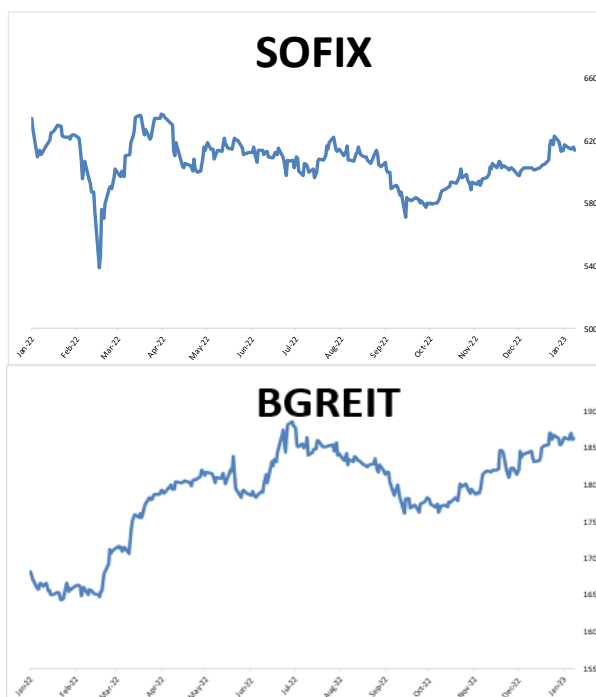


BG Indexes 12-month performance


Index	Close	Weekly Chg.%	YTD
SOFIX	614.04	-0.60	2.09
BGBX 40	140.65	-0.68	0.98
BGREIT	186.31	-0.06	1.71

Index	P/E	EV/S	P/BV
SOFIX	5.47	0.32	1.82
BGBX 40	6.83	0.47	2.07
BGREIT	21.95	n/a	1.39

BSE Weekly Gainers & Losers

Top Gainers		Price	Chng %
AROM	Aroma AD	0.98	6.52
EMKA	EMKA AD	3.50	6.06
CCB	Central Coop Bank AD	1.68	5.00
SGH	Sirma Group Holding	0.75	4.93
NEOH	Neochim AD	42.20	4.46

Top Losers		Price	Chng %
ADVE	Advance Equity Holding AD	0.25	-28.57
FPP	Fairplay Propyrties REIT	0.75	-9.64
PFB	Flot-Burgas AD	5.60	-6.67
HIKA	Industrialen Capital Holding	2.74	-6.16
TIB	Telematik Interactiv Bulgaria	15.10	-4.13

Market Overview (23rd January – 27th January)

The main Bulgarian index **SOFIX** decreased this week by 0.60% to 614.04 points. The broad index **BGBX40** decreased by 0.68% to 140.65 points and **BGREIT** decreased this week to 186.31 points, down by 0.06%.

Corporate News

Neochim (NEOH) with positive Q42022 earnings despite the operational challenges. For 2022, total revenue jumped to BGN 646.6 mln (+80.6% YoY) as BGN 270.4 mln (+47.6%) came from the domestic market, while exports more than doubled to BGN 355.7 mln (+112.8% YoY). OPEX reached BGN 555.6 mln (+89.0%), which resulted in EBITDA of BGN 91.0 mln (+42.2% YoY). On the balance sheet, cash surpassed BGN 101.4 mln, while IB debt and leases amounted to just BGN 1.2 mln, resulting in an impressive net cash position of over BGN 100 mln or cash per share of BGN 38.77, roughly 90% of the latest share price of BGN 43.00

Odessos Shiprepair Yard (ODES) reported BGN 27.1 mln of Q4 revenue (+75.9% YoY) as 20 ships were repaired during the quarter, compared to 18 in the corresponding period of 2021. 2022 unaudited revenue reached BGN 79.0 mln (+42.4% YoY), while OPEX increased slower at 22.3% YoY to reach BGN 57.7m. Net income for 2022 came at BGN 17.4 mln, which corresponds to EPS of BGN 29.73. The 2022 P/E of the company is 6.2.

Stara Planina Hold (SPH) reported December revenue of BGN 24.1 mln (+10.1% YoY), 1.9% ahead of the management expectations. 2022 total sales stood at BGN 372.2 mln (+34.1% YoY), compared to BGN 277.1 mln a year ago. January 2023 forecast is for 25.8% YoY increase in monthly revenue to BGN 33.3 mln.

Advance Terrafund (ATER) unaudited results revealed BGN 23.0 mln of land sales (+211.4% YoY) with doubling of the premium over book value to 131.5%, compared to only 66.3% in the respective period of 2021. Operating profit reached BGN 20.3 mln (-27.5% YoY, ex. revaluation gains). Cost of hired services decreased significantly to BGN 6.5 mln (-37.4% YoY), due to decreases in brokerage commissions and management success fee, related to the land sales. The bottom line fell 20.3% YoY (ex. revaluation gains) to BGN 13.6 mln or EPS of BGN 0.16

Economic News

➤ Producer inflation in Bulgaria eased to 21.2% YoY in November 2022, following a 41.7% advance in the previous month. It was the smallest growth since September 2021, due to sharp slowdown in prices for all main industrial groups. On a monthly basis, producer prices dropped by 9.5%, the sharpest fall on record.

Disclaimer

Guarantees

The analyst (s) responsible for the preparation of this document shall ensure that: (1) they take all necessary care to accurately reflect the information contained in this document; (2) no part of the analyst's remuneration is, has been or will be linked, directly or indirectly, to the recommendation or opinions expressed in this document.

Financial interest: *Sofia International Securities may trade or own the financial instruments specified in this document. Sofia International Securities does not own more than 5% of the financial instruments in circulation, subject to analysis or comment in this document. The analyst (s) do not own any shares of the companies, unless explicitly mentioned.*

Disclosure of information

Due care has been taken to ensure the accuracy of the facts cited, the reliability of the sources of information and the clear definition of the assumptions, predictions, forecasts and expected prices in this document. The information presented in this document is based on publicly available information, which is considered reliable, but for which no responsibility is taken for completeness and accuracy. Neither Sofia International Securities nor the company's employees should be held responsible for the publicly available information used. The opinion expressed in this document may differ from the disclosed views in other departments and divisions of Sofia International Securities or from other employees. Additional information on this document is available upon request. The sources of information in the tables and graphs in this document are calculations by Sofia International Securities, unless otherwise stated.

Risks for investors

This document has been prepared and presented for the purpose of summary and informational purposes only and does not constitute a study within the meaning of Art. 13 of Commission Delegated Directive (EU) 2017/593 of 7 April 2016. The information in this document should not be considered as an offer to buy or sell financial instruments or an independent investment council within the meaning of Directive 2014/65 / EU of The European Parliament and the Council of 15 May 2014, Sofia International Securities AD has not assessed the appropriateness in relation to the financial instruments mentioned in this document. The investment opportunities discussed in this document may not be appropriate for certain investors depending on their investment objectives and time horizon or in the context of their overall financial condition. The risks associated with investing in the financial instruments mentioned in this document are not fully explained. The price or value of the investment may decrease or increase. Securities or investments can lead to losses for the investor. A previous achievement is not a guarantee of future performance. Changes in exchange rates may have an adverse effect on the value, price or return on investment in securities. Sofia International Securities AD assumes no responsibility for losses incurred in connection with investments made on the basis of information contained in this document.

Copyright

The analyzes of Sofia International Securities are the exclusive property of the investment intermediary and any publication, distribution, reprinting and citation of content is possible only after the explicit written consent of the "Research and Analysis" department of the company. It is not allowed to use the analyzes of the investment intermediary from a third party for commercial purposes.