

Interim Consolidated Activity Report Interim Condensed Consolidated Financial Statements

CHIMIMPORT AD

31 December 2025



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Interim condensed consolidated statement of financial position

	Notes	31.12.2025 BGN'000	31.12.2024 BGN'000
Assets			
Property, plant and equipment	11	404 314	320 521
Right of use assets		644 620	632 921
Investment property		607 916	582 779
Other intangible assets		79 387	91 530
Deferred tax assets		38 818	24 466
Investments accounted for using the equity method	9	27 603	26 943
Loans and advances to bank customers	12	3 438 443	3 265 062
Financial assets at fair value through profit or loss	12	3 119 438	2 932 488
Debt instruments at fair value through other comprehensive income	12	1 009 316	837 995
Equity instruments at fair value through other comprehensive income	12	67 776	66 382
Other financial assets carried at amortized cost	13	2 796 372	2 812 896
Reinsurance contract assets		81 257	81 363
Tax receivables		26 941	1 250
Other receivables		36 685	31 853
Inventories		73 978	71 973
Cash and cash equivalents		3 233 513	2 269 589
Total assets		15 686 377	14 050 011

Prepared by:



/A. Kerezov/

Executive director:



/M. Ivanov/

Date: 2nd March 2026

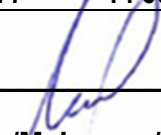


The accompanying notes on pages from 9 to 23 form an integral part of the interim condensed consolidated financial statements.

Interim condensed consolidated statement of financial position (continued)

	Notes	31.12.2025 BGN'000	31.12.2024 BGN'000
Equity and liabilities			
Equity			
Share capital	14	226 463	226 463
Share premium		246 309	246 309
Other reserves		565 845	431 860
Retained earnings		564 152	540 809
Profit for the period		111 551	99 802
Equity attributed to the shareholders of parent company		1 714 320	1 545 243
Non-controlling interests		415 943	369 833
Total equity		2 130 263	1 915 076
Liabilities			
Liabilities to depositors	15	9 440 429	8 354 635
Other financial liabilities	15	387 748	393 582
Payables to secured persons		2 690 998	2 387 975
Pension and other employee obligations		22 876	22 041
Deferred tax liabilities		74 366	46 787
Insurance technical reserves		292 243	262 422
Liabilities to insurance and reinsurance contracts		17 479	13 807
Finance lease liabilities		521 855	551 836
Tax liabilities		8 755	7 871
Other liabilities		99 365	93 979
Total liabilities		13 556 114	12 134 935
Total equity, reserves and liabilities		15 686 377	14 050 011

Prepared by: 
/A. Kerezov/

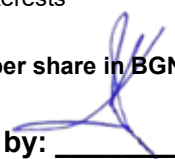
Executive director: 
/M. Ivanov/

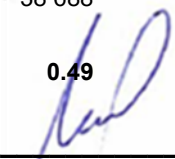
Date: 2nd March 2026



Interim condensed consolidated statement of comprehensive income

	Notes	31.12.2025 BGN'000	31.12.2024 BGN'000
Income from non-financial activities		503 161	491 644
Change in the fair value of investment property		8 528	4 508
Gain on sale of non-current assets		630	2 676
Net result from non-financial activities		512 319	498 828
Insurance service result, net		71 307	37 959
Net expenses from reinsurance contracts held		(29 764)	(16 672)
Net result from insurance		41 543	21 287
Interest income		296 574	297 963
Interest expense		(47 762)	(41 558)
Net interest income		248 812	256 405
Net result from transactions with financial instruments		165 328	97 636
Other operating and administrative expenses		(733 544)	(689 908)
Share of profit from equity accounted investments		5 790	5 661
Other financial income		57 959	86 330
Allocation of income to secured persons		(148 262)	(135 837)
Profit before tax		149 945	140 402
Tax expense	16	(15 204)	(15 970)
Net profit for the period		134 741	124 432
Other comprehensive income			
Revaluation of nonfinancial assets		65 419	-
Revaluation of defined benefit plan liabilities		(169)	(567)
Revaluation of financial assets, net of taxes		5 329	6 988
Total comprehensive income		205 320	130 853
Profit for the period attributable to:			
the shareholders of Chimimport AD		111 551	99 802
non-controlling interests		23 190	24 630
Total comprehensive income attributable to:			
the shareholders of Chimimport AD		166 632	104 484
non-controlling interests		38 688	26 369
Basic earnings per share in BGN	17	0.49	0.44

Prepared by: 
/A. Kerezov/

Executive director: 
/M. Ivanov/

Date: 2nd March 2026



Interim condensed consolidated statement of changes in equity

All amounts are presented in BGN'000

	Equity attributable to the shareholders of Chimimport AD				Total	Non-controlling interests	Total equity
	Share capital	Share premium	Other reserves	Retained earnings			
Balance at 1 January 2025	226 463	246 309	431 860	640 611	1 545 243	369 833	1 915 076
Transactions with owners						8 466	8 446
Dividend distributions	-	-	-	-	-	(1 025)	(1 025)
Transactions with owners	226 463	246 309	431 860	640 611	1 545 243	377 255	1 922 498
Net Profit for the period	-	-	-	111 551	111 551	23 190	134 741
Other comprehensive income for the period	-	-	55 081	-	55 081	15 498	70 579
Total comprehensive income for the period	-	-	55 081	111 55	166 632	38 688	205 320
Profit distribution from previous years	-	-	69 980	(69 980)	2 445	-	2 445
Change in specialized reserves	-	-	7 181	(7 181)	-	-	-
Other changes in equity	-	-	1 743	702	-	-	-
Balance at 31 December 2025	226 463	246 309	565 845	675 703	1 714 320	415 943	2 130 263

Prepared by:  _____

/A. Kerezov/

Date: 2nd March 2026

Executive director:  _____

/M. Ivanov/



All amounts are presented in BGN'000

	Equity attributable to the shareholders of Chimimport AD					Non-	Total equity
	Share capital	Share premium	Other reserves	Retained earnings	Total	controlling interest	
Balance at 1 January 2024	226 463	246 309	345 477	622 510	1 440 759	345 130	1 785 889
Dividend distributions	-	-	-	-	-	(1 666)	(1 666)
Transactions with owners	-	-	-	-	-	(1 666)	(1 666)
Profit for the year	-	-	-	99 802	99 802	24 630	124 432
Other comprehensive income	-	-	4 682	-	4 682	1 739	6 421
Total comprehensive income for the year	-	-	4 682	99 802	104 484	26 369	130 853
Transfer of retained earnings to other reserves	-	-	75 089	(75 089)	-	-	-
Change in specialized reserves	-	-	6 612	(6 612)	-	-	-
Balance at 31 December 2024	226 463	246 309	431 860	640 611	1 545 243	369 833	1 915 076

Prepared by:

/A. Kerezov/

Date: 2nd March 2026



Executive director:

/M. Ivanov/

Interim condensed consolidated statement of cash flows

	31.12.2025 BGN'000	31.12.2024 BGN'000
Proceeds from short-term loans	7 416	32 882
Payments for short-term loans	(42 517)	(62 833)
Proceeds from sale of short-term financial assets	932 770	511 583
Purchase of short-term financial assets	(1 094 521)	(876 076)
Cash receipt from customers	558 219	545 033
Cash paid to suppliers	(396 072)	(396 829)
Proceeds from secured persons	321 345	301 629
Payments to secured persons	(136 120)	(86 787)
Payments to employees and social security institutions	(150 580)	(161 823)
Cash receipts from banking operations	57 763 214	69 018 812
Cash paid for banking operations	(56 644 720)	(68 270 906)
Cash receipts from insurance operations	339 417	297 631
Cash paid for insurance operations	(220 693)	(197 135)
Income taxes paid	(2 404)	(2 365)
Other cash outflows	(44 044)	(15 179)
Net cash flow from operating activities	1 190 710	637 637
Investing activities		
Dividends received	18 308	20 420
Sale of property, plant and equipment	1 844	1 101
Purchase of property, plant and equipment	(36 933)	(18 229)
Purchase of intangible assets	(341)	(510)
Sale of investment property	2 537	2 325
Purchase of investment property	(24 607)	(3 101)
Sale of non-current financial assets	2 678 112	3 032 423
Purchase of non-current financial assets	(2 794 496)	(3 629 727)
Interest payments received	60 129	42 448
Proceeds from loans granted	4 256	8 146
Payments for loans granted	(9 710)	(14 153)
Other cash outflows	(59 872)	13 561
Net cash flow from investing activities	(160 773)	(545 296)
Financing activities		
Dividends paid	-	-
Proceeds from loans received	26 233	2 454
Payments for loans received	(39 175)	(26 195)
Interest paid	(10 287)	(4 501)
Payments for finance leases	(37 924)	(57 784)
Other cash outflows	(1 439)	(1 669)
Net cash flow from financing activities	(62 602)	(87 695)
Net change in cash and cash equivalents	967 335	4 646
Cash and cash equivalents, beginning of year	2 269 589	2 263 788
Exchange (loss)/profit on cash and cash equivalents	(3 411)	1 155
Cash and cash equivalents, end of the period	3 233 513	2 269 589

Prepared by: _____

/A. Kerezov/

Date: 2nd March 2026

Executive director: _____

/M. Ivanov/



Notes to the interim condensed consolidated financial statements

1. Nature of operations

Chimimport AD was registered as a joint-stock company at Sofia city court on 24 January 1990. The address of the Company's registered office is 2 St. Karadja Str., Sofia, Bulgaria. The Company is registered on the Bulgarian Stock Exchange – Sofia on 30 October 2006. Chimimport AD (The Group) includes the parent company and all subsidiaries.

The Group is engaged in the following business activities:

- Acquisition, management and sale of shares in Bulgarian and foreign companies;
- Financing of companies in which interest is held;
- Bank services, finance, insurance and pension insurance;
- Securitization of real estate and receivables;
- Extraction of oil and natural gas;
- Construction of output capacity in the area of oil-processing industry, production of biodiesel and production of rubber items;
- Production and trading with oil and chemical products;
- Production of vegetable oil, purchasing, processing and trading with grain foods;
- Aviation transport and ground activities on servicing and repairing of aircrafts and aircraft engines;
- River and sea transport and port infrastructure;
- Commercial agency and brokerage;
- Commission, forwarding and warehouse activity.

The Company has a two-tier management structure consisting of a Supervisory Board and a Managing Board.

The members of the Supervisory Board are as follows:

Invest Capital AD
CCB Group EAD
Mariana Bazhdarova

The members of the Managing Board are as follows:

Alexander Kerezov
Ivo Kamenov
Marin Mitev
Nikola Mishev
Miroljub Ivanov
Tzvetan Botev

The Company is represented by its executive director Miroljub Ivanov

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2. Basis for the preparation of the interim condensed financial statements

These interim condensed consolidated financial statements as of 31 December 2025 have been prepared in accordance with IAS 34 "Interim Financial Reporting". They do not include all of the information and disclosures required in annual consolidated financial statements, and should be read in conjunction with the annual consolidated financial statements of the Company for the year ended 31 December 2024, which have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) and approved by the European Union (EU). Investments in subsidiaries are accounted for and disclosed in accordance with IFR 10 "Consolidated Financial Statements".

Elements of the interim consolidated financial statement of the Group are in the currency of the primary economic environment in which the Group companies carry out their activities ("functional currency"). The interim consolidated financial statements are presented in BGN, which is the functional currency of the parent-company. This is the functional currency of the parent company and subsidiaries, exception from the subsidiaries operating in Germany, and Slovakia, whose functional currency is the euro, the subsidiaries operating in Macedonia, whose functional currency is the Macedonian denar and subsidiaries operating in Russia, whose functional currency is the Russian ruble. The currency of the Group is the BGN.

The interim condensed consolidated financial statements are presented in Bulgarian leva (BGN), which is also the functional currency of the Company. All amounts are presented in thousand Bulgarian leva (BGN'000) unless otherwise stated.

The interim condensed consolidated financial statements are prepared under the going concern principle.

3. Accounting policies and significant changes during the period

3.1. Accounting policy

These interim condensed consolidated financial statements (the interim consolidated financial statements) have been prepared in accordance with the accounting policies adopted in the last annual consolidated financial statements for the year ended 31 December 2024.

3.2. Estimates

When preparing the interim condensed consolidated financial statements management undertakes a number of judgements, estimates and assumptions about recognition and measurement of assets, liabilities, income and expenses.

The actual results August differ from the judgements, estimates and assumptions made by management, and will seldom equal the estimated results

In preparing these condensed interim consolidated financial statements, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the annual consolidated financial statements for the year ended 31 December 2024.

3.3. Financial risk management

The Group's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk.

The interim condensed consolidated financial statements do not include all financial risk management information and disclosures required in the annual consolidated financial statements; they should be read in conjunction with the annual financial statements as at 31 December 2024. There have been no changes in the risk management policies since year end.

4. Accounting estimates

For the purpose of preparing these interim condensed financial statements, management has applied accounting estimates and assumptions in the assessment of its assets, liabilities, income and expenses.

Actual results August differ from these estimates and management assumptions. Accounting estimates and assumptions applied in this interim condensed financial statements do not differ from the last annual financial statements of the Company as of 31 December 2023.

5. New standards, amendments and interpretations to existing standards that are effective for annual periods beginning on or after 1 January 2025

The Group has reviewed the following new standards, amendments and interpretations to IFRSs developed and published by the International Accounting Standards Board, which are mandatory for application from the annual period beginning on 1 January 2024, and is in the process of analyzing the effects of their application on the consolidated financial result and financial position of the Group:

Amendments to IAS 21 Effects of Changes in Foreign Exchange Rates

Lack of Convertibility, effective from 1 January 2025

- The Company assesses the impact of these new standards on its financial statements based on its own facts and circumstances and discloses the relevant information, if necessary. If appropriate measures are required, this intention will be disclosed.

6. Standards, amendments and interpretations to existing standards that are not yet effective and have not been adopted early by the Company

At the date of authorisation of these consolidated financial statements, certain new standards, amendments and interpretations to existing standards have been issued, but are not effective or adopted by the EU for the financial year beginning on 1 January 2024. They have not been adopted early by the Group. Information on those expected to be relevant to the Group's consolidated financial statements is provided below.

Management anticipates that all relevant pronouncements will be adopted in the Group's accounting policies for the first period beginning after the effective date of the pronouncement.

Information on these standards and amendments that have an effect on the Group's consolidated financial statements is presented below:

- Annual improvements, effective from 1 January 2026, not yet adopted by the EU;
- Amendments to the classification and measurement of financial instruments (amendments to IFRS 9 and IFRS 7), effective from 1 January 2026, not yet adopted by the EU;
- IFRS 18 Presentation and Disclosures in Financial Statements, effective from 1 January 2027, not yet adopted by the EU;
- IFRS 19 Non-Publicly Reported Subsidiaries: Disclosures, effective from 1 January 2027, not yet adopted by the EU.

7. Risk management regarding financial instruments

The Company is exposed to various types of risks with respect to its financial instruments. The most significant financial risks to which the Company is exposed are market risk, credit risk and liquidity risk.

The interim condensed financial statements do not include all the information on risk management and disclosures required in the preparation of annual financial statements and should be read in conjunction with the annual financial statements of the Company as at 31 December 2024. The objectives and policies of the Company for capital management, credit and liquidity risk are described in the last annual financial statements. There were no changes in the risk management policy for financial instruments during the period.

8. Significant events and transactions during the reporting period

Climate change is currently a major focus of policymakers, regulators and users of non-financial information. The EU has adopted the European Green Deal for a transition to a more sustainable economic and financial system, and in the coming years detailed requirements for

climate change reporting will become applicable as part of the European sustainability reporting standards under the upcoming Directive on corporate sustainability reporting.

The risks arising from climate change may have future adverse consequences for the Group's business activities. These risks include transition-related risks (e.g. regulatory changes and reputational risks) and physical risks. The way in which the Group's subsidiaries and associates operate may be affected by new regulatory restrictions on the CO2 emissions they generate. Some of the subsidiaries and associated companies are engaged in the purchase of emission allowances under Directive 2003/87/EC, the ETS Directive – last amended by Directive (EU) 2018/410, thereby making a significant contribution to reducing the risks of carbon leakage and stimulating decarbonisation by including benchmarks for free allocation of emissions based on the performance of the best performing companies in a given sector. This aims to encourage efficient operators to improve their performance, while rewarding those who achieve good results.

The parent company's activities comply with the minimum limits under Art. 18 of Regulation (EU) 2020/852 of the European Parliament and of the Council and comply with the "do no significant harm" principle.

The effects of climate change can be seen in the context of two perspectives - the impact that a company may have through its activities on the climate, and the impact that climate change may have on its business.

In the event of future climate change actions directly affecting the business, the Chimimport Group is committed to conducting a climate impact analysis and to reducing its carbon emissions, if any, by 50% by 2030 and to be carbon neutral no later than 2050.

Consistent with the previous year as at 31 December 2025, management has not identified any significant risks caused by climate change that could have a negative and material impact on the financial statements of the Parent Company and the group. Management continuously assesses the impact of climate-related issues

9. Investments accounted for using equity method

9.1. Investments in associates

The Group owns shares in the share capital of the following associated companies:

Name	31.12.2025 BGN'000	Share %	31.12.2024 BGN'000	Share %
Lufthansa Technik Sofia OOD	7 769	24.90%	9 117	24.90%
Swissport Bulgaria	2 961	49.00%	3 665	49.00%
Silver Wings Bulgaria Ltd.	3 376	42.50%	3 461	42.50%
VTC AD	7 531	41.00%	6 221	41.00%
Kavarna Gas OOD	550	35.00%	544	35.00%
Amadeus Bulgaria OOD	357	44.99%	351	44.99%
Dufry Sofia OOD	2 768	20.00%	1 598	20.00%
	25 312		24 957	

Investments in associates are presented in the interim condensed consolidated financial statements of the Group using the equity method. Associates have a reporting date as at 31 December 2025.

9.2. Investments in joint ventures

The Group holds shares in the capital of these joint ventures:

Name	31.12.2025 BGN'000	Share %	31.12.2024 BGN'000	Share %
Nuance BG AD	1 807	50%	1 502	50%
Consortium Bulgaria Air - Direction	241	90%	241	90%
Consortium Bulgaria Air and Direction	95	70%	95	70%
Consortium Bulgaria Air and Direction Ketj	18	50%	18	60%
Senshi Academy DZZD	130	70%	130	70%
	2 291		1 986	

10. Segment reporting

The management responsible for making the business decisions determines the business segments on the grounds of the types of activities, the main products and services rendered by the Group. The activities of the Group are analyzed as a whole of business segments that August vary depending on the nature and development of a certain segment by considering the influence of the risk factors, cash flows, products and market requirements.

Each business segment is managed separately as long as it requires different technologies and resources or marketing approaches. The adoption of IFRS 8 had no influence on the identification of the main business segments of the Group in comparison with those determined in the last consolidated financial statements.

According to IFRS 8 the profits reported by segments are based on the information used for the needs of the internal management reporting and is regularly reviewed from those responsible for the business decisions.

According to IFRS 8 the Group applies the same evaluation policy as in the last consolidated financial statements.

The operating segments of the Group are as follows:

- Production and trade
- Finance sector
- Transport sector
- Real estate sector and engineering

Group transactions between segments are made under market conditions.

Information about the operating segments of the Group is summarized as follows:

Operating segments

31 December 2025

	Transport	Financial sector	Production, trade and services	Real estate and engineering sector	Elimination	Consolidated
	BGN '000	BGN '000	BGN '000	BGN '000	BGN '000	BGN '000
Income from non-financial activities from external customers	389 370	32 754	64 061	16 137	839	503 161
Change in fair value of investment property	-	6 921	1 307	300	-	8 528
Gain on sale of non-current assets	157	476	2	-	(5)	630
Inter-segment income from non-financial activities	16 168	2 518	13 268	3 877	(35 831)	-
Total income from non-financial activities	405 695	42 669	78 638	20 314	(34 997)	512 319
Insurance service result	-	71 307	-	-	-	71 307
Net expenses from reinsurance contracts held	-	(29 764)	-	-	-	(29 764)
Result from insurance	-	41 543	-	-	-	41 543
Interest income	1 638	305 137	6 338	270	(16 809)	296 574
Interest expenses	(33 921)	(21 779)	(6 906)	(1 983)	16 827	(47 762)
Result from interest	(32 283)	283 358	(568)	(1 713)	18	248 812
Gains from transactions with financial instruments	5 130	170 606	1 138	133	(11 679)	165 328
Other non - financial and administrative expenses	(385 312)	(267 865)	(76 987)	(16 013)	12 633	(733 544)
Net result from equity accounted investments in associates	-	-	-	-	5 790	5 790
Other financial income/ expense	20 592	39 258	(576)	(64)	(1 251)	57 959
Loss for allocating insurance batches	-	(148 262)	-	-	-	(148 262)
Profit for the period before tax	13 822	161 307	1 645	2 657	(29 486)	149 945
Tax expenses	(4 291)	(10 440)	(229)	(244)	-	(15 204)
Net profit for the period	9 531	150 867	1 416	2 413	(29 486)	134 741

Operating segments 31 December 2025	Transport	Financial sector	Production, trade and services	Real estate and engineering sector	Elimination	Consolidated
	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000
Assets of the segment	1 510 207	15 314 045	738 350	384 959	(2 825 682)	15 121 879
Investments accounted for using the equity method	19 150	-	363	2	6 287	25 802
Total consolidated assets	1 529 357	15 314 045	738 713	384 961	(2 819 395)	15 147 681
Liabilities of the segment	1 099 815	12 679 377	287 474	103 396	(1 062 657,00)	13 107 405
Total consolidated liabilities	1 099 815	12 679 377	287 474	103 396	(1 062 657)	13 107 405
Operating segments 31 December 2024	Transport	Financial sector	Production, trade and services	Real estate and engineering sector	Elimination	Consolidated
	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000
Assets of the segment	1 451 155	15 888 222	743 236	383 585	(2 807 424)	15 658 774
Investments accounted for using the equity method	19 150	-	363	2	8 088	27 603
Total consolidated assets	1 470 305	15 888 222	743 599	383 587	(2 799 336)	15 686 377
Liabilities of the segment	1 040 328	13 153 450	294 174	102 006	(1 033 844,00)	13 556 114
Total consolidated liabilities	1 040 328	13 153 450	294 174	102 006	(1 033 844)	13 556 114

Operating segments
31 December 2024

	Transport	Financial sector	Production, trade and services	Real estate and engineering sector	Elimination	Consolidated
	BGN '000	BGN '000	BGN '000	BGN '000	BGN '000	BGN '000
Income from non-financial activities from external customers	372 447	25 498	78 080	17 898	(2 279)	491 644
Change in fair value of investment property	-	2 917	1 288	303	-	4 508
Gain on sale of non-current assets	1 691	295	2 221	-	(1 531)	2 676
Inter-segment income from non-financial activities	11 174	2 828	16 517	2 981	(33 500)	-
Total income from non-financial activities	385 312	31 538	98 106	21 182	(37 310)	498 828
Insurance service result	-	37 959	-	-	-	37 959
Net expenses from reinsurance contracts held	-	(16 672)	-	-	-	(16 672)
Result from insurance	-	21 287	-	-	-	21 287
Interest income	1 801	303 500	6 658	364	(14 360)	297 963
Interest expenses	(29 425)	(16 212)	(7 650)	(2 631)	14 360	(41 558)
Result from interest	(27 624)	287 288	(992)	(2 267)	-	256 405
Gains from transactions with financial instruments	1 184	102 066	1 652	302	(7 568)	97 636
Other non - financial and administrative expenses	(354 352)	(245 960)	(94 384)	(17 239)	22 027	(689 908)
Net result from equity accounted investments in associates	-	-	-	-	5 661	5 661
Other financial income/ expense	(13 208)	99 519	(323)	(239)	581	86 330
Loss for allocating insurance batches	-	(135 837)	-	-	-	(135 837)
Profit for the period before tax	(8 688)	159 901	4 059	1 739	(16 609)	140 402
Income tax (expenses)/income, net	(647)	(14 479)	(722)	(122)	-	(15 970)
Net profit for the period	(9 335)	145 422	3 337	1 617	(16 609)	124 432
Assets of the segment	1 476 158	14 135 538	736 056	403 712	(2 705 896)	14 045 568
Investments accounted for using the equity method	19 150	-	363	2	7 428	26 943
Total consolidated assets	1 495 308	14 135 538	736 419	403 714	(2 698 468)	14 072 511
Liabilities of the segment	1 073 168	11 618 632	288 406	124 547	(977 318)	12 127 435
Total consolidated liabilities	1 073 168	11 618 632	288 406	124 547	(977 318)	12 127 435

11. Property, plant and equipment

The value of property, plant and equipment presented in the consolidated interim financial statements as of 31 December 2025 is calculated as follows:

2025	Land	Building	Machines and equipment	Facilities and spare parts	Vehicles	Repairs of rented assets	Other	Assets in process of acquisition	Total
	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000
Balance at 1 January 2025	51 521	122 748	195 446	33 042	181 823	26 807	97 176	53 600	762 163
Additions:									
- separately acquired	568	1 221	4 275	582	4 386	490	700	78 115	90 337
Disposals									
- separately disposal	-	(28 843)	(658)	(353)	(582)	(1)	(20)	(59 119)	(89 576)
- reclassification from/to investment properties	-	2 260	-	-	-	-	-	-	2 260
- revaluation through the SC	-	72 687	-	-	-	-	-	-	72 687
Balance at 31 December 2025	52 089	170 073	199 063	33 271	185 627	27 296	97 856	72 596	837 871
Depreciation									
Balance at 1 January 2025	-	(48 852)	(155 572)	(27 881)	(127 182)	(23 419)	(58 736)	-	(441 642)
Depreciation of disposed assets:	-	28 796	651	349	502	1	20	-	30 319
Depreciation for the year	-	(3 875)	(7 638)	(754)	(6 907)	(452)	(2 608)	-	(22 234)
Balance at 31 December 2025	-	(23 931)	(162 559)	(28 286)	(133 587)	(23 870)	(61 324)	-	(433 557)
Carrying amount at 31 December 2025	52 089	146 142	36 504	4 985	52 040	3 426	36 532	72 596	404 314

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- as at 31 December 2024

31 December 2024	Land	Building	Machines and equipment	Facilities and spare parts	Vehicles	Repairs of rented assets	Other	Assets in process of acquisition	Total
	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000	BGN'000
Balance at 1 January 2024	51 542	124 099	191 015	32 580	176 010	26 278	95 210	52 790	749 524
Additions:									
- separately acquired	-	165	6 711	1 049	9 519	529	1 987	19 629	39 589
Disposals									
- separately disposed	(21)	(278)	(2 367)	(587)	(3 706)	-	(21)	(18 819)	(25 799)
-reclassification of right of use assets	-	90	87	-	-	-	-	-	177
-reclassification to investment properties	-	(1 328)	-	-	-	-	-	-	(1 328)
Balance at 31 December 2024	51 521	122 748	195 446	33 042	181 823	26 807	97 176	53 600	762 163
Depreciation									
Balance at 1 January 2024	-	(45 100)	(147 824)	(27 354)	(113 125)	(22 959)	(55 952)	-	(412 314)
Depreciation of disposed assets:									
- from separately disposed	-	51	1 392	279	1 434	-	20	-	3 176
- reclassification of right of use assets	-	(90)	(87)	-	-	-	-	-	(177)
-reclassification to investment properties	-	57	-	-	-	-	-	-	57
Depreciation for the year	-	(3 770)	(9 053)	(806)	(15 491)	(460)	(2 804)	-	(32 384)
Balance at 31 December 2024	-	(48 852)	(155 572)	(27 881)	(127 182)	(23 419)	(58 736)	-	(441 642)
Carrying amount at 31 December 2024	51 521	73 896	39 874	5 161	54 641	3 388	38 440	53 600	320 521

12. Financial assets

Amounts recognized in the interim condensed consolidated statement of financial position are attributable to the following categories of financial assets:

	31.12.2025 BGN '000	31.12.2024 BGN '000
Loans and advances to bank customers	3 438 443	3 265 062
Financial assets at fair value through profit or loss	3 119 438	2 932 488
Debt instruments measured at fair value through other comprehensive income	1 009 316	837 995
Equity instruments measured at fair value through other comprehensive income	67 776	66 382
	7 634 973	7 101 927

13. Other financial assets at amortized cost

Amounts recognized in the consolidated statement of financial position are attributable to other financial assets measured at amortized cost are as follows:

	31.12.2025 BGN '000	31.12.2024 BGN '000
Loans granted	102 704	197 790
Receivables under repurchase agreements	462 266	639 744
Debt instruments measured at amortized cost	2 080 088	1 917 937
Receivables from related parties	95 632	103 423
Trade receivables	136 930	123 488
Impairment loss	(81 248)	(169 486)
	2 796 372	2 812 896

14. Share capital

The share capital of Chimimport as at 31 December 2025 consists of 239 646 267 ordinary shares with a par value of BGN 1, including 13 182 738 ordinary shares acquired by companies of Chimimport Group. The shares of the Company are ordinary, registered and subject to unrestricted transfers and entitle 1 voting right and liquidation quota.

	31.12.2025	31.12.2024
Shares issued and fully paid:		
- beginning of the year	226 463 529	226 463 529
Shares issued and fully paid as at period end	226 463 529	226 463 529

The list of principle shareholders, holding shares /ordinary and preferred/ of the capital of Chimimport AD is presented as follows:

	31.12.2025	31.12.2025	31.12.2024	31.12.2024
	Number of	%	Number of	%
	ordinary		ordinary	
	shares		shares	
Invest Capital AD	173 487 247	72,39%	173 487 247	72.39%
Other entities	46 209 857	19,28%	46 995 905	19.61%
Other individuals	19 949 163	8,32%	19 163 115	8.00%
	239 646 267	100,00%	239 646 267	100.00%
Own shares held by subsidiaries				
CCB Group AD	(1 296 605)	(0.54%)	(1 296 605)	(0.54%)
ZAD Armeec	(236 007)	(0.10%)	(236 007)	(0.10%)
POAD CCB - Sila	(8 782 426)	(3.66%)	(8 782 426)	(3.66%)
CCB Asset management EAD	(140 500)	(0.06%)	(140 500)	(0.06%)
Trans Intercar EAD	(2 200)	-	(2 200)	-
Omega Finance OOD	(2 725 000)	(1.14%)	(2 725 000)	(1.14%)
	(13 182 738)	(5.50%)	(13 182 738)	(5.50%)
Net number of shares	226 463 529		226 463 529	

Withholding tax for dividends due from individuals and foreign legal entities, registered in countries that are not members of EU for 2025 and 2024 amounts to 5% and the tax is deducted from the gross amount of dividends.

15. Borrowings

Borrowings include financial liabilities as follows:

	31.12.2025	31.12.2024
	BGN'000	BGN'000
Financial liabilities at fair value:		
Derivatives, held-for-trading	-	-
Financial liabilities measured at amortized cost:		
Liabilities to depositors	9 440 429	8 354 635
Bonds and debenture loan	50 290	57 823
Bank loans	65 459	72 693
Other borrowings	28 333	21 105
Deposits from banks	23 346	13 508
Cession liabilities	52 111	50 215
Liabilities under repurchase agreements	12 980	12 787
Trade obligations	98 497	97 818
Payables to related parties	56 732	67 633
Total carrying amount	9 828 177	8 748 217

During the period the Group of Chimimport received borrowings other than borrowings from banking activities under long-term and short-term loans agreements for cash at capital interest rates

16. Income tax expenses

Recognized tax expenses are based on management's best estimate of the expected annual tax rate. The tax rate, valid for 2025 is 10% corporate tax (the expected annual tax rate for the period ended on 31 December 2024 was 10%).

17. Earnings per shares

The basic earnings per share have been calculated using the net results attributable to shareholders of the Company as the numerator.

The weighted average number of shares (ordinary and preferred) used for the calculation of basic earnings per share as well as the net profit less the dividend expense to be distributed are as follows:

	31.12.2025	31.12.2024
Profit attributable to the shareholders (TBGN)	111 551	99 802
Weighted average number of outstanding shares	226 463 529	226 463 529
Basic earnings per share (BGN per share)	0.49	0.44

18. Related party transactions

The Group's related parties include its owners, associates and key management personnel.

18.1. Transaction with owners

Sale of goods and services, interest income and other income

	31.12.2025	31.12.2024
	BGN'000	BGN'000
- sale of services	10	88
- interest income	117	10
-others	2	2

Purchase of goods and services, interest expense and other expense

		(30)
-purchase of services	(603)	(692)
-interests expenses	(689)	88

18.2. Transaction with associates and other related parties under common control

Sale of goods and services, interest income and other income

	31.12.2025	31.12.2024
	BGN'000	BGN'000
<i>sale of finished goods</i>		
- associates and joint ventures	869	806
- other related parties outside the group	130	141
<i>sale of goods</i>		
- associates and joint ventures	58	66
- other related parties outside the group	698	647
<i>sale of services</i>		
- associates and joint ventures	11 172	11 211
- other related parties outside the group	3 977	6 489

Sale of goods and services, interest income and other income

	31.12.2025	31.12.2024
	BGN'000	BGN'000
<i>interest income</i>		
- associates and joint ventures	30	69
- other related parties outside the group	3 418	2 755
<i>other income</i>		
- associates and joint ventures	105	67
- other related parties outside the group	308	209

Purchase of services and interest expense

	31.12.2025	31.12.2024
	BGN'000	BGN'000
<i>purchase of services</i>		
- associates and joint ventures	(10 381)	(11 761)
- other related parties	(7 086)	(7 736)
<i>interest expense and other expenses</i>		
- associates and joint ventures	(89)	(285)
- other related parties joint ventures	(145)	(110)

18.3. Transaction with key management personnel

Key management of the Group includes members of the Managing Board and Supervisory Board. Key management personnel remuneration includes the following expenses:

	31.12.2025	31.12.2024
	BGN'000	BGN'000
Short-term employee benefits:		
Salaries, including bonuses	(168)	(168)
Social security costs	(16)	(16)
Total:	(184)	(184)

19. Related party balances

	31.12.2025	31.12.2024
	BGN'000	BGN'000
Non-current receivables from:		
-owners	-	-
-associated enterprises	-	1 793
- other related parties	4 132	23 782
Total	4 132	25 575
Current receivables from:		
- owners	12 525	3 514
- associates enterprises and joint venture	2 439	3 157
- other related parties	76 536	71 177
Total	91 500	77 848

	31.12.2025	31.12.2024
	BGN'000	BGN'000
Non-current payables to:		
-owners	3 304	3 304
- associates enterprises and joint venture	13 987	13 231
- other related parties	9 973	9 086
Total	27 264	25 621
	31.12.2025	31.12.2024
	BGN'000	BGN'000
Current payables to:		
- owners	5 896	19 481
- associates enterprises and joint venture	5 483	7 598
- other related parties	18 089	14 933
Total	29 468	42 012

20. Post - reporting date events

For the period from 31 December 2025 to 2 March 2026, no events important for the development of the Chimimport AD Group occurred.

21. Autorization of the interim condensed financial statements

The interim condensed consolidated financial statements as of 31 December 2025 (including comparative information) were approved and adopted by the Board of Directors on 2 March 2026.