

BALANCE SHEET

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

Intercapital Property Development ADSIC	Bulstat
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	422	443	Ordinary shares	1-0411-1	6011	6011
3. Machinery and equipment	1-0013		38	Preferred shares	1-0411-2		
4. Facilities	1-0014			Treasury ordinary shares	1-0417		
5. Vehicles	1-0015	173	212	Treasury preferred shares	1-0417-1		
6. Office fittings	1-0017-1	49	60	Unpaid capital	1-0416		
7. Assets under construction	1-0018	7052		Total share capital	1-0410	6011	6011
8. Other	1-0017	382	462	II. Reserves			
Total property, plant and equipment	1-0010	13152	5719	1. Issue premiums	1-0421	7651	7651
II. Investment property	1-0041	37937	41987	2. Revaluation reserve	1-0422	5331	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	4	9	other reserves	1-0426		
3. R&D expenses	1-0023			Total reserves	1-0420	12983	8367
4. Other intangible assets	1-0024			III. Retained earnings			
Total intangible assets	1-0020	4	9	1. Retained earnings from previous periods	1-0451	-9298	-4952
V. Goodwill				undistributed profit	1-0452	9822	9822
1. Positive goodwill	1-0051			loss not covered	1-0453	-19120	-14774
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	-3577	-4346
1. Share participations in:	1-0031	0	0	Total retained earnings	1-0450	-12875	-9298
subsidiary companies	1-0032						
joint ventures	1-0033			TOTAL SHAREHOLDERS' EQUITY	1-0400	6119	5080
associated companies	1-0034						
other companies	1-0035						
2. Long-term investment securities held to maturity	1-0042	0	0	B. MINORITY SHAREHOLDINGS	1-0400-1		
treasury bonds	1-0042-1						
bonds	1-0042-2			C. LONG-TERM LIABILITIES			
incl. municipality bonds	1-0042-3			I. Long-term debt			
other	1-0042-4			1. Due to related parties	1-0511		
3. Other financial assets	1-0042-5			2. Due to financial institutions	1-0512	1611	3040
Total long-term financial assets	1-0040	0	0	3. Due under ZUNK	1-0512-1		
VII. Long-term trade and other receivables from:				4. Trade loans	1-0514		
1. Related parties	1-0044			5. Bonds	1-0515	5867	
2. Trade loans	1-0045			6. Other long-term liabilities	1-0517	3853	1333
3. Financial lease receivables	1-0046-1			Total long-term debt	1-0510	11331	4373
4. Other long-term receivables	1-0046			II. Other long-term liabilities	1-0510-1		
Total long-term trade and other receivables	1-0040-1	0	0	III. Deferred revenues	1-0520		
VIII. Deferred expenses	1-0060	4614		IV. Liabilities on deferred taxes	1-0516		
IX. Assets on deferred tax payments	1-0060-1	21	21	V. Financing	1-0520-1		
TOTAL NON-CURRENT ASSETS	1-0100	55728	47736	TOTAL LONG-TERM LIABILITIES	1-0500	11331	4373
B. CURRENT ASSETS				D. SHORT-TERM LIABILITIES			
I. Inventory				I. Trade and other payables			
1. Materials	1-0071	676	587	1. Short-term borrowings	1-0612	26014	32876
2. Finished goods	1-0072			2. Short-term part of long-term loans	1-0510-2		
3. Goods for resale	1-0073	301	284	3. Short-term payables	1-0630	15473	16256
4. Work in progress	1-0076	1070	8347	related parties payables	1-0611		
5. Farm animals	1-0074			trade loans	1-0614		
6. Other materials	1-0077			trade accounts payables	1-0613	6459	5747
Total inventory	1-0070	2047	9218	advance payments	1-0613-1	8317	9097
II. Receivables				salaries payable	1-0615	46	538
1. Related parties receivables	1-0081			social security payable	1-0616	29	162
2. Trade accounts receivables	1-0082	810	374	tax payable	1-0617	622	712
3. Advance payments	1-0086-1	224	142	4. Other	1-0618	965	301
4. Trade loans	1-0083			5. Provisions	1-0619		
5. Court receivables	1-0084			Total trade and other payables	1-0610	42452	49433
6. Recoverable taxes	1-0085	23	15				
7. Personnel receivables	1-0086-2	377	298				
8. Other receivables	1-0086	525	101	III. Deferred revenues	1-0610-1		
Total receivables	1-0080	1959	930	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	42452	49433
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	34	892				
2. Cash in banks	1-0153		11				
3. Restricted cash	1-0155	134	99				
4. Cash equivalents	1-0157						
Total cash and cash equivalents	1-0150	168	1002				
V. Deferred expenses	1-0160						
TOTAL CURRENT ASSETS	1-0200	4174	11150				
TOTAL ASSETS	1-0300	59902	58886	TOTAL LIABILITIES	1-0800	59902	58886

Date: 19.02.2014

Accountant: Optima Audit AD

Managing Director: Velichko Klingov

INCOME STATEMENT

Company name:

Intercapital Property Development ADSIC

Bulstat

131397743

Type of statement: consolidated/non-consolidated:

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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	439	506	1. Finished goods	2-1551	368	381
2. External services	2-1130	743	978	2. Goods for sale	2-1552	1624	1941
3. Depreciation	2-1160	197	223	3. Services	2-1560	1178	1105
4. Salaries	2-1140	423	464	4. Other	2-1556	6257	1846
5. Social security	2-1150	68	73	Total net revenues from sale	2-1610	9427	5273
6. Net book value of assets sold (finished goods excluded)	2-1010	2047	2332				
7. Assets under construction and write off of assets	2-1030	5311	242	II. Revenues from financing for fixed assets	2-1620		
8. Other expenses	2-1170	2895	1300	incl. government grants	2-1621		
incl. impairment of assets	2-1171	2846	1147				
incl. provisions	2-1172			III. Financial income			
Total operating expenses:	2-1100	12 123	6 118	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	2521	3308	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	3	Total financial income	2-1700	0	0
4. Other financial expenses	2-1240	359	196				
Total financial expenses:	2-1200	2 881	3 507				
B. Total operating expenses	2-1300	15 004	9 625	B. Total revenues before extraordinary activities	2-1600	9427	5273
C. Profit/(loss) from operations	2-1310	0	0	C. Operating loss	2-1810	5 577	4 352
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	2000	3
D. Total expenses	2-1350	15 004	9 625	D. Total revenues	2-1800	11 427	5 276
E. Profit before tax	2-1400	0	0	E. Loss before taxes	2-1850	3577	4349
V. Tax expense	2-1450	0	-3				
1. Corporate profit tax	2-1451						
2. Expenses/(gains) on deferred corporate taxes	2-1452		-3				

3. Other taxes	2-1453						
F. Profit after taxes	2-0454	0	0	F. Loss after taxes	2-0455	3 577	4 346
incl. from minotiry 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	3 577	4 346
Total	2-1500	15 004	9 622	Total	2-1900	15 004	9 622

Date: 19.02.2014

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	4489	6562
2. Cash paid to suppliers	3-2201-1	-1478	-3041
3. Payments/income related to financial assets	3-2202		
4. Cash paid to employees and social security	3-2203	-1083	-402
5. Paid/refunded taxes except corporate tax/	3-2206	-523	-65
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	-31	-56
9. Foreign currency exchange gains/losses net	3-2205	-2	-1
10. Other proceeds/payments from operational activity	3-2208	-611	-249
Net cash flow from operational activities (A):	3-2200	761	2 748
B. Cash flow from investing activity			
1. Purchase of fixed assets	3-2301	-1	-66
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	-66
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	755	587
4. Payments of loans	3-2403-1	-839	-1736
5. Payments on leasing contracts	3-2405	-1070	
6. Paid interest, charges and commissions on investment loans	3-2404	-440	-1573
7 . Dividends paid	3-2404-1		
8. Other proceeds/payments on financing activities	3-2407		
Net cash flow from financing activities (C):	3-2400	-1 594	-2 722
D. Net decrease/increase in cash and cash equivalents (A+B+C) :	3-2500	-834	-40
E. Cash and cash equivalents as of the beginning of the period	3-2600	1002	1042
F. Cash and cash equivalents as of the end of the period	3-2700	168	1 002
cash and bank deposits	3-2700-1		1002
restricted cash	3-2700-2	168	

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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		9 822	-19 120		5080	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	9 822	-19 120	0	5080	0
Net profit/loss	4-05							0	-3577		-3577	
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	4 616	0	0	0	0	0	0	4616	0
increase	4-10			5261							5261	
decrease	4-11			645							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	5 331	1	0	0	9 822	-22 697	0	6119	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	5 331	1	0	0	9 822	-22 697	0	6119	0

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NON-CURRENT ASSETS STATEMENT

Company name:
Reporting period:

Intercapital Property Development ADSIC
01.01.2013-31.12.2013

Bulstat
PT-05-

131397743

(thousand BGN)

INDEXES		Code	Reported value of non-current assets				Revaluation		Revaluation n (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	208	4504	3388	2818	5074				0			0	5074
2.	Buildings	5-1002	503			503			503	60	21		81			81	422
3.	Machinery and equipment	5-1003	305	2		307			307	267	40		307			307	0
4.	Facilities	5-1004				0			0				0			0	0
5.	Vehicles	5-1005	546			546			546	334	39		373			373	173
6.	Office fittings	5-1007-1	93	1		94			94	33	12		45			45	49
7.	Assets under construction	5-1007-2		7052		7052			7052				0			0	7052
8.	Other	5-1007	717			717			717	255	80		335			335	382
	Total property, plant and equipment	5-1015	6668	7263	208	13723	3388	2818	14293	949	192	0	1141	0	0	1141	13152
II.	Investment property	5-1037	41987	443	1692	40738		2801	37937				0			0	37937
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	53	1		54			54	44	6		50			50	4
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	53	1	0	54	0	0	54	44	6	0	50	0	0	50	4
V.	Financial assets (excl. of long-term receivables)																
1.	Share participations in:	5-1032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	subsidiary companies	5-1033				0			0				0			0	0
	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
VI.	Goodwill	5-1050				0			0				0			0	0
	Total (I+ II+ III+ IV+V+VI)	5-1060	48708	7707	1900	54515	3388	5619	52284	993	198	0	1191	0	0	1191	51093

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

Date: 19.02.2014

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
Total long-term trade and other receivables	6-2020	0	0	0
III. Tax assets				0
Assets on deferred taxes	6-2030	21		21
IV. Short-term trade and other receivables				
1. Related parties receivables, incl.:	6-2031	0	0	0
- loans	6-2032			0
- sales	6-2033			0
- other	6-2034			0
2. Trade accounts receivable	6-2035	810	810	0
3. Advance payments	6-2036	224	224	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	23	23	0
- corporate tax	6-2043	15	15	0
- VAT	6-2044	8	8	0
- refundable tax temporary differences	6-2045			0
- other taxes	6-2046			0
8. Other receivables, incl.:	6-2047	902	902	0
- personnel receivables	6-2048			0
- social security receivables	6-2049			0
- claims receivables	6-2050			0
- other	6-2051	902	902	0
Total short-term trade and other receivables	6-2060	1959	1959	0
TOTAL RECEIVABLES (I+II+III+IV):	6-2070	1980	1959	21

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	1611	0	1611	0
- banks, incl.:	6-2115	1611		1611	
- 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	3853		3853	
- financial lease	6-2124			0	
Total long-term debt	6-2130	11331	0	11331	0
II. Tax liabilities					
Liabilities on deferred taxes	6-2122			0	
III. Trade and other payables					

1. Related parties payables, incl.:	6-2141	0	0	0	0
- assets and services supplied	6-2142			0	
- dividends	6-2143			0	
- other	6-2143-1			0	
2. Short-term borrowings, incl.:	6-2144	25525	25525	0	0
- banks, incl.:	6-2145	25525	25525	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	15473	15473	0	0
Trade loans	6-2147			0	
Trade accounts payable	6-2149	6459	6459	0	
Advance payments	6-2150	8317	8317	0	
Salaries payable	6-2151	46	46	0	
Taxes payable, incl.:	6-2152	622	622	0	0
- corporate tax	6-2154			0	
- VAT	6-2155	541	541	0	
- other taxes	6-2156	81	81	0	
Social security payable	6-2157	29	29	0	
5. Other	6-2161	965	965	0	
<i>Total trade and other payables</i>	6-2170	42452	42452	0	0
TOTAL PAYABLES	6-2180	53783	42452	11331	0

C. PROVISIONS

(thousand BGN)

INDEXES	Code	In the beginning of the year	Increase	Reduction	In the end of the reporting period
a	6	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

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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: 19.02.2014

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	6	1	2	3	4
A. IN THE COUNTRY					
I. Investments in subsidiaries					
1					0
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
Total	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	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	0		0	0
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: 19.02.2014

Accountant: Optima Audit AD

Managing Director: Velichko Klingov