BGN.	30.06.2019 ‘000 BGN.
Remuneration:	62	100
Salaries of the management staff in the Group	-	
Total	**62**	**100**

25. Contingent liabilities

Enforcement case № 50/2017 on the list of private bailiff Delyan Nikolov, with registration № 804 of the BCPEA, with area of action District Court - Burgas
The enforcement case was initiated on the basis of a writ of execution issued in favor of Alexander Sergeevich Solovyov for the amount of BGN 39,500.59. The enforcement case was instituted on the basis of the writ of execution issued by Soloviev in the case described in item 7.6 above. An inventory of three real estates owned by the company was conducted in the enforcement case:

• Independent site with identifier 00833.5.409.9.4, representing Apartment 14_2, located in the holiday complex "Marina Cape" - Aheloy;
• Independent site with identifier 00833.5.409.25.22, representing Apartment 37_22, located in the holiday complex "Marina Cape" - Aheloy;

Separate site with identifier 00833.5.409.26.19, representing Apartment 38_16, located in the holiday complex "Marina Cape" - Aheloy

27 Risk related to financial instruments

Aims and policy of the management regarding risk management
The Group is exposed to various risks in relation to its financial instruments, the most important of which are: market risk, credit risk and liquidity risk.

The risk management of the Group is carried out by the BD of the parent company, assisted by IP Intercapital Markets AD, which has a contract for valuation and risk management of the Group in collaboration with the BD. It is a priority for the BD to supply the short term and long term cash flows by reducing its credit exposition. Long term financial investment are managed to generate long term return.

The parent company does not have the right to trade on the financial markets.

The structure of the Company's financial assets and liabilities as of 30th June by category is shown below. It includes all financial assets in a group - "loans and receivables", and all financial liabilities in one group - "other financial liabilities":

	30.06.2020 ‘000 лв.	**31.12.2019 ‘000 лв.**
Loans and receivables		
Financial Assets		
Receivables from customers and other receivables	5 023	5128
Cash	329	126
Total	**5 352**	**5254**
Other financial liabilities		
financial liabilities		
Trade and other payables	46 457	46 372
Total	**46 457**	**46 372**

(a) Market risk

(-) Currency risk. The expenses of the Company are denominated in BGN or in EUR. In BGN denominated expenses are associated with the construction and operation of real estate. The cost of the real estate most often is negotiated in BGN. On the other hand, almost all other earnings are negotiated in EUR. In a currency board and fixed exchange rate of the lev against the euro, currency risk for the company is virtually none.

In conducting of transactions in foreign currency there are currency gains and expenses which are included in the Income Statement. During the reporting period the Company has not been exposed to currency risk, in so far as no positions have occurred in currencies other than the lev and euro.
The policy on currency risk management applied by the company is not to have substantial operations and do not maintain open positions in foreign currencies other than Euro.

The financial assets and liabilities, which are denominated in foreign currency are revalued in BGN at the end of the accounting period

Interest rate risk

The Group may be exposed to interest rate risk if there is a mismatch between the type (fixed or floating income, respectively interest) of assets and liabilities. The main assets of the Company are property (land or those under construction). It could be assumed that these assets are fixed-price or income because their price is not affected directly by changes in interest rates. The Group will seek to finance these assets in debt instruments, which also have a fixed rate. Where this is not possible or not favorable to the company, it may use a floating-rate debt. In these cases the Company will constantly analyze forecasts on interest rates. In case of significant risks of a large increase in interest rates, which have a significant negative impact on profits of the company, it may use derivatives or other financial instruments to hedge this risk. These may be contracts for swap payments from floating to fixed interest rate, futures or other instruments. As of June 30, 2019, the bigger part of the liabilities of the Group are with floating rate, based on EURIBOR. In this regard, the company is exposed to risk if the base interest in the Eurozone rises.

It must be noted that, the possible increase of market interest rates will possibly reflect unfavorably on the prices and demand for properties as a large part of these deals is financed through loans.

The policy of the Group is towards minimizing the interest rate risk during long term financing.

(b) Analisys of the Credit risk

In its activity the Company may be exposed to credit risk when it pays in advance (grant advances) to its suppliers or has sales receivables (including the sale with deferred payment). Group policy provides for the avoidance of advances as much as possible. Yet when these are imposed (e.g. purchase of windows, elevators and etc. for buildings under construction), the Company will analyze in detail and depth the reputation and financial condition of the suppliers and if necessary will require a bank and other guarantees of good performance. Similarly, in the conduct of sales of goods and services and providing loans to customers, the Company will focus on the credit standing of counterparties.

(c) Liquidity risk

Liquidity risk arises in connection with securing funding for the activities of the Company and its management positions. It has two dimensions - risk the Company will not be able to meet its obligations when they fall due and the risk of being unable to realize company assets at an appropriate price and within acceptable limits.

The company aims to maintain a balance between maturity of funding and flexibility of the use of funds with varying maturity structure.

The company aims to reduce the risks of a shortage of cash by making investments and works only when the financing is secured with its own funds, advances from customers or borrowings. Company monitors closely the financial markets and the opportunities for raising additional funds (own or debt). The company seeks to shorten the time to raise such funds as necessary.

35. Capital management policy and procedures

The objectives of the Company in connection with capital management are:

• to ensure the ability of the Company to continue to exist as a going concern and

• to ensure adequate profitability for shareholders,
determining the price of its products and services in accordance with the level of risk.

The Group monitors equity based on the ratio of adjusted equity to net debt.

The Group monitors the capital structure and makes the necessary adjustments in accordance with changes in the economic environment and the risk characteristics of the respective assets. To maintain or adjust the capital structure, the Group may change the amount of dividends paid to shareholders, return capital to owners, issue new shares or sell assets to reduce its liabilities.

The capital for the presented reporting periods can be analyzed as follows:

	30.06.2020 '000 лв.	31.12.2019 '000 лв.
Equity	6 011	6 011
+Increase	-	-
- Decrease	-	-
Adjusted Capital	**6 011**	**6 011**
Total Equity:	**6 011**	**6 011**

36 Information regarding events after the balance sheet reporting date

After January 1, 2020, and especially in March 2020, we are in an emergency situation due to the outbreak of the global Corona virus pandemic declared by the WHO. Europe is the current center of the pandemic. A state of emergency has been declared in the Republic of Bulgaria by a decision of the National Assembly until April 13, 2020. Measures have been introduced to restrict travel, the operation of public buildings and public establishments. Restrictions on border crossings have been introduced in and from almost all European countries. Most transport companies have declared force majeure. The financial system is in the process of reorganizing and limiting work with clients.
Financial markets fell sharply by more than 25%, oil prices fell by more than 30% and basic commodity prices fell.
The employees of the company face on an equal footing with all people in Bulgaria before unforgettable challenges for preserving their health, work and property.
The main assets of the company are located in the town of Aheloy, Marina Cape. The assets are kept and managed by the subsidiary Marina Cape Management EOOD, which has imposed measures to protect the staff, property and ensure the functioning of the complex in compliance with the provisions of all state and municipal authorities. The company has two managers who can guarantee functioning and representativeness. Dining and entertainment establishments are closed and staff are released on leave. Strict restrictions have been imposed on entering the complex. Security has been increased. Employees over 60 have been released. A social policy for the protection of employees is being prepared. Even if the tourist season - summer 2020 is reset, the revenues from the maintenance fee, even with a largely discounted one, will be enough to protect the assets and fulfill the contracts with the owners.
Currently, there are all possibilities are normal life in the complex of property owners, as well as the possibility of accommodating tourists on the basis of their own kitchen.

The other large asset of the company is a building under construction in the Borovets resort, which is only guarded.sss