

**ADDITIONAL INFORMATION**  
**To the Financial Statements for the Fourth Quarter of 2009**  
**ADVANCE TERRAFUND REIT**

**I. Information pursuant to Article 41, Paragraph 1, Item 7 of Ordinance No 2**

**1. Relative share of the assets rent out or leased for use against payment of the total amount of securitized assets**

The relative share of the assets rent out or leased as at 31 December 2009 is 65.23% of the total securitized assets.

**2. Information about sale or purchase of a new asset of value exceeding 5% of the value of securitized assets and transactions executed after the date of preparation of the Annual Financial Statements**

There is no executed sale or purchase of a new asset of value exceeding 5% of the value of securitized assets or transactions executed as at or after the date of preparation of the Annual Financial Statements.

**3. Constructions, repairs and improvements of real estates**

There are no constructions, repairs or improvements of real estates.

**4. Relative share of unpaid rental and lease payments of the total receivables on all rental and lease agreements concluded by the Company**

The relative share of the unpaid rents and leases for the previous financial year as at 31 December 2009 of the total receivables of the Company on all rental and lease agreements concluded by the Company is as follows:

<b>Financial year</b>	<b>Relative share of unpaid rents and leases</b>
2006 – 2007	3.03%
2007 – 2008	3.47%
2008 – 2009	33.99%

The relative share of the unpaid rents and leases for 2008 – 2009 financial year reports a decrease of 29.84% as at the date of preparation of the Interim Financial Statements.

The Company has undertaken actions to collect the overdue receivable rents and leases through court proceedings.

## II. Information pursuant to Article 33, Paragraph 1, Item 6 of Ordinance No 2

### 1. Information about changes in the accounting policy during the reporting period and related grounds and their effect on the financial result and equity of the Issuer

During the reporting period, the Company made no changes in its accounting policy.

### 2. Information about changes in the economic group of the Issuer, if applicable

The Company is part of no economic group.

### 3. Information about the results of Issuer's organizational changes such as restructuring, sale of companies belonging to the economic group, in-kind contributions by the Company, renting of property, long-term investments and activity suspension

During the reporting period, no Issuer's organizational changes such as restructuring, sale of companies belonging to the economic group, in-kind contributions by the Company, renting of property, long-term investments or activity suspension occurred.

### 4. Opinion of the management body on the possibilities for realization of the published projected results for the current financial year, taking into consideration the results for the current quarter and information about the factors and circumstances, which will affect the achievement of projected results at least for the following quarter

The Company has published no official projected results for the current year.

### 5. For public companies – data about the persons directly or indirectly holding at least 5% of the votes in the General Meeting as at the end of the current quarter and the changes in such votes since the end of the previous quarter

The shareholders of Advance TerraFund REIT – legal entities holding 5% or more of the voting shares of the Company as at 31 December 2009 are:

<b>Name</b>	<b>Karoll Finance EOOD</b>	
<b>Registered office:</b>	57 Hristo Botev Boulevard, Sofia	
<b>BULSTAT</b>	131421411	
<b>Number of voting shares in the capital as at 31 December 2009</b>		<b>16 178 082</b>
<b>Percentage of the capital as at 31 December 2009</b>		<b>19.01%</b>
<b>Number of voting shares in the capital as at 30 September 2009</b>		<b>16 440 190</b>
<b>Percentage of the capital as at 30 September 2009</b>		<b>19.32%</b>
<b>Change in the shareholding compared to the previous quarter</b>		<b>(0.31%)</b>

<b>Name</b>	<b>INTERNATIONAL FINANCE CORPORATION</b>	
<b>Registered office:</b>	2121 PENNSYLVANIA AVE, NW STREET, WASHINGTON DC, USA 20433	
<b>BULSTAT</b>	0019930728	
<b>Number of voting shares in the capital as at 31 December 2009</b>		<b>15 068 523</b>
<b>Percentage of the capital as at 31 December 2009</b>		<b>17.70%</b>
<b>Number of voting shares in the capital as at 30 September 2009</b>		<b>15 068 523</b>
<b>Percentage of the capital as at 30 September 2009</b>		<b>17.70%</b>
<b>Change in the shareholding compared to the previous quarter</b>		<b>0.00%</b>

The shareholders of Advance TerraFund REIT – individuals directly or indirectly holding 5% or more of the voting shares of the Company as at 31 December 2009 are:

<b>Name</b>	<b>Stanimir Marinov Karollev</b>	
<b>Manner of shares holding</b>		<b>Indirect</b>
<b>Number of voting shares in the capital as at 31 December 2009</b>		<b>17 485 623</b>
<b>Percentage of the capital as at 31 December 2009</b>		<b>20.54%</b>
<b>Number of voting shares in the capital as at 30 September 2009</b>		<b>17 137 231</b>
<b>Percentage of the capital as at 30 September 2009</b>		<b>20.13%</b>
<b>Change in the shareholding compared to the previous quarter</b>		<b>0.41%</b>

**6. For public companies – information about the shares held by the management and controlling bodies of the Issuer as at the end of the reporting quarter and the changes occurred as of the end of the previous period for each person separately**

<b>Name</b>	<b>Radoslav Iliev Manolov</b>	
<b>Position</b>	<b>Executive Director</b>	
<b>Number of voting shares in the capital as at 31 December 2009</b>		<b>91 001</b>
<b>Percentage of the capital as at 31 December 2009</b>		<b>0.11%</b>
<b>Number of voting shares in the capital as at 30 September 2009</b>		<b>91 001</b>
<b>Percentage of the capital as at 30 September 2009</b>		<b>0.11%</b>
<b>Change in the shareholding compared to the previous quarter</b>		<b>0.00%</b>

<b>Name</b>	<b>Borislav Vitanov Petkov</b>	
<b>Position</b>	<b>President of the Board of Directors</b>	
<b>Number of voting shares in the capital as at 31 December 2009</b>		<b>15 001</b>
<b>Percentage of the capital as at 31 December 2009</b>		<b>0.02%</b>
<b>Number of voting shares in the capital as at 30 September 2009</b>		<b>15 001</b>
<b>Percentage of the capital as at 30 September 2009</b>		<b>0.02%</b>
<b>Change in the shareholding compared to the previous quarter</b>		<b>0.00%</b>

**7. Information about pending lawsuits, administrative or arbitration procedures concerning liabilities or receivables of the Issuer totalling at least 10% of its equity, including individual information about each procedure if the total liabilities or receivables of the Issuer related to all procedures exceed 10% of its equity**

The Company is involved in no pending lawsuits, administrative or arbitration procedures concerning liabilities or receivables totalling at least 10% of its equity.

**8. Information about loans granted by the Issuer or any of its subsidiaries, providing guarantees or undertaking liabilities to one party or any of its subsidiaries, including related parties, indicating the nature of the relationship between the Issuer and such party, amount of outstanding principal, interest rate, repayment deadline, liability, terms and conditions and validity period**

The Company has granted, issued and undertaken no loans, guarantees and liabilities to one party or any of its subsidiaries.

**III. Information pursuant to Appendix No 9 /Internal Information / to Ordinance 2**

**1.1. Changes as to the persons controlling the Company**

There are no changes as to the persons controlling the Company.

**1.2. Changes in the composition of the management and controlling bodies of the Company and related grounds or the manner of representation and procurator appointment or dismissal**

No change in the composition of the management and controlling bodies of the Company occurred.

**1.3. Amendments and/or supplements to the Statute of the Company**

No amendments and/or supplements to the Statute of the Company were made during the reporting quarter.

**1.4. Decisions on transformation of the Company and the manner of transformation or structural changes within the Company**

There are no decisions on transformation of the Company or making structural changes within the Company.

#### **1.5. Initiation of liquidation proceedings and all related key stages**

There are no initiated liquidation proceedings as to the Company.

#### **1.6. Initiation of insolvency proceedings as to the Company or any of its subsidiaries and all related key stages**

There are no initiated insolvency proceedings as to the Company.

#### **1.7. Acquisition, granting use or disposal of high-value assets under Article 114, Paragraph 1, Item 1 of the Law on Public Offering of Securities**

During the reporting period, the Company acquired, granted use and dispose of no high-value assets under Article 114, Paragraph 1, Item 1 of the Law on Public Offering of Securities.

#### **1.8. Decisions on conclusion, termination or cancellation of joint venture agreements**

No decisions on conclusion, termination and cancellation of joint venture agreements have been made.

#### **1.9. Decision by the Commission on deleting the Company from the Register of Public Companies and Other Issuers of Securities under Article 30, Paragraph 1, Item 3 of the Law on the Financial Supervision Commission**

There is no decision on deleting the Company from the Register of Public Companies and Other Issuers of Securities made by the Commission.

#### **1.10. Change of the auditor of the Company and related grounds**

No change as to the auditor of the Company occurred.

#### **1.11. Disclosure of the profit of the Company**

No profit of the Company was disclosed during the reporting quarter.

#### **1.12. Heavy loss and related reasons**

The Company has suffered no heavy loss.

#### **1.13. Unforeseeable or unforeseen extraordinary circumstance resulting in damages for the Company or any of its subsidiaries amounting to 3% or more of the net assets of the Company**

No unforeseeable or unforeseen extraordinary circumstance resulting in damages for the Company or any of its subsidiaries amounting to 3% or more of the net assets of the Company has occurred.

#### **1.14. Publication of a modified audit report**

No modified audit report has been published.

#### **1.15. Decision by the General Meeting on dividend type, amount and manner of payment**

There is no decision on dividend payment made by the General Meeting.

#### **1.16. Origination of a considerable payable for the Company or any of its subsidiaries, including any related default or increase**

No considerable payable for the Company has originated.

#### **1.17. Origination of a considerable receivable for the Company, indicating maturity**

No considerable receivable for the Company has originated.

#### **1.18. Liquidity problems and measures for financial assistance**

The Company has no liquidity problems.

#### **1.19. Increase or reduction of share capital**

During the reporting period, no increase/reduction of share capital was made.

#### **1.20. Confirmation of negotiations for acquisition of the Company**

During the reporting period, there were no negotiations for acquisition of the Company.

#### **1.21. Signature or execution of material agreements not related to the core activity of the Company**

No material agreements not related to the core activity of the Company have been signed or executed.

#### **1.22. Opinion of the management body on tender offers made**

There is no opinion on made tender offers expressed by the management body.

#### **1.23. Termination or material limitation of relations with clients, forming at least 10% of the income of the Company for the last three years**

There are no terminated or materially limited relations with clients, forming at least 10% of the income of the Company for the last three years.

#### **1.24. Introduction of new products and solutions to the market**

No new products or solutions to the market were introduced.

**1.25. Material orders (forming over 10% of the average income of the Company for the last three years)**

No material orders have been accepted or performed.

**1.26. Development and/or change in the volume of orders and the use of production capacities**

No change in the development and volume of orders or the use of production capacities has occurred.

**1.27. Withdrawal of a product, the sales of which form a considerable portion of the income of the Company, from the market**

No withdrawal of a product, the sales of which form a considerable portion of the income of the Company, from the market has occurred.

**1.28. Purchase of patent**

No patent has been purchased.

**1.29. Obtaining, suspension of use and withdrawal of an activity permit (license)**

During the reporting period, the Company obtained, suspended the use and was deprived of no activity permit (license).

**1.30. Initiation or termination of court or arbitration proceedings related to the Company or any of its subsidiaries, involving a claim for at least 10% of the net assets of the company**

No court or arbitration proceedings related to the Company or any of its subsidiaries, involving a claim for at least 10% of the net assets of the Company, have been initiated or terminated.

**1.31. Other circumstances, which the Company considers important for the investors when making decisions to acquire, purchase or continue to hold publicly offered securities**

During the reporting period, no circumstances under Appendix 9 to Article 28, Paragraph 2 of Regulation 2 on Public Offering Prospectuses and Disclosure of Information by Public Companies and Other Issuers of Securities occurred. There is no key information, which may affect the price of the securities to be disclosed in the Financial Statements.

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**Radoslav Manolov**  
**Executive Director**

**27 January 2010**