

BALANCE SHEET

Name of the company: Bulgarian Real Estate Fund Inc.

Period: 1.01.2011 - 31.12.2011

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		Own ordinary shares repurchased	
5. Vehicles		Own preference shares repurchased	
6. Fixture and fittings	17	Share capital receivable	
7. Cost for acquisition and disposal of fixed assets	1	Group I total:	60,450
8. Other		II. Reserves	
Group I total:	18	1. Reserves from issues of shares	9,810
II. Investment properties	49,535	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	1	III. Financial result	
Group IV total:	1	1. Profit/loss from previous years, incl.:	1,357
		undistributed profit	1,357
		uncovered loss	
V. Goodwill		2. Current profit	1,118
1. Positive goodwill		3. Current loss	
2. Negative goodwill		Group III total:	2,475
Group V total:	-	SECTION A TOTAL (I+II+III):	72,735
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	6,933
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	
		6. Other long term payables	668
		Group I total:	7,601
VIII. Deferred expenses	10	II. Other long term liabilities	
IX. Postponed taxes		III. Deferred income	
SECTION A TOTAL (I+II+III+IV+V+VI+VII+VIII+IX):	49,564	IV. Liabilities on postponed taxes	
B. CURRENT ASSETS		V. Financing	
I. Inventories		SECTION C TOTAL (I+II+III+IV+V):	7,601
1. Materials		D. SHORT TERM LIABILITIES	
2. Finished product stock		I. Short term payables	
3. Merchandise		1. Payables to financial institutions	24
4. Work in progress		2. Long term liabilities due within one year	1,506
5. Plants		3. Current liabilities , incl.:	2,230
6. Other	2,686	Related parties payables	360
Group I total:	2,686	Trade loan payables	
		Payables to suppliers	1,869
		Advances from clients	
II. Short term receivables		Payables to the personnel	1
1. Receivables from related parties	192	Payables to social insurance companies	
2. Receivables from clients	2,683	Tax payables	
3. Advances to suppliers		4. Other short term payables	
4. Trade loan receivables		5. Provisions	12,508
5. Court and court awarded receivables	8	Group I total:	16,268
6. Tax receivables	54		
7. Receivables from personnel		II. Other short term liabilities	
8. Other short term receivables		III. Deferred income	
Group II total:	2,937	IV. Financing	
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):	16,268
IV. Cash			
1. Cash in hand	3		
2. Cash at bank	41,388		
3. Blocked cash	15		
4. Cash equivalents			
Group IV total:	41,406		
V. Short term deferred expenses	11		
SECTION B TOTAL (I+II+III+IV+V):	47,040		
TOTAL ASSETS (A+B):	96,604	EQUITY AND LIABILITIES (A+B+C+D):	96,604

Date : 30.01.2011

Executive manager: Nikolai Skarlatov

INCOME STATEMENT

Name of the company: Bulgarian Real Estate Fund Inc.

Period: 1.01.2011 - 31.12.2011

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	113	1. Production	
2. Expenses for hired services	5463	2. Merchandise	54764
3. Depreciation expenses	11	3. Services	5198
4. Salaries	67	4. Other	63
5. Social securities	9	Group I total:	60025
6. Book value of assets sold (without the production)	39693		
7. Change in finished products, WIP and deferred expense Change in finished products, WIP and deferred expense		II. Income from financing	
8. Other expenses, incl.:	2490	incl. government grants	
impairment of assets	1687		
provisions		III. Financial income	
Group I total:	47,846	1. Income from interest	473
		2. Income from participations (incl. dividends)	
II. Financial expenses		3. Positive differences from operations with financial assets and securities	18
1. Interest expenses	1120	4. Currency exchange gains	
2. Negative differences from operations with financial assets and securities		5. Other financial income	
3. Currency exchange losses		Group III total:	491
4. Other financial expenses	375		
Group II total:	1,495		
B. Total operational expenses (I + II)	49,341	B. Total income from ordinary activities (I+II+III):	60516
C. Profit from ordinary activities	11,175	C. Loss from ordinary activities	0
III. Shared profit from participations		IV. Shared loss from participations	
IV. Extraordinary expenses		V. Extraordinary income	
D. Total expenses (B+ III +IV)	49,341	D. Total income (B + IV + V)	60,516
E. Profit before taxes	11,175	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)	11,175	F. Loss after taxes (E + V)	0
G. Net profit		G. Loss for the period	
TOTAL (D+ V + F):	60,516	TOTAL(D + F):	60,516

Date : 30.01.2011

CASH FLOW STATEMENT

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

Period: **1.01.2011 - 31.12.2011**

CASH FLOWS	BGN '000
<i>A. CASH FLOW FROM OPERATING ACTIVITIES</i>	
1. Receipts from customers	17,270
2. Payments to suppliers	(7,682)
3. Cash flow from financial assets for speculation purposes	
4. Salaries paid	(78)
5. Paid / Returned taxes (without income taxes)	(10,223)
6. Paid income taxes	
7. Interest received	186
8. Interest repaid and other expenses on short-term loans	(167)
9. Foreign exchange gains/losses	
10. Other cash flows from operating activities	(63)
Net cash flow from operating activities (A):	(757)
<i>B. CASH FLOWS FROM INVESTING ACTIVITIES</i>	
1. Purchase of fixed assets	
2. Sales of fixed assets	3
3. Alloted loans	
4. Loans received, incl. financial leases	
5. Interest received	
6. Purchase of investments	
7. Sales of investments	54,760
8. Dividends received	
9. Foreign exchange gains/losses	
10. Other cash flows from investing activities	
Net cash flow from investing activities (B):	54,763
<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	(10,295)
5. Financial leases payments	
6. Paid interests and fees on long term loans	(853)
7. Paid dividends	(2,345)
8. Other cash flows from financial activities	(271)
Net cash flow from financial activities (C):	(13,764)
Г. NET CASH FLOWS FOR THE PERIOD (A+B+C):	40,242
<i>Д. Cash at the beginning of the period</i>	1,164
<i>Е. Cash at the end of the period, incl.:</i>	41,406
including cash at bank and on hand	41,398
blocked cash	8

Date : **30.01.2011**

Compiler: **Alexander Georgiev**

Executive manager: **Nikolai Skarlatov**