

FairPlay Properties REIT

Information according to art. 41, Para 2 item 5 of Ordinance N2 of the Financial Supervision Commission, about the prospects for public proposing of securities and about the disclosing of information from the public companies and other issuers of securities, as at 30. 09. 2008

1. Relative quota of the leased assets, towards the total amount of the securitized assets.

The leased assets include the leased property in Chernomoretz and the leased Retail Complex in the Holiday Complex “Santa Marina”, Stage I.

The total value of the leased assets is BGN 8 803 thousand and includes:

- Real Estate (land and a building) in the village of Chernomoretz with the amount of BGN 4 127 thousand
- Retail Complex and a swimming pool, Stage I of the holiday village “St. Marina in the town of Sozopol, St. Marina area, with the amount of BGN 4 676 thousand.

The relative quota of the leased assets towards the total size of the securitized assets (BGN 33 139 thousand) is 26,60%.

2. Information about sale or purchase of new asset at value, exceeding with 5 percent the value of the securitized assets, also for such transactions that are made after the date of publishing of the annual report or the last intermediate report.

Regardless of that, the sale or purchase of the separate assets does not exceed with 5 percent the value of the securitized assets, the Company presents the following information:

2.1. Signed Sales Agreements for apartments through the third quarter of 2008:

Signed Sales Agreements 01.07.2008-30.09.2008r	Number apartments	Sq. m.	Sales value (BGN excl. VAT)	BGN /sq. m.
Holiday village “Santa Marina”, Sozopol	56	5 191	14 861 360	2 863
Stage 1	2	110	295 330	2 678
Stage 2	6	812	1 354 232	1 667
Stage 3	48	4 268	13 211 797	3 095
Holiday village “St. Ivan Rilski”, Bansko	3	273	352 587	1 293
Total	59	5 464	15 213 947	2 785

2.2. Sales of other properties through the third quarter of 2008:

None.

2.3. Purchase of properties through the third quarter of 2008:

None.

3. Implemented constructions, repairs and improvements of the immovable properties

The implemented constructions, repairs, and improvements of the immovable properties are presented in the Financial Statement as costs for acquisition of FTA and uncompleted procedure.

As at 30/09/2008 the Company has accumulated costs for the acquisition of FTA at the amount of BGN 3 992 thousand. The costs are generated from:

Investment costs for a construction of a Retail Center and a swimming pool – Stage III - Sozopol, “St. Marina” Area	974
Investment costs for a construction of a Holiday village in Chernomoretz	3 015
Investment costs for a construction of a office building, Sofia, project Malina valley	3
TOTAL:	3 992

The amount of BGN 53 359 thousand, presented as uncompleted procedure, includes accumulated until 30.09.2008 costs for construction of real estates (apartments), which balance amount will be restored mainly by sales.

Project	Accumulated costs	Lands included in the amount	Balance value
Project – “Santa Marina” - stage III	24 584	10 629	35 213
Project – “Santa Marina” - stage IV		1 596	1 596
Project – Sozopol, Misaria Area	10	1 716	1 726
Project – Malina valley, Sofia	1	5 947	5 948
Project – Sofia		553	553
Project – Panichishte village	114	1 333	1 447
Project – Sandanski	140	1 198	1 338
Project – Sapareva Banya	52	5 486	5 538
TOTAL:	24 901	28 458	53 359

4. The share of the unpaid rents from the total immovable properties leased:

As at 30.09.2008, the revenues from leased properties of the Company are as follows:

Object	Revenues as at 30.09.2008 (BGN)
Retail Complex Santa Marina - Stage I	87 500
Rent from apartments	14 445
Hotel Chernomoretz I	189 373
Other	21 755
Total:	313 073

15.10.2008

M. Moravenov – CEO
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