

REFERENCES

notifications - first, third and fourth quarter
on an individual basis

under Art. 14 of Ordinance No. 2

for public companies, other issuers of securities, joint-stock companies with special investment purpose

Data for the reporting period

Start date:	2026-01-01
End date:	2026-31-03
Date of compilation:	2026-24-04

Personal data

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Compiler's position:	SERVICE COMPANY

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BALANCE SHEET
on an individual basis

INTERCAPITAL PROPERTY DEVELOPMENT
UIC: 131397743
as of 2026-31-03

0.5112919

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
A. NON-CURRENT ASSETS									
1. Property, plant and equipment									
1. Land (terrains)	1-0011			4 812	4 812	I. Fixed capital			
2. Buildings and structures	1-0012					Subscribed and paid-in capital including:			
3. Machinery and equipment	1-0013					common shares	1-0411	14 197	14 197
4. Facilities	1-0014					preferred shares	1-0411-1	27 766	27 766
5. Means of transport	1-0015					Repurchased treasury ordinary shares	1-0411-2		
6. Business inventory	1-0017-1					Repurchased treasury preferred shares	1-0417-1		
7. Expenses for acquisition and liquidation of fixed assets	1-0018					Unpaid capital	1-0416		
8. Others	1-0017					Total for Group I:	1-0410	14 197	14 197
Total for Group I:									
1-0010	4 812			4 812		II. Reserves			
II. Investment properties									
III. Biological assets									
IV. Intangible assets									
1. Property rights	1-0021					1. Premium reserves when issuing securities	1-0421	3 912	3 912
2. Software products	1-0022					2. Reserve from subsequent valuations of assets and liabilities	1-0422	5 290	5 290
3. Development products	1-0023					3. Target reserves, including:			
4. Others	1-0024					general reserves	1-0423		
Total for Group IV:									
1-0020	0			0		specialized reserves	1-0424		
V. Commercial Reputation									
1. Positive reputation	1-0051					other reserves	1-0425		
2. Negative reputation	1-0052					Total for Group II:	1-0426		
Total for Group V:									
1-0050	0			0		III. Financial result	1-0420	9 203	9 202
VI. Financial assets									
1. Investments in:									
subsidiaries	1-0031			0		0 1. Accumulated profit (loss) including:	1-0451	-6 281	-6 523
joint ventures	1-0032					retained earnings	1-0452	8 971	8 729
associated companies	1-0033					uncovered loss	1-0453	-15 252	-15 252
other enterprises	1-0034					one-off effect of changes in accounting policy	1-0451-1		
2. Held to maturity	1-0035					2. Current profit	1-0454		
government securities	1-0042					3. Current loss	1-0455		
bonds, including:	1-0042-1					Total for Group III:	1-0450	-116	-6 281
municipal bonds	1-0042-2								
other investments held to maturity	1-0042-3								
3. Others	1-0042-4								
Total for Group VI:									
1-0040	0			0					
VII. Trade and other receivables									
1. Receivables from related companies	1-0044								
2. Trade ban receivables	1-0045								
3. Finance lease receivables	1-0046-1								
4. Others	1-0046								
Total for Group VII:									
1-0040-1	0			0					
VIII. Deferred expenses									
IX. Deferred tax assets									
1-0060									
1-0060-1									
1-0100	26 065		26 065	26 065		TOTAL FOR SECTION "A" (I+II+III+IV+V+VI+VII+VIII+IX):	1-0500	0	0
TOTAL FOR SECTION "B" (I+II+III+IV+V):									
TOTAL FOR SECTION "A" (I+II+III+IV+V+VI+VII+VIII+IX):									
TOTAL FOR SECTION "B" (I+II+III+IV+V):									

INCOME STATEMENT
on an individual basis

INTERCAPITAL PROPERTY DEVELOPMENT
UIC: 131387743
as of 2026-31-03

(In thousands of leva)

EXPENSES	Line code	Current period		Previous period		REVENUE	Time code		Previous period
		1	2	1	2		a	b	
A. Operating costs						A. Operating Income			
B. Expenditures by economic elements						B. Net sales revenue of:			
1. Material costs	2-1120					1. Production	2-1551		
2. Costs for external services	2-1130	19	25			2. Goods	2-1552		
3. Depreciation expenses	2-1160					3. Services	2-1560		
4. Remuneration expenses	2-1140	7	6			4. Others	2-1556		
5. Insurance costs	2-1150	1	1			Total for Group I:	2-1610	0	0
6. Carrying amount of assets sold (excluding production)	2-1010								
7. Change in inventories of production and work in progress	2-1030					II. Revenue from financing	2-1620		
8. Others, including asset impairment provisions	2-1170					including from the government	2-1621		
	2-1171								
	2-1172					III. Financial Income			
Total for Group I:	2-1166	27	32			1. Interest income	2-1710		
						2. Dividend income	2-1721		
II. Financial costs						3. Positive differences from operations with financial assets and instruments	2-1730		
1. Interest expenses	2-1210		89			4. Positive differences from changes in exchange rates	2-1740		
2. Negative differences from transactions with financial assets and instruments	2-1220					5. Others	2-1745		
3. Negative differences from changes in exchange rates	2-1230					Total for Group III:	2-1760	0	0
4. Others	2-1240								
Total for Group II:	2-1209	89	0						
B. Total activity costs (I + II)	2-1300	116	32			R. Total operating income (I + II + III):	2-1600	0	0
C. Profit from operations	2-1310	0	0			C. Loss from operations	2-1870	116	32
III. Share of profits of associates and joint ventures	2-1230-1					IV. Share of loss of associates and joint ventures	2-1810-1		
IV. Extraordinary expenses	2-1250					V. Extraordinary income	2-1750		
D. Total costs (B+III+IV)	2-1350	116	0			D. Total revenue (B+IV+V)	2-1800	0	0
E. Profit before tax	2-1400	0	0			E. Loss before tax	2-1850	116	32
F. Tax expenses	2-1450	0	0						
1. Current corporate income tax expenses	2-1451								
2. Expenses (savings) of deferred corporate income taxes	2-1452								
3. Others	2-1453								
E. Profit after tax (D - V)	2-0454	0	0			E. Loss after tax (D + V)	2-0455	116	32
including for minority participation	2-0454-1					including for minority participation	2-0455-1		
G. Net profit for the period	2-0454-2	0	0			G. Net loss for the period	2-0455-2	116	32
All (G+V+E):	2-1800	116	32			All (G+V+E):	2-1900	116	32

Note: Reference No. 2 - Income statement is prepared only on an accrual basis.

Date of completion: 2026-03-04
Compiled by:
Representing:



DIRECT CASH FLOW STATEMENT
on an individual basis

INTERCAPITAL PROPERTY DEVELOPMENT
UIC: 131397743
as of 2026-31-03

(in thousands of leva)

CASH FLOWS	Line code	Current period	Previous period
a	b	1	2
A. Cash flows from operating activities			
1. Customer receipts	3-2201	7	437
2. Payments to suppliers	3-2201-1	-8	-63
3. Payments/receipts related to financial assets held for trading	3-2202		
4. Payments related to remuneration	3-2203	0	-8
5. Taxes paid/refunded (excluding corporate income tax)	3-2206		-5
6. Corporate taxes paid on profits	3-2206-1		
7. Interest received	3-2204		
8. Bank fees and interest paid on short-term working capital loans	3-2204-1		
9. Exchange rate differences	3-2205		
10. Other receipts/payments from operating activities	3-2208		-2
Net cash flow from operating activities (A):	3-2200	-1	359
B. Cash flows from investing activities			
1. Purchase of fixed assets	3-2301		
2. Proceeds from sale of fixed assets	3-2301-1		
3. Loans granted	3-2302		
4. Repaid (paid) loans, including financial leasing	3-2302-1		
5. Interest received 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 activities	3-2306		
Net flow from investment activity (B):	3-2300	0	0
C. Cash flows from financing activities			
1. Proceeds from the issuance of securities	3-2401		
2. Payments upon repurchase of securities	3-2401-1		
3. Proceeds from loans	3-2403		
4. Paid loans	3-2403-1		
5. Paid liabilities under leasing contracts	3-2405		
6. Interest, fees, commissions paid on investment loans	3-2404		-359
7. Dividends paid	3-2404-1		
8. Other receipts/payments from financial activities	3-2407		
Net cash flow from financing activities (B):	3-2400	0	-359
D. Changes in cash during the period (A+B+C):	3-2500	-1	0
E. Cash at the beginning of the period	3-2600	1	1
F. Cash at the end of the period, including:	3-2700	0	1
cash on hand and in bank accounts	3-2700-1		
blocked funds	3-2700-2		

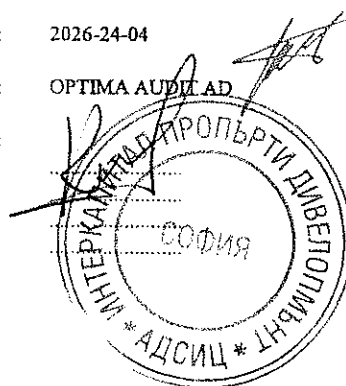
Note:

In the cell "Cash at the beginning of the period" the value of the cash at the beginning of the respective year is entered

Date of compilation: 2026-24-04

Compiled by: OPTIMA AUDIT AD

Representing:



STATEMENT OF CHANGES IN EQUITY
on an individual basis

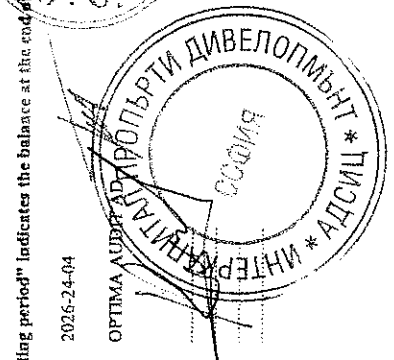
INTERCAPITAL PROPERTY DEVELOPMENT

UIC: 131397743

as of 2026-31-03

(in thousands of leva)

INDICATORS	Line code	Capital stock	Reserves						Accumulated profits/losses		Total equity	Minority participation
			Issue premiums (premium)	reserve of subsequent assessments	target reserves			profit	loss	Translation reserve		
					common	specialized	others					
a	1	2	3	4	5	6	7	8	9	10	11	
Line code - b		1-0410	1-0410	1-0422	1-0424	1-0425	1-0426	1-0452	1-0453	1-0400	1-0400-1	
Balance at the beginning of the reporting period	4-01	14 197	3 912	5 290	1	0	0	8 971	-15 252	17 118	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	14 197	3 912	5 290	1	0	0	8 971	-15 252	17 118	0	
Net profit/loss for the period	4-05							0	-116			
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 valuations of fixed tangible and intangible assets, incl. increases	4-09	0	0	0	0	0	0	0	0	0	0	
discounts	4-10											
4. Subsequent valuations of financial assets and instruments, including increases	4-11											
discounts	4-12	0	0	0	0	0	0	0	0	0	0	
5. Effect of deferred taxes	4-13											
6. Other amendments	4-14											
4-16-1	4-16											
Balance at the end of the reporting period	4-17	14 197	3 912	5 290	1	0	0	8 971	-15 368	17 002	0	
7. Changes from translations of annual financial statements of enterprises abroad	4-18											
8. Changes from recalculation of financial statements in case of hyperinflation	4-19											
Equity at the end of the reporting period	4-20	14 197	3 912	5 290	1	0	0	8 971	-15 368	17 002	0	



Date of compilation: 2026-24-04

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

REPORT ON INVESTMENTS IN SUBSIDIARIES, JOINT STOCK COMPANIES, ASSOCIATED COMPANIES AND OTHER ENTERPRISES

INTERCAPITAL PROPERTY DEVELOPMENT

UIC: 131397743

as of 2026-31-03

(in thousands of leva)

Name and registered office of the enterprises in which the investments are made	Line code	Investment amount	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 a stock exchange
a	b	1	2	3	4
A. IN THE COUNTRY					
I. Investments in subsidiaries					
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>	<i>8-4001</i>	<i>0</i>	<i>0</i>	<i>0</i>
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 II:</i>	<i>8-4006</i>	<i>0</i>	<i>0</i>	<i>0</i>
III. Investments in associated enterprises					
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 III:</i>	<i>84011</i>	<i>0</i>	<i>0</i>	<i>0</i>

IV. Investments in other enterprises							
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 IV:	8-4016	0		0	0
Total for the country (I+II+III+IV):			8-4025	0		0	0
B. ABROAD							
I. Investments in subsidiaries							
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 I:	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 II:	8-4035	0		0	0

III. Investments in associated enterprises					
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 III:	8-4040	0	0	0
IV. Investments in other enterprises					
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 IV:	8-4045	0	0	0
Total amount for abroad (I+II+III+IV):		8-4050	0	0	0

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