

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 Public Offering of Securities Act****Data for the reporting period**

Start date:	2025-01-01
End date:	2025-12-31
Date of compilation:	26.03.2026

Personal data

Name of the person:	INTERCAPITAL PROPERTY DEVELOPMENT
Face type:	REIT
UIC:	131397743
Representing:	VELICHKO STOYCHEV KLINGOV
Way of representation:	EXECUTIVE DIRECTOR
Management address:	CITY OF SOFIA, 6 DOBRUDZHA STREET
Correspondence address:	CITY OF SOFIA, 6 DOBRUDZHA STREET
Phone:	+359/29801251
Fax:	
Email:	office@icpd.bg
Website:	http://www.icpd.bg/
Media:	http://www.x3news.com/
Report author:	OPTIMA AUDIT AD
Compiler's position:	SERVICE COMPANY
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* Last updated December 2021.

ACCOUNT BALANCE SHEET
(on an individual basis)

of INTERCAPITAL PROPERTY DEVELOPMENT
BULSTAT UIC: 131397743
as of 31.12.2025

(in thousands of leva)

ASSETS	Line code	Current period	Previous period	EQUITY, MINORITY INTEREST AND LIABILITIES	Line code	Current period	Previous period
a	b	1	2	a	b	1	2
A. NON-CURRENT ASSETS				A. EQUITY			
I. Property, plant and equipment				I. Fixed capital			
1. Land (terrains)	1-0011	9 412	8 660	Subscribed and paid-in capital including:			
2. Buildings and structures	1-0012			common shares	1-0411	27 766	27 766
3. Machinery and equipment	1-0013			preferred shares	1-0411-1	27 766	27 766
4. Facilities	1-0014			Repurchased treasury ordinary shares	1-0411-2		
5. Means of transport	1-0015			Repurchased treasury preferred shares	1-0417		
6. Business inventory	1-0017-1			Unpaid capital	1-0417-1		
7. Expenses for acquisition and liquidation of fixed assets	1-0018			Total for Group I:	1-0410	27 766	27 766
8. Others	1-0017			II. Reserves			
Total for Group I:	1-0010	9 412	8 660	1. Premium reserves when issuing securities	1-0421	7 651	7 651
II. Investment properties	1-0041	41 567	39 724	2. Reserve from subsequent valuations of assets and liabilities	1-0422	10 346	9 593
III. Biological assets	1-0016			3. Target reserves, including:			
IV. Intangible assets				general reserves	1-0423	1	1
1. Property rights	1-0021			specialized reserves	1-0424	1	1
2. Software products	1-0022			other reserves	1-0425		
3. Development products	1-0023			Total for Group II:	1-0420	17 998	17 245
4. Others	1-0024			III. Financial result			
Total for Group IV:	1-0020	0	0	1. Accumulated profit (loss) including:			
V. Commercial Reputation				retained earnings	1-0451	-12 758	-14 811
1. Positive reputation	1-0051			uncovered loss	1-0452	17 072	15 019
2. Negative reputation	1-0052			one-off effect of changes in accounting policy	1-0453	-29 830	-29 380
Total for Group V:	1-0050	0	0	2. Current profit	1-0451-1	474	2 052
VI. Financial assets				3. Current loss	1-0455		
1. Investments in:				Total for Group III:	1-0450	-12 284	-12 759
subsidiaries	1-0031	0	0				
joint ventures	1-0032			TOTAL FOR SECTION "A" (I+II+III):	1-0400	33 480	32 752
associated companies	1-0033						
other enterprises	1-0034			B. MINORITY PARTICIPATION			
2. Held to maturity	1-0035	0	0				
government securities	1-0042-1			C. NON-CURRENT LIABILITIES			
bonds, including:	1-0042-2			I. Commercial and other obligations			
municipal bonds	1-0042-3			1. Liabilities to related companies	1-0511		
other investments held to maturity	1-0042-4			2. Liabilities for loans received from banks and non-bank financial institutions	1-0512		
3. Others	1-0042-5	0	0	3. Obligations under ZUNJK	1-0512-1		
Total for Group VI:	1-0040	0	0	4. Liabilities for trade loans received	1-0514		
VII. Trade and other receivables				5. Bond obligations	1-0515		11 735
1. Receivables from related companies	1-0044			6. Others	1-0517		
2. Trade loan receivables	1-0045			Total for Group I:	1-0510	0	11 735
3. Finance lease receivables	1-0046-1			II. Other non-current liabilities	1-0510-1		
4. Others	1-0046			III. Deferred income	1-0520		
Total for Group VII:	1-0040-1	0	0	IV. Deferred tax liabilities	1-0516		
VIII. Deferred expenses	1-0060			V. Financing	1-0520-1		
IX. Deferred tax assets	1-0060-1			TOTAL FOR SECTION "B" (I+II+III+IV+V):	1-0500	0	11 735
TOTAL FOR SECTION "A" (I+II+III+IV+V+VI+VII+VIII+IX):	1-0100	50 979	47 884				

B. CURRENT ASSETS													
I. Inventories													
1. Materials	1-0071												11 938
2. Production	1-0072												203
3. Goods	1-0073												4 874
4. Work in progress	1-0076												
5. Biological assets	1-0074												
6. Others	1-0077												
Total for Group I:	1-0070	0	0	0	0	0	0	0	0	0	0	0	0
II. Trade and other receivables													
1. Receivables from related companies	1-0081												
2. Receivables from customers and suppliers	1-0082	1 037											
3. Advances granted	1-0086-1												
4. Receivables from trade loans granted	1-0083												
5. Judicial and awarded claims	1-0084												
6. Taxes to recover	1-0085												
7. Receivables from personnel	1-0086-2												
8. Others	1-0086	479											
Total for Group II:	1-0080	1 516											
III. Financial assets													
1. Financial assets held for trading, including debt securities derivatives others	1-0093												
2. Financial assets available for sale	1-0093-1												
3. Others	1-0093-2												
Total for Group III:	1-0090	0	0	0	0	0	0	0	0	0	0	0	0
IV. Cash and cash equivalents													
1. Cash	1-0151												
2. Cash in demand deposits	1-0153												
3. Blocked funds	1-0155	1											
4. Cash equivalents	1-0157												
Total for Group IV:	1-0150	1											
V. Deferred expenses													
TOTAL FOR SECTION "B" (I+II+III+IV+V)	1-0200	1 517	52 496	50 587	2 703	0	0	0	0	0	0	0	0
TOTAL ASSETS (A + B):													50 587
D. CURRENT LIABILITIES													
I. Commercial and other obligations													
1. Liabilities for loans received from banks and non-bank financial institutions (bond issue)													
	1-0612												11 938
	1-0510-2												
	1-0630												4 920
	1-0611												
	1-0614												
	1-0613												4 053
	1-0613-1												483
	1-0615												167
	1-0616												141
	1-0617												5
	1-0618												212
	1-0619												2 158
	1-0610												19 016
	1-0610-1												
	1-0700												
	1-0700-1												
II. Other current liabilities													
III. Deferred income													
IV. Funding													
TOTAL FOR SECTION "D" (I+II+III+IV):													
	1-0750												19 016
	1-0800												52 496
TOTAL ASSETS (A+B+C+D):													
	1-0800												50 587



Date of compilation: 26.3.2026 г.

Compiled by: ОПТИМА АУДИТ АД

Representing:

INCOME STATEMENT
(on an individual basis)
of INTERCAPITAL PROPERTY DEVELOPMENT
BULSTAT UIC: 131397743
as of 31.12.2025

EXPENSES		(in thousands of leva)			
		Line code	Current period	Previous period	REVENUE
a		b	1	2	n
A. Operating costs					
<i>I. Expenditures by economic elements</i>					
1. Material costs	2-1120	1			
2. Costs for external services	2-1130	145			2-1551 282 313
3. Depreciation expenses	2-1160				2-1552 22 4
4. Remuneration expenses	2-1140	52			2-1560 10 555
5. Insurance costs	2-1150	10			2-1556 314 872
6. Carrying amount of assets sold (excluding production)	2-1010	813			
7. Change in inventories of production and work in progress	2-1030				
8. Others, including: asset impairment provisions	2-1170	102			2-1620
	2-1171				2-1621
	2-1172				
Total for Group I:	2-1100	1 123			
II. Financial costs					
1. Interest expenses	2-1210	761			2-1710
2. Negative differences from transactions with financial assets and instruments	2-1220	4			2-1721
3. Negative differences from changes in exchange rates	2-1230				2-1730 2 051 2 641
4. Others	2-1240	3			2-1740
	2-1240				2-1745
Total for Group II:	2-1200	768			
B. Total activity costs (I + II)	2-1300	1 891			
C. Profit from operations	2-1310	474			
III. Share of profits of associates and joint ventures					
IV. Extraordinary expenses	2-1250-1				
D. Total costs (B+ III +IV)	2-1350	1 891			2-1810-1 0
E. Profit before tax	2-1400	474			2-1750
F. Tax expenses	2-1450	0			2-1800 2 365 3 513
1. Current corporate income tax expenses	2-1451				2-1850 0 0
2. Expense/(saving) of deferred corporate income taxes	2-1452				
3. Others	2-1453				
E. Profit after tax (D - V)	2-0454	474			
Including for minority participation	2-0454-1				2-0455 0 0
G. Net profit for the period	2-0454-2	474			
All (G+ V + E):	2-1500	2 365			2-0455-2 0 0
					2-1900 2 365 3 513

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

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Compiled by: ОФТМА АМБОНТ ПРОПЪРТИ ДИВЕЛОПМЪНТ * СОФИЯ
Representing: АДСИЦ * ДИВЕЛОПМЪНТ * СОФИЯ



DIRECT CASH FLOW STATEMENT
(on an individual basis)

of INTERCAPITAL PROPERTY DEVELOPMENT
BULSTAT UIC: 131397743
as of 31.12.2025

(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	855	669
2. Payments to suppliers	3-2201-1	-124	-950
3. Payments/receipts related to financial assets held for trading	3-2202		
4. Payments related to remuneration	3-2203	-15	-253
5. Taxes paid/refunded (excluding corporate income tax)	3-2206	-9	-138
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	-4	
Net cash flow from operating activities (A):	3-2200	703	-672
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	-703	673
7. Dividends paid	3-2404-1		
8. Other receipts/payments from financial activities	3-2407		
Net cash flow from financing activities (B):	3-2400	-703	673
D. Changes in cash during the period (A+B+C):	3-2500	0	1
E. Cash at the beginning of the period	3-2600	1	
F. Cash at the end of the period, including:	3-2700	1	1
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: 26.3.2026 r.

Compiled by: OPTIMA AUDIT AD

Representing:



STATEMENT OF CHANGES IN EQUITY
(on an individual basis)

of INTERCAPITAL PROPERTY DEVELOPMENT
BULSTAT UIC: 131397743
as of 31.12.2025

(in thousands of leva)

INDICATORS	Line code	Capital stock	Reserves				Accumulated profits/losses		Translatio n reserve	Total equity	Minority participation
			issue premiums (premium)	reserve of subsequent assessments	target reserves		profit	loss			
					general	specialized					
a	1	2	3	4	5	6	7	8	9	10	11
Line code - b		1-0410	1-0422	1-0424	1-0425	1-0426	1-0452	1-0453	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	17 071	-29 380	0	32 702	0
Changes in opening balances due to:	4-15	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	17 071	-29 380	0	32 702	0
Net profit/loss for the period	4-05						474	0		474	
1. Distribution of profit for:	4-06	0	0	0	0	0	0	0	0	0	0
dividends	4-07										
others	4-07-1										
2. Covering losses	4-08										
3. Subsequent valuations of fixed tangible and intangible assets, incl.	4-09	0	0	0	0	0	0	0	0	0	0
increases	4-10										
discounts	4-11										
4. Subsequent valuations of financial assets and instruments, including	4-12	0	0	0	0	0	0	0	0	0	0
increases	4-13										
discounts	4-14										
5. Effect of deferred taxes	4-16-1										
6. Other amendments	4-16										
Balance at the end of the reporting period	4-17	27 766	7 651	9 593	1	0	17 545	-29 380	0	33 176	0
7. Changes from translations of annual financial statements of enterprises abroad	4-18										
8. Changes from recalculation of financial statements in case of hyperinflation	4-19										
Equity at the end of the reporting period	4-20	27 766	7 651	9 593	1	0	17 545	-29 380	0	33 176	0

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

Date of compilation: 26.3.2026 г.

Compiled by: ОПТИМА АУДИТ АД

Representing:



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

of INTERCAPITAL PROPERTY DEVELOPMENT
 BULSTAT UIC: 131397743
 as of 31.12.2025

(in thousands of leva)

Name and registered office of the enterprises in which the investments are made	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 COUNTRY					
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:		8-4006	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:		84011	0	0	0

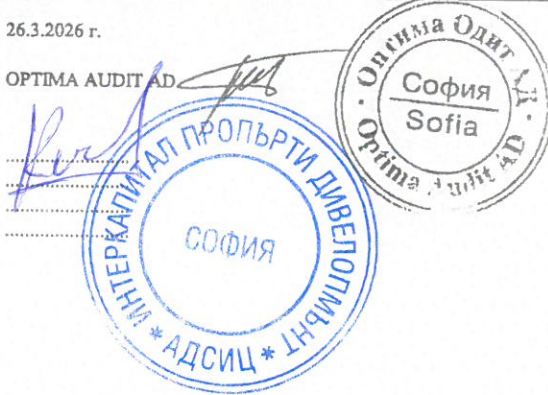
IV. Investments in other enterprises					
1					0
2					0
3					0
4					0
5					0
6					0
7					0
8					0
9					0
10					0
11					0
12					0
13					0
14					0
15					0
	<i>Total IV:</i>	<i>8-4016</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Total for the country (I+II+III+IV):</i>					
	<i>8-4025</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
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
	<i>Total I:</i>	<i>8-4030</i>	<i>0</i>	<i>0</i>	<i>0</i>
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
	<i>Total II:</i>	<i>8-4035</i>	<i>0</i>	<i>0</i>	<i>0</i>

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:	8-4040	0	0	0
IV. Investments in other 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 IV:	8-4045	0	0	0
Total amount for abroad (I+II+III+IV):		8-4050	0	0	0

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Compiled by: OPTIMA AUDIT AD

Representing:



NON-CURRENT ASSETS REPORT

of INTERCAPITAL PROPERTY DEVELOPMENT
 BULSTAT UIC: 131397743
 as of 31.12.2025

INDICATORS	(in thousands of leva)													
	Carrying amount of those who entered during the period		Carrying amount of non-current assets of those who left during the period		Reassessment		Revalued value (4+5-6)		Amortization			Reassessment		Carrying amount for the current period (7-14)
Line code	1	2	3	4	5	6	7	8	9	10	11	12	13	14
I. Property, plant and equipment														
1. Lands (terrains)	8 660			8 660	752		9 412							9 412
2. Buildings and structures														
3. Machinery and equipment														
4. Facilities	1			1			1	1			1			1
5. Means of transport														
6. Business inventory	3			3			3	3			3			3
7. R-di for acquisition and liquidation of assets in an economic manner														
8. Others	544			544			544	544			544			544
Total I:	9 208	0	0	9 208	752	0	9 960	548	0	0	548	0	0	9 412
5-1001	8 660			8 660	752		9 412							9 412
5-1002														
5-1003														
5-1004	1			1			1	1			1			1
5-1005														
5-1007-1	3			3			3	3			3			3
5-1007-2														
5-1007	544			544			544	544			544			544
5-1015	9 208	0	0	9 208	752	0	9 960	548	0	0	548	0	0	9 412
5-1037	39 224	3 157	814	41 567			41 567							41 567
II. Investment properties														
III. Biological assets														
IV. Intangible assets														
1. Property rights														
2. Software products														
3. Development products														
4. Others														
Total IV:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
V. Financial assets (excluding long-term receivables)														
1. Investments in:														
subsidaries														
joint ventures														
associated companies														
other enterprises														
2. Held to maturity:														
government securities														
bonds, including:														
municipal bonds														
Other investments held to maturity														
3. Others														
Total V:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5-1032	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5-1033														
5-1034														
5-1035														
5-1036														
5-1038	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5-1038-1														
5-1038-2														
5-1038-3														
5-1038-4														
5-1038-5														
5-1045	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5-1050														
Total VI:	48 432	3 157	814	50 775	752	0	51 527	548	0	0	548	0	0	50 979
5-1060	48 432	3 157	814	50 775	752	0	51 527	548	0	0	548	0	0	50 979
VI. Commercial reputation														
Grand total (I+II+III+IV+V+VI)														

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

Date of compilation: 26.3.2026 г.

Compiled by:

Representing:



REPORT ON RECEIVABLES, LIABILITIES AND PROVISIONS

of INTERCAPITAL PROPERTY DEVELOPMENT

BULSTAT UIC: 131397743

as of 31.12.2025

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	1 037	1 037	0
3. Receivables from advances provided	6-2036			0
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	0	0	0
- corporate taxes on profits	6-2043			0
- value added tax	6-2044			0
- recoverable tax temporary differences	6-2045			0
- other taxes	6-2046			0
8. Other short-term receivables, including:	6-2047	479	479	0
- by lacks and counts	6-2048			0
- from insurance organizations	6-2049			0
- on complaints	6-2050			0
- others	6-2051			0
<i>All about IV:</i>	6-2060	1 516	1 516	0
TOTAL RECEIVABLES (I+II+III+IV):	6-2070	1 516	1 516	0

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	
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	11938	11938	0	0
- to banks, incl.	6-2145			0	
- overdue	6-2146			0	
- non-bank financial institutions, incl.	6-2144-1	11 938	11 938	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	
4. Current liabilities:	6-2148	4920	4920	0	0
Trade loan liabilities	6-2147			0	
Obligations to suppliers and customers	6-2149	4 053	4 053	0	
Liabilities for advances received	6-2150	483	483	0	
Obligations to staff	6-2151	167	167	0	
Tax liabilities, including:	6-2152	212	212	0	0
- corporate profit tax	6-2154			0	
- value added tax	6-2155			0	
- other taxes	6-2156			0	
Liabilities to insurance companies	6-2157	5	5	0	
5. Other short-term liabilities	6-2161	2 158	2 158	0	
<i>All about III:</i>	6-2170	19016	19016	0	0
TOTAL OBLIGATIONS (I+II+III):	6-2180	19016	19016	0	0

C. PROVISIONS
(in thousands of BGN)

INDICATORS	Line code	At the beginning of the year	Magnification	Discount	At the end of the period
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: 26.3.2026 r.

Compiled by: OPTIMA AUDIT AD

Representing:



SECURITIES REFERENCE

of INTERCAPITAL PROPERTY DEVELOPMENT
 BULSTAT UIC: 131397743
 as of 31.12.2025

(in thousands of leva)

INDICATORS	Line code	Type and number of securities				Value of securities			revalued value (4+5-6)
		ordinary	privileged	converters	carrying amount	revaluation			
						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: municipal bonds	7-3035							0	
3. Government securities	7-3035-1							0	
4. Others	7-3036							0	
	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: 26.3.2026 г.

Compiled by:

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