REFERENCES

annual and semiannual

individual 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:	26.1.2021								
	Information about the entity								
Name of entity:	INTERCAPITAL PROPERTY DEVELOPMENT ADSIC								
Type:	ADSIC								
UIC:	131397743								
Representatives:	VELICHKO STOICHEV KLINGOV								
Method of representation:	EXECUTIVE DIRECTOR								
Address of management:	SOFIA, DOBRUDJA STREET 6								
Address of correspondence:	SOFIA, DOBRUDJA STREET 6								
Phone number:	+359/29801251								
Fax:									
E-mail:	office@icpd.bg								
Website:	http://www.icpd.bg/								
Media:	http://www.x3news.com/								
Compiled the report:	OPTIMA AUDIT AD								
Function:	Accountant								

^{*} Last updated on 14.09.2016.

Accounting balance

(individual)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743 as of 31.12.2020

	Code	Current period	Previous period	SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND	Code	Current period	(thousand BGN) Previous period
ASSETS			F	LIABILITIES			P
a	b	1	2	a	б	1	2
A. NON-CURRENT ASSETS				A. SHAREHOLDERS' EQUITY		_	_
I. Property, plant and equipment				I. Share capital			
1. Land	1-0011	7 422	7 422	Issued and outstanding shares	1-0411	27 766	6 01 1
2. Buildings	1-0012	, 122	, 122	Ordinary shares	1-0411-1	27 766	6 01
3. Machinery and equipment	1-0013			Preferred shares	1-0411-2	27 700	0011
4. Facilities	1-0014			Treasury ordinary shares	1-0417		
5. Vehicles	1-0015			Treasury preferred shares	1-0417-1		
6. Office fittings	1-0017-1			Unpaid capital	1-0416		
7. Expenses for acquisition and liquidation of	1-0017-1	7 273	7 273	Chipand Capital	1-0410		
tangible fixed assets	1-0016	1213	1213	Total group I:	1-0410	27 766	6 011
8. Others	1-0017	1	15	II. Reserves			
	1-0017	14 699		1. Issue premiums	1-0421	7 651	7 651
Total group I: II. Investment property	1-0010	23 325		Revaluation reserve	1-0421	7 381	7 381
III. Biological assets	1-0041	23 323	23 095	2. Revaluation reserve 3. Reserves incl.:	1-0422	/ 381	/ 381
IV. Intangible assets	1-0010			general reserves	1-0423	1	
1. Rights of ownership	1-0021				1-0424	1	1
Rights of ownership Software	1-0021			special reserves			
				other reserves	1-0426	15.022	15.022
3. R&D expenses	1-0023			Total group II:	1-0420	15 033	15 033
4. Other intangible assets	1-0024	0		III. Retained earnings	1.0451	20.102	20.024
Total group IV:	1-0020	0	U	1. Retained earnings from previous periods	1-0451	-20 102	-20 036
				undistributed profit	1-0452	9 728	9 728
V. Goodwill				loss not covered	1-0453	-29 830	-29 764
1. Positive goodwill	1-0051			one-time effect from changes in accounting policy	1-0451-1		
2. Negative goodwill	1-0052			2. Current year profit	1-0454		
Total group V:	1-0050	0	0	3. Current year loss	1-0455	-572	-66
VI. Financial assets				Total group III:	1-0450	-20 674	-20 102
Share participations in:	1-0031	5	5				
subsidiary companies	1-0032	5	5				
joint ventures	1-0033			TOTAL SECTION "A" (I+II+III):	1-0400	22 125	942
associated companies	1-0034						
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			Due to related parties	1-0511		
3. Other financial assets	1-0042-5			2.Due to financial institutions	1-0512	11 735	11 735
Total group VI:	1-0040	5	5	3. Due under ZUNK	1-0512-1		
VII. Long-term trade and other receivables	_ 00.0	3	3	4. Trade loans	1-0514		
from:							
Related parties	1-0044			5. Bonds	1-0515		
2. Trade loans	1-0045			6. Other long-term liabilities	1-0517	1 311	1 335
Financial lease receivables	1-0045			Total group I:	1-0510	13 046	13 070
4. Other long-term receivables	1-0040-1			Tomi Group I.	1-0310	13 040	13 070
4. Other long-term receivables Total group VII:	1-0040	0	Λ	II. Other long-term liabilities	1-0510-1		
Town group vii:	1-0040-1	U	U	III. Deferred revenues	1-0510-1		

VIII. Deferred expenses	1-0060			IV. Liabilities on deferred taxes	1-0516		
IX. Assets on deferred tax payments	1-0060-1			V. Financing	1-0520-1		
TOTAL SECTION "A"	1-0100	38 029	38 440	TOTAL SECTION "C" (I+II+III+IV+V):	1-0500	13 046	13 070
(I+II+III+IV+V+VI+VII+VIII+IX):							
B. CURRENT ASSETS				D. CURRENT LIABILITIES			
I. Inventory				I. Trade and other payables			
1. Materials	1-0071			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			3. Short-term payables incl.:	1-0630	2 112	2 603
4. Work in progress	1-0076	293	293	related parties payables	1-0611	13	13
5. Biological assets	1-0074			trade loans	1-0614		
6. Others	1-0077			trade accounts payables	1-0613	252	414
Total group I:	1-0070	293	293	advance payments	1-0613-1	1 651	1 951
				salaries payable	1-0615	183	161
II. Receivables				social security payable	1-0616	4	6
Related parties receivables	1-0081	1 675	1 797	tax payable	1-0617	9	58
Trade accounts receivables	1-0082	3 086		4. Other	1-0618	7 046	27 208
3. Advance payments	1-0086-1	1 038	38	5. Provisions	1-0619		
4. Trade loans	1-0083			Total group I:	1-0610	9 158	29 811
5. Court receivables	1-0084			V .			
6. Recoverable taxes	1-0085			II. Other current liabilities	1-0610-1		
7. Personnel receivables	1-0086-2						
8. Други	1-0086	118	71	III. Deferred revenues	1-0700		
Total group II:	1-0080	5 917	4 989				
				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	9 158	29 811
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				
W.C.I. I. I. I. I.							
IV. Cash and cash equivalents 1. Cash	1-0151						
1 2 111		2					
2. Cash in banks	1-0153	2	12				
3. Restricted cash	1-0155		13				
4. Cash equivalents	1-0157		***				
Total group IV:	1-0150	2	13				
V. Deferred expenses	1-0160	88	88				
TOTAL SECTION "B"(I+II+III+IV+V)	1-0200	6 300	5 383				
TOTAL ASSETS (A + B):	1-0300	44 329	43 823	SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES (A+B+C+D):	1-0800	44 329	43 823

Date of con	nposition:	26.1.202
Date of Con	aposition.	20.1.202

Compiled the report: OPTIMA AUDIT AD

Representatives:

INCOME STATEMENT

(individual)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743 as of 31.12.2020

(thousand BGN)

	1	C	December of the d	T		C	(thousand BGN)
EXPENSES	Code	Current period	Previous period	REVENUES	Code	Current period	Previous period
а	b	1	2	а	b	1	2
A. Expenditures				A. Revenues			
I. Operating expenses				I. Net revenues from the sale of:			
1. Materials	2-1120	1	16	1. Finished goods	2-1551		
External services	2-1130	156	207	2. Goods for sale	2-1552	295	156
3. Depreciation	2-1160	41	55	3. Services	2-1560	821	647
4. Salaries	2-1140	40	39	4. Other	2-1556	99	3 540
5. Social security	2-1150	7	7	Total group I:	2-1610	1 215	4 343
6. Net book value of assets sold (finished goods excluded)	2-1010	370	106				
7. Assets under construction and write off of assets	2-1030			II. Revenues from financing for fixed assets	2-1620		
8. Other expenses	2-1170	129	3 082	incl. government grants	2-1621		
incl. impairment of assets	2-1171		2 187	•			
incl. provisions	2-1172			III. Financial income			
Total group I:	2-1100	744	3 512	Interest revenue	2-1710		
•				2. Divident income	2-1721		
II. Financial expenses				Gains from operations with financial assets and instruments	2-1730		632
1. Interest expenses	2-1210	1 040	1 440	Gains from foreign exchange operations	2-1740		
Losses from operations with financial assets and		1010	1 110	0 0 1			
instruments	2-1220			Other financial income	2-1745		
Losses from foreign exchange operations	2-1230			Total group III:	2-1700	0	632
Other financial expenses	2-1240	3	89				
Total group II:	2-1200	1 043	1 529				
B. Total operating expenses (I + II)	2-1300	1 787	5 041	B. Total revenues before extraordinary activities (I + II + III):	2-1600	1 215	4 975
C. Profit/(loss) from operations	2-1310	0	0	C. Operating loss	2-1810	572	66
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	1 787	5 041	D. Total revenues (B + IV + V)	2-1800	1 215	4 975
E. Profit before tax	2-1400	0	0	E. Loss before taxes	2-1850	572	66
V. Tax expense	2-1450	0	0				
1.Corporate profit tax	2-1451						
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	572	66
incl. from minotiry 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	572	66
Total (D+ V + F):	2-1500	1 787		Total (D+ F):	2-1900	1 787	5 041

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

Date of composition: 26.1.2021

Compiled the report: OPTIMA AUDIT AD

Representatives:

.....

CASH FLOW STATEMENT - DIRECT METHOD

(individual)

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			
Cash receipts from customers	3-2201	861	493
Cash paid to suppliers	3-2201-1	-1 430	
Payments/income related to financial assets	3-2202		
Cash paid to employees and social security	3-2203	-9	-1
Paid/refunded taxes except corporate tax/	3-2206		-7
6. Corporate tax paid	3-2206-1		
7. Interest received	3-2204		
Interest and bank charges paid on short-term loans	3-2204-1		
Foreign currency exchange gains/losses net	3-2205		
10. Other proceeds/payments from operational activity	3-2208	-20 152	
Net cash flow from operational activities (A):	3-2200	-20 730	485
B. Cash flow from investing activity			
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. Dividents received	3-2303		
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			
Proceeds on securities issued	3-2401	21 755	
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		
Paid interest, charges and commissions on investment loans	3-2404	-1 036	-474
7 . Dividents paid	3-2404-1		<u> </u>
Other proceeds/payments on financing activities	3-2407		
Net cash flow from financing activities (C):	3-2400	20 719	-474
D. Net decrease/increase in cash and cash equivalents (A+B+C):	3-2500	-11	11
E. Cash and cash equivalents as of the beginning of the period	3-2600	13	2
F. Cash and cash equivalents as of the end of the period	3-2700	2	13
cash and bank deposits	3-2700-1	_	
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.

26.1.2021

Compiled the report: OPTIMA AUDIT AD

Representatives:

.....



CHANGES IN SHAREHOLDERS' EQUITY STATEMENT

(individual)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743 as of 31.12.2020

(thousand BGN)

												(tnousana BGN)
			Reserves					Retained	l earnings			
INDEXES	Code	Share capital	Issue premiums	Revaluation reserve	F	teserves includin	g:	profit	loss	Reserve from transfers	Total shareholders' equity	Minority shareholdings
					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		9 728	-29 830		942	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	9 728	-29 830	0	942	0
Net profit/loss	4-05							0	-572		-572	
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	4-09	0	0	0	0	0	0	0	0	0		0
assets, incl.:	4-09	U	U	0	U	U	U	U	U	U	U	U
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	9 728	-30 402	0	22 125	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	9 728	-30 402	0	22 125	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:	26.1.2021
Compiled the report:	OPTIMA AUDIT AD
Representatives:	

STATEMENT OG INVESTMENTS IN SUBSIDIARIES, JOINT VENTURES, ASSOCIATED AND OTHER COMPANIES

(individual)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743 as of 31.12.2020

(thousand BGN)

					(thousand BGN)
Company name	Code	Investment amount	Investment % in other company equity	Investment in seucrities traded on the Stock exchange	Investment in securities not traded on the Stock exchange
a	b	1	2	3	4
A. IN THE COUNTRY					
I. Investments in subsidiaries					
1 "Marina Cape Management" EOOD		5	100		5
2					0
3					0
4					0
5					0
6					0
7					0
8					0
9					0
10					0
11					0
12					0
13					0
14					0
15		_			0
Total amount I:	8-4001	5		0	5
II. Investments in joint ventures					
1					0
2					0
3					0
4					0
5					0
6					0
1					0
8					0
10					0
11					0
12					0
13					0
14					0
15					0
Total amount II:	8-4006	0		0	0
III. Investments in associated companies	0-4000	U		<u> </u>	U
1					0
2					0
3					0
4					0
5					0
6					0
7					0
8					0
9					0
10					0
11					0
12					0
13					0
14					0

15				0
Total amount III:	84011	0	0	0
IV.Investments in other companies	07011	U	0	0
1 v.investments in other companies				0
2				0
2				
3				0
4				0
5				0
6				0
7				0
8				0
9				0
10				0
11				0
12				0
12				0
13 14				
14				0
15		_		0
Total amount IV:	8-4016	0	0	0
Total in the country (I+II+III+IV):	8-4025	5	0	5
B. ABROAD				
I. Investments in subsidiaries				
1				0
2				0
3				0
4				0
5				0
6				0
7				0
8				0
9				0
10				0
11				0
12				0
13				0
14				0
15				0
Total amount I:	8-4030	0	0	0
II. Investments in joint ventures	0 1000	v		Ü
1				0
2				0
2				
5				0
4				0
5				0
6				0
7				0
8				0
9				0
10				0
11				0
12				0
12 13 14				0
14				
15				0
15	0.4			0
Total amount II:	8-4035	0	0	0
III. Investments in associated companies				
1				0
2				0
3				0
4				0
5				0
6				0
U				U

7				0
8				0
9				0
10				0
11				0
12				0
13				0
14				0
15				0
Total amount III:	8-4040	0	0	0
IV. Investments in other companies				
1				0
2				0
3				0
4				0
5				0
6				0
7				0
8				0
9				0
10				0
11				0
12				0
13				0
14				0
15				0
Total amount IV:	8-4045	0	0	0
Total for abroad (I+II+III+IV):	8-4050	0	0	0
· · · · · · · · · · · · · · · · · · ·			•	

Date of composition: 26.1.2021

Compiled the report: OPTIMA AUDIT AD

Representatives:

VELICHKO STOICHEV KLINGOV