

REFERENCES

annual and six-monthly
on an individual basis

under Art. 10, item 3 and Art. 12, para. 1, item 3 of Ordinance No. 2
for public companies, other issuers of securities, joint-stock companies with special investment purpose
and persons under §1e of the LPOS

Data for the reporting period

Start date:	01.01.2025
End date:	30.06.2025
Date of compilation:	28.07.2025

Personal data

Name of the person:	INTERCAPITAL PROPERTY DEVELOPMENT REIT
Face type:	REIT
UIC:	131397743
Representing:	VELICHKO STOYCHEV KLINGOV
Way of representation:	EXECUTIVE DIRECTOR
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Compiler's position:	

* Last updated December 2021.

INTERCAPITAL PROPERTY DEVELOPMENT REIT
BULSTAT UIC 131397743
REG. NO. 218.06.2025

for thousands of lives

ASSETS				EQUITY, MINORITY INTEREST AND LIABILITIES			
Line code	Line code	Current period	Previous period	Line code	Line code	Current period	Previous period
a	b	c	d	e	f	g	h
A. NON-CURRENT ASSETS				A. EQUITY			
1. Property, plant and equipment	1-0011	0 023	0 023	1. Paid capital	1-0011	27 722	27 722
2. Intangible assets	1-0012			2. Retained earnings and undistributed income	1-0012		
3. Buildings and equipment	1-0013			3. Treasury shares	1-0013		
4. Facilities	1-0014			4. Other equity	1-0014		
5. Means of transport	1-0015			5. Other equity	1-0015		
6. Business inventory	1-0016			6. Other equity	1-0016		
7. Expenses for acquisition and liquidation of fixed assets	1-0017			7. Other equity	1-0017		
8. Others	1-0018			8. Other equity	1-0018		
Total for Group I:	1-0019	0 023	0 023	Total for Group I:	1-0019	27 722	27 722
9. Intangible assets	1-0020			9. Intangible assets	1-0020		
10. Intangible assets	1-0021			10. Intangible assets	1-0021		
11. Intangible assets	1-0022			11. Intangible assets	1-0022		
12. Intangible assets	1-0023			12. Intangible assets	1-0023		
13. Intangible assets	1-0024			13. Intangible assets	1-0024		
14. Intangible assets	1-0025			14. Intangible assets	1-0025		
15. Intangible assets	1-0026			15. Intangible assets	1-0026		
16. Intangible assets	1-0027			16. Intangible assets	1-0027		
17. Intangible assets	1-0028			17. Intangible assets	1-0028		
18. Intangible assets	1-0029			18. Intangible assets	1-0029		
19. Intangible assets	1-0030			19. Intangible assets	1-0030		
20. Intangible assets	1-0031			20. Intangible assets	1-0031		
21. Intangible assets	1-0032			21. Intangible assets	1-0032		
22. Intangible assets	1-0033			22. Intangible assets	1-0033		
23. Intangible assets	1-0034			23. Intangible assets	1-0034		
24. Intangible assets	1-0035			24. Intangible assets	1-0035		
25. Intangible assets	1-0036			25. Intangible assets	1-0036		
26. Intangible assets	1-0037			26. Intangible assets	1-0037		
27. Intangible assets	1-0038			27. Intangible assets	1-0038		
28. Intangible assets	1-0039			28. Intangible assets	1-0039		
29. Intangible assets	1-0040			29. Intangible assets	1-0040		
30. Intangible assets	1-0041			30. Intangible assets	1-0041		
31. Intangible assets	1-0042			31. Intangible assets	1-0042		
32. Intangible assets	1-0043			32. Intangible assets	1-0043		
33. Intangible assets	1-0044			33. Intangible assets	1-0044		
34. Intangible assets	1-0045			34. Intangible assets	1-0045		
35. Intangible assets	1-0046			35. Intangible assets	1-0046		
36. Intangible assets	1-0047			36. Intangible assets	1-0047		
37. Intangible assets	1-0048			37. Intangible assets	1-0048		
38. Intangible assets	1-0049			38. Intangible assets	1-0049		
39. Intangible assets	1-0050			39. Intangible assets	1-0050		
40. Intangible assets	1-0051			40. Intangible assets	1-0051		
41. Intangible assets	1-0052			41. Intangible assets	1-0052		
42. Intangible assets	1-0053			42. Intangible assets	1-0053		
43. Intangible assets	1-0054			43. Intangible assets	1-0054		
44. Intangible assets	1-0055			44. Intangible assets	1-0055		
45. Intangible assets	1-0056			45. Intangible assets	1-0056		
46. Intangible assets	1-0057			46. Intangible assets	1-0057		
47. Intangible assets	1-0058			47. Intangible assets	1-0058		
48. Intangible assets	1-0059			48. Intangible assets	1-0059		
49. Intangible assets	1-0060			49. Intangible assets	1-0060		
50. Intangible assets	1-0061			50. Intangible assets	1-0061		
B. CURRENT ASSETS				B. CURRENT LIABILITIES			
1. Inventory	1-0071			1. Accounts payable and other liabilities	1-0071		
2. Receivables	1-0072			2. Current portion of long-term debt	1-0072		
3. Cash	1-0073			3. Current portion of long-term debt	1-0073		
4. Work in progress	1-0074			4. Other liabilities	1-0074		
5. Prepaid expenses	1-0075			5. Other liabilities	1-0075		
6. Others	1-0076			6. Other liabilities	1-0076		
Total for Group II:	1-0077	0	0	Total for Group II:	1-0077	0	0
7. Receivables from related companies	1-0078			7. Receivables from related companies	1-0078		
8. Receivables from customers and suppliers	1-0079			8. Receivables from customers and suppliers	1-0079		
9. Advances granted	1-0080			9. Advances granted	1-0080		
10. Receivables from trade banks	1-0081			10. Receivables from trade banks	1-0081		
11. Prepaid and accrued charges	1-0082			11. Prepaid and accrued charges	1-0082		
12. Taxes in advance	1-0083			12. Taxes in advance	1-0083		
13. Receivables from government	1-0084			13. Receivables from government	1-0084		
14. Others	1-0085			14. Others	1-0085		
Total for Group II:	1-0086	0	0	Total for Group II:	1-0086	0	0
15. Financial assets	1-0087			15. Financial assets	1-0087		
16. Financial assets held for trading, including	1-0088			16. Financial assets held for trading, including	1-0088		
17. Derivatives	1-0089			17. Derivatives	1-0089		
18. Others	1-0090			18. Others	1-0090		
19. Financial assets available for sale	1-0091			19. Financial assets available for sale	1-0091		
20. Others	1-0092			20. Others	1-0092		
Total for Group III:	1-0093	0	0	Total for Group III:	1-0093	0	0
21. Cash and cash equivalents	1-0101			21. Cash and cash equivalents	1-0101		
22. Cash in demand deposits	1-0102			22. Cash in demand deposits	1-0102		
23. Prepaid assets	1-0103			23. Prepaid assets	1-0103		
24. Cash equivalents	1-0104			24. Cash equivalents	1-0104		
Total for Group IV:	1-0105	0	0	Total for Group IV:	1-0105	0	0
25. Deferred amounts	1-0106			25. Deferred amounts	1-0106		
TOTAL FOR SECTION "A" (A+B+C+D+E+F+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U+V+W+X+Y+Z)	1-0107	0 023	0 023	TOTAL FOR SECTION "A" (A+B+C+D+E+F+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U+V+W+X+Y+Z)	1-0107	0 023	0 023
TOTAL ASSETS (A + B)	1-0108	0 023	0 023	TOTAL ASSETS (A + B)	1-0108	0 023	0 023

Date of submission: 24.7.2025 15:11

Committed Inc.

Zusammenfassung



INCOME STATEMENT
(на индивидуална основа)

of INTERCAPITAL PROPERTY DEVELOPMENT REIT
BULSTAT UIC: 131397743
as of 30.06.2023

(in thousands of lev)

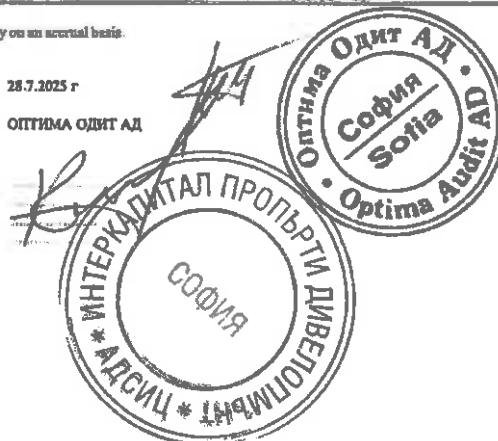
EXPENSES	Line code	Current period	Previous period	REVENUE	Line code	Current period	Previous period
a	b	1	2	a	b	1	2
A. Operating costs				A. Operating income			
<i>I. Expenditures by economic elements</i>				<i>I. Net sales revenue of:</i>			
1. Material costs	2-1120	1	3	1. Production	2-1551		42
2. Costs for external services	2-1130	12	90	2. Goods	2-1552	157	
3. Depreciation expenses	2-1160			3. Services	2-1560		
4. Remuneration expenses	2-1140	25	28	4. Others	2-1556		1
5. Insurance costs	2-1150	5	5	Total for Group I:	2-1610	157	43
6. Carrying amount of assets sold (excluding production)	2-1010	602					
7. Change in inventories of production and work in progress	2-1030			II. Revenue from financing	2-1620		
8. Others, including:	2-1170	90	3	including from the government	2-1621		
asset impairment	2-1171						
provisions	2-1172			III. Financial income			
Total for Group I:	2-1100	805	129	1. Interest income	2-1710		
				2. Dividend income	2-1721		
II. Financial costs				3. Positive differences from operations with financial assets and instruments	2-1730		
1. Interest expenses	2-1210	2	149	4. Positive differences from changes in exchange rates	2-1740		
2. Negative differences from transactions with financial assets and instruments	2-1220			5. Others	2-1745		
3. Negative differences from changes in exchange rates	2-1230		2	Total for Group III:	2-1700	0	0
4. Others	2-1240	348	0				
Total for Group II:	2-1200	350	151				
B. Total activity costs (I + II)	2-1300	1 155	280	B. Total operating income (I + II + III):	2-1600	157	43
C. Profit from operations	2-1310	0	0	C. Loss from operations	2-1810	998	237
<i>III. Share of profits of associates and joint ventures</i>	<i>2-1250-1</i>			<i>IV. Share of loss of associates and joint ventures</i>	<i>2-1810-1</i>		
IV. Extraordinary expenses	2-1250			V. Extraordinary income	2-1750		
D. Total costs (B + III + IV)	2-1350	1 155	280	D. Total revenue (B + IV + V)	2-1800	157	43
E. Profit before tax	2-1400	0	0	E. Loss before tax	2-1850	998	237
V. Tax expenses	2-1450	0	0				
1. Current corporate income tax expenses	2-1451						
2. Expense(saving) of deferred corporate income taxes	2-1452						
3. Others	2-1453						
E. Profit after tax (D - V)	2-0454	0	0	E. Loss after tax (D + V)	2-0455	998	237
including for minority participation	2-0454-1			including for minority participation	2-0455-1		
G. Net profit for the period	2-0454-2	0	0	G. Net loss for the period	2-0455-2	998	237
All (G + V + E):	2-1900	1 155	280	All (G + E):	2-1900	1 155	280

Note: Reference No. 2 - Income statement is prepared only on an accrual basis.

Date of compilation: 28.7.2023 г

Compiled by: ОПТИМА ОДИТ АД

Representing:



DIRECT CASH FLOW STATEMENT
(на индивидуална основа)

of INTERCAPITAL PROPERTY DEVELOPMENT REIT
BULSTAT UIC: 131397743
as of 30.06.2025

(in thousands of leva)

CASH FLOWS	Line code	Current period	Previous period
a	b	1	2
A. Cash flows from operating activities			
1. Customer receipts	3-2201	446	100
2. Payments to suppliers	3-2201-1	-76	-302
3. Payments/receipts related to financial assets held for trading	3-2202		
4. Payments related to remuneration	3-2203	-10	-23
5. Taxes paid/refunded (excluding corporate income tax)	3-2206	-9	
6. Corporate taxes paid on profits	3-2206-1		
7. Interest received	3-2204		
8. Bank fees and interest paid on short-term working capital loans	3-2204-1		
9. Exchange rate differences	3-2205		
10. Other receipts/payments from operating activities	3-2208		1 382
Net cash flow from operating activities (A):	3-2200	351	1 157
B. Cash flows from investing activities			
1. Purchase of fixed assets	3-2301		
2. Proceeds from sale of fixed assets	3-2301-1		
3. Loans granted	3-2302		
4. Repaid (paid) loans, including financial leasing	3-2302-1		
5. Interest received on loans granted	3-2302-2		
6. Purchase of investments	3-2302-3		
7. Proceeds from sale of investments	3-2302-4		
8. Dividends received from investments	3-2303		
9. Exchange rate differences	3-2305		
10. Other receipts/payments from investment activities	3-2306		
Net flow from investment activity (B):	3-2300	0	0
C. Cash flows from financing activities			
1. Proceeds from the issuance of securities	3-2401		
2. Payments upon repurchase of securities	3-2401-1		
3. Proceeds from loans	3-2403		
4. Paid loans	3-2403-1		
5. Paid liabilities under leasing contracts	3-2405		
6. Interest, fees, commissions paid on investment loans	3-2404	-351	-148
7. Dividends paid	3-2404-1		
8. Other receipts/payments from financial activities	3-2407		-994
Net cash flow from financing activities (B):	3-2400	-351	-1 142
D. Changes in cash during the period (A+B+C):	3-2500	0	15
E. Cash at the beginning of the period	3-2600	1	3
F. Cash at the end of the period, including:	3-2700	1	18
cash on hand and in bank accounts	3-2700-1		
blocked funds	3-2700-2		

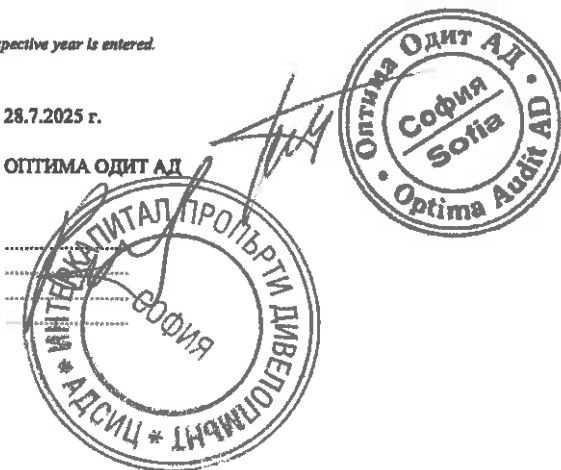
Note:

In the cell "Cash at the beginning of the period" the value of the cash at the beginning of the respective year is entered.

Date of compilation: 28.7.2025 г.

Compiled by: ОПТИМА ОДИТ АД

Representing:



STATEMENT OF CHANGES IN EQUITY
(on an individual basis)

of INTERCAPITAL PROPERTY DEVELOPMENT REIT
BULSTAT UIC: 131397743
as of 30.06.2025

(in thousands of leva)

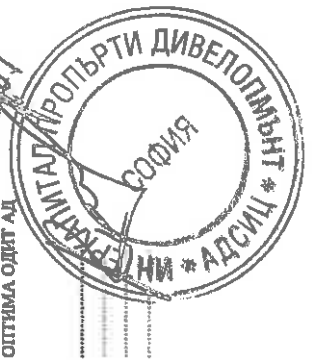
INDICATORS	Line code	Capital stock	Reserves						Accumulated profits/losses		Translation in reserve	Total equity	Minority participation
			issue premiums (premium)	reserve of subsequent assessments	target reserves			profit	loss				
					common	specialized	others						
a		1	2	3	4	5	6	7	8	9	10	11	
Line code - b		1-0410	1-0410	1-0422	1-0424	1-0425	1-0426	1-0432	1-0433	4-0426-1	1-0400	1-0400-1	
Balance at the beginning of the reporting period	4-01	27 766	7 651	9 593	1	0	0	17 071	-29 830	0	32 252	0	
Changes in opening balances due to:	4-15	0	0	0	0	0	0	0	0	0	0	0	
Effect of changes in accounting policy	4-15-1												
Fundamental mistakes	4-15-2												
Adjusted balance at the beginning of the reporting period	4-01-1	27 766	7 651	9 593	1	0	0	17 071	-29 830	0	32 252	0	
Net profit/loss for the period	4-05							-998	0		-998		
1. Distribution of profit for:	4-06	0	0	0	1	0	0	0	0	0	1	0	
dividends	4-07				1						1		
others	4-07-1										0		
2. Covering losses	4-08										0		
3. Subsequent valuations of fixed tangible and intangible assets, incl.	4-09	0	0	0	0	0	0	0	0	0	0	0	
increases	4-10										0		
decreases	4-11										0		
4. Subsequent valuations of financial assets and instruments, including	4-12	0	0	0	0	0	0	0	0	0	0	0	
increases	4-13										0		
decreases	4-14										0		
5. Effect of deferred taxes	4-16-1										0		
6. Other amendments	4-16										0		
Balance at the end of the reporting period	4-17	27 766	7 651	9 593	2	0	0	16 073	-29 830	0	31 255	0	
Changes from translations of annual financial statements of enterprises abroad	4-18										0		
8. Changes from recalculation of financial statements in case of hyperinflation	4-19										0		
Equality at the end of the reporting period	4-20	27 766	7 651	9 593	2	0	0	16 073	-29 830	0	31 255	0	

Notes: The line "Balance at the beginning of the reporting period" indicates the balance at the end of the previous year.

Date of compilation: 28.7.2025 г.

Compiled by:

Representing:



INVESTMENTS IN SUBSIDIARIES, JOINT STOCK COMPANIES, ASSOCIATED COMPANIES AND OTHER ENTERPRISES

of INTERCAPITAL PROPERTY DEVELOPMENT REIT

BULSTAT UIC: 131397743

as of 30.06.2025

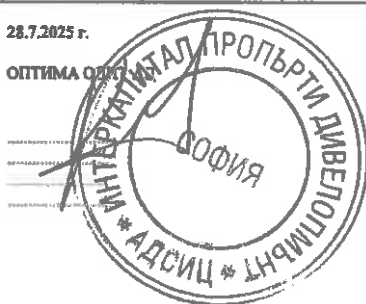
(in thousands of leva)					
Investment and registered office of the enterprises in which the	Line code	Investment amount	Percentage of investment in the capital of the other enterprise	Investment in securities admitted to trading on a stock exchange	Investment in securities not admitted to trading on a stock exchange
a	b	1	2	3	4
A. IN THE					
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 I:	8-4001	0		0	0
II. Investments in joint ventures					
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 II:	8-4004	0		0	0
III. Investments in associated enterprises					
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 III:	8-4011	0		0	0
IV. Investments in					
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 IV:	8-4016	0		0	0
Total for line	8-4025	0		0	0
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 I:		8-4830	0	0	0
II. Investments in joint ventures					
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 II:		8-4835	0	0	0
III. Investments in associated enterprises					
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 III:		8-4840	0	0	0
IV. Investments in					
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 IV:		8-4845	0	0	0
TOTAL INVESTMENTS		8-4850	0	0	0

if compilation: 28.7.2025 г.

Compiled by: ОПТИМА ОДН

Representing:



NON-CURRENT ASSETS REPORT

of INTERCAPITAL PROPERTY DEVELOPMENT REIT
BULSTAT UIC: 131397743
as of 30.06.2025

(in thousands of lev)

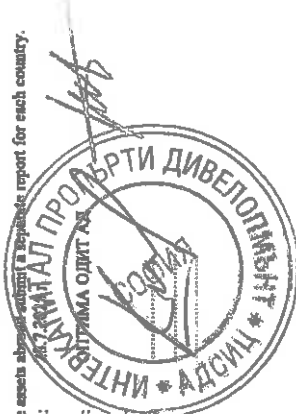
INDICATORS	Line code	Carrying amount of non-current assets				Reassessment		Revalued value (4+5-6)	Amortization			Reassessment		Revalued depreciation at the end of the period (11+12-13)	Carrying amount for the current period (7-14)	
		at the beginning of the period	of those who entered during the period	of those who left during the period	at the end of the period (1+2-3)	increase	decrease		at the beginning of the period	calculated during the period	written off during the period	at the end of the period (8+9-10)	increase			decrease
I	b	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
I. Property, plant and equipment																
1. Land (terrains)	5-1001	8 660			8660			8660				0			0	8660
2. Buildings and structures	5-1002					0		0				0			0	0
3. Machinery and equipment	5-1003					0		0				0			0	0
4. Facilities	5-1004	1				1		1	1			1			1	0
5. Means of transport	5-1005					0		0				0			0	0
6. Business inventory	5-1007-1	3			3			3	3			3			3	0
7. R-di for acquisition and liquidation of assets in an economic manner	5-1007-2	0			0			0				0			0	0
8. Others	5-1007	544			544			544	544			544			544	0
Total I:	5-1015	9208	0	0	9208	0	0	9208	548	0	0	548	0	0	548	8660
II. Investment properties	5-1037	39 224			38622			38622								38622
III. Biological assets	5-1006															
IV. Intangible assets																
1. Property rights	5-1017															
2. Software products	5-1018															
3. Development products	5-1019															
4. Others	5-1020															
Total IV:	5-1039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
V. Financial assets (excluding long-term receivables)																
1. Investments in:																
subidiaries	5-1032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
joint ventures	5-1033															
associated companies	5-1034															
other enterprises	5-1035															
2. Held to maturity:																
government securities	5-1036-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
bonds, including:																
municipal bonds	5-1038-2															
Other investments held to maturity	5-1038-3															
3. Others	5-1038-4															
Total V:	5-1045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
VI. Commercial reputation	5-1059															
Grand total (I+II+III+IV+V+VI)	5-1068	48432	0	642	47836	0	0	47836	548	0	0	548	0	0	548	47212

Note: Enterprises that have their own non-current tangible assets should submit a separate report for each country.

Date of compilation:

Compiled by:

Representing:



REPORT ON RECEIVABLES, LIABILITIES AND PROVISIONS

of INTERCAPITAL PROPERTY DEVELOPMENT REIT

BULSTAT UIC: 131397743

as of 30.06.2025

A. RECEIVABLES

(in thousands of leva)

INDICATORS	Line code	Amount of receivables	Liquidity rate	
			up to 1 year	over 1 year
a	b	1	2	3
I. Unpaid capital	6-2010			0
II. Non-current trade and other receivables				
1. Receivables from related companies, including:	6-2021	0	0	0
- loans provided	6-2022			0
- sale of assets and services	6-2241			0
- others	6-2023			0
2. Receivables from trade loans granted	6-2024			0
3. Other long-term receivables, including:	6-2026	0	0	0
- financial leasing	6-2027			0
- others	6-2029			0
<i>All about II:</i>	6-2020	0	0	0
III. Tax assets				0
Deferred tax assets	6-2030			0
IV. Current trade and other receivables				
1. Receivables from related companies, including:	6-2031	0	0	0
loans provided	6-2032			0
- from sales	6-2033			0
- others	6-2034			0
2. Receivables from customers and suppliers	6-2035	1 201		1 201
3. Receivables from advances provided	6-2036	1 111		1 111
4. Receivables from trade loans granted	6-2037			0
5. Judicial claims	6-2039			0
6. Awarded claims	6-2040			0
7. Taxes for recovery, including:	6-2041	11	0	11
- corporate taxes on profits	6-2043			0
- value added tax	6-2044	11		11
- recoverable tax temporary differences	6-2045			0
- other taxes	6-2046			0
8. Other short-term receivables, including:	6-2047	501	0	501
by lacks and counts	6-2048			0
- from insurance organizations	6-2049			0
- on complaints	6-2050			0
- others	6-2051	501		501
<i>All about IV:</i>	6-2060	2 824	0	2 824
TOTAL RECEIVABLES (I+II+III+IV):	6-2070	2 824	0	2 824

B. OBLIGATIONS

(in thousands of leva)

INDICATORS	Line code	Amount of the obligation	Degree of demand		Collateral value
			up to 1 year	over 1 year	
a	b	1	2	3	4
I. Non-current trade and other liabilities					
1. Liabilities to related companies, including from:	6-2111	0	0	0	0
- loans	6-2112			0	
- supplies of assets and services	6-2113			0	
- others	6-2244			0	
2. Liabilities for loans received from banks and non-bank financial institutions, including:	6-2114	0	0	0	0
- banks, including:	6-2115			0	
overdue	6-2116			0	
- non-bank financial institutions, including:	6-2114-1			0	
overdue	6-2114-2			0	
3. Obligations under ZUNK	6-2123-1			0	
4. Liabilities for trade loans received	6-2118			0	
5. Bond obligations	6-2120	0		0	
6. Other long-term liabilities, including:	6-2123			0	
- under financial leasing	6-2124			0	
<i>All about I:</i>	6-2130	0	0	0	0
II. Tax liabilities					
Deferred tax liabilities	6-2122			0	

III. Current trade and other liabilities					
1. Liabilities to related companies, including from:	6-2141	0	0	0	0
- delivered assets and services	6-2142			0	
- dividends	6-2143			0	
- others	6-2143-1			0	
2. Liabilities for loans received from banks and non-bank financial institutions, including:	6-2144	0	0	0	0
- to banks, incl.	6-2145			0	
- overdue	6-2146			0	
- non-bank financial institutions, incl.	6-2144-1			0	
overdue	6-2144-2			0	
3. Current portion of non-current liabilities:	6-2161-1	0	0	0	0
- according to ZUNK	6-2161-2			0	
- on bond loans	6-2161-3			0	
- on long-term loans received from banks and non-bank financial institutions	6-2161-4			0	
- others	6-2161-5	0		0	
4. Current liabilities:	6-2148	4900	0	4900	0
Trade loan liabilities	6-2147			0	
Obligations to suppliers and customers	6-2149	4 044		4044	
Liabilities for advances received	6-2150	482		482	
Obligations to staff	6-2151	149		149	
Tax liabilities, including:	6-2152	214	0	214	0
- corporate profit tax	6-2154			0	
- value added tax	6-2155	214		214	
- other taxes	6-2156			0	
Liabilities to insurance companies	6-2157	11		11	
5. Other short-term liabilities	6-2161	2 014		2014	
<i>All about III:</i>	6-2170	6914	0	6914	0
TOTAL OBLIGATIONS (I+II+III):	6-2180	6914	0	6914	0

C. PROVISIONS

(in thousands of BGN)

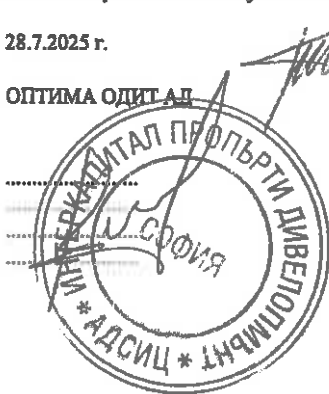
INDICATORS	Line code	At the beginning of the year	Magnification	Discount	At the end of the period
a	b	1	2	3	4
1. Provisions for legal obligations	6-2210				0
2. Provisions for constructive obligations	6-2220				0
3. Other provisions	6-2230				0
Total amount (1+2+3):	6-2240	0	0	0	0

Note: Receivables and payables from and to abroad are indicated in a separate statement for each country.

Date of compilation: 28.7.2025 r.

Compiled by: ОПТИМА ОДИТ АД

Representing:



SECURITIES REFERENCE

of INTERCAPITAL PROPERTY DEVELOPMENT REIT
BULSTAT UIC: 131397743
as of 30.06.2025

(in thousands of leva)

INDICATORS	Line code	Type and number of securities			Value of securities			
		ordinary	privileged	converters	carrying amount	revaluation		revalued value (4+5-6)
						increase	reduction	
a	b	1	2	3	4	5	6	7
I. Non-current financial assets in securities								
1. Shares	7-3031							0
2. Bonds, including:	7-3035							0
municipal bonds	7-3035-1							0
3. Government securities	7-3036							0
4. Others	7-3039							0
Total I:	7-3040	0	0	0	0	0	0	0
II. Current financial assets in securities								
1. Shares	7-3001							0
2. Repurchased treasury shares	7-3005							0
3. Bonds	7-3006							0
4. Repurchased own bonds	7-3007							0
5. Government securities	7-3008							0
6. Derivatives and other financial instruments	7-3010-1							0
7. Others	7-3010							0
Total II:	7-3020	0	0	0	0	0	0	0

Note: Enterprises that hold foreign securities in the nature of short-term and long-term investments compile a separate report for each country.

Date of compilation: 28.7.2025 г.

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Representing:

