

**KORADO-BULGARIA AD**  
**INTERIMACTIVITY REPORT**  
**INTERIM FINANCIAL STATEMENTS**  
**30 JUNE 2023**



*Financial statements in English are translation from the original in Bulgarian. This version of the financial statements is a translation from the original, which was prepared in Bulgarian. All possible care has been taken to ensure that the translation is an accurate representation of the original. However, in all matters of interpretation of information, views or opinions, the original language version of the report takes precedence over this translation.*

**MANAGEMENT BOARD**

Jiri Reznicek – Chairman of MB and Executive Director  
Silviya Stefanova  
Jana Havlova

**SUPERVISORY BOARD**

Tomas Kollert – chairman of SB  
Eva Voborova  
Ivan Lyaskov  
Evelina Miltenova

**AUDIT COMMITTEE**

Sneznanka Kaloyanova  
Marketa Strjinkova  
Irena Mihaylova

**LEGAL CONSULTANTS**

Ivan Asenov Lyaskov  
Konechna and Zaha Legal Firm

**REGISTERED AND MANAGEMENT ADDRESS**

Town of Strazhitsa  
28 Gladstone Street

**REGISTRATION NUMBER**

UIC 814190902

**BANKERS**

UBB  
DSK Bank

**AUDITOR**

Deloitte Audit OOD  
103, Alexander Stambolijski Blvd.  
Sofia, 1303

The Management of KORADO-Bulgaria AD presents the interim activity report and a full set of interim financial statements as of 30 June 2023 prepared in accordance with the International Accounting Standard (IAS) 34 Interim financial statements, as adopted for use in the European Union.

**THIS MANAGEMENT REPORT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ART. 100n, ITEM 3 OF THE LAW ON THE PUBLIC OFFERING OF SECURITIES AND ART. 12 OF ORDINANCE No. 2 OF 09.11.2021 ON INITIAL AND SUBSEQUENT DISCLOSURES IN PUBLIC OFFERING OF SECURITIES AND ADMISSION OF SECURITIES TO TRADING ON A REGULATED MARKET**

### *DESCRIPTION OF THE ACTIVITY*

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KORADO-Bulgaria AD (*the „Company”*) is registered with the Commercial Register at the Registry Agency under Unified Identification Code (UIC) 814190902, with registered address and address of management: Republic of Bulgaria, Veliko Tarnovo Region, Strazhitsa Municipality 5150, 28 Gladstone Street.

The main scope of activity of the Company includes: manufacture and sale of heating equipment, domestic and foreign trade in all their varieties, domestic and international transport, representation and agency. The Company may also perform any other types of activities not prohibited by the laws of the Republic of Bulgaria.

The Company has no branches registered in the country and abroad.

Since 1994 the Company has been manufacturing primarily steel water heating panel radiators. The traditional brand KORADO is perceived as a good product of European quality.

In 2023, the Company's clients are mostly from the European market. The biggest share of sales is targeted to KORADO AS Czech Republic (*the „parent company”*).

The main suppliers of materials to the Company in 2023 were: Balkan Steel Engineering Sofia, Liberti Galati Romania, Huss Ltd. Lom, Husung Corporation Korea, Bemas Metal Turkey, Comital Turkey, CZ Ferosteel, Czech Republic, Borcelik Turkey, US Steel Slovakia, Committal Turkey, Frei Lacke Germany and CWS Germany.

The Company does not depend on its suppliers, as it is able to choose among numerous companies because of prices offered, quality and methods of payment.

### *ANALYSIS OF THE OPERATING RESULTS*

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#### *Production*

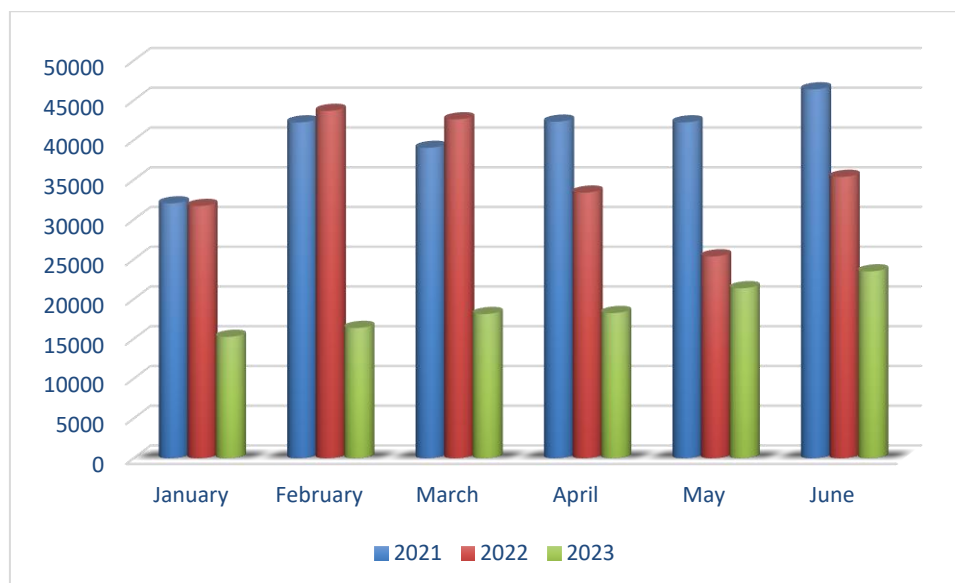
As at 30.06.2023, the Company manufactured 112,952 water heating panel radiators.

The radiators manufactured during the first six months of 2023, as also in the previous years of 2022 and 2021, are shown in the table and graph below:

*ANALYSIS OF THE OPERATING RESULTS (CONTINUED)*

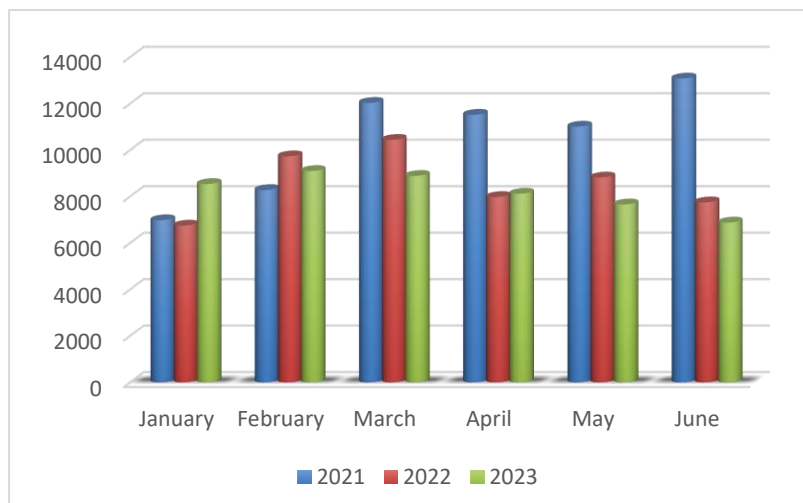
*Production (Continued)*

	January	February	March	April	May	June	Total
<b>2021</b>	32,056	42,246	39,045	42,335	42,247	46,398	<b>244,327</b>
<b>2022</b>	31,731	43,693	42,629	33,412	25,388	35,394	<b>212,247</b>
<b>2023</b>	15,269	16,388	18,140	18,266	21,381	23,508	<b>112,952</b>



For the six-month period ending on 30.06.2023, the Company manufactured 49,186 tubular heating units. The tubular radiators manufactured during the first six months of 2023, as also in the previous years of 2022 and 2021, are shown in the table and graph below:

	January	February	March	April	May	June	Total
<b>2021</b>	6,980	8,279	12,031	11,520	11,010	13,080	<b>62,900</b>
<b>2022</b>	6,748	9,730	10,440	7,980	8,820	7,750	<b>51,468</b>
<b>2023</b>	8,538	9,100	8,888	8,120	7,660	6,880	<b>49,186</b>



**ANALYSIS OF THE OPERATING RESULTS (CONTINUED)**

*Sales*

As at 30.06.2023, the major trading partners of the Company are KORADO a.s.

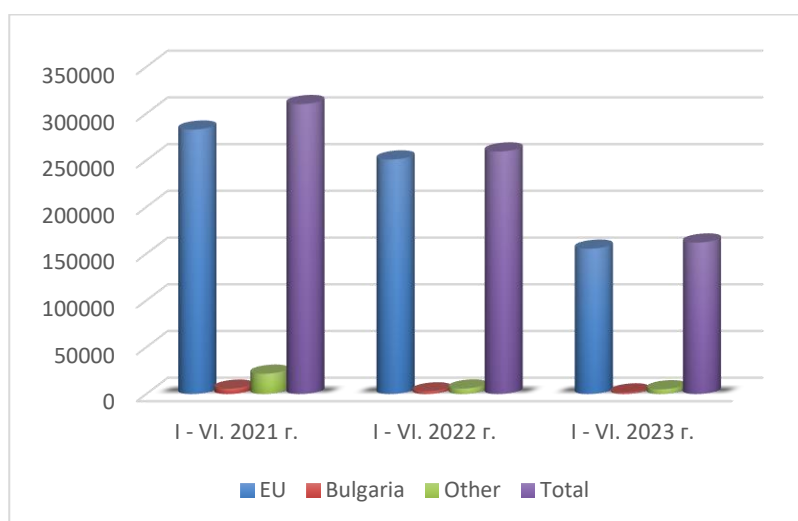
The sales of KORADO-Bulgaria AD amount to 162,049 incl. panel radiators, tubular radiators and design radiators.

The sales in the territory of the country amount to 1,621, which is just over 1% of total sales.

To EU partners there have been sold 155,416 panel radiators and tubular radiators, and to countries outside the EU 5,012 units. There is a decrease of 38% in the volume of sales of products to EU countries, as well as in sales to countries outside the European Union. Sales for Bulgaria marked a decrease of 41% compared to the same period in 2022.

The sales of radiators in the period ended 30 June 2023 and the previous years of 2022 and 2021 are shown in the following table and graph:

Period	Units	EU	Bulgaria	Other	Total
<b>I - VI. 2021</b>	number	282,872	5,648	21,668	<b>310,188</b>
<b>I - VI. 2022</b>	number	250,904	2,751	5,806	<b>259,461</b>
<b>I - VI. 2023</b>	number	155,416	1,621	5,012	<b>162,049</b>

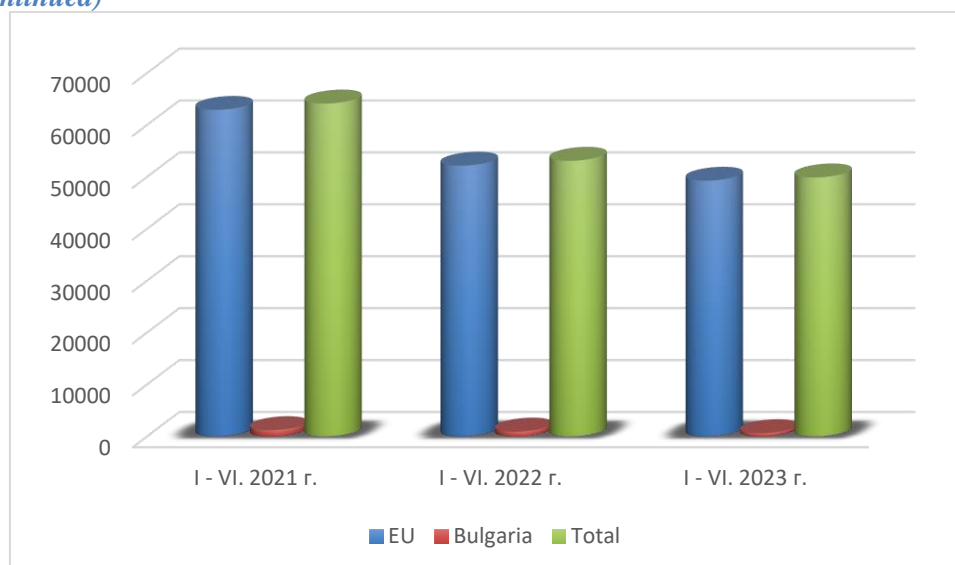


The following table illustrates the number of tubular heating units sold over the first six months of 2023 and the previous years of 2022 and 2021 are shown in the following table and graph:

Period	Units	EU	Bulgaria	Total
<b>I - VI. 2021</b>	number	62,922	1,227	<b>64,149</b>
<b>I - VI. 2022</b>	number	52,175	940	<b>53,115</b>
<b>I - VI. 2023</b>	number	49 279	634	<b>49 913</b>

## *ANALYSIS OF THE OPERATING RESULTS (CONTINUED)*

### *Sales (Continued)*



The trade relationships between KORADO-Bulgaria AD and the companies from the economic group are on equal trade footing and no preferences or reliefs are provided on the basis that they are related parties.

### *RELATED PARTY TRANSACTIONS DISCLOSURE*

Besides with its parent company KORADO a.s., Czech Republic, during 2023 and 2022 there have been transactions carried out by the Company with other related parties as well, namely with Licon Heat s.r.o., Czech Republic (a subsidiary of KORADO a.s., Czech Republic).

The related party transactions originate from commercial relationships and loans granted. The loan funds are mainly used for investments.

As at 30 June 2023 and 31 December 2022, the loan liabilities to the parent company amounted to EUR 2,600 thousand.

The total amounts of related party transactions and balances due for the current and previous reporting period are as follows:

<b>Nature</b>		<b>30.06.2023</b>	<b>30.06.2022</b>
		<i>BGN'000</i>	<i>BGN'000</i>
<b>Purchases from related parties</b>			
<i>Ultimate parent company</i>			
KORADO a.s. Czech Republic	Purchase of materials and goods	383	782
	Purchase of services	81	84
	Purchase of FTAs	-	-
	Interest on loan	113	32
Licon Heat s.r.o. Czech Republic	Purchase of materials and goods	45	26
		<b>622</b>	<b>924</b>

**RELATED PARTY TRANSACTIONS DISCLOSURE (CONTINUED)**

<b>Nature</b>		<b>30.06.2023</b>	<b>30.06.2022</b>
		<i>BGN'000</i>	<i>BGN'000</i>
<b>Sales to related parties</b>			
<i>Ultimate parent company</i>			
KORADO a.s. Czech Republic	Sales of products	15,319	25,601
	Sales of materials	15	10
		<b>15,334</b>	<b>25,611</b>
<b>Related party receivables</b>		<b>30.06.2023</b>	<b>31.12.2022</b>
<i>Ultimate parent company</i>			
KORADO a.s. Czech Republic	Trade receivables	7,611	4,023
		<b>7,611</b>	<b>4,023</b>
<b>Payables to related parties</b>		<b>30.06.2023</b>	<b>31.12.2022</b>
<i>Ultimate parent company</i>			
KORADO a.s. Czech Republic	Trade payables	273	787
	Interest-bearing loan	5,085	6,063
	Trade from interest	59	36
Licon Heat s.r.o. Czech Republic	Trade payables	17	-
		<b>5,434</b>	<b>6,886</b>

**SPECIFIC RISKS INHERENT TO THE COMPANY'S ACTIVITY**

The Company's activities expose it to various financial risks, such as market risk (including currency risk, interest rate risk, and other price risk), credit risk and liquidity risk. Management monitors the overall risk exposure and seeks ways to eliminate any potential negative effects on the financial position of the Company, as disclosed in Note 19 to the financial statements.

**RESEARCH AND DEVELOPMENT ACTIVITIES**

The most important part in the area of research and development activity of the Company is the continuing useful collaboration with the parent company. The project completed, directed towards reducing the costs of maintenance and improving the production efficiency and quality and satisfying the customer's requirements towards the products manufactured, is a good example of that collaboration. The project aiming at replacing materials supplied by the parent company with Bulgarian supplies continues. Successes and positive results have been achieved in this area.

**CORPORATE GOVERNANCE**

Pursuant to the effective Commercial Act of Bulgaria, at 30 June 2023 KORADO-Bulgaria AD is a joint-stock company with a two-tier management system: Supervisory Board and Management Board.

Members of the Supervisory Board at 30 June 2023:

1. Tomas Kollert—Chairman of SB
2. Eva Voborova
3. Ivan Lyaskov
4. EvelinaMiltenova

## ***CORPORATE GOVERNANCE (CONTINUED)***

Members of the Management Board at 30 June 2023:

1. Jiri Reznicek – Chairman of MB
2. Silviya Stefanova
3. Jana Havlova

Jiri Reznicek is the Executive Director of the Company.

## ***SHARE CAPITAL***

<b>Shareholders</b>	<b>Share</b>	<b>Number of shares</b>	<b>Nominal value (BGN)</b>
KORADO a.s., Czech Republic	82.15%	10,817,923	10,817,923
Legal entities	15.91%	2,095,234	2,095,234
Individuals	1.94%	255,457	255,457
<b>TOTAL</b>	<b>100%</b>	<b>13,168,614</b>	<b>13,168,614</b>

At 30 June 2023 the Company held no shares in the capital of other companies.

## ***INFORMATION UNDER ARTICLE 187E AND ARTICLE 247 OF THE COMMERCIAL ACT***

### **Remuneration of members of the boards**

The remuneration paid to the members of the Management and Supervisory Board for the six-month period ended on 30 June 2023 is BGN 64 thousand.

### **Dividends**

On 21 June 2023 the General Meeting of Shareholders approved distribution of dividends amounting to BGN 1,317 thousand, gross dividend of BGN 0.10 per share.

The dividends are paid through the system of Central Depository AD and the branches of DSK Bank. Their payment will commence on 19 July 2023.

The unpaid dividends will be paid at the registered address of the Company within the statutory deadlines and by applying the statutory methods.

### **Shares held by the Company**

At 31 June 2023 the Company held no treasury shares.

### **Shares of the Company owned by the members of the Management and Supervisory Board of the Company**

At 30 June 2023 the chairman of Management Board Jiri Reznicek, held 180 shares, the member of the Management Board, Silviya Stefanova, held 507 shares of the Company and the member of the Supervisory board Evelina Miltenova, held 900 shares of the Company.

The other members of the Management and Supervisory Boards hold no shares or bonds of KORADO-Bulgaria AD, or rights to acquire shares and bonds of the Company.

For the period ended 30 June 2023 there were no changes in the shares owned by the members of the Company's boards.



## **Rights of the corporate management members to acquire shares and bonds of the Company**

There are no plans within the Company or at the group level of KORADO Group for the acquisition of shares or share options by management or employees, relating to the shares of the Company. Rights for the acquisition of bonds of the Company have not been granted to any of the member of the Management Board and/or Supervisory Board.

## **Participation of the corporate management members in other companies**

The members of the Management and Supervisory Boards do not participate in entities as unlimited liability shareholders.

The members of the Management and Supervisory Boards hold more than 25% of the capital of other entities, as follows:

Ivan Lyaskov	<ul style="list-style-type: none"><li>• Smile OOD</li><li>• Vitop OOD</li><li>• Esam OOD</li><li>• Dike-2003 OOD</li><li>• Citistroy OOD</li><li>• Krameks OOD</li></ul>
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Shares of the Company were neither acquired nor transferred by the Board members as at 30.06.2023.

## **Membership in the management board of other entities**

The members of the Management Board and Supervisory Board participate in the management of the following entities:

Tomas Kollert	<ul style="list-style-type: none"><li>• Licon Heat s.r.o. – member of the Supervisory board</li></ul>
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## **Contracts with Board members and their related parties**

No contracts, which fall beyond the ordinary course of business or significantly deviate from market conditions, were concluded between members of the Management Board and / or Supervisory Board as at 30.06.2023.

## ***CHANGES IN THE SHARE PRICE OF THE COMPANY***

All shares of the issuer are registered and traded on Bulgarian Stock Exchange – Sofia AD, Premium Segment.

Number of shares in circulation:	13,168,614.
Issuer:	KORADO Bulgaria AD
Stock exchange code:	KBG (4KX)
ISIN code:	BG11LUSTAT13

In the period 01.01.2023 – 30.06.2023 the issue of shares was traded as follows:

Turnover /BGN/:	161,492
Shares transferred	29,952
Number of transactions	187

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### *CHANGES IN THE SHARE PRICE OF THE COMPANY (CONTINUED)*

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According to BSE, the changes in the price of the Company's shares as at 30.06.2023 are as follows:

- ✓ minimum – 4.70 BGN
- ✓ maximum – 6.40 BGN
- ✓ average – 5.40 BGN
- ✓ last – 4.70 BGN

Public information required by the Public Information Act has been filed by the Company to Financial Supervision Commission and Bulgarian Stock Exchange within the time limits. This information is also available to shareholders and investors at the Company's website: [www.KORADO.bg](http://www.KORADO.bg) and [www.X3news.com](http://www.X3news.com)

KORADO-Bulgaria AD is aware that the continued credibility and security of shareholders, employees, customers and all stakeholders, as well as the communities where it operates, is vital for the continuing development and success of the Company.

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### *FUTURE DEVELOPMENT PERSPECTIVES*

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Management has set the following goals to be achieved in year 2023:

- ✓ Maintain and increase of production capacity;
- ✓ Seeking new partners in order to increase the sales on the Bulgarian market and most of all, of radiators manufactured by using new technology;
- ✓ Preserving the share of trade in heating units on the Bulgarian market;
- ✓ Maintaining the optimal volume of sales in the territories in which KORADO-Bulgaria AD recently conducts its sales (Romania, France, Hungary, Tunisia and Greece);
- ✓ Full utilization of all benefits of the memberships in KORADO Group.

KORADO-Bulgaria AD will pursue the highest standards in its activity, to maintain and develop in the long run its positions won in the competitive environment, in which it has chosen to operate. We are committed to the sustainable development of our society. This requires reaching a balance between short-term and long-term interests and reporting of all economic, ecological and social concerns in taking business solutions.

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### *EVENTS AFTER THE END OF THE REPORTING PERIOD*

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No significant events have been identified after the end of the reporting period, which could affect the financial statements, as disclosed in Note 22 to the financial statements.

*INFORMATION AS PER NOTE 4 OF ORDINANCE 2*

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1. Change in the individuals controlling the Company.  
No changes in the individuals controlling the Company were made.
2. Opening of liquidation proceedings for the company or its subsidiary and all significant stages related to the proceedings until the company declared insolvency.  
No opening of liquidation proceedings was made as at the date of the issuance of this report.
3. Agreement and completion of significant transactions  
No agreements of completion of significant transactions outside the normal course of business were concluded.
4. Decision for conclusion, termination or cancellation of joint venture agreement  
No decisions were made for conclusion, termination or cancellation of joint venture agreement
5. Change in the Company's auditors.  
No change in the Company's auditors was made.
6. Initiation or resolution of court or arbitration proceedings relating to claims or liabilities of the Company or its subsidiary with an amount of at least 10% of the Company's equity.  
  
No initiation or resolution of court or arbitration proceedings relating to claims or liabilities of the Company with an amount of at least 10% of the Company's equity.
7. Purchase, sale or pledge of shares in other companies of the Company or its subsidiary.  
No transactions or pledge of shares in other companies were initiated.
8. Other circumstances that the company considers may be relevant to investors in deciding to acquire, sell or continue to hold public offered securities.  
No such circumstances

*OTHER INFORMATION*

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No changes in the Company's accounting policies were made.

No changes in KORADO a.s. Group were made, part of which is the Company. No organizational changes were made in the Company, including:

- Restructuring or sale of companies
- In-kind contribution
- Rental of property
- Non-current investments
- Discontinued operations

The Company's is not part of current legal, administrative or arbitration proceedings relating to claims or liabilities of the Company with an amount of at least 10% of the Company's equity. The total value of receivables and payables for all proceedings does not exceed 10% of the Company's equity.

The Company has not provided borrowings or guarantees or recognized liabilities to one party or its subsidiary, including related parties.

There is no internal information, which was not made available publicly, directly or indirectly related to the Company and which, if made available, might impact significantly the share price of the Company.

## *MANAGEMENT'S RESPONSIBILITIES*

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Management is required by Bulgarian legislation to prepare annual and interim financial statements that give a true and fair view of the financial position of the Company as at the period end and of its financial performance and its cash-flows for the period then ended in accordance with IFRS.

Management confirms that appropriate accounting policies have been used and applied consistently and that reasonable and prudent judgments and estimates have been used in the preparation of the interim financial statements for the period ended 30 June 2023.

Management also confirms that all applicable accounting standards have been followed and that the financial statements have been prepared on a going concern basis.

Management is responsible for keeping proper accounting records, for safeguarding the assets of the Company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

A handwritten signature in blue ink, appearing to be "Jiri Reznicek", is written over a faint circular stamp.

Jiri Reznicek  
Executive Director  
KORADO-Bulgaria AD

Town of Strazhitsa  
27 July 2023