

BALANCE SHEET

Company name:
Type of statement: consolidated/non-consolidated:
Reporting period:

Intercapital Property Development ADSIC	Bulstat
non-consolidated	
01.01.2013-31.12.2013	

131397743
(thousand BGN)

ASSETS	Code	Current period	Previous period	LIABILITIES	Code	Current period	Previous period
	6				6		
A. NON-CURRENT ASSETS				A. SHAREHOLDERS' EQUITY			
I. Property, plant and equipment				1. Share capital			
1. Land	1-0011	5074	4504	Issued and outstanding shares	1-0411	6011	6011
2. Buildings	1-0012			Ordinary shares	1-0411-1	6011	6011
3. Machinery and equipment	1-0013	1		Preferred shares	1-0411-2		
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. Assets under construction	1-0018	7052		Total share capital	1-0410	6011	6011
8. Other	1-0017	372	427	II. Reserves			
Total property, plant and equipment	1-0010	12499	4931	1. Issue premiums	1-0421	7651	7651
II. Investment property	1-0041	37986	41987	2. Revaluation reserve	1-0422	5164	715
III. Farm animals	1-0016			3. Reserves incl.:	1-0423	1	1
IV. Intangible assets				general reserves	1-0424	1	1
1. Rights of ownership	1-0021			special reserves	1-0425		
2. Software	1-0022			other reserves	1-0426		
3. R&D expenses	1-0023			Total reserves	1-0420	12816	8367
4. Other intangible assets	1-0024			III. Retained earnings			
Total intangible assets	1-0020	0	0	1. Retained earnings from previous periods	1-0451	-8797	-4357
V. Goodwill				undistributed profit	1-0452	9437	9437
1. Positive goodwill	1-0051			loss not covered	1-0453	-18234	-13794
2. Negative goodwill	1-0052			one-time effect from changes in accounting policy	1-0451-1		
Total goodwill	1-0050	0	0	2. Current year profit	1-0454		
VI. Financial assets				3. Current year loss	1-0455	-5421	-4440
1. Share participations in:				Total retained earnings	1-0450	-14218	-8797
subsidiary companies	1-0031	5	5				
joint ventures	1-0032	5	5	TOTAL SHAREHOLDERS' EQUITY	1-0400	4609	5581
associated companies	1-0033						
other companies	1-0034			B. MINORITY SHAREHOLDINGS	1-0400-1		
2. Long-term investment securities held to maturity	1-0042	0	0				
treasury bonds	1-0042-1			C. LONG-TERM LIABILITIES			
bonds	1-0042-2			1. Long-term debt			
incl. municipality bonds	1-0042-3			1. Due to related parties	1-0511		
other	1-0042-4			2. Due to financial institutions	1-0512	3041	3041
3. Other financial assets	1-0042-5			3. Due under ZUNK	1-0512-1		
Total long-term financial assets	1-0040	5	5	4. Trade loans	1-0514		
VII. Long-term trade and other receivables from				5. Bonds	1-0515	5867	
1. Related parties	1-0044			6. Other long-term liabilities	1-0517	2290	
2. Trade loans	1-0045			Total long-term debt	1-0510	11198	3041
3. Financial lease receivables	1-0046-1			II. Other long-term liabilities	1-0510-1		
4. Other long-term receivables	1-0046			III. Deferred revenues	1-0520		
Total long-term trade and other receivables	1-0040-1	0	0	IV. Liabilities on deferred taxes	1-0516		
VIII. Deferred expenses	1-0060	2137		V. Financing	1-0520-1		
IX. Assets on deferred tax payments	1-0060-1			TOTAL LONG-TERM LIABILITIES	1-0500	11198	3041
TOTAL NON-CURRENT ASSETS	1-1000	52627	46923				
B. CURRENT ASSETS				D. SHORT-TERM LIABILITIES			
I. Inventory				1. Trade and other payables			
1. Materials	1-0071			1. Short-term borrowings	1-0612	23086	32792
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	1-0630	14911	15931
4. Work in progress	1-0076	1070	8347	related parties payables	1-0611	1484	988
5. Farm animals	1-0074			trade loans	1-0614		
6. Other materials	1-0077			trade accounts payables	1-0613	4337	5453
Total inventory	1-0070	1070	8347	advance payments	1-0613-1	8675	8899
II. Receivables				salaries payable	1-0615	36	20
1. Related parties receivables	1-0081	1567	1251	social security payable	1-0616	1	2
2. Trade accounts receivables	1-0082	436	309	tax payable	1-0617	378	569
3. Advance payments	1-0086-1	190	142	4. Other	1-0618	4641	104
4. Trade loans	1-0083			5. Provisions	1-0619		
5. Court receivables	1-0084			Total trade and other payables	1-0610	42638	48827
6. Recoverable taxes	1-0085						
7. Personnel receivables	1-0086-2	200	295	III. Deferred revenues	1-0610-1		
8. Other receivables	1-0086	115	82	IV. Financing	1-0700		
Total receivables	1-0080	2508	2079	1-0700-1			
III. Financial assets				TOTAL SHORT-TERM LIABILITIES	1-0750	42638	48827
1. Financial assets held for trading	1-0093	0	0				
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 current financial assets	1-0090	0	0				
IV. Cash and cash equivalents							
1. Cash	1-0151	4	1				
2. Cash in banks	1-0153						
3. Restricted cash	1-0155	99	99				
4. Cash equivalents	1-0157						
Total cash and cash equivalents	1-0150	103	100				
V. Deferred expenses	1-0160	2137					
TOTAL CURRENT ASSETS	1-0200	5818	10526				
TOTAL ASSETS	1-0300	58445	57449	TOTAL LIABILITIES	1-0800	58445	57449

Date: 28.03.2014

Accountant: Optima Audit AD

Managing Director: Velichko Klingov

INCOME STATEMENT

Company name:

Intercapital Property Development ADSIC

Bulstat

131397743

Type of statement: consolidated/non-consolidated:

non-consolidated

Reporting period:

01.01.2013-31.12.2013

(thousand BGN)

EXPENSES	Code	Current period	Previous period	REVENUES	Code	Current period	Previous period
a	6	1	2	a	6	1	2
A. Expenditures				A. Revenues			
I. Operating expenses				I. Net revenues from the sale of:			
1. Materials	2-1120	61	53	1. Finished goods	2-1551		
2. External services	2-1130	1057	1234	2. Goods for sale	2-1552	1430	1742
3. Depreciation	2-1160	55	55	3. Services	2-1560	535	413
4. Salaries	2-1140	148	143	4. Other	2-1556	5630	1755
5. Social security	2-1150	18	15	Total net revenues from sale	2-1610	7595	3910
6. Net book value of assets sold (finished goods excluded)	2-1010	1900	2175				
7. Assets under construction and write off of assets	2-1030	5176	66	II. Revenues from financing for fixed assets	2-1620		
8. Other expenses	2-1170	2856	1164	incl. government grants	2-1621		
incl. impairment of assets	2-1171	2852	1095				
incl. provisions	2-1172			III. Financial income			
Total operating expenses:	2-1100	11 271	4 905	1. Interest revenue	2-1710		
				2. Divident income	2-1721		
II. Financial expenses				3. Gains from operations with financial assets and instruments	2-1730		
1. Interest expenses	2-1210	3346	3270	4. Gains from foreign exchange operations	2-1740		
2. Losses from operations with financial assets and instruments	2-1220			5. Other financial income	2-1745	100	
3. Losses from foreign exchange operations	2-1230	2	2	Total financial income	2-1700	100	0
4. Other financial expenses	2-1240	511	173				
Total financial expenses:	2-1200	3 859	3 445				
B. Total operating expenses	2-1300	15 130	8 350	B. Total revenues before extraordinary activities	2-1600	7695	3910
C. Profit/(loss) from operations	2-1310	0	0	C. Operating loss	2-1810	7 435	4 440
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	2014	
D. Total expenses	2-1350	15 130	8 350	D. Total revenues	2-1800	9 709	3 910
E. Profit before tax	2-1400	0	0	E. Loss before taxes	2-1850	5421	4440
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	2-0454	0	0	F. Loss after taxes	2-0455	5 421	4 440
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	5 421	4 440
Total	2-1500	15 130	8 350	Total	2-1900	15 130	8 350

Date: 28.03.2014

Accountant: Optima Audit AD

Managing Director: Velichko Klingov

CASH FLOW STATEMENT - DIRECT METHOD

Company name:

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CASH FLOW	Code	Current period	Previous period
A. Cash flow from operating activities			
1. Cash receipts from customers	3-2201	2844	4598
2. Cash paid to suppliers	3-2201-1	-586	-1186
3. Payments/income related to financial assets	3-2202		
4. Cash paid to employees and social security	3-2203	-142	-157
5. Paid/refunded taxes except corporate tax/	3-2206	-502	
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	-6	
9. Foreign currency exchange gains/losses net	3-2205	-2	
10. Other proceeds/payments from operational activity	3-2208	23	-243
Net cash flow from operational activities (A):	3-2200	1 629	3 012
B. Cash flow from investing activity			
1. Purchase of fixed assets	3-2301	-1	-10
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	-1	-10
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		
4. Payments of loans	3-2403-1	755	
5. Payments on leasing contracts	3-2405	-870	-1535
6. Paid interest, charges and commissions on investment loans	3-2404	-1070	
7. Dividends paid	3-2404-1	-440	-1573
8. Other proceeds/payments on financing activities	3-2407		
Net cash flow from financing activities (C):	3-2400	-1 625	-3 108
D. Net decrease/increase in cash and cash equivalents (A+B+C) :	3-2500	3	-106
E. Cash and cash equivalents as of the beginning of the period	3-2600	100	206
F. Cash and cash equivalents as of the end of the period	3-2700	103	100
cash and bank deposits	3-2700-1		
restricted cash	3-2700-2	103	100

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CHANGES IN SHAREHOLDERS' EQUITY STATEMENT

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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	6	7	8	9	10	11
Code		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	715	1	0		9 437	-18 234		5581	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	715	1	0	0	9 437	-18 234	0	5581	0
Net profit/loss	4-05							0	-5421		-5421	
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	4 449	0	0	0	0	0	0	4449	0
increase	4-10			5094							5094	
decrease	4-11			645								
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										0	
Balance - end of reporting period	4-17	6 011	7 651	5 164	1	0	0	9 437	-23 655	0	4609	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	6 011	7 651	5 164	1	0	0	9 437	-23 655	0	4609	0

Date: 28.03.2014

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NON-CURRENT ASSETS STATEMENT

Company name:
Reporting period:

Intercapital Property Development ADSIC
01.01.2013-31.12.2013

Bulstat
PF-05-

131397743

(thousand BGN)

INDEXES	Code	Reported value of non-current assets				Revaluation		Revaluation (4+5-6)	Depreciation				Revaluation		Revaluated depreciation as of end of period (11+12-13)	Balance value for the current period (7-14)
		beginning of period	purchased during the period	written-off during the period	end of period	increase	decrease		beginning of period	estimated during period	written-off during period	end of period	increase	decrease		
a	b	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
I. Property, plant and equipment																
1. Land	5-1001	4504	208	2381	2331	3388	645	5074				0			0	5074
2. Buildings	5-1002				0			0				0			0	0
3. Machinery and equipment	5-1003		1		1			1				0			0	1
4. Facilities	5-1004				0			0				0			0	0
5. Vehicles	5-1005				0			0				0			0	0
6. Office fittings	5-1007-1				0			0				0			0	0
7. Assets under construction	5-1007-2		5346		5346	1706		7052				0			0	7052
8. Other	5-1007	548			548			548	121	55		176			176	372
Total property, plant and equipment	5-1015	5052	5555	2381	8226	5094	645	12675	121	55	0	176	0	0	176	12499
II. Investment property	5-1037	41987	443	1692	40738	100	2852	37986				0			0	37986
III. Farm animals	5-1006				0			0				0			0	0
IV. Intangible assets					0			0				0			0	0
1. Rights of ownership	5-1017				0			0				0			0	0
2. Software	5-1018	3			3			3	3			3			3	0
3. R&D expenses	5-1019				0			0				0			0	0
4. Other intangible assets	5-1020				0			0				0			0	0
Total intangible assets	5-1030	3	0	0	3	0	0	3	3	0	0	3	0	0	3	0
V. Financial assets (excl. of long-term receivables)																
1. <i>Share participations in:</i>	5-1032	5	0	0	5	0	0	5	0	0	0	0	0	0	0	5
subsidiary companies	5-1033	5			5			5				0			0	5
joint ventures	5-1034				0			0				0			0	0
associated companies	5-1035				0			0				0			0	0
other companies	5-1036				0			0				0			0	0
2. <i>Long-term investment securities held to maturity</i>	5-1038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
treasury bonds	5-1038-1				0			0				0			0	0
bonds incl.	5-1038-2				0			0				0			0	0
municipality bonds	5-1038-3				0			0				0			0	0
Other	5-1038-4				0			0				0			0	0
3. Other financial assets	5-1038-5				0			0				0			0	0
Total financial assets	5-1045	5	0	0	5	0	0	5	0	0	0	0	0	0	0	5
VI. Goodwill	5-1050				0			0				0			0	0
Total (I+ II+ III+ IV+V+VI)	5-1060	47047	5998	4073	48972	5194	3497	50669	124	55	0	179	0	0	179	50490

Note: Companies that own non-current tangible assets abroad present a separate statement for each foreign country

Date: 28.03.2014

Accountant: Optima Audit AD

Managing Director: Velichko Klingov

RECEIVABLES, PAYABLES AND PROVISIONS STATEMENT

Company name: **Intercapital Property Development ADSIC**
01.01.2013-31.12.2013

131397743

A. RECEIVABLES

(thousand BGN)

INDEXES	Code	Receivables amount	Liquidity	
			up to 1 year	over 1 year
a	b	1	2	3
I. Unpaid capital	6-2010			0
II. Long-term trade and other receivables				
1. Related parties receivables, incl.:	6-2021	0	0	0
- loans	6-2022			0
- sale of assets and services	6-2241			0
- other	6-2023			0
2. Trade loans	6-2024			0
3. Other receivables, incl.:	6-2026	0	0	0
- financial lease	6-2027			0
- other	6-2029			0
<i>Total long-term trade and other receivables</i>	6-2020	0	0	0
III. Tax assets				0
Assets on deferred taxes	6-2030			0
IV. Short-term trade and other receivables				
1. Related parties receivables, incl.:	6-2031	1567	1567	0
- loans	6-2032			0
- sales	6-2033	1567	1567	0
- other	6-2034			0
2. Trade accounts receivable	6-2035	436	436	0
3. Advance payments	6-2036	190	190	0
4. Trade loans	6-2037			0
5. Court receivables	6-2039			0
6. Adjudged receivables	6-2040			0
7. Taxes to be refunded, incl.:	6-2041	0	0	0
- corporate tax	6-2043			0
- VAT	6-2044			0
- refundable tax temporary differences	6-2045			0
- other taxes	6-2046			0
8. Other receivables, incl.:	6-2047	315	315	0
- personnel receivables	6-2048			0
- social security receivables	6-2049			0
- claims receivables	6-2050			0
- other	6-2051	315	315	0
<i>Total short-term trade and other receivables</i>	6-2060	2508	2508	0
TOTAL RECEIVABLES (I+II+III+IV):	6-2070	2508	2508	0

B. PAYABLES

(thousand BGN)

INDEXES	Code	Amount of payables	Aging		Collateral value
			up to 1 year	over 1 year	
a	b	1	2	3	4
I. Long-term debt					
1. Due to related parties, incl.:	6-2111	0	0	0	0
- loans	6-2112			0	
- assets and services supplies	6-2113			0	
- other	6-2244			0	
2. Due to financial institutions, incl.:	6-2114	3041	0	3041	0
- banks, incl.:	6-2115	3041		3041	
- overdue	6-2116			0	
- financial institutions, incl.:	6-2114-1			0	
- overdue	6-2114-2			0	
3. ZUNK bonds	6-2123-1			0	
4. Trade loans	6-2118			0	
5. Bonds	6-2120	5867		5867	
6. Other long-term debts, incl.:	6-2123	2290		2290	
- financial lease	6-2124			0	
<i>Total long-term debt</i>	6-2130	11198	0	11198	0
II. Tax liabilities					
Liabilities on deferred taxes	6-2122			0	
III. Trade and other payables					

1. Related parties payables, incl.:	6-2141	1484	1484	0	0
- assets and services supplied	6-2142			0	
- dividends	6-2143			0	
-other	6-2143-1	1484	1484	0	
2. Short-term borrowings, incl.:	6-2144	22421	22421	0	0
- banks, incl.:	6-2145	17322	17322	0	
- overdue	6-2146			0	
- financial institutions, incl.:	6-2144-1	5099	5099	0	
- overdue	6-2144-2			0	
3. Short-term part of long-term loans	6-2161-1	665	665	0	0
- ZUNK	6-2161-2			0	
- bonds	6-2161-3	665	665	0	
- long-term loans	6-2161-4			0	
- other	6-2161-5			0	
4. Short-term payables	6-2148	13427	13427	0	0
Trade loans	6-2147			0	
Trade accounts payable	6-2149	4337	4337	0	
Advance payments	6-2150	8675	8675	0	
Salaries payable	6-2151	36	36	0	
Taxes payable, incl.:	6-2152	378	378	0	0
- corporate tax	6-2154			0	
- VAT	6-2155	359	359	0	
- other taxes	6-2156	19	19	0	
Social security payable	6-2157	1	1	0	
5. Other	6-2161	4641	4641	0	
<i>Total trade and other payables</i>	6-2170	42638	42638	0	0
TOTAL PAYABLES	6-2180	53836	42638	11198	0

C. PROVISIONS

(в хил. лв)

INDEXES	Code	В началото на годината	Увеличение	Намаление	В края на периода
a	б	1	2	3	4
1. Provisions for legal payables	6-2210				0
2. Provisions for constructive payables	6-2220				0
3. Other provisions	6-2230				0
Total (1+2+3):	6-2240	0	0	0	0

Note:

Receivables and payables from and to a foreign country are to be reported in a separate statement for each country

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SECURITIES

Company name:
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INDEXES	Code	Type and number of securities			Securities value			
		ordinary	priviliged	convertible	reported value	revaluation		revaluation (4+5-6)
						increase	decrease	
a	b	1	2	3	4	5	6	7
I. Non-current financial assets in securities								
1. Shares	7-3031							
2. Bond, incl.:	7-3035							
municipality bonds	7-3035-1							
3. Treasury bonds	7-3036							
4. Other	7-3039							
Total non-current financial assets in securities:	7-3040	0	0	0	0	0	0	0
II. Current financial assets in securities								
1. Shares	7-3001							
2. Own shares repurchased	7-3005							
3. Bonds	7-3006							
4. Own bonds repurchased	7-3007							
5. Treasury bonds	7-3008							
6. Derivatives and other financial instruments	7-3010-1							
7. Other	7-3010							
Total current financial assets in securities:	7-3020	0	0	0	0	0	0	0

Note: A company that owns short-term and long-term investment securities presents a separate statement for each country

Date: 28.03.2014

Accountant: Optima Audit AD

Managing Director: Velichko Klingov

STATEMENT
investments in subsidiaries, joint ventures, associated and other companies

Company name:

**Intercapital Property
 Development ADSIC**

Bulstat

131397743

Reporting period:

01.01.2013-31.12.2013

(thousand BGN)

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	б	1	2	3	4
A. IN THE COUNTRY					
I. Investments in subsidiaries					
1 "Marina Cape Management" EOOD		5	100		5
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
Total	8-4001	5		0	5
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	8-4006	0		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
15					0
	Total	84011	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	8-4016	0	0	0
Total in the country (I+II+III+IV):					
		8-4025	5	0	5
Б. ABROAD					
I. Investments in subsidiaries					
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
	Total	8-4030	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	8-4035	0	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
15					0
	Total	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	8-4045	0	0	0
Total for abroad (I+II+III+IV):		8-4050	0	0	0

Date: 28.03.2014

Accountant: Optima Audit AD

Managing Director: Velichko Klingov