

ГОДИШЕН ФИНАНСОВ ОТЧЕТ

към 31.12.2016

на Уотърфронт Дивелопмент 2 ЕООД

София

адрес: бул. Цар Освободител 10, ет.3

ЕИК: 175173191

Текущ период: 01.01.2016 - 31.12.2016

Предходен период: 1.1.2015 - 31.12.2015

Отчетна валута: български лев

Степен на точност на числата: хил. лева

Дата на съставяне: 30/03/2017

Съставител: Станислав Бориславов Захариев

Ръководител: Петко Пенчев Пенчев

БАЛАНС

на Уотърфронт Дивелопмент 2 ЕООД, ЕИК: 175173191
адрес: Р. България, София, бул. Цар Освободител 10, ет.3
към 31.12.2016

А К Т И В			П А С И В		
Раздели, групи, статии	Сума (хил. лв.)		Раздели, групи, статии	Сума (хил. лв.)	
	текуща година	предходна година		текуща година	предходна година
а	1	2	а	1	2
A Нетекущи (дълготрайни) активи			A Собствен капитал		
I Дълготрайни материални активи			I Записан капитал	5	5
1 Земи и сгради, в т.ч.:	1612	1612	II Натрупана печалба (загуба) от минали години, в т.ч.:		
- земи	1612	1612	- неразпределена печалба	(686)	(686)
Общо за група I	1612	1612	Общо за група II	(686)	(686)
Общо раздел А	1612	1612	Общо раздел А	(681)	(681)
Б Текущи (краткотрайни) активи			Б Задължения		
I Парични средства в т.ч.:			1 Облигационни заеми с отделно посочване на конвертируемите, в т.ч.:	2335	2335
- в брой	42	42	- над 1 година	2335	2335
Общо за група I	42	42	Общо за раздел Б, в т.ч.:	2335	2335
Общо за раздел Б	42	42	- над 1 година	2335	2335
Сума на актива	1654	1654	Сума на пасива	1654	1654

Приложението е неразделна част от настоящия финансов отчет.

Дата: 30/03/2017

Съставител:
Станислав Бориславов Захариев

Ръководител:
Петко Пенчев Пенчев

ОТЧЕТ ЗА ПРИХОДИТЕ И РАЗХОДИТЕ

на Уотърфронт Дивелопмент 2 ЕООД, ЕИК: 175173191

адрес: Р. България, София, бул. Цар Освободител 10, ет.3

за 01.01.2016 - 31.12.2016

Наименование на разходите	Сума (хил. лева)		Наименование на приходите	Сума (хил. лева)	
	текуща година	предходна година		текуща година	предходна година
а	1	2	а	1	2
А. Разходи			Б. Приходи		
Всичко			Всичко		

Приложението е неразделна част от настоящия финансов отчет.

Дата: 30/03/2017

Съставител:

Станислав Бориславов Захариев

Ръководител:

Петко Пенчев Пенчев

ОТЧЕТ ЗА ПАРИЧНИТЕ ПОТОЦИ (пряк метод)

на Уотърфронт Дивелопмент 2 ЕООД, ЕИК: 175173191

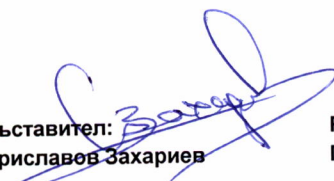
адрес: Р. България, София, бул. Цар Освободител 10, ет.3

за 01.01.2016 - 31.12.2016

Наименование на паричните потоци		Текущ период (хил. лв.)			Предходен период (хил. лв.)		
		постъплени- ния	плащания	нетен поток	постъплени- ния	плащания	нетен поток
а		1	2	3	4	5	6
А	Парични средства в началото на периода			42			42
Б	Парични средства в края на периода	X	X	42	X	X	42

Приложението е неразделна част от настоящия финансов отчет.

Дата: 30/03/2017

Съставител: 
Станислав Бориславов Захариев

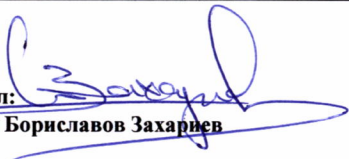
Ръководител: 
Петко Пенчев Пенчев

ОТЧЕТ ЗА СОБСТВЕНИЯ КАПИТАЛ
на Уотърфронт Дивелопмент 2 ЕООД, ЕИК: 175173191
адрес: Р. България, София, бул. Цар Освободител 10, ет.3
към 31.12.2016

Показатели	Записан капитал (хил. лв.)	Премии от емисии (хил. лв.)	Резерв от последващи оценки (хил. лв.)	Резерви (хил. лв.)				Финансов резултат от минали години (хил. лв.)		Текуща печалба/загуба (хил. лв.)	Общо собствен капитал (хил. лв.)
				Законови	Резерв, свързан с изкупени собствени акции	Резерв съгласно учредителен акт	Други резерви	Неразпределена печалба	Непокрита загуба		
а	1	2	3	4	5	6	7	8	9	10	11
1 Салдо в началото на отчетния период	5							(686)			(681)
2 Салдо след промени в счетоводната политика и грешки	5							(686)			(681)
3 Салдо към края на отчетния период	5							(686)			(681)
4 Собствен капитал към края на отчетния период	5							(686)			(681)

Приложението е неразделна част от настоящия финансов отчет.

Дата: 30/03/2017

Съставител:

Станислав Бориславов Захариев

Ръководител:

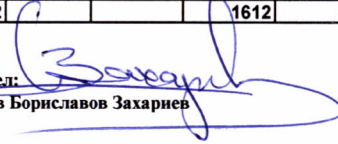
Петко Пенчев Пенчев

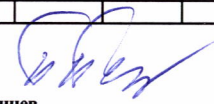
СПРАВКА за нетекущите (дълготрайните) активи
на Уотърфронт Дивелопмент 2 ЕООД, ЕИК: 175173191
адрес: Р. България, София, бул. Цар Освободител 10, ет.3
към 31.12.2016

(хил. лв.)

Показатели	Отчетна стойност на нетекущите активи:				Последваща оценка		Преоценена стойност (4+5-6)	Амортизация				Последваща оценка		Преоценена амортизация в края на периода (11+12-13)	Балансова стойност в края на периода (7-14)
	В началото на периода	На постъпил и през периода	На излезли през периода	В края на периода (1+2-3)	Увеличение	Намаление		В началото на периода	Начислена през периода	Отписана през периода	В края на периода (8+9-10)	Увеличение	Намаление		
а	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
I Дълготрайни материални активи															
1 Земи и сгради, в т.ч.:	1612			1612			1612								1612
- земи	1612			1612			1612								1612
Общо за група I	1612			1612			1612								1612
Общо нетекущи (дълготрайни) активи	1612			1612			1612								1612

Дата: 30/03/2017

Съставител: 
 Станислав Бориславов Захариев

Ръководител: 
 Петко Пенчев Пенчев

Balance Sheet

Waterfront Development 2 EOOD

Sofia, 10 Tsar Osvoboditel blvd., floor 3

31.12.2016

of

address:

date

ASSETS		
Sections, groups, items	Amount (BGN)	
	Current year	Previous year
a	1	2
A. Not Paid-In Capital		
B. Fixed Assets		
I. Intangible Assets		
1 R&D		
2 Property Rights		
3 Trade Reputation		
4 Loans and long term intangible assets in the course of construction		
Total Intangible Assets:		
II. Tangible Assets		
1 Lands and Buildings	1612	1612
- Lands	1612	1612
- Buildings		
2 Machines and production equipment		
3 Other Tangible Assets		
4 Loans and long term tangible assets in the course of construction		
Total Tangible Assets:	1612	1612
III. Long-term Financial Assets		
1 Investments in controlled entities/subsidiaries		
2 Loans granted to controlled entities/subsidiaries		
3 Stocks and shares in associates		
4 Loans granted to associates		
5 Long-term Investments		
6 Other loans		
7 Bought back own company securities		
Total Financial Assets:		
IV. Deferred taxes		
Total Fixed Assets:		
C. Current (Short-term) Assets		
I. Inventories		
1 Raw materials and consumables		
2 Work-in progress and semi-finished products		
3 Production and goods		
- production		
- goods		
4 Advances paid		

LIABILITIES		
Sections, groups, items	Amount (BGN)	
	Current year	Previous year
a	1	2
A. Equity		
I. Registered Capital	5	5
II. Issues Premiums		
III. Reserves Revaluation		
IV. Reserves		
1 Statutory reserve fund		
2 Reserves related to bought back own company stocks		
3 Reserve acc. establishing contract		
4 Other reserves		
Total Reserves:		
V. Accrued Profit/Loss from previous periods incl:		
- Retained earnings		
- Uncovered loss	(686)	(686)
Total Accrued Profit/Loss :	(686)	(686)
VI. Profit/Loss for the current period		
Total Equity:	(681)	(681)
B. Deferred liabilities		
1 Liabilities for social security and health insurance		
2 Taxes and state subsidies payable		
- Deferred taxes		
3 Other deferred payables		
Total Deferred Liabilities:		
C. Liabilities		
1 Bond issues payables	2335	2335
- up to 1 year		
- more than 1 year	2335	2335
2 Liabilities to financial companies		
- up to 1 year		
- more than 1 year		
3 Advances received		
- up to 1 year		
- more than 1 year		
4 Liabilities to suppliers		
- up to 1 year		
- more than 1 year		

Total Inventories:			
II. Receivables			
1	Trade receivables		
	- more than 1 year		
2	Receivables related to controlled entities/subsidiaries		
	- more than 1 year		
3	Receivables related to associates		
4	Other receivables		
	- more than 1 year		
Total Receivables:			
III. Financial Assets			
1	Stocks and shares in controlled entities/subsidiaries		
2	Bought back own company securities		
3	Other investments		
Total Financial Assets			
IV. CashFlow			
	Cash in hand	42	42
	Cash at banks		
Total Cash Flow:		42	42
Total Current Assets:			
D	Deferred expenses		
Total Assets (A+B+C+D)		1654	1654

5	Bills payable		
	- up to 1 year		
	- more than 1 year		
6	Liabilities to controlled entities/subsidiaries		
	- up to 1 year		
	- more than 1 year		
7	Liabilities to associated companies		
	- up to 1 year		
	- more than 1 year		
8	Other liabilities		
	- up to 1 year		
	- more than 1 year		
	Liabilities to employees		
	- up to 1 year		
	- more than 1 year		
	Liabilities for social security		
	- up to 1 year		
	- more than 1 year		
	Taxes and state subsidies payable		
	- up to 1 year		
	- more than 1 year		
Total Liabilities:		2335	2335
	- up to 1 year		
	- more than 1 year		
D	Deferred revenues and funding		
	- Deferred funding		
	- Deferred revenues		
Total liabilities (A+B+C+D)		1654	1654

Date:

Accountant:

Manager:

Profit & Loss Statement

Waterfront Development 2 EOOD

Sofia, 10 Tsar Osvoboditel blvd., floor 3

01.01.2016 - 31.12.2016

of

address

date

EXPENSES		Amount (BGN)	
		Current year	Previous year
A		1	2
1	Reduction of the finished and unfinished goods kept in stock	0.00	0.00
2	Expenses for raw materials and outside services, incl	0.00	0.00
	a) raw materials	0.00	0.00
	b) outside services	0.00	0.00
3	Payroll expenses	0.00	0.00
	a) Salaries & Wages	0.00	0.00
	b) Payroll taxes, incl	0.00	0.00
	Social security related to pensions	0.00	0.00
4	Expenses for amortization and depreciation	0.00	0.00
	a) Depreciation of long-term tangible and intangible assets, incl:	0.00	0.00
	- Expenses for amortization	0.00	0.00
	- Expenses for depreciation	0.00	0.00
	b) Expenses for depreciation of short-term assets	0.00	0.00
5	Other expenses	0.00	0.00
	a) balance value of assets sold	0.00	0.00
	b) provisions	0.00	0.00
Total Expenses for Operating Activities (1+2+3+4+5)		0.00	0.00
6	Expenses from depreciation of financial assets, incl. investments, accepted as a short term assets	0.00	0.00
	- Losses related to currency translation differences	0.00	0.00
7	Expenses for interests and other financial costs	0.00	0.00
	a) expenses related to controlled entities/subsidiaries	0.00	0.00
	b) expenses related to negative results from the financial operations	0.00	0.00
Total Financing Expenses (6+7)		0.00	0.00
8	Profit from the major business	0.00	0.00
9	Extraordinary expenses	0.00	0.00
Total Expenses (1+2+3+4+5+6+7+9)		0.00	0.00
10	Profit Before Taxes	0.00	0.00
11	Corporation Taxes	0.00	0.00
12	Other taxes	0.00	0.00
13	Profit (10 - 11 - 12)	0.00	0.00
Grand Total (Total expenses+11+12+13)		0.00	0.00

REVENUES		Amount (BGN)	
		Current year	Previous year
B		1	2
1	Net income from sales	0.00	0.00
	a) Finished goods	0.00	0.00
	b) Merchandise	0.00	0.00
	c) Services	0.00	0.00
2	Increase of the finished and unfinished goods kept in stock	0.00	0.00
3	Expenses for assets acquisition	0.00	0.00
4	Other incomes	0.00	0.00
	- incomes from financing	0.00	0.00
Total Incomes from the Operating Activities (1+2+3+4)		0.00	0.00
5	Incomes from participation in subsidiaries, associated companies, joined ventures, etc	0.00	0.00
	- incomes from participation in controlled entities/subsidiaries	0.00	0.00
6	Incomes from other investments and loans accepted as long-term assets	0.00	0.00
	- incomes from controlled entities/subsidiaries	0.00	0.00
7	Other interests and financial incomes	0.00	0.00
	a) incomes from controlled entities/subsidiaries	0.00	0.00
	b) incomes from investment activities	0.00	0.00
	c) incomes from currency translation differences	0.00	0.00
Total Financing Incomes (5+6+7)		0.00	0.00
8	Loss from the major business activity	0.00	0.00
9	Extraordinary incomes	0.00	0.00
Total Incomes (1+2+3+4+5+6+7+9)		0.00	0.00
10	Accounting Loss (Total incomes - Total expenses)	0.00	0.00
11	Loss (10 + raw 11 and 12 from section A)	0.00	0.00
Grand Total (Total Incomes+11)		0.00	0.00

Date:

Accountant:

Manager:

Cash Flows Statement

of

address

date

Waterfront Development 2 EOOD

Sofia, 10 Tsar Osvoboditel Blvd., floor 3

01.01.2016 - 31.12.2016

Items	Current period (BGN)			Previous period (BGN)		
	Incomings	Payments	Net cash flow	Incomings	Payments	Net cash flow
a	1	2	3	4	5	6
A. Cash Flow from Operating Activities						
1 Trade cash flows	0.00	0.00	0.00	0.00	0.00	0.00
2 Cash flow from short-term financial assets held for trade purposes	0.00	0.00	0.00	0.00	0.00	0.00
3 Cash flow related to employment relations	0.00	0.00	0.00	0.00	0.00	0.00
4 Cash flow related to interests, commissions, dividends, etc	0.00	0.00	0.00	0.00	0.00	0.00
5 Cash flow from positive and negative exchange rate differences	0.00	0.00	0.00	0.00	0.00	0.00
6 Cash flow related to profit divisions	0.00	0.00	0.00	0.00	0.00	0.00
7 Paid and reimbursed Corporation taxes	0.00	0.00	0.00	0.00	0.00	0.00
8 Other cash flows from operating activities	0.00	0.00	0.00	0.00	0.00	0.00
Total Cash Flow from Operating Activities (A)	0.00	0.00	0.00	0.00	0.00	0.00
B. Cash Flow from Investing Activities						
1 Cash flow from fixed assets	0.00	0.00	0.00	0.00	0.00	0.00
2 Cash flow from current assets	0.00	0.00	0.00	0.00	0.00	0.00
3 Cash flow from interests, commissions, dividends, etc	0.00	0.00	0.00	0.00	0.00	0.00
4 Cash flow from acquisition of assets	0.00	0.00	0.00	0.00	0.00	0.00
5 Cash flow from currency translation differences	0.00	0.00	0.00	0.00	0.00	0.00
6 Other cash flows from investing activities	0.00	0.00	0.00	0.00	0.00	0.00
Total Cash Flow from Investing Activities (B)	0.00	0.00	0.00	0.00	0.00	0.00
C. Cash Flow from Financing Activities						
1 Cash flow from issuance of stock and buyback of securities	0.00	0.00	0.00	0.00	0.00	0.00
2 Cash flow from additional instalments and reimbursements to their owners	0.00	0.00	0.00	0.00	0.00	0.00
3 Cash flow from loans received or granted	0.00	0.00	0.00	0.00	0.00	0.00
4 Cash flow from interests, commissions, dividends, etc	0.00	0.00	0.00	0.00	0.00	0.00
5 Cash flow from leasing contracts	0.00	0.00	0.00	0.00	0.00	0.00
6 Cash flow from currency translation differences	0.00	0.00	0.00	0.00	0.00	0.00
7 Other cash flows from financing activity	0.00	0.00	0.00	0.00	0.00	0.00
Total Cash Flow from Financing Activities (C)	0.00	0.00	0.00	0.00	0.00	0.00
D. Net increase (decrease) in cash flow (A+B+C)	0.00	0.00	0.00	0.00	0.00	0.00
E. Cash and cash equivalents at the begin of the period	0.00	0.00	0.00	0.00	0.00	0.00
F. Cash and cash equivalents at the end of the	0.00	0.00	0.00	0.00	0.00	0.00

Date:

Accountant:

Manager:

EQUITY STATEMENT

Waterfront Development 2 EOOD

Sofia, 10 Tsar Osvoboditel blvd., floor 3

01.01.2016 - 31.12.2016

of

address:

date

(BGN)

	Capital	Issues Premiums	Revaluation reserve	Reserves				Financial result from previous year		Current Profit/Loss	Total Equity
				Statutory Reserve Fund	Reserve from own shares bought back	Reserves acc. establishing contract	Other Reserves	Retained Earnings	Uncovered Loss		
a	1	2	3	4	5	6	7	8	9	10	11
1. Balance in the beginning of the period under review	5								(686)		(681)
2. Changes in the accounting policy											
3. Errors											
4. Balance after changes in accounting policy and errors											
5. Change in capital at the expense of the owners											
incl.: increase											
incl.: decrease											
6. Financial result for the current year											
7. Profit Division											
incl.: dividends											
8. Covered Losses											
9. Revaluation of Assets and Liabilities											
incl.: increase											
incl.: decrease											
10. Other changes in equity											
11. Balance as of December 31 of the current year	5								(686)		(681)
12. Changes due to translations of foreign companies financial statements											
13. Revaluation of equity as of December 31 of the current year (11 ± 12)	5								(686)		(681)

Date:

Accountant:

Manager: