Prepared by Todorka Stancheva
Address Sofia, Bulgaria

BALANCE SHEET

Description	PLESIO ESTATE JSC (in €) 31/Dec/2011 Book Value	PLESIO ESTATE JSC (in €) 31/Dec/2011 Depreciation	PLESIO ESTATE JSC (in €) 31/Dec/2011 Balance	PLESIO ESTATE JSC (in €) 31/Dec/2010 Book Value	PLESIO ESTATE JSC (in €) 31/Dec/2010 Depreciation	PLESIO ESTATE JSC (in €) 31/Dec/2010 Balance
Assets						
Fixed Assets	1 311 025,92 €	280 151,59 €	1 030 874,33 €	1 311 025,92 €	235 458,33 €	1 075 567,59 €
Intangible assets	299,00 €	299,00 €	0,00 €	299,00 €	299,00 €	0,00 €
Trademarks, licences and similar rights	299,00 €	299,00 €	0,00 €	299,00 €	299,00 €	0,00 €
Goodwill						
Property, plant and equipment	1 310 726,92 €	279 852,59 €	1 030 874,33 €	1 310 726,92 €	235 159,33 €	1 075 567,59 €
Land and buildings	1 290 150,32 €	273 196,11 €	1 016 954,21 €	1 290 150,32 €	229 921,49 €	1 060 228,83 €
Land						
Buildings			0,00 €			0,00 €
Leasehold improvements						
Investment property	1 290 150,32 €	273 196,11 €	1 016 954,21 €	1 290 150,32 €	229 921,49 €	1 060 228,83 €
Office equipment,operational and other equipm	20 576,60 €	6 656,48 €	13 920,12 €	20 576,60 €	5 237,84 €	15 338,76 €
Operational equipment	16 180,00 €	3 505,52 €	12 674,48 €	16 180,00 €	2 966,21 €	13 213,79 €
Office furniture and fixtures	4 396,60 €	3 150,96 €	1 245,64 €	4 396,60 €	2 271,63 €	2 124,97 €
Transportation	0,00 €	0,00 €	0,00 €			0,00 €
EDP Hardware						
Advance payments and construction in progress	0,00 €	0,00 €	0,00 €	0,00 €	0,00 €	0,00 €
Adavance payments						
Construction in progress						
Accounting for leases						
Financial assets	0,00 €	0,00 €	0,00 €	0,00 €	0,00 €	0,00 €
Investments in equity compnaies						
Loan due from equity companies						
Investments in affiliated companies						
Loan due from affiliated companies						
Security investments						
Other loans						
Inventories	0,00 €	0,00 €	0,00 €	0,00 €	0,00 €	0,00 €
Merchandise						
Work in progress						
Finished goods	0,00 €		0,00 €			0,00 €
Receivables Clients	1 934,70 €		1 934,70 €	1 583,71 €		1 583,71 €
Advance payments						
Other receivables and other assets						
Personnel						
Tax	379,71 €		379,71 €	0,00 €		0,00 €
Court receivables	0,00 €		0,00 €	0,00 €		0,00 €
Other	852,15 €		852,15 €	852,15 €		852,15 €
Accounts receivables			0,00 €			0,00 €
Accounts receivables	0,00 €		0,00 €	0,00 €		0,00 €
Cheques receivables						
Prepaid Expences	702,84 €		702,84 €	731,56 €		731,56 €
Accounts due from other group companies	0,00 €		0,00 €	0,00 €		
Accounts due from other receivables						
Deferred income						
Deferred expenses and deferred charges						
Other Assets	182 899,72 €	0,00 €	182 899,72 €	130 474,87 €	0,00 €	130 474,87 €
Cash and cash equivailents	182 899,72 €	0,00 €	182 899,72 €	130 474,87 €	0,00 €	130 474,87 €
Cash on hand	1 067,55 €		1 067,55 €	1 455,62 €		1 455,62 €
Cash on banks	181 832,17 €		181 832,17 €	129 019,25 €		129 019,25 €
Time deposits	0,00 €		0,00 €			
Deferred taxes			0,00 €			
Start up and business expansion expenses						
Total assets	**1 495 860,34 €**	**280 151,59 €**	**1 215 708,75 €**	**1 443 084,50 €**	**235 458,33 €**	**1 207 626,17 €**
Shareholders' Equity and Liabilities						
Shareholders' equity	1 202 668,04 €		1 202 668,04 €	1 195 651,36 €		1 195 651,36 €
Capital stocks	1 058 000,00 €		1 058 000,00 €	1 058 000,00 €		1 058 000,00 €
Additional paid-in-capital	0,00 €		0,00 €			0,00 €
Reserves retainend from earnings						
Reserves retainend from earnings	95 651,36 €		95 651,36 €	89 647,93 €		89 647,93 €
Net income for the period, after tax	0,00 €		0,00 €	0,00 €		0,00 €
Net profit	49 016,68 €		49 016,68 €	48 003,43 €		48 003,43 €
Minorities						
Long term liabilities	5 894,45 €		5 894,45 €	4 972,96 €		4 972,96 €
Provision for taxes						
Deferred Tax liabilities	5 894,45 €		5 894,45 €	4 972,96 €		4 972,96 €
Provisions for pensions						
Deferred Income (more 1 year)						
Other provisions						
Short term bank loans						
Other short term liabilities	7 146,26 €		7 146,26 €	7 001,85 €		7 001,85 €
Liabilities						
Liability from Finance Leases						
Liabilities due to banks						
Advance payments	0,00 €		0,00 €	0,00 €		0,00 €
Accounts payable -trade- notes payables	5 180,64 €		5 180,64 €	4 918,74 €		4 918,74 €
Accounts due to affiliated companies						
Accounts due to other group companies	0,00 €		0,00 €	0,00 €		0,00 €
Deferred Income (less 1 year)						
Tax liabilities	1 965,62 €		1 965,62 €	2 083,11 €		2 083,11 €
Other liabilities	0,00 €		0,00 €	0,00 €		0,00 €
Total liabilities	**1 215 708,75 €**	**0,00 €**	**1 215 708,75 €**	**1 207 626,17 €**	**0,00 €**	**1 207 626,17 €**

21.01.2012

Съставил:

0338 Веселин Дичев
Регистриран одитор

Ръководител:

Плесио Истейт АД
София
Sofia
Plasio Estate JSC

Заверил ДЕС:
/В. Дичев/

Prepared by **Todorka Stancheva**
Address **Sofia, Bulgaria**

PROFIT & LOSS STATEMENT

Description	**PLESIO ESTATE JSC (in €)**	
from:	**1/Jan/2011**	**1/Jan/2010**
to:	**31/Dec/2011**	**31/Dec/2010**
Sales	152 632,28 €	152 368,07 €
Cost of sales	0,00 €	0,00 €
Gross profit	152 632,28 €	152 368,07 €
Distribution expenses	0,00 €	
Administration expenses	100 828,56 €	98 973,87 €
Other operating income	0,00 €	0,00 €
Profit from operations	51 803,72 €	53 394,20 €
Finance cost/income	2 609,04 €	-100,41 €
Financial Cost	202,37 €	194,00 €
Financial Income	2 811,41 €	93,59 €
Share of profit from associates		
Profit before tax	54 412,76 €	53 293,79 €
Income tax expense	5 396,08 €	5 290,36 €
Profit after tax	49 016,68 €	48 003,43 €
Earnings per share		

PROFIT & LOSS STATEMENT

Description	**PLESIO ESTATE JSC (in €)**	
from:	**1/Jan/2011**	**1/Jan/2010**
to:	**31/Dec/2011**	**31/Dec/2010**
Sales	152 632,28 €	152 368,07 €
Cost of sales	0,00 €	0,00 €
Gross profit	152 632,28 €	152 368,07 €
Other operating income	0,00 €	0,00 €
Expenses	100 828,56 €	98 973,87 €
Personel	4 632,55 €	4 632,55 €
Overtime - Bonus		
Social Security	148,93 €	155,73 €
Marketing	0,00 €	0,00 €
Transportation	0,00 €	0,00 €
Consumption	0,00 €	0,00 €
Leasing on Rents	0,00 €	0,00 €
Third Party Expenses	3 270,50 €	3 481,19 €
Infrastructure Utilities	37 605,02 €	34 365,13 €
Depreciation	44 693,26 €	44 693,27 €
Other Expenses	10 478,30 €	11 646,00 €
Other operating income		
Profit from operations	51 803,72 €	53 394,20 €
Financial Cost	202,37 €	194,00 €
Financial Income	2 811,41 €	93,59 €
Share of profit from associates		
Profit before tax	54 412,76 €	53 293,79 €
Income tax expense	5 396,08 €	5 290,36 €
Profit after tax	49 016,68 €	48 003,43 €
Earnings per share		

21.01.2012 Съставил: Ръководител:

0338 Веселин Дичев Регистриран одитор

Заверил ДЕС:
/В. Дичев/

Плесио Истейт АД София Sofia Plesio Estate JSC

Prepared by Todorka Stancheva
Address Sofia, Bulgaria

STATEMENT OF CASH FLOWS

Description	PLAISIO ESTATE JSC (in €)	
from:	1/Jan/2011	1/Jan/2010
to:	31/Dec/2011	31/Dec/2010
Operating Activities		
Profits before taxes	**54 412,76 €**	**53 293,79 €**
Plus/less adjustments for:		
Depreciation/amortization	44 693,26 €	44 693,27 €
Fixed assets omissions		
Provisions		
Exchange differences		
Results (income, expenses, profit and loss) from investing activities		
Interest expenses and related costs		
Plus/less adjustments for changes in working capital or related to operating activities:		
Decrease/ (increase) in inventories	0,00 €	
Decrease/ (increase) in receivables	-350,99 €	1 257,92 €
(Decrease)/ increase in liabilities (except for banks)	144,40 €	-257,56 €
Less:		
Interest charges and related expenses paid		
Paid taxes	-4 474,58 €	-4 368,87 €
Total inflows / (outflows) from operating activities (a)	**94 424,85 €**	**94 618,55 €**
Investing Activities		
Acquisition of subsidiaries, affiliated companies, joint-ventures and other investments		
Purchase of tangible and intangible fixed assets	0,00 €	0,00 €
Earnings from sales of tangible and intangible fixed assets		
Received interest		
Received dividends		
Total inflows / (outflows) from investing activities (b)	**0,00 €**	**0,00 €**
Financing Activities		
Proceeds from share capital increase	0,00 €	0,00 €
Proceeds from issued loans		
Payments of loans		
Payments of financial leasing liabilities (capital installments)		
Dividends paid	-42 000,00 €	-40 000,00 €
Total inflows / (outflows) from financing activities (c)	-42 000,00 €	-40 000,00 €
Net increase / (decrease) in cash and cash equivalent for the period (a) + (b) + (c)	**52 424,85 €**	**54 618,55 €**
Cash and cash equivalent in the beginning of period	**130 474,87 €**	**75 856,32 €**
Cash and cash equivalent in the end of period	**182 899,72 €**	**130 474,87 €**

21.01.2012

Съставил:

Ръководител:

0338 Веселин Дичев Регистриран одитор

Плейсио Истейт АД * София Sofia * Plaisio Estate JSC

Заверил ДЕС:

/В. Дичев/

Prepared by Todorka Stancheva
Address Sofia, Bulgaria

STATEMENT OF CHANGES IN EQUITY

Description	PLESIO ESTATE JSC (in €)								
	31/Dec/2011								
	Issued Share Capital	Issue of Shares At a Premium	General Reserve	Special Reserve	Revaluation Reserve	Tax free Reserve	Reserves Taxed at a Preferential Rate	Revenue Reserve	Total
Balanse, January 1, 2011	**1 058 000,00**		**89 647,93**					**48 003,43**	**1 195 651,36**
Increase/(decrease) of the share capital	0,00								**0,00**
Distributed dividends								(42 000,00)	**(42 000,00)**
Net income recognized directly in equity			6 003,43					(6 003,43)	**0,00**
Net income (loss) for the period, after tax								49 016,68	**49 016,68**
Acquisition (sale) of own shares									**0,00**
Balanse, December 31, 2011	**1 058 000,00**	**0,00**	**95 651,36**	**0,00**	**0,00**	**0,00**	**0,00**	**49 016,68**	**1 202 668,04**

STATEMENT OF CHANGES IN EQUITY

Description	PLESIO ESTATE JSC (in €)								
	31/Dec/2010								
	Issued Share Capital	Issue of Shares At a Premium	General Reserve	Special Reserve	Revaluation Reserve	Tax free Reserve	Reserves Taxed at a Preferential Rate	Revenue Reserve	Total
Balanse, January 1, 2010	**1 058 000,00**		**84 624,81**					**45 023,12**	**1 187 647,93**
Increase/(decrease) of the share capital									**0,00**
Distributed dividends								(40 000,00)	**(40 000,00)**
Net income recognized directly in equity			5 023,12					(5 023,12)	**0,00**
Net income (loss) for the period, after tax								48 003,43	**48 003,43**
Acquisition (sale) of own shares									**0,00**
Balanse, December 31, 2010	**1 058 000,00**	**0,00**	**89 647,93**	**0,00**	**0,00**	**0,00**	**0,00**	**48 003,43**	**1 195 651,36**

21.01.2012

Съставил:

Ръководител:

Заверил ДЕС:
/В. Дичев/

TO

THE SHAREHOLDERS OF

PLAISIO ESTATE – SOFIA

INDEPENDENT AUDITOR'S REPORT

Report on the Financial Statements

We have audited the accompanying financial statements of **PLAISIO ESTATE – SOFIA,** (the company) which comprise of the balance sheet as at December 31, 2011, and the statement of comprehensive income, statement of changes in equity and the statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Opinion

In our opinion, the financial statements give a true and fair view of the financial position of **PLAISIO ESTATE – SOFIA** as of December 31, 2011, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

Other reports on regulatory requirements – Annual Management Report on the activity of the Company according to Art. 33 o the Accounting Act

Pursuant to the requirements of the Bulgarian Accountancy Act, Art. 33, Para 1, the Company does not have an obligation to compile an Annual Management Activity Report for the audited 2011 year. Such a report has not been presented to us, and respectively we are not in a position to express an opinion on the consistency of this report with the financial statements of the company for the same period, prepared in accordance with IFRS, adopted by the European Union Commission.

0338 Веселин Дичев Регистриран одитор

Sofia, 23.01.2012

Vesselin Dichev

CPA, Registered Auditor