

ADDITIONAL INFORMATION
To the Financial Statements for the Fourth Quarter of 2010
ADVANCE TERRAFUND REIT

I. Information as per article 41, Paragraph 1, item 7 of Regulation No 2

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

The relative share of the assets rent out or leased as of 31 December 2010 is 76.69 % of the total current securitized assets.

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

There are no executed sales or purchases of new assets with a value exceeding 5% of the value of securitized assets or transactions executed 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 the outstanding rental and lease payments to the total receivables on all rental and lease agreements concluded by the Company:

The relative share of the outstanding rents and leases as of 31 December 2010 to the total receivables of the Company on all rental and lease agreements concluded by the Company is as follows:

Financial year	Relative share of the outstanding rents and leases
2006 – 2007	2,36 %
2007 – 2008	2,49 %
2008 – 2009	5,11 %
2009 – 2010	20,02%

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

The relative share of the outstanding rents and leases for the previous year 2009 – 2010 is 19.32% as of the date of preparation of the Interim Financial Statements.

II. I. Information as per article 33, Paragraph 1, item 6 of Regulation No 2

1. Information about the 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 has made no changes in its accounting policy.

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

The Company is not a part of an 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 have 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 of 31 December 2010 are:

Name	Karoll Finance EOOD	
Registered office:	57 Hristo Botev Blvd., Sofia	
BULSTAT Code	131421411	
Number of voting shares in the capital as of 31 December 2010		15 836 334
Percentage of the capital as of 31 December 2010		18.61%
Number of voting shares in the capital as of 30 September 2010		16 393 008
Percentage of the capital as of 30 September 2010		19.26%
Change in the shareholding compared to the previous quarter		(0.65%)

Name	INTERNATIONAL FINANCE CORPORATION	
Registered office:	2121 PENNSYLVANIA AVE, NW STREET, WASHINGTON DC, USA 20433	
BULSTAT Code	0019930728	
Number of voting shares in the capital as of 31 December 2010		15 068 523

Percentage of the capital as of 31 December 2010	17.70%
Number of voting shares in the capital as of 30 June 2010	15 068 523
Percentage of the capital as of 30 September 2010	17.70%
Change in the shareholding compared to the previous quarter	0.00%

Name	PETERCAM B FUND	
Registered office:	PLACE SAINTE-GUDULE 19, 1000 BRUSSELS, BELGIUM	
BULSTAT Code	0444265542	
Number of voting shares in the capital as of 31 December 2010	4 452 432	
Percentage of the capital as of 31 December 2010	5.23%	
Number of voting shares in the capital as of 30 June 2010	4 452 432	
Percentage of the capital as of 30 September 2010	5.23%	
Change in the shareholding compared to the previous quarter	0.00%	

Name	UNICREDIT BANK AUSTRIA AG	
Registered office:	SCHOTTENGASSE 6-8, 1010 VIENNA, AUSTRIA	
BULSTAT Code	0000150714	
Number of voting shares in the capital as of 31 December 2010	5 135 757	
Percentage of the capital as of 31 December 2010	6.03%	
Number of voting shares in the capital as of 30 June 2010	3 370 757	
Percentage of the capital as of 30 September 2010	3.96%	
Change in the shareholding compared to the previous quarter	2.07%	

As of 31 December 2010 the shareholders of Advance Terrafund REIT – individuals directly or indirectly holding 5% or more of the voting shares of the Company are:

Name	Stanimir Marinov Karollev	
Manner of shares holding	Indirect	
Number of voting shares in the capital as of 31 December 2010	17 056 903	
Percentage of the capital as of 31 December 2010	20.04%	
Number of voting shares in the capital as of 30 June 2010	17 615 577	
Percentage of the capital as of 30 September 2010	20.70%	
Change in the shareholding compared to the previous quarter	(0.66%)	

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

Name	Radoslav Iliev Manolov	
Position	Executive Director	
Number of voting shares in the capital as of 31 December 2010		91 001
Percentage of the capital as of 31 December 2010		0.11%
Number of voting shares in the capital as of 30 June 2010		91 001
Percentage of the capital as of 30 September 2010		0.11%
Change in the shareholding compared to the previous quarter		0.00%

Name	Borislav Vitanov Petkov	
Position	Chairperson of the Board of Directors	
Number of voting shares in the capital as of 31 December 2010		15 001
Percentage of the capital as of 31 December 2010		0.02%
Number of voting shares in the capital as of 30 June 2010		15 001
Percentage of the capital as of 30 September 2010		0.02%
Change in the shareholding compared to the previous quarter		0.00%

7. Information about pending lawsuits, administrative or arbitration procedures concerning liabilities or receivables of the Issuer amounting to 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 amounting to 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 as per 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 has occurred.

1.3. Amendments and/or supplements to the Articles of Association of the Company

No amendments and/or supplements to the Articles of Association 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 of use or disposal with high-value assets under Article 114, Paragraph 1, Item 1 of the Law on Public Offering of Securities 114, Paragraph .

During the reporting period the Company acquired, granted use and disposed with 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 are no issued decisions by the Commission on deleting the Company from the Register of Public Companies and Other Issuers of Securities.

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

No change as to the auditor of the Company has occurred. At the regular general assembly of the shareholders held on 02 July 2010 Deloitte Audit OOD was appointed auditor of the Company for 2010.

1.11. Disclosure of the profit of the Company

At the regular general assembly of the shareholders held on 02 July 2010 the profit for financial year 2009, amounting to BGN 3,182,230.71, was disclosed following the procedure of Article 10, paragraph 3 of the Law on the Special Purpose Investment Companies.

1.12. Material losses and related reasons

The Company has suffered no material losses.

1.13. Unforeseeable or unforeseen extraordinary circumstances resulting in damages for the Company or any of its subsidiaries amounting to 3 or more percent of the net assets of the Company

No unforeseeable or unforeseen extraordinary circumstances resulting in damages for the Company or any of its subsidiaries amounting to 3 or more percent of the net assets of the Company have occurred.

1.14. Publication of a modified audit report

No modified audit reports have been published.

1.15. Decision of the General Assembly on type, amount and manner of payment of dividends

With a decision made at the regular annual general assembly of the shareholders as of 30 June 2010 the Company allocated dividend amounting to BGN 3,181 thousand (BGN 0.03738 per share).

The Board of Directors of the Company determined the following terms for dividend payments for 2009:

1. Gross amount of the dividend per share – BGN 0.03738;
2. Net amount of the dividend per share for shareholders natural persons – BGN 0.035511;
3. Selected commercial bank for payment of the dividend – UBB AD;
4. The date as of which the composition of the shareholders is determined as per the requirements of LPOS is 16.07.2010;
5. Manner of payment of the dividend
 - 5.1. To shareholders whose securities accounts are located in Register A of Central Depository AD (personal accounts), the dividend will be paid through the branch network of UBB AD;
 - 5.2. To shareholders whose securities accounts are located in Register B of Central Depository AD (client sub-account with an investment intermediary), the dividend will be paid through the respective investment intermediary with the cooperation of Central Depository AD;
6. Start date for dividend payments – 27.09.2010;
7. End date for dividend payments – 27.12.2010;
8. After the expiry of the deadline for dividend payments within the five-year prescription period each shareholder who has not received the dividend for 2009 can receive it from the Company in cash or by bank transfer after an express request forwarded to the management address of the Company - 1 Zlatovruh, Lozenets, Sofia or at fax – 02/4008331. Non-received and non-requested dividends after the expiry of the five-year proscription period will be transferred to the Reserve Fund of the Company.

1.16. Origination of a material liabilities for the Company or any of its subsidiaries, including any related default on or increase of a liability

No material liabilities for the Company have originated.

1.17. Origination of a material receivable for the Company, indication of its maturity

No material receivables for the Company have 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 increases/reductions of share capital were 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 are no opinions expressed by the management body on tender offers made.

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 were introduced to the market.

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 changes in the development and volume of orders or the use of production capacities have occurred.

1.27. Termination of the sales of product forming a material portion of the income of the Company

No termination of the sales of a product forming a material portion of the income of the Company has occurred.

1.28. Purchase of patent

No patents have 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 of or was deprived of no activity permits (licenses).

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.

Radoslav Manolov
Executive Director

28 January 2011