

BALANCE SHEET

Name of the company: Bulgarian Real Estate Fund Inc.

Period: 1.01.2010 - 31.03.2010

ASSETS	BGN '000	EQUITY AND LIABILITIES	BGN '000
a	I	a	I
A. Long-term ASSETS		A. EQUITY	
I. Properties, machinery, equipment		I. Share capital	
1. Land		Authorised capital, incl.:	60,450
2. Buildings and constructions		Ordinary shares	60,450
3. Machinery		Preference shares	
4. Equipment	5	Own ordinary shares repurchased	
5. Vehicles		Own preference shares repurchased	
6. Fixture and fittings	31	Share capital receivable	
7. Cost for acquisition and disposal of fixed assets		Group I total:	60,450
8. Other		II. Reserves	
Group I total:	36	1. Reserves from issues of shares	9,810
II. Investment properties	64,652	2. Reserves from revaluations of assets and liabilities	
III. Plants		3. Reserves for special purposes, incl.:	
IV. Intangible non-current assets		general reserves	
1. Patents, licenses and ownership rights		special reserves	
2. Software products		other reserves	
3. Products from research and development		Group II total:	9,810
4. Other intangible fixed assets	5	III. Financial result	
Group IV total:	5	1. Profit/loss from previous years, incl.:	5,500
		undistributed profit	5,500
		uncovered loss	
V. Goodwill		2. Current profit	463
1. Positive goodwill		3. Current loss	
2. Negative goodwill		Group III total:	5,963
Group V total:	-	SECTION A TOTAL (I+II+III):	76,223
VI. Long term financial assets			
1. Participations, incl.:			
control participations			
majority participations			
minority participations			
other			
2. Bonds			
State bonds			
Bonds, incl.:			
municipality bonds			
other bonds			
3. Other			
Group VI total:	-	C. LONG TERM LIABILITIES	
VII. Long term receivables		I. Long term payables	
1. Receivables from related parties		1. Payables to related parties	
2. Receivables from trade loans		2. Payables to financial institutions	17,981
3. Receivables from financial leasing		3. Payables on LABD	
4. Other long term receivables		4. Trade loan payables	
Group VII total:	-	5. Payables on debentures	
VIII. Deferred expenses	532	6. Other long term payables	848
IX. Postponed taxes		Group I total:	18,829
SECTION A TOTAL (I+II+III+IV+V+VI+VII+VIII+IX):	65,225	II. Other long term liabilities	
B. CURRENT ASSETS		III. Deferred income	
I. Inventories		IV. Liabilities on postponed taxes	
1. Materials		V. Financing	
2. Finished product stock		SECTION C TOTAL (I+II+III+IV+V):	18,829
3. Merchandise		D. SHORT TERM LIABILITIES	
4. Work in progress		I. Short term payables	
5. Plants		1. Payables to financial institutions	14
6. Other	32,864	2. Long term liabilities due within one year	2,165
Group I total:	32,864	3. Current liabilities, incl.:	1,399
		Related parties payables	2
		Trade loan payables	
		Payables to suppliers	1,248
		Advances from clients	
		Payables to the personnel	2
II. Short term receivables		Payables to social insurance companies	
1. Receivables from related parties		Tax payables	147
2. Receivables from clients	1,609	4. Other short term payables	
3. Advances to suppliers	31	5. Provisions	2,375
4. Trade loan receivables		Group I total:	5,953
5. Court and court awarded receivables	2		
6. Tax receivables		II. Other short term liabilities	
7. Receivables from personnel		III. Deferred income	
8. Other short term receivables		IV. Financing	
Group II total:	1,642		
III. Short term financial assets			
1. Financial assets for speculation, incl.:			
debt securities			
derivatives			
other			
2. Financial assets for sale			
3. Other			
Group III total:	-	SECTION D TOTAL (I+II+III+IV):	5,953
IV. Cash			
1. Cash in hand	2		
2. Cash at bank	1,063		
3. Blocked cash	8		
4. Cash equivalents			
Group IV total:	1,073		
V. Short term deferred expenses	201		
SECTION B TOTAL (I+II+III+IV+V):	35,780		
TOTAL ASSETS (A+B):	101,005	EQUITY AND LIABILITIES (A+B+C+D):	101,005

Date : 27.04.2010

Executive manager: Nikolai Skarlatov

INCOME STATEMENT

Name of the company: Bulgarian Real Estate Fund Inc.

Period: 1.01.2010 - 31.03.2010

EXPENSES	BGN '000	INCOME	BGN '000
a	1	a	1
A. OPERATIONAL EXPENSES		A. Income from ordinary activities	
I. Expenses according to economical elements		I. Net revenues from sales:	
1. Expenses for materials	64	1. Production	
2. Expenses for hired services	458	2. Merchandise	287
3. Depreciation expenses	2	3. Services	1479
4. Salaries	21	4. Other	
5. Social securities	2		
6. Book value of assets sold (without the production)	244		
7. Change in finished products, WIP and deferred expense Change in finished products, WIP and deferred expense			
8. Other expenses, incl.: impairment of assets provisions	135	incl. government grants	
Group I total:	926	II. Income from financing	
II. Financial expenses		III. Financial income	
1. Interest expenses	273	1. Income from interest	18
2. Negative differences from operations with financial assets and securities	116	2. Income from participations (incl. dividends)	
3. Currency exchange losses		3. Positive differences from operations with financial assets and securities	
4. Other financial expenses	6	4. Currency exchange gains	
		5. Other financial income	
Group II total:	395		
		Group III total:	18
B. Total operational expenses (I + II)	1,321	B. Total income from ordinary activities (I+II+III):	1784
C. Profit from ordinary activities	463	C. Loss from ordinary activities	
III. Shared profit from participations		IV. Shared loss from participations	
IV. Extraordinary expenses		V. Extraordinary income	
D. Total expenses (B+ III +IV)	1,321	D. Total income (B + IV + V)	1,784
E. Profit before taxes	463	E. Loss before taxes	0
V. Taxes			
1. Income taxes			
2. Expenses (Savings) for postpone income taxes			
3. Other taxes			
F. Profit after taxes (E - V)	463	F. Loss after taxes (E + V)	0
G. Net profit		G. Loss for the period	
TOTAL (D+ V + F):	1,784	TOTAL(D + F):	1,784

Date : 27.04.2010

CASH FLOW STATEMENT

Name of the company: **Bulgarian Real Estate Fund Inc.**

Period: **1.01.2010 - 31.03.2010**

CASH FLOWS	BGN '000
<i>A. CASH FLOW FROM OPERATING ACTIVITIES</i>	
1. Receipts from customers	1,962
2. Payments to suppliers	(2,069)
3. Cash flow from financial assets for speculation purposes	
4. Salaries paid	(23)
5. Paid / Returned taxes (without income taxes)	(223)
6. Paid income taxes	
7. Interest received	7
8. Interest repaid and other expenses on short-term loans	
9. Foreign exchange gains/losses	
10. Other cash flows from operating activities	2
Net cash flow from operating activities (A):	(344)
<i>B. CASH FLOWS FROM INVESTING ACTIVITIES</i>	
1. Purchase of fixed assets	(6)
2. Sales of fixed assets	
3. Alloted loans	
4. Loans received, incl. financial leases	
5. Interest received	
6. Purchase of investments	
7. Sales of investments	287
8. Dividends received	
9. Foreign exchange gains/losses	
10. Other cash flows from investing activities	
Net cash flow from investing activities (B):	281
<i>B. CASH FLOWS FROM FINANCIAL ACTIVITIES</i>	
1. Issue of share capital	
2. Payment for redemption of securities	
3. Loans received	
4. Loans repaid	(520)
5. Financial leases payments	
6. Paid interests and fees on long term loans	(245)
7. Paid dividends	
8. Other cash flows from financial activities	(101)
Net cash flow from financial activities (C):	(866)
Г. NET CASH FLOWS FOR THE PERIOD (A+B+C):	(929)
<i>Д. Cash at the beginning of the period</i>	2,002
<i>Е. Cash at the end of the period, incl.:</i>	1,073
including cash at bank and on hand	1,065
blocked cash	8

Date : **27.04.2010**

Compiler: **Alexander Georgiev**

Executive manager: **Nikolai Skarlatov**