

ADDITIONAL INFORMATION
To the Financial Statements for the Fourth Quarter of 2012
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 2012 is 78.31% 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 of the total receivables of the Company on all rental and lease agreements concluded by the Company as at 31 December 2012 is as follows:

Financial year	Relative share of unpaid rents and leases
2011 – 2012	25.38%
2010 – 2011	1.11%
2009 – 2010	3.88%
2008 – 2009	2.06%
2007 – 2008	2.12%
2006 – 2007	0.86%

The Company has undertaken actions to collect the overdue receivable rents and leases through court proceedings. In most cases, it uses the expedient procedure under Article 417 of the Civil Proceedings Code, filing a request for issuance of an enforcement order and a writ of execution against the debtors.

The receivables on rental and lease agreements for 2012 total BGN 1,515 thousand, BGN 74 thousand of which is received as at 31 December 2012.

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 2012 are:

Name	Karoll Finance EOOD	
Registered office:	1 Zlatovrah Street, Sofia	
BULSTAT	131421411	
Number of voting shares in the capital as at 31 December 2012		16,286,032
Percentage of the capital as at 31 December 2012		19.14%
Number of voting shares in the capital as at 30 September 2012		16,042,482
Percentage of the capital as at 30 September 2012		18.85%
Change in the shareholding compared to the previous quarter		0.29%

Name	INTERNATIONAL FINANCE CORPORATION	
Registered office:	2121 PENNSYLVANIA AVE, NW STREET, WASHINGTON DC, USA 20433	
Identification Code	0019930728	
Number of voting shares in the capital as at 31 December 2012	15,068,523	
Percentage of the capital as at 31 December 2012	17.70%	
Number of voting shares in the capital as at 30 September 2012	15,068,523	
Percentage of the capital as at 30 September 2012	17.70%	
Change in the shareholding compared to the previous quarter	0.00%	

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 2012 are:

Name	Stanimir Marinov Karollev	
Manner of shares holding	Indirect	
Number of voting shares in the capital as at 31 December 2012	18,525,225	
Percentage of the capital as at 31 December 2012	21.77%	
Number of voting shares in the capital as at 30 September 2012	17,693,944	
Percentage of the capital as at 30 September 2012	20.79%	
Change in the shareholding compared to the previous quarter	0.98%	

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 at 31 December 2012	91,001	
Percentage of the capital as at 31 December 2012	0.11%	
Number of voting shares in the capital as at 30 September 2012	91,001	
Percentage of the capital as at 30 September 2012	0.11%	
Change in the shareholding compared to the previous quarter	0.00%	

Name	Borislav Vitanov Petkov		
Position	President of the Board of Directors		
Number of voting shares in the capital as at 31 December 2012		15,001	
Percentage of the capital as at 31 December 2012		0.02%	
Number of voting shares in the capital as at 30 September 2012		15,001	
Percentage of the capital as at 30 September 2012		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 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 quarter, the Company acquired, granted use and disposed 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. At a regular annual session held on 17 May 2012, the General Meeting of Shareholders appointed Deloitte Audit OOD to act as the auditor of the Company for 2012.

1.11. Disclosure of the profit of the Company

At a regular annual session held on 17 May 2012, the General Meeting of Shareholders disclosed a profit of BGN 21,456,745.25 for 2011 calculated in compliance with Article 10, Paragraph 3 of the Law on Special Investment Purpose Vehicles.

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

At a regular annual session held on 17 May 2012, the General Meeting of Shareholders voted on gross dividend of BGN 0.25 per share of the capital of the Company.

The Board of Directors of the Company has determined the following terms and conditions as to the dividend payment for 2011:

1. Gross dividend per share – BGN 0.25;
2. Net dividend per share for shareholders who are individuals – BGN 0.2375;
3. Commercial bank selected to execute dividend payment – UBB AD;
4. Date as at which the shareholders composition in compliance with the requirements of the Law on Public Offering of Securities is to be determined – 31 May 2012;
5. Dividend payment procedure:
 - 5.1. Dividends due to shareholders, holding securities accounts entered into Registry A of Central Depository AD (personal accounts), are to be paid through the branches of UBB AD;
 - 5.2. Dividends due to shareholders, holding securities accounts entered into Registry B of Central Depository AD (client subaccounts at investment intermediaries), are to be paid through the particular investment intermediaries in cooperation with Central Depository AD;
6. Initial date for dividend payment – 20 June 2012;
7. Final date for dividend payment – 20 September 2012;
8. After the final date for dividend payment, within the five-year period of limitation, a shareholder who has not received its dividend for 2011 may receive it from the Company in cash or via bank transfer following an explicit request sent to the following management address of the Company: 1 Zlatovrah Street, Region of Lozenets, Sofia or by the following fax: +359 2 4008331.

Following the five-year period of limitation, all non-received and non-requested dividends are to be taken to the Reserve Fund of the Company.

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 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.

Radoslav Manolov
Executive Director

24 January 2013