

BALANCE SHEET

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

Intercapital Property Development ADSIC
non-consolidated
01.01.2013-31.03.2013

Bulstat

131397743

Reporting period:

(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				I. Share capital			
1. Land	1-0011	4504	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			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			Total share capital	1-0410	6011	6011
8. Other	1-0017	413	427	II. Reserves			
Total property, plant and equipment	1-0010	4917	4931	1. Issue premiums	1-0421	7651	7651
II. Investment property	1-0041	41987	41987	2. Revaluation reserve	1-0422	715	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	8367	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	-881	-4440
1. Share participations in:	1-0031	5	5	Total retained earnings	1-0450	-9678	-8797
subsidiary companies	1-0032	5	5				
joint ventures	1-0033			TOTAL SHAREHOLDERS' EQUITY	1-0400	4700	5581
associated companies	1-0034						
other companies	1-0035			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			I. 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	6234	
1. Related parties	1-0044			6. Other long-term liabilities	1-0517		
2. Trade loans	1-0045			Total long-term debt	1-0510	9275	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			V. Financing	1-0520-1		
IX. Assets on deferred tax payments	1-0060-1			TOTAL LONG-TERM LIABILITIES	1-0500	9275	3041
TOTAL NON-CURRENT ASSETS	1-0100	46909	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	26998	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	15994	15931
4. Work in progress	1-0076	8353	8347	related parties payables	1-0611	904	988
5. Farm animals	1-0074			trade loans	1-0614		
6. Other materials	1-0077			trade accounts payables	1-0613	5482	5453
Total inventory	1-0070	8353	8347	advance payments	1-0613-1	9151	8899
II. Receivables				salaries payable	1-0615	21	20
1. Related parties receivables	1-0081	1217	1251	social security payable	1-0616	2	2
2. Trade accounts receivables	1-0082	154	309	tax payable	1-0617	434	569
3. Advance payments	1-0086-1	179	142	4. Other	1-0618	224	104
4. Trade loans	1-0083			5. Provisions	1-0619		
5. Court receivables	1-0084			Total trade and other payables	1-0610	43216	48827
6. Recoverable taxes	1-0085						
7. Personnel receivables	1-0086-2	283	295				
8. Other receivables	1-0086	56	82	III. Deferred revenues	1-0610-1		
Total receivables	1-0080	1889	2079	IV. Financing	1-0700		
III. Financial assets					1-0700-1		
1. Financial assets held for trading	1-0093	0	0				
bonds	1-0093-1			TOTAL SHORT-TERM LIABILITIES	1-0750	43216	48827
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	1	1				
2. Cash in banks	1-0153						
3. Restricted cash	1-0155	39	99				
4. Cash equivalents	1-0157						
Total cash and cash equivalents	1-0150	40	100				
V. Deferred expenses	1-0160						
TOTAL CURRENT ASSETS	1-0200	10282	10526				
TOTAL ASSETS	1-0300	57191	57449	TOTAL LIABILITIES	1-0800	57191	57449

Date: 26.04.2013

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:

01.01.2013-31.03.2013

(thousand BGN)

EXPENSES	Code	Current period	Previous period	REVENUES	Code	Current period	Previous period
a	б	1	2	a	б	1	2
A. Expenditures				A. Revenues			
I. Operating expenses				I. Net revenues from the sale of:			
1. Materials	2-1120	4	5	1. Finished goods	2-1551		
2. External services	2-1130	181	147	2. Goods for sale	2-1552		222
3. Depreciation	2-1160	14	14	3. Services	2-1560		
4. Salaries	2-1140	39	34	4. Other	2-1556		1495
5. Social security	2-1150	5	3	Total net revenues from sale	2-1610	0	1717
6. Net book value of assets sold (finished goods excluded)	2-1010		342				
7. Assets under construction and write off of assets	2-1030	-6	-29	II. Revenues from financing for fixed assets	2-1620		
8. Other expenses	2-1170		4	incl. government grants	2-1621		
incl. impairment of assets	2-1171						
incl. provisions	2-1172			III. Financial income			
Total operating expenses:	2-1100	237	520	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	486	614	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		
3. Losses from foreign exchange operations	2-1230		1	Total financial income	2-1700	0	0
4. Other financial expenses	2-1240	158	4				
Total financial expenses:	2-1200	644	619				
B. Total operating expenses	2-1300	881	1 139	B. Total revenues before extraordinary activities	2-1600	0	1717
C. Profit/(loss) from operations	2-1310	0	578	C. Operating loss	2-1810	881	0
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		
D. Total expenses	2-1350	881	1 139	D. Total revenues	2-1800	0	1 717
E. Profit before tax	2-1400	0	578	E. Loss before taxes	2-1850	881	0
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	578	F. Loss after taxes	2-0455	881	0
incl. from minority shareholding	2-0454-1			incl. from minority shareholdings	2-0455-1		
G. Net profit	2-0454-2	0	578	G. Net loss	2-0455-2	881	0
Total	2-1500	881	1 717	Total	2-1900	881	1 717

Date: 26.04.2013

Accountant: Optima Audit AD

Managing Director: Velichko Klingov

CASH FLOW STATEMENT - DIRECT METHOD

Company name:

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Reporting period:

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CASH FLOW	Code	Current period	Previous period
A. Cash flow from operating activities			
1. Cash receipts from customers	3-2201	511	1238
2. Cash paid to suppliers	3-2201-1	-301	-253
3. Payments/income related to financial assets	3-2202		
4. Cash paid to employees and social security	3-2203	-39	-34
5. Paid/refunded taxes except corporate tax/	3-2206	-173	-12
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		-109
9. Foreign currency exchange gains/losses net	3-2205		-1
10. Other proceeds/payments from operational activity	3-2208	-11	-29
Net cash flow from operational activities (A):	3-2200	-13	800
B. Cash flow from investing activity			
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	240	
4. Payments of loans	3-2403-1	-122	-382
5. Payments on leasing contracts	3-2405		
6. Paid interest, charges and commissions on investment loans	3-2404	-165	-451
7. Dividends paid	3-2404-1		
8. Other proceeds/payments on financing activities	3-2407		
Net cash flow from financing activities (C):	3-2400	-47	-833
D. Net decrease/increase in cash and cash equivalents (A+B+C) :	3-2500	-60	-33
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	40	173
cash and bank deposits	3-2700-1		173
restricted cash	3-2700-2	40	

Date: 26.04.2013

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Managing Director: Velichko Klingov

CHANGES IN SHAREHOLDERS' EQUITY STATEMENT

Company name:

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non-consolidated

Reporting period:

01.01.2013-31.03.2013

(thousand BGN)

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	-881		-881	
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	0	0	0	0	0	0	0	0	0
increase	4-10										0	
decrease	4-11										0	
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	715	1	0	0	9 437	-19 115	0	4700	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	715	1	0	0	9 437	-19 115	0	4700	0

Date: 26.04.2013

Accountant: Optima Audit AD

Managing Director: Velichko Klingov

NON-CURRENT ASSETS STATEMENT
Intercapital Property Development ADSIC
01.01.2013-31.03.2013

Company name:
Reporting period:

Bulstat
PT-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			4504			4504				0			0	4504
2.	Buildings	5-1002				0			0				0			0	0
3.	Machinery and equipment	5-1003				0			0				0			0	0
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				0			0				0			0	0
8.	Other	5-1007	548			548			548	121	14		135			135	413
	Total property, plant and equipment	5-1015	5052	0	0	5052	0	0	5052	121	14	0	135	0	0	135	4917
II.	Investment property	5-1037	41987			41987			41987				0			0	41987
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.	Share participations in:	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.	Long-term investment securities held to maturity	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	0	0	47047	0	0	47047	124	14	0	138	0	0	138	46909

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

Date: 26.04.2013

Accountant: Optima Audit AD

Managing Director: Velichko Klingov

RECEIVABLES, PAYABLES AND PROVISIONS STATEMENT

Company name: **Intercapital Property Development ADSIC**
01.01.2013-31.03.2013

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
Total long-term trade and other receivables	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	1217	1217	0
- loans	6-2032			0
- sales	6-2033	1217	1217	0
- other	6-2034			0
2. Trade accounts receivable	6-2035	154	154	0
3. Advance payments	6-2036	179	179	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	339	339	0
- personnel receivables	6-2048			0
- social security receivables	6-2049			0
- claims receivables	6-2050			0
- other	6-2051	339	339	0
Total short-term trade and other receivables	6-2060	1889	1889	0
TOTAL RECEIVABLES (I+II+III+IV):	6-2070	1889	1889	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	6234		6234	
6. Other long-term debts, incl.:	6-2123			0	
- financial lease	6-2124			0	
Total long-term debt	6-2130	9275	0	9275	0
II. Tax liabilities					
Liabilities on deferred taxes	6-2122			0	
III. Trade and other payables					

1. Related parties payables, incl.:	6-2141	904	904	0	0
- assets and services supplied	6-2142			0	
- dividends	6-2143			0	
-other	6-2143-1	904	904	0	
2. Short-term borrowings, incl.:	6-2144	26509	26509	0	0
- banks, incl.:	6-2145	26509	26509	0	
- overdue	6-2146			0	
- financial institutions, incl.:	6-2144-1			0	
- overdue	6-2144-2			0	
3. Short-term part of long-term loans	6-2161-1	489	489	0	0
- ZUNK	6-2161-2			0	
- bonds	6-2161-3	489	489	0	
- long-term loans	6-2161-4			0	
- other	6-2161-5			0	
4. Short-term payables	6-2148	15090	15090	0	0
Trade loans	6-2147			0	
Trade accounts payable	6-2149	5482	5482	0	
Advance payments	6-2150	9151	9151	0	
Salaries payable	6-2151	21	21	0	
Taxes payable, incl.:	6-2152	434	434	0	0
- corporate tax	6-2154			0	
- VAT	6-2155	432	432	0	
- other taxes	6-2156	2	2	0	
Social security payable	6-2157	2	2	0	
5. Other	6-2161	224	224	0	
<i>Total trade and other payables</i>	6-2170	43216	43216	0	0
TOTAL PAYABLES	6-2180	52491	43216	9275	0

C. PROVISIONS

(thousand BGN)

INDEXES	Code	In the beginning of the year	Increase	Reduction	In the end of the reporting period
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

Date: 26.04.2013

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Managing Director: Velichko Klingov

SECURITIES

Company name:
Reporting period:

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(thousand BGN)

INDEXES	Code	Type and number of securities			Securities value			
		ordinary	privileged	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							
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: 26.04.2013

Accountant: Optima Audit AD

Managing Director: Velichko Klingov

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

Company name:

Intercapital Property
Development ADSIC
01.01.2013-31.03.2013

Bulstat

131397743

Reporting period:

(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
<i>Total</i>	<i>84011</i>	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
<i>Total</i>	<i>8-4016</i>	0		0	0
<i>Total in the country (I+II+III+IV):</i>	<i>8-4025</i>	5		0	5
B. ABROAD					
I. Investments in subsidiaries					
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
<i>Total</i>	<i>8-4030</i>	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
<i>Total</i>	<i>8-4035</i>	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: 26.04.2013

Accountant: Optima Audit AD

Managing Director: Velichko Klingov