

**REFERENCE**

**annual and six-monthly  
on an individual basis**

according to Art. 32, para. 1, item 7 and art. 33, para. 1, item 6 of Ordinance No. 2 for public companies, other issuers of securities, joint-stock companies with a special investment purpose and persons under §1e of the LPA

Data for the reporting period	
Starting date:	01.01.2023
End date:	31.12.2023
Date of establishment:	29.03.2024
<b>Personal data</b>	
Name of the person:	INTERCAPITAL PROPERTY DEVELOPMENT JSC
Face Type:	REIT
EIC:	131397743
Representing:	VELICHKO STOYCHEV KLINGOV
Method of representation:	CEO
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Compiler of the report:	OPTIMA AUDIT AD
Compiler's position:	

\* Last updated on 09/14/2016.

ACCOUNTING BALANCE SHEET  
(на индивидуальная основа)

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131397743  
as of 31.12.2023

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
<b>A. NON-CURRENT ASSETS</b>									
<b>I. Property, plant and equipment</b>									
1. Lands	1-0011				<b>A. EQUITY</b>				
2. Buildings and structures	1-0012	8 467	9 290		<b>I. Capital stock</b>				
3. Machinery and equipment	1-0013				Registered and contributed capital, including:				
4. Facilities	1-0014				ordinary shares		1-0411	27 766	27 766
5. Means of transport	1-0015				preferred shares		1-0411-1	27 766	27 766
6. Business inventory	1-0017-1				Treasury ordinary shares repurchased		1-0411-2		
7. Costs for acquisition and liquidation of fixed tangible assets	1-0018				Own preferred shares repurchased		1-0417-1		
8. Others	1-0017		11 234		Unpaid capital		1-0416		
					<b>Total for group I:</b>		1-0410	27 766	27 766
<b>II. Investment property</b>									
	1-0010	8 467	20 544		<b>II. Reservations</b>				
1. Premium reserves when issuing securities									
	1-0041	36 786	28 908		2. Reserve from subsequent valuations of assets and liabilities		1-0421	7 651	7 651
3. Target reserves, including:									
general reserves									
	1-0021				specialized reserves		1-0422	9 400	9 249
2. Software Products									
	1-0022				other reserves		1-0423	1	1
3. Development products									
	1-0023				<b>Total for Group II:</b>		1-0420	17 052	16 901
4. Others									
	1-0024				<b>III. Financial result</b>				
	1-0020	0	0	0	1. Accumulated profit (loss) including:				
retained earnings									
	1-0051				uncovered loss		1-0451	-15 383	-15 856
2. Negative reputation									
	1-0052				one-time effect of changes in accounting policy		1-0452	14 447	13 974
	1-0050	0	0	0	Current profit		1-0453	-29 830	-29 830
3. Current loss									
	1-0031	0	0	0	Current loss		1-0454	572	473
	1-0032				<b>Total for Group III:</b>		1-0450	-14 811	-15 383
	1-0033				<b>TOTAL FOR SECTION "A" (I+II+III):</b>		1-0400	30 007	29 284
	1-0034				<b>B. MINORITY INTEREST</b>				
	1-0035				1-0400-1				
	1-0042	0	0	0	<b>C. NON-CURRENT LIABILITIES</b>				
	1-0042-1				<b>I. Commercial and other obligations</b>				
	1-0042-2				1. Liabilities to related enterprises		1-0511		
	1-0042-3				2. Obligations for loans received from banks and non-bank financial institutions		1-0512		
	1-0042-4				3. Obligations under ZUNK		1-0512-1		
	1-0042-5				4. Obligations under bond loans		1-0514		
	1-0040	0	0	0	5. Obligations under bond loans		1-0515	11 735	11 735
					6. Others		1-0517		
					<b>Total for Group I:</b>		1-0510	11 735	11 735
					II. Other non-current liabilities		1-0510-1		
					III. Income for future periods		1-0520		
					IV. Deferred tax liabilities		1-0516		
					V. Financing		1-0520-1		
<b>VIII. Prepaid expenses</b>									
<b>IX. Deferred tax assets</b>									

(in thousand BGN)

TOTAL FOR SECTION "A" (I+II+III+IV+V+VI+VII+VIII+IX):		1-0100	45 253	49 452	TOTAL FOR SECTION "C" (I+II+III+IV+V):	1-0500	11 735	11 735
<b>B. CURRENT ASSETS</b>					<b>D. CURRENT LIABILITIES</b>			
I. Inventory					I. Commercial and other obligations			
1. Materials		1-0071			1. Obligations for received loans to banks and non-bank financial institutions	1-0612		
2. Production		1-0072			2. Current part of non-current liabilities	1-0510-2	202	7 966
3. Goods		1-0073			3. Current liabilities, including:	1-0630	5 239	3 723
4. Work in progress		1-0076			liabilities to related enterprises	1-0611		
5. Biological assets		1-0074			liabilities for received commercial loans	1-0614		
6. Others		1-0077			obligations to suppliers and customers	1-0613	3 624	2 147
<i>Total for Group I:</i>		<i>1-0070</i>	<i>0</i>	<i>0</i>	advances received	1-0613-1	1 199	1 437
					duties to staff	1-0615	119	100
II. Trade and other receivables					liabilities to insurance companies	1-0616	16	1
1. Receivables from related enterprises		1-0081			tax obligations	1-0617	281	38
2. Receivables from customers and suppliers		1-0082	1 975	1 865	4. Others	1-0618	2 639	1 486
3. Advances granted		1-0083	1 106	2 664	5. Provisions	1-0619		
4. Receivables under granted commercial loans		1-0084			<i>Total for group I:</i>	<i>1-0610</i>	<i>8 080</i>	<i>13 175</i>
5. Judgments and Judgments		1-0085			II. Other current liabilities	<i>1-0610-1</i>		
6. Refund Taxes		1-0086			III. Income for future periods	<i>1-0700</i>		
7. Receivables from personnel		1-0086-2			IV. Funded	<i>1-0700-1</i>		
8. Others		1-0086	1 488	205	TOTAL FOR SECTION "D" (I+II+III+IV):		8 080	13 175
<i>Total for Group II:</i>		<i>1-0080</i>	<i>4 569</i>	<i>4 734</i>				
III. Financial assets								
1. Financial assets held for trading, including		1-0093						
debt securities		1-0093-1						
derivatives		1-0093-2						
others		1-0093-3						
2. Financial assets announced for sale		1-0093-4						
3. Others		1-0095						
<i>Total for Group III:</i>		<i>1-0090</i>	<i>0</i>	<i>0</i>				
IV. Cash and cash equivalents								
1. Cash funds		1-0151						
2. Cash in time deposits		1-0153						
3. Blocked funds		1-0155						
4. Cash equivalents		1-0157						
<i>Total for Group IV:</i>		<i>1-0150</i>	<i>0</i>	<i>8</i>				
<i>Total for future periods</i>		<i>1-0160</i>						
TOTAL FOR SECTION "B" (I+II+III+IV+V)		1-0200	4 569	4 742				
TOTAL ASSETS (A + B):		1-0300	49 822	54 194	EQUITY, MINORITY PARTICIPATION AND LIABILITIES (A+B+C+D):	1-0800	49 822	54 194

Date of establishment: 29.3.2024 г.

Compiler:

Representing:



**INCOME STATEMENT**  
(на индивидуална основа)

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131397743  
as of 31.12.2023

COSTS	Line code	Current period		Previous period		INCOME	Line code	Current period		Previous period	
		1	2	1	2			1	2		
<b>a</b>	<b>b</b>	<b>1</b>	<b>2</b>	<b>a</b>	<b>b</b>	<b>1</b>	<b>2</b>				
<b>A. Activity Costs</b>				<b>A. Income from the activity</b>							
<b>I. Costs by economic elements</b>				<b>I. Net sales revenue of:</b>							
1. Cost of materials	2-1120	1		1. Production	2-1551						
2. Costs for external services	2-1130	162	147	2. Goods	2-1552	8 308	8 308				
3. Depreciation expenses	2-1160			3. Services	2-1560	821	821				
4. Remuneration expenses	2-1140	47	47	4. Others	2-1556	11	11				
5. Insurance costs	2-1150	9	9	<b>Total for Group I:</b>	<b>2-1610</b>	<b>9 140</b>	<b>9 140</b>				
6. Book value of assets sold (without production)	2-1010	8 301	70								
7. Change in inventories of production and work in progress	2-1030			<b>II. Income from financing</b>	<b>2-1620</b>						
8. Others, including:	2-1170	5 076	2 294	including, by the government	2-1621						
impairment of assets	2-1171	4 473	1 183								
provisions	2-1172			<b>III. Financial income</b>							
<b>Total for Group I:</b>	<b>2-1100</b>	<b>13 596</b>	<b>2 567</b>	1. Interest income	2-1710						
				2. Income from dividends	2-1721						
<b>II. Financial costs</b>				3. Positive differences from operations with financial assets and instruments	2-1730	5 854	5 854				
1. Interest expense	2-1210	821	944	4. Positive differences from exchange rate changes	2-1740						
2. Negative differences from operations with financial assets and instruments	2-1220	4	1	5. Others	2-1745						
3. Negative differences from changes in exchange rates	2-1230	1		<b>Total for Group III:</b>	<b>2-1700</b>	<b>5 854</b>	<b>5 854</b>				
4. Others	2-1240		4								
<b>Total for Group II:</b>	<b>2-1200</b>	<b>826</b>	<b>949</b>								
				<b>B. Total income from the activity (I + II + III):</b>	<b>2-1600</b>	<b>14 994</b>	<b>14 994</b>				
<b>B. Total activity costs (I + II)</b>	<b>2-1300</b>	<b>14 422</b>	<b>3 516</b>								
				<b>C. Loss of business</b>	<b>2-1810</b>	<b>0</b>	<b>0</b>				
<b>C. Profit from the activity</b>	<b>2-1310</b>	<b>572</b>	<b>473</b>	<b>IV. Share of loss of associates and joint ventures</b>	<b>2-1810-1</b>						
<b>III. Share of profit of associates and joint ventures</b>	<b>2-1250-1</b>			<b>V. Extraordinary Revenues</b>	<b>2-1750</b>						
<b>IV. Exceptional costs</b>	<b>2-1250</b>			<b>D. Total revenue (B + IV + V)</b>	<b>2-1800</b>	<b>14 994</b>	<b>14 994</b>				
<b>D. Total costs (B+ III +IV)</b>	<b>2-1350</b>	<b>14 422</b>	<b>3 516</b>	<b>E. Loss before taxes</b>	<b>2-1850</b>	<b>0</b>	<b>0</b>				
<b>E. Profit before taxes</b>	<b>2-1400</b>	<b>572</b>	<b>473</b>								
<b>V. Tax Expenses</b>	<b>2-1450</b>	<b>0</b>	<b>0</b>								
1. Expenses for current corporate income taxes	2-1451										
2. Expense /(savings) of deferred corporate income taxes	2-1452										

(in thousand BGN)

3. Others	2-1453								
E. Profit after tax (E - V)	2-0454	572	473	E. Loss after tax (D + V)	2-0455				0
Including. for minority participation	2-0454-1			including. for minority participation	2-0455-1				0
G. Net profit for the period	2-0454-2	572	473	G. Net loss for the period	2-0455-2				0
All (D+V+E):	2-1500	14 994	3 989	All (D + E):	2-1900	14 994			3 989

Note: Reference No. 2 - Statement of income is prepared only with accrual.

Date of establishment: 29.3.2024 г.

Compiler: ОПТИМА ОДИТ АД

Representing:



**STATEMENT OF CASH FLOWS UNDER THE DIRECT METHOD**

(на индивидуална основа)

of INTERCAPITAL PROPERTY DEVELOPMENT JSC

EIK according to BULSTAT: 131397743

as of 31.12.2023

(in thousand BGN)

CASH FLOWS		Line code	Current period	Previous period
a	b	1	2	
<b>A. Cash flows from operating activities</b>				
1. Receipts from customers	3-2201	804	628	
2. Payments to suppliers	3-2201-1	-137	-241	
3. Payments/receipts related to financial assets held for trading	3-2202			
4. Payments related to remuneration	3-2203	-19	-130	
5. Taxes paid / refunded (excluding corporate income tax)	3-2206	-55	278	
6. Corporate income taxes paid	3-2206-1			
7. Interest received	3-2204			
8. Paid bank charges and interest on short-term loans for working capital	3-2204-1			
9. Exchange Rate Differences	3-2205			
10. Other receipts / payments from operational activity	3-2208	108	-138	
<b>Net cash flow from operating activities (A):</b>	<b>3-2200</b>	<b>701</b>	<b>397</b>	
<b>B. Cash flows from investing activities</b>				
1. Purchase of fixed assets	3-2301			
2. Proceeds from the sale of fixed assets	3-2301-1			
3. Loans granted	3-2302			
4. Reimbursed (paid) granted loans, incl. under financial leasing	3-2302-1			
5. Received interest 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 activity	3-2306			

	Net flow of investment activity (B):	3-2300	0	0
<b>C. Cash flows from financing activities</b>				
1. Proceeds from issuing securities				
2. Payments on repurchase of securities		3-2401		
3. Proceeds from loans		3-2401-1		
4. Loans paid		3-2403		
5. Paid obligations under leasing contracts		3-2403-1		
6. Paid interest, fees, commissions on loans for investment purpose		3-2405		
7. Dividends paid		3-2404	-709	-407
8. Other receipts/payments from financial activity		3-2404-1		
		3-2407		
	<b>Net cash flow from financing activity (B):</b>	<b>3-2400</b>	<b>-709</b>	<b>-407</b>
<b>D. Changes in cash during the period (A+B+C):</b>		<b>3-2500</b>	<b>-8</b>	<b>-10</b>
<b>E. Cash at beginning of period</b>		<b>3-2600</b>	<b>8</b>	<b>18</b>
<b>F. Cash at the end of the period, including:</b>		<b>3-2700</b>	<b>0</b>	<b>8</b>
availability in cash and on bank accounts		3-2700-1		
blocked funds		3-2700-2		

**Note:**

In the "Cash at the beginning of the period" cell, enter the value of the cash at the beginning of the corresponding year.

Date of establishment: 29.3.2024 г.

Compiler: ОПТИМА ОДИТ АД

Representing:



STATEMENT OF CHANGES IN EQUITY  
(on an individual basis)

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131397743  
as of 31.12.2023

(in thousand BGN)

INDICATORS	Line code	Capital stock	Reservations						Accumulated gains/losses		Reserve of translations	Total Equity	Minority participation
			issue premiums (premium)	Reserve from subsequent	target reserves			profit	loss				
					general	specials	others						
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	9 249	1	0	0	14 447	-29 830	0	29 284	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	9 249	1	0	0	14 447	-29 830	0	29 284	0		
Net profit/loss for the period	4-05						572	0		572			
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 evaluations of long-term tangible and intangible assets, including	4-09	0	151	0	0	0	0	0	0	151	0		
increases	4-10												
reductions	4-11												
4. Subsequent evaluations of financial assets and instruments, including	4-12	0	0	0	0	0	0	0	0	0	0		
increases	4-13												
reductions	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	9 400	1	0	0	15 019	-29 830	0	30 007	0		
7. Changes from translations of annual financial statements of enterprises abroad	4-18												
8. Changes from restatement of financial statements in case of hyperinflation	4-19												
Equity at the end of the reporting period	4-20	27 766	9 400	1	0	0	15 019	-29 830	0	30 007	0		

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

Date of establishment: 29.3.2024 г.

Compiler: ОПТИМА ОДИТ АД

Representing:

VELICHKO STOYCHEV KLINGOV





**REFERENCE ON INVESTMENTS IN SUBSIDIARY, JOINT, ASSOCIATED AND OTHER ENTITIES**

of INTERCAPITAL PROPERTY DEVELOPMENT JSC  
EIK according to BULSTAT: 131397743  
as of 31.12.2023

Name and headquarters of the enterprises in which the investments are		Line code	Amount of investment	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 the stock exchange
<b>A. IN THE COUNTRY</b>						
<b>I. Investments in Subsidiaries</b>						
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
<b>Total amount I:</b>		<b>8-4001</b>	<b>0</b>		<b>0</b>	<b>0</b>
<b>II. Investments in joint ventures</b>						
1						0
2						0
3						0
4						0
5						0
6						0
7						0
8						0
9						0
10						0

(in thousand BGN)







STATEMENT OF NON-CURRENT ASSETS

на ИНТЕРКАПИТАЛ ПРОПЪРТИ ДЕВЕЛЪПМЪНТ АД СИЦ  
ЕИК по БУЛСТАТ: 131397743  
към 31.12.2023 г.

INDICATORS	Line code	Book value of non-current assets at the beginning of the period			Book value of non-current assets at the end of the period			Reassessment			Amortization			Reassessment			Book value for the current period (7-14)
		1	2	3	4	5	6	7	8	9	10	11	12	13	14		
<b>I. Property, plant and equipment</b>																	
1. Lands	5-1001	9 290		974	8316	151		8467								15	
2. Buildings and structures	5-1002	0			0											8467	
3. Machinery and equipment	5-1003	1			1			1								0	
4. Facilities	5-1004	0			0			0								0	
5. Vehicles	5-1005	0			0			0								0	
6. Business inventory	5-1007-1	3			3			3								0	
7. R&D for the acquisition and liquidation of assets in an economic manner	5-1007-2	11 254		11 254	0			0								0	
8. Others	5-1007	544			544			544								0	
<b>Total amount I:</b>	<b>5-1015</b>	<b>21092</b>	<b>0</b>	<b>12228</b>	<b>8864</b>	<b>151</b>	<b>0</b>	<b>9015</b>	<b>544</b>	<b>0</b>	<b>544</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>544</b>	<b>0</b>	
<b>II. Investment property</b>																	
1. Biological assets	5-1017	28 908	6 781	284	35405	5 854	4 473	36786	548	0	548	0	0	0	548	8467	
2. Intangible assets	5-1006	0			0			0								36786	
<b>III. Intangible assets</b>																	
1. Property rights	5-1017				0			0								0	
2. Software products	5-1018				0			0								0	
3. Development products	5-1019				0			0								0	
4. Others	5-1020				0			0								0	
<b>Total amount II:</b>	<b>5-1039</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>V. Financial assets (excluding long-term receivables)</b>																	
1. Investments in:	5-1032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
subsidiaries	5-1033				0			0								0	
joint ventures	5-1034				0			0								0	
associated enterprises	5-1035				0			0								0	
other businesses	5-1036				0			0								0	
2. Held to Maturity:	5-1038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
government securities	5-1038-1				0			0								0	
bonds including:	5-1038-2				0			0								0	
municipal bonds	5-1038-3				0			0								0	
Other held-to-maturity investments	5-1038-4				0			0								0	
3. Others	5-1038-5				0			0								0	
<b>Total amount V:</b>	<b>5-1045</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>VI. Commercial reputation</b>	<b>5-1059</b>	<b>50000</b>	<b>6781</b>	<b>12512</b>	<b>44269</b>	<b>6005</b>	<b>4473</b>	<b>45801</b>	<b>548</b>	<b>0</b>	<b>548</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>548</b>	<b>0</b>	
<b>Grand total (I+ II+ III+ IV+V+VI)</b>	<b>5-1060</b>	<b>50000</b>	<b>6781</b>	<b>12512</b>	<b>44269</b>	<b>6005</b>	<b>4473</b>	<b>45801</b>	<b>548</b>	<b>0</b>	<b>548</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>548</b>	<b>45253</b>	

Note: Enterprises that have their own non-current tangible assets abroad present a separate report for each country.  
Date of establishment: 29.3.2024 г.

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Representing:

ВЕЛИЧКО СТОЯНЕВ/КЛИНГОВА



**STATEMENT OF RECEIVABLES, LIABILITIES AND PROVISIONS**

of INTERCAPITAL PROPERTY DEVELOPMENT JSC

EIK according to BULSTAT: 131397743

as of 31.12.2023

A. RECEIVABLES	INDICATORS		Line code	Amount of receivables	Liquidity rate		
	a	b			up to 1 year	over 1 year	
						1	2
<b>I. Unpaid capital</b>		<b>6-2010</b>					
<b>II. Non-current trade and other receivables</b>							
1. Receivables from related enterprises, including:		6-2021	0	0			
- given loans		6-2022					
- sale of assets and services		6-2241					
- others		6-2023					
2. Receivables from granted commercial loans		6-2024					
3. Other long-term receivables, including:		6-2026	0	0			
- Financial leasing		6-2027					
- others		6-2029					
<b>III. Tax assets</b>		<b>6-2020</b>	<b>0</b>	<b>0</b>			
Deferred tax assets		<b>6-2030</b>					
<b>IV. Current trade and other receivables</b>							
1. Receivables from related enterprises, including:		6-2031	0	0			
- given loans		6-2032					
- from sales		6-2033					
- others		6-2034					
2. Receivables from customers and suppliers		6-2035	1 975	1 975			
3. Receivables from granted advances		6-2036	1 106	1 106			

*(in thousand BGN)*

4. Receivables from granted commercial loans	6-2037				0
5. Legal Claims	6-2039				0
6. Claims Awarded	6-2040				0
7. Refund taxes, including:	6-2041	0	0		0
- corporate income taxes	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	1 488	0	1 488	
- by misses and reads	6-2048				0
- from insurance organizations	6-2049				0
- on complaints	6-2050				0
- others	6-2051	1 488		1 488	
<b>TOTAL CLAIMS (I+II+III+IV):</b>	<b>6-2060</b>	<b>4 569</b>	<b>0</b>	<b>4 569</b>	
	<b>6-2070</b>	<b>4 569</b>	<b>0</b>	<b>4 569</b>	

## B. OBLIGATIONS

(in thousand BGN)

INDICATORS	Line code	Amount of the obligation	Demand level			Collateral value
			up to 1 year	2	over 1 year	
	a	1	2	3	4	
<b>I. Non-current trade and other liabilities</b>						
1. Obligations to related enterprises, including from:						
- loans	6-2111	0	0	0	0	
- supplies of assets and services	6-2112					
- others	6-2113					
	6-2244					
2. Obligations for received loans to banks and non-bank financial institutions, including:	6-2114	0	0	0	0	
- banks, including:	6-2115					
- overdue	6-2116					
- non-bank financial institutions, including:	6-2114-1					

- overdue	6-2114-2					0
3. Obligations under ZUNK	6-2123-1					0
4. Obligations for received commercial loans	6-2118					0
5. Obligations under bond loans	6-2120	11 735				11735
6. Other long-term liabilities, including:	6-2123					0
- under financial leasing	6-2124					0
<b>II. Tax liabilities</b>	<b>6-2130</b>	<b>11735</b>	<b>0</b>			<b>11735</b>
Deferred tax liabilities	6-2122					0
<b>III. Current trade and other obligations</b>						
1. Obligations to related enterprises, including from:	6-2141	0	0			0
- delivered assets and services	6-2142					0
- dividends	6-2143					0
- others	6-2143-1					0
2. Obligations for received loans to banks and non-bank financial institutions, including:	6-2144	0	0			0
- to banks, including	6-2145					0
- overdue	6-2146					0
- non-bank financial institutions, including	6-2144-1					0
- overdue	6-2144-2					0
3. Current part of non-current liabilities:	6-2161-1	202	0			202
- according to ZUNK	6-2161-2					0
- on bond loans	6-2161-3	202				202
- on received long-term loans from banks and non-bank financial institutions	6-2161-4					0
- others	6-2161-5					0
4. Current liabilities:	6-2148	5178	0			5178
Commercial loan obligations	6-2147					0
Obligations to suppliers and customers	6-2149	3 624				3624
Liabilities for advances received	6-2150	1 199				1199



Duties to staff	6-2151	119	119	0	0
Tax obligations, including:					
- corporate income tax	6-2152	220	220	0	0
- value added tax	6-2154				
- other taxes	6-2155	217	217		
Liabilities to insurance companies	6-2156	3	3		
5. Other short-term liabilities	6-2157	16	16		
	6-2161	2 639	2 639		
<b>All about III:</b>	<b>6-2170</b>	<b>8019</b>	<b>8019</b>	<b>0</b>	<b>0</b>
<b>TOTAL OBLIGATIONS (I+II+III):</b>	<b>6-2180</b>	<b>19754</b>	<b>19754</b>	<b>0</b>	<b>0</b>

### C. PROVISIONS

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

(in thousand BGN)

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

Date of establishment: 29.3.2024 г.

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VELICHKO STOYCHEV KLINGOV



SECURITIES REFERENCE

of INTERCAPITAL PROPERTY DEVELOPMENT JSC

EIK according to BULSTAT: 131397743

as of 31.12.2023

(in thousand BGN)

INDICATORS	Line code	Type and number of securities				Value of securities			revalued value (4+5-6)
		ordinary	privileged	convertible	reporting value	raise	reassessment reduction	7	
<b>a</b>	<b>b</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	
<b>I. Non-current financial assets in securities</b>									
1. Shares	7-3031							0	
2. Bonds, including: municipal bonds	7-3035 7-3035-1							0	
3. Government securities	7-3036							0	
4. Others	7-3039							0	
<b>Total amount I:</b>	<b>7-3040</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>II. Current financial assets in securities</b>									
1. Shares	7-3001							0	
2. Purchased own shares	7-3005							0	
3. Bonds	7-3006							0	
4. Purchased 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	
<b>Total amount II:</b>	<b>7-3020</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Note: Enterprises that own foreign securities of a short-term and long-term investment nature, compile a separate report for each country.

Date of establishment: 29.3.2024 г.

Compiler: ОПТИМА ОЛИГА

Representing:

