

REFERENCES**annual and semiannual
consolidated basis****under Art. 32a, para 1, pt. 5 and Art. 33, para, pt. 6 of the Decree № 2
for public companies and other issuers of securities****Companies with special investment purpose and
persons §1e of POSA****Data for the accounting period**

Start date:	1.1.2020
End date:	31.12.2020
Date of composition:	23.2.2021

Information about the entity

Name of entity:	INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
Type:	ADSIC
UIC:	131397743
Representatives:	VELICHKO STOICHEV KLINGOV
Method of representation:	EXECUTIVE DIRECTOR
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Compiled the report:	OPTIMA AUDIT AD
Function:	Accountant

* Last updated on 14.09.2016.

Accounting balance
(consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC: 131397743
as of 31.12.2020

(thousand BGN)

ASSETS	Code	Current period	Previous period	SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES	Code	Current period	Previous period
a	b	1	2	a	6	1	2
A. NON-CURRENT ASSETS				A. SHAREHOLDERS' EQUITY			
I. Property, plant and equipment				I. Share capital			
1. Land	1-0011	7 422	7 422	Issued and outstanding shares	1-0411	27 766	6 011
2. Buildings	1-0012	297	304	Ordinary shares	1-0411-1	27 766	6 011
3. Machinery and equipment	1-0013	2	16	Preferred shares	1-0411-2		
4. Facilities	1-0014			Treasury ordinary shares	1-0417		
5. Vehicles	1-0015	62	85	Treasury preferred shares	1-0417-1		
6. Office fittings	1-0017-1	4	3	Unpaid capital	1-0416		
7. Expenses for acquisition and liquidation of tangible fixed assets	1-0018	7 273	7 273				
8. Others	1-0017	4	45	Total group I:	1-0410	27 766	6 011
Total group I:	1-0010	15 064	15 148	II. Reserves			
II. Investment property	1-0041	23 325	23 695	1. Issue premiums	1-0421	7 651	7 651
III. Biological assets	1-0016			2. Revaluation reserve	1-0422	7 381	7 381
IV. Intangible assets				3. Reserves incl.:	1-0423	1	1
1. Rights of ownership	1-0021			general reserves	1-0424	1	1
2. Software	1-0022			special reserves	1-0425		
3. R&D expenses	1-0023			other reserves	1-0426		
4. Other intangible assets	1-0024			Total group II:	1-0420	15 033	15 033
Total group IV:	1-0020	0	0	III. Retained earnings			
V. Goodwill				1. Retained earnings from previous periods	1-0451	-21 747	-19 761
1. Positive goodwill	1-0051			undistributed profit	1-0452	9 768	9 768
2. Negative goodwill	1-0052			loss not covered	1-0453	-31 515	-29 529
Total group V:	1-0050	0	0	one-time effect from changes in accounting policy	1-0451-1		
VI. Financial assets				2. Current year profit	1-0454		
1. Share participations in:	1-0031	0	0	3. Current year loss	1-0455	-1 352	-1 986
subsidiary companies	1-0032	0		Total group III:	1-0450	-23 099	-21 747
joint ventures	1-0033						
associated companies	1-0034			TOTAL SECTION "A" (I+II+III):	1-0400	19 700	-703
other companies	1-0035						
2. Long-term investment securities held to maturity	1-0042	0	0	B. MINORITY SHAREHOLDINGS	1-0400-1		
treasury bonds	1-0042-1						
bonds	1-0042-2			C. LONG-TERM LIABILITIES			
incl. municipality bonds	1-0042-3			I. Long-term debt			
other	1-0042-4			1. Due to related parties	1-0511		
3. Other financial assets	1-0042-5			2. Due to financial institutions	1-0512	11 797	11 735
Total group VI:	1-0040	0	0	3. Due under ZUNK	1-0512-1		
VII. Long-term trade and other receivables from:				4. Trade loans	1-0514		
1. Related parties	1-0044			5. Bonds	1-0515		
2. Trade loans	1-0045			6. Other long-term liabilities	1-0517	3 918	3 712
3. Financial lease receivables	1-0046-1			Total group I:	1-0510	15 715	15 447
4. Other long-term receivables	1-0046						
Total group VII:	1-0040-1	0	0	II. Other long-term liabilities	1-0510-1		
				III. Deferred revenues	1-0520		

VIII. Deferred expenses	1-0060			IV. Liabilities on deferred taxes	1-0516		
IX. Assets on deferred tax payments	1-0060-1	21	21	V. Financing	1-0520-1		
TOTAL SECTION "A" (I+II+III+IV+V+VI+VII+VIII+IX):	1-0100	38 410	38 864	TOTAL SECTION "C" (I+II+III+IV+V):	1-0500	15 715	15 447
B. CURRENT ASSETS				D. CURRENT LIABILITIES			
I. Inventory				I. Trade and other payables			
1. Materials	1-0071	594	594	1. Short-term borrowings	1-0612		
2. Finished goods	1-0072			2. Short-term part of long-term loans	1-0510-2		
3. Goods for resale	1-0073	352	352	3. Short-term payables incl.:	1-0630	3 525	3 138
4. Work in progress	1-0076	293	293	related parties payables	1-0611	0	0
5. Biological assets	1-0074			trade loans	1-0614		
6. Others	1-0077			trade accounts payables	1-0613	541	760
Total group I:	1-0070	1 239	1 239	advance payments	1-0613-1	2 710	2 006
				salaries payable	1-0615	215	180
II. Receivables				social security payable	1-0616	41	100
1. Related parties receivables	1-0081	36	35	tax payable	1-0617	18	92
2. Trade accounts receivables	1-0082	3 430	3 337	4. Other	1-0618	7 079	27 485
3. Advance payments	1-0086-1	1 041	41	5. Provisions	1-0619		
4. Trade loans	1-0083			Total group I:	1-0610	10 604	30 623
5. Court receivables	1-0084						
6. Recoverable taxes	1-0085	10	10	II. Other current liabilities	1-0610-1		
7. Personnel receivables	1-0086-2						
8. Други	1-0086	1 632	1 622	III. Deferred revenues	1-0700		
Total group II:	1-0080	6 149	5 045				
				IV. Financing	1-0700-1		
III. Financial assets							
1. Financial assets held for trading	1-0093	0	0	TOTAL SECTION "D" (I+II+III+IV):	1-0750	10 604	30 623
bonds	1-0093-1						
derivatives	1-0093-2						
other	1-0093-3						
2. Financial assets declared for sale	1-0093-4						
3. Other current financial assets	1-0095						
Total group III:	1-0090	0	0				
IV. Cash and cash equivalents							
1. Cash	1-0151	101	88				
2. Cash in banks	1-0153	27	25				
3. Restricted cash	1-0155		13				
4. Cash equivalents	1-0157						
Total group IV:	1-0150	128	126				
V. Deferred expenses	1-0160	93	93				
TOTAL SECTION "B" (I+II+III+IV+V)	1-0200	7 609	6 503				
TOTAL ASSETS (A + B):	1-0300	46 019	45 367	SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES (A+B+C+D):	1-0800	46 019	45 367

Date of composition: 23.2.2021

Compiled the report: OPTIMA AUDIT AD

Representatives:

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INCOME STATEMENT

(consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2020

(thousand BGN)

EXPENSES	Code	Current period	Previous period	REVENUES	Code	Current period	Previous period
a	b	1	2	a	b	1	2
A. Expenditures				A. Revenues			
I. Operating expenses				I. Net revenues from the sale of:			
1. Materials	2-1120	207	431	1. Finished goods	2-1551	313	244
2. External services	2-1130	381	713	2. Goods for sale	2-1552	296	207
3. Depreciation	2-1160	85	85	3. Services	2-1560	807	1 361
4. Salaries	2-1140	509	524	4. Other	2-1556	100	3 699
5. Social security	2-1150	88	89	Total group I:	2-1610	1 516	5 511
6. Net book value of assets sold (finished goods excluded)	2-1010	370	157				
7. Assets under construction and write off of assets	2-1030			II. Revenues from financing for fixed assets	2-1620	148	
8. Other expenses	2-1170	255	3 169	incl. government grants	2-1621	148	
incl. impairment of assets	2-1171		2 187				
incl. provisions	2-1172			III. Financial income			
Total group I:	2-1100	1 895	5 168	1. Interest revenue	2-1710		
				2. Divident income	2-1721		
II. Financial expenses				3. Gains from operations with financial assets and instruments	2-1730		632
1. Interest expenses	2-1210	1 102	1 586	4. Gains from foreign exchange operations	2-1740		
2. Losses from operations with financial assets and instruments	2-1220		1 276	5. Other financial income	2-1745		
3. Losses from foreign exchange operations	2-1230	1	1	Total group III:	2-1700	0	632
4. Other financial expenses	2-1240	18	98				
Total group II:	2-1200	1 121	2 961				
B. Total operating expenses (I + II)	2-1300	3 016	8 129	B. Total revenues before extraordinary activities (I + II + III):	2-1600	1 664	6 143
C. Profit(loss) from operations	2-1310	0	0	C. Operating loss	2-1810	1 352	1 986
III. Share in the profit of associated and joint companies	2-1250-1			IV. Share in the loss of associated and joint companies	2-1810-1		
IV. Extraordinary costs	2-1250			V. Extraordinary revenues	2-1750		
D. Total expenses (B+ III +IV)	2-1350	3 016	8 129	D. Total revenues (B + IV + V)	2-1800	1 664	6 143
E. Profit before tax	2-1400	0	0	E. Loss before taxes	2-1850	1 352	1 986
V. Tax expense	2-1450	0	0				
1. Corporate profit tax	2-1451						
2. Expenses/(gains) on deferred corporate taxes	2-1452						
3. Other taxes	2-1453						
F. Profit after taxes (E - V)	2-0454	0	0	F. Loss after taxes (E + V)	2-0455	1 352	1 986
incl. from minority shareholding	2-0454-1			incl. from minority shareholdings	2-0455-1		
G. Net profit	2-0454-2	0	0	G. Net loss	2-0455-2	1 352	1 986
Total (D+ V + F):	2-1500	3 016	8 129	Total (D+ F):	2-1900	3 016	8 129

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

Date of composition: 23.2.2021

Compiled the report: OPTIMA AUDIT AD

Representatives:

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CASH FLOW STATEMENT - DIRECT METHOD

(consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2020

(thousand BGN)

CASH FLOW	Code	Current period	Previous period
a	b	1	2
A. Cash flow from operating activities			
1. Cash receipts from customers	3-2201	3 030	1 494
2. Cash paid to suppliers	3-2201-1	-3 325	-1 775
3. Payments/income related to financial assets	3-2202		
4. Cash paid to employees and social security	3-2203	-616	-779
5. Paid/refunded taxes except corporate tax/	3-2206	-16	-431
6. Corporate tax paid	3-2206-1		-63
7. Interest received	3-2204		
8. Interest and bank charges paid on short-term loans	3-2204-1		-25
9. Foreign currency exchange gains/losses net	3-2205	-1	-1
10. Other proceeds/payments from operational activity	3-2208	-19 937	2 082
Net cash flow from operational activities (A):	3-2200	-20 865	502
B. Cash flow from investing activity			
1. Purchase of fixed assets	3-2301		
2. Sale of fixed assets	3-2301-1		
3. Loans granted	3-2302		
4. Proceeds from loans	3-2302-1		
5. Interest received on granted loans	3-2302-2		
6. Purchase of investments	3-2302-3		
7. Sale of investments	3-2302-4		
8. Dividends received	3-2303		
9. Foreign currency exchange gains/losses net	3-2305		
10. Other proceeds/payments from investing activity	3-2306		
Net cash flow from investing activities (B):	3-2300	0	0
C. Cash flow from financing activities			
1. Proceeds on securities issued	3-2401	21 755	
2. Payments on securities buy-back	3-2401-1		
3. Proceeds on loans	3-2403		
4. Payments of loans	3-2403-1		
5. Payments on leasing contracts	3-2405		
6. Paid interest, charges and commissions on investment loans	3-2404	-1 036	
7. Dividends paid	3-2404-1		
8. Other proceeds/payments on financing activities	3-2407	148	
Net cash flow from financing activities (C):	3-2400	20 867	0
D. Net decrease/increase in cash and cash equivalents (A+B+C) :	3-2500	2	502
E. Cash and cash equivalents as of the beginning of the period	3-2600	126	98
F. Cash and cash equivalents as of the end of the period	3-2700	128	600
cash and bank deposits	3-2700-1	128	113
restricted cash	3-2700-2		13

Note:

In the cell "Cash and cash equivalents as of the beginning of the period" the value of cash at the beginning of the relevant year is presented.

23.2.2021

Compiled the report: OPTIMA AUDIT AD

Representatives:

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CHANGES IN SHAREHOLDERS' EQUITY STATEMENT
(consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 31.12.2020

(thousand BGN)

INDEXES	Code	Reserves						Retained earnings		Reserve from transfers	Total shareholders' equity	Minority shareholdings
		Share capital	Issue premiums	Revaluation reserve	Reserves including:			profit	loss			
					general	special	other					
a		1	2	3	4	5	b	7	8	9	10	11
Code-b		1-0410	1-0410	1-0422	1-0424	1-0425	1-0426	1-0452	1-0453	4-0426-1	1-0400	1-0400-1
Balance-beginning of reporting period	4-01	6 011	7 651	7 381	1	0		9 768	-31 515		-703	0
Changes in initial balances due to:	4-15	0	0	0	0	0	0	0	0	0	0	0
Effect from changes in accounting policy	4-15-1										0	
Fundamental mistakes	4-15-2										0	
Corrected balance - beginning of reporting period	4-01-1	6 011	7 651	7 381	1	0	0	9 768	-31 515	0	-703	0
Net profit/loss	4-05							0	-1 352		-1 352	
1. Distributed profit for:	4-06	0	0	0	0	0	0	0	0	0	0	0
dividends	4-07										0	
other	4-07-1										0	
2. Loss coverage	4-08										0	
3. Revaluation of non-current tangible and intangible assets, incl.:	4-09	0	0	0	0	0	0	0	0	0	0	0
increase	4-10										0	
decrease	4-11										0	
4. Revaluation of financial assets and instruments, incl.:	4-12	0	0	0	0	0	0	0	0	0	0	0
increase	4-13										0	
decrease	4-14										0	
5. Deferred tax effect	4-16-1										0	
6. Other changes	4-16	21 755									21 755	
Balance - end of reporting period	4-17	27 766	7 651	7 381	1	0	0	9 768	-32 867	0	19 700	0
7. Changes from transfers of annual financial reports of companies abroad	4-18										0	
8. Changes from revaluation of financial reports in case of hyper inflation	4-19										0	
Shareholders' equity - as of end of reporting period	4-20	27 766	7 651	7 381	1	0	0	9 768	-32 867	0	19 700	0

Note: The line "Balance at the beginning of the reporting period" states the balance, which is at the end of the previous year.

Date of composition: 23.2.2021

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Representatives:

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