

Accounting balance
(non-consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC

UIC: 131397743

as of 30.09.2022

ASSETS	Code	Current period	Previous period	SHAREHOLDERS EQUITY, MINORITY SHAREHOLDINGS AND LIABILITIES	Code	Current period	Previous period
A. NON-CURRENT ASSETS	a	1	2	a	6	1	2
I. Property, plant and equipment				A. SHAREHOLDERS' EQUITY			
1. Land	1-0011	9 387	9 387	I. Share capital			
2. Buildings	1-0012			Issued and outstanding shares	1-0411	27 766	27 766
3. Machinery and equipment	1-0013			Ordinary shares	1-0411-1	27 766	27 766
4. Facilities	1-0014			Preferred shares	1-0411-2		
5. Vehicles	1-0015			Treasury ordinary shares	1-0417		
6. Office fittings	1-0017-1			Treasury preferred shares	1-0417-1		
7. Expenses for acquisition and liquidation of tangible fixed assets	1-0018	8 163	8 163	Unpaid capital	1-0416		
8. Others	1-0017			Total group I:	1-0410	27 766	27 766
Total group I:	1-0010	17 550	17 550	II. Reserves			
II. Investment property	1-0041	25 864	25 890	1. Issue premiums	1-0421	7 651	7 651
III. Biological assets	1-0016			2. Revaluation reserve	1-0422	9 347	9 347
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	16 999	16 999
Total group IV:	1-0020	0	0	III. Retained earnings			
V. Goodwill				1. Retained earnings from previous periods	1-0451	-15 856	-19 596
1. Positive goodwill	1-0051			undistributed profit	1-0452	13 974	10 234
2. Negative goodwill	1-0052			loss not covered	1-0453	-29 830	-29 830
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		3 740
1. Share participations in:	1-0031	0	0	3. Current year loss	1-0455	-444	
subsidary companies	1-0032			Total group III:	1-0450	-16 300	-15 856
joint ventures	1-0033			TOTAL SECTION "A" (I+II+III):	1-0400	28 465	28 909
associated companies	1-0034			B. MINORITY SHAREHOLDINGS	1-0400-1		
other companies	1-0035			C. LONG-TERM LIABILITIES			
2. Long-term investment securities held to maturity	1-0042	0	0	I. Long-term debt			
treasury bonds	1-0042-1			1. Due to related parties	1-0511		
bonds	1-0042-2			2. Due to financial institutions	1-0512		
incl. municipality bonds	1-0042-3			3. Due under ZUNK	1-0512-1		
other	1-0042-4			4. Trade loans	1-0514		
3. Other financial assets	1-0042-5			5. Bonds	1-0515	11 735	11 735
Total group VI:	1-0040	0	0	6. Other long-term liabilities	1-0517	6 367	6 367
VII. Long-term trade and other receivables				Total group I	1-0510	18 102	18 102
from:				III. Other long-term liabilities			
1. Related parties	1-0044			III. Deferred revenues	1-0520		
2. Trade loans	1-0045						
3. Financial lease receivables	1-0046-1						
4. Other long-term receivables	1-0046						
Total group VII:	1-0040-1	0	0				

INCOME STATEMENT
(non-consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC 131397743
as of 30.09.2022

EXPENSES	Code	Current period		Previous period		REVENUES	Code	Current period		Previous period	
		I	II	I	II			I	II		
A. Expenditures											
<i>I. Operating expenses</i>											
1. Materials	2-1120										
2. External services	2-1170	83		112			2-1551				
3. Depreciation	2-1160						2-1552				5 114
4. Salaries	2-1140	32		30			2-1360				
5. Social security	2-1150	6		6			2-1356				
6. Net book value of assets sold (finished goods excluded)	2-1010						Total group I: 2-1610				0
7. Assets under construction and write off of assets	2-1030										
8. Other expenses incl. impairment of assets incl. provisions	2-1170 2-1171 2-1172	163		5 323			2-1620 2-1621				
Total group I: 2-1100		264		5 470							
II. Financial expenses											
1. Interest expenses	2-1210	160		536			2-1710				
2. Losses from operations with financial assets and instruments	2-1220						2-1721				
3. Losses from foreign exchange operations	2-1230						2-1730				
4. Other financial expenses	2-1240			105							
Total group II: 2-1200		160		642			Total group III: 2-1700				0
B. Total operating expenses (I + II)	2-1300	444		6 112			2-1600				0
C. Profit/(loss) from operations	2-1310	0		0			2-1810				998
<i>III. Share in the profit of associated and joint companies</i>	<i>2-1250-1</i>						<i>2-1810-1</i>				
III. Extraordinary costs	2-1250										
D. Total expenses (B+ III +IV)	2-1350	444		6 112			2-1750				
E. Profit before tax	2-1400	0		0			2-1800				5 114
F. Tax expense	2-1450	0		0			2-1850				998
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) incl. from minority shareholding	2-0454	0		0			2-0455				998
G. Net profit	2-0454-2	0		0			2-0455-1				998
Total (D+ V + F):	2-1500	444		6 112			2-1900				6 112

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



VELICHKO STOICHKOV

Intercapital Property Development ADSIC
UIC 131397743
as of 30.09.2022

CASH FLOW STATEMENT - DIRECT METHOD
(non-consolidated)

OF INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC: 131397743
as of 30.09.2022

	Code	CASH FLOW		(thousands BGN)	
		a	b	Current period	Previous period
				1	2
A. Cash flow from operating activities					
1. Cash receipts from customers	3-2201		219		6 429
2. Cash paid to suppliers	3-2201-1		-208		-4 916
3. Payments/income related to financial assets	3-2202				
4. Cash paid to employees and social security	3-2203		-107		-38
5. Paid/refunded taxes except corporate tax	3-2206		278		-650
6. Corporate tax paid	3-2206-1				
7. Interest received	3-2204				
8. Interest and bank charges paid on short term loans	3-2204-1				
9. Foreign currency exchange gains/losses net	3-2205				-1
10. Other proceeds/payments from operational activity	3-2208		-36		-93
Net cash flow from operational activities (A):	3-2200		146		731
B. Cash flow from investing activities					
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				
2. Payments on securities buy-back	3-2401-1				
3. Proceeds on loans	3-2403		30		11 735
4. Payments on loans	3-2403-1		-130		-11 735
5. Payments on leasing contracts	3-2405		-52		-92
6. Paid interest, charges and commissions on investment loans	3-2404				-640
7. Dividends paid	3-2404-1				
8. Other proceeds/payments on financing activities	3-2407				
Net cash flow from financing activities (C):	3-2400		-152		-732
D. Net decrease/increase in cash and cash equivalents (A+B+C):	3-2500		-6		-1
E. Cash and cash equivalents as of the beginning of the period	3-2600		18		2
F. Cash and cash equivalents as of the end of the period	3-2700		12		1
cash and bank deposits	3-2700-1		12		1
restricted cash	3-2700-2				



NOTE:
In the cell 'c' cash and cash equivalents at the beginning of the period and the value of cash at the beginning of the relevant year is presented.

26/10/2022

ОПТИМА АУДИТ АД

Approved the report

Representatives:



CHANGES IN SHAREHOLDERS' EQUITY STATEMENT
(non-consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UIC: 131397743
as of 31.03.2022

(thousand BGN)

INDEXES	Code	Share capital				Reserves					Retained earnings		Reserve from transfers	Total shareholders' equity	Minority shareholdings
		1	2	3	Revaluation reserve	4	Reserves including:			profit	loss				
							general	special	other						
		1-0410	1-0410	1-0422	1-0424	5	6	7	8	9	10	11			
Balance - beginning of reporting period	4-01	27 766	7 651	9 347	1	1-0425	1-0426	1-0452	1-0453	4-0426-1	1-0400	1-0400-1			
Changes in initial balances due to:	4-15	0	0	0	0	0	0	13 974	-29 830	0	28 909	0			
Effect from changes in accounting policy	4-15-1							0	0	0	0	0			
Fundamental mistakes	4-15-2							0	0	0	0	0			
Corrected balance - beginning of reporting period	4-01-1	27 766	7 651	9 347	1	0	0	13 974	-29 830	0	28 909	0			
Net profit/loss	4-05							0	-444		-444				
1. Distributed profit for:	4-06	0	0	0	0	0	0	0	0	0	0	0			
dividends	4-07														
other	4-07-1														
2. Loss coverage	4-08														
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														
decrease	4-11														
4. Revaluation of financial assets and instruments, incl.:	4-12	0	0	0	0	0	0	0	0	0	0	0			
increase	4-13														
decrease	4-14														
5. Deferred tax effect	4-16-1														
6. Other changes	4-16														
Balance - end of reporting period	4-17	27 766	7 651	9 347	1	0	0	13 974	-30 274	0	28 465	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	9 347	1	0	0	13 974	-30 274	0	28 465	0			

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



26/10/2022

OPTIMA AUDIT AD



VELICHKO STOICHEV KLINGBERG

STATEMENT OG INVESTMENTS IN SUBSIDIARIES, JOINT VENTURES, ASSOCIATED AND OTHER COMPANIES
(non-consolidated)

of INTERCAPITAL PROPERTY DEVELOPMENT ADSIC
UJC: 131397743
as of 31.03.2022

Company name		Code	Investment amount	Investment % in other company equity	Investment in securities traded on the Stock exchange	Investment in securities not traded on the Stock exchange
a	b	1	2	3	4	5
A. IN THE COUNTRY						
I. Investments in subsidiaries						
1 "Marina Cape Management" EOOD						
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	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 amount II:	8-4006	0			0
III. Investments in associated 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

