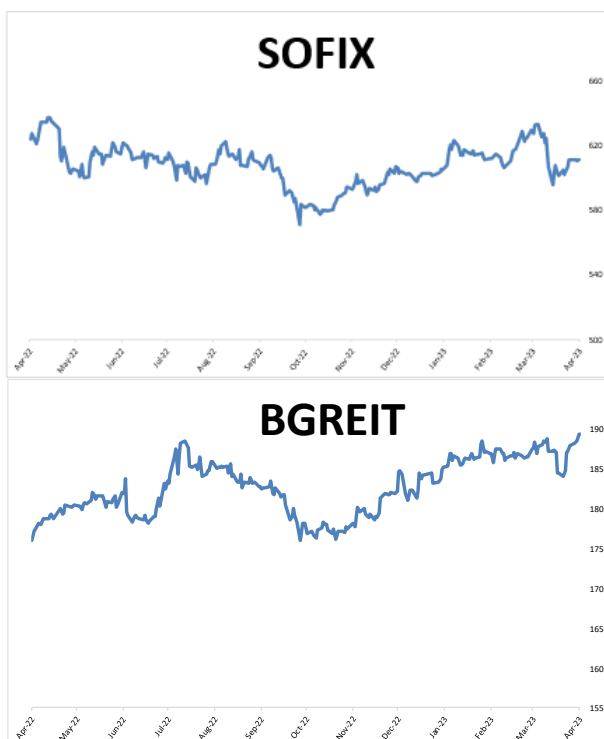


BG Indexes 12-month performance



| Index | Close | Weekly Chg.% | YTD |
|---------|--------|--------------|------|
| SOFIX | 611.07 | 0.05 | 1.59 |
| BGBX 40 | 140.17 | -0.04 | 0.64 |
| BGREIT | 189.40 | 0.76 | 3.40 |

| Index | P/E | EV/S | P/BV |
|---------|------|------|------|
| SOFIX | 5.24 | 0.02 | 1.22 |
| BGBX 40 | 6.69 | 0.20 | 1.92 |
| BGREIT | 8.55 | n/a | 1.36 |

BSE Weekly Gainers & Losers

| Top Gainers | | Price | Chng % |
|-------------|-------------------------------|-------|--------|
| IBG | Aroma AD | 19.40 | 14.12 |
| HIKA | Holding Sveta Sofia | 3.00 | 6.38 |
| BRP | Bulgarian River Shipping AD | 0.79 | 4.64 |
| BREF | Bulgarian Real Estate Fd REIT | 2.26 | 3.67 |
| A4L | Allterco AD | 22.60 | 2.73 |

| Top Losers | | Price | Chng % |
|------------|---------------------------|-------|--------|
| LOMP | Lomsko Pivo AD | 0.19 | -19.92 |
| RBL | Real Bulland AD | 1.05 | -16.00 |
| SNRG | Synergon Holding AD | 0.94 | -10.48 |
| HSOF | Holding Sveta Sofia AD | 3.42 | -9.52 |
| ZHBG | Zarneni Hrani Bulgaria AD | 0.15 | -4.58 |

Market Overview (03rd April – 07th April)

The main Bulgarian index **SOFIX** increased this week by 0.05% to 611.07 points. The broad index **BGBX40** decreased by 0.04% to 140.17 points and **BGREIT** increased this week to 189.40 points, up by 0.76%.

Corporate News

Bulgarian Real Estate Fund (BREF) signed an annex to the lease agreement with Robert Bosch for its “Synergy Tower” office building at Sofia Tech Park. The term of the annex is the same of the main contract and the additional rented area is 2 723.54 sq.m. With this additional agreement to the original contract the total area to be occupied by Robert Bosch reaches 8 222.36 sq.m. or 25.5% of the building’s capacity. BREF has also concluded lease agreements for most of the commercial premises on the ground floor of the building. In addition, the management company of BREF - MNI will move its office in Synergy Tower, occupying additional 429 sq.m. As a result, the total occupancy of the building will reach 39.72% from which office space amounts to 37.45%.

Allterco (A4L) announced a 62.2% YoY increase in Q1’23 in revenue from sales of devices and related services to EUR 14.2 m (BGN 27.8m), based on preliminary data. The revenue from sales of Shelly-branded IoT devices increased by 63.9%, amounting to EUR 13.9m (BGN 27.2m), followed by the revenue from sales of MyKi tracking devices, which increased by 14.1% to EUR 0.3 million (BGN 0.6m).

Korado-Bulgaria AD (KBG) called an AGM on 21 June. The Supervisory Board proposed to distribute BGN 1.3m as dividends. The latter translates to a gross DPS of BGN 0.10 for H2’22, which is 47.4% YoY lower. The above would result in annual gross dividend yield of 3.4% and 60.0% payout ratio when including interim payments (BGN 0.10). The shareholders will also vote to retain the remaining BGN 1.7m of net profit for 2022.

Sirma Group Holding AD (SGH) announced that it entered into an agreement for the purchase of all remaining shares of its subsidiary Sciant (57 000 shares, 22.2% stake). The price of the deal was not disclosed. Recall, that in November 2021, Sirma acquired 80% stake (200 000 shares) with a call option for the remaining 20%, exercisable on 1 April 2024. Note, that in March 2023, Sciant increased its capital from 250k shares to 257k shares, hence the discrepancy between the initial stake of Sirma and the remaining minority in 2021 and today. The effective 77.8% stake of Sirma in Sciant, prior to the current deal, was carried at value of BGN 10.2m. Extrapolating that to the newly acquired shares would indicate total amount of the deal around BGN 2.9m. However, the actual amount may be higher, as in the meantime Sciant has greatly improved its results and the call option was probably based on multiples. The subsidiary achieved 2022 revenue of BGN 13.8m (+39.2% YoY) and EBITDA of BGN 2.1m (+26.8% YoY).

Economic News

➤ Industrial output in Bulgaria declined to 4.3 percent YoY in Jan’23, reversing from a 2.1% growth in the previous month. This was the first fall in industrial activity since Feb’21, as output for mining & quarrying fell sharply (-18.1% vs 1.8% in Dec’22) while output for electricity, gas, steam & air conditioning supply dropped further (-28.9% vs -28.6%). Meanwhile, output slowed for manufacturing (4% vs 10.8%). Compared to the previous month, industrial production declined 3% in Jan’23, after a 0.8% fall in the previous month.

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