



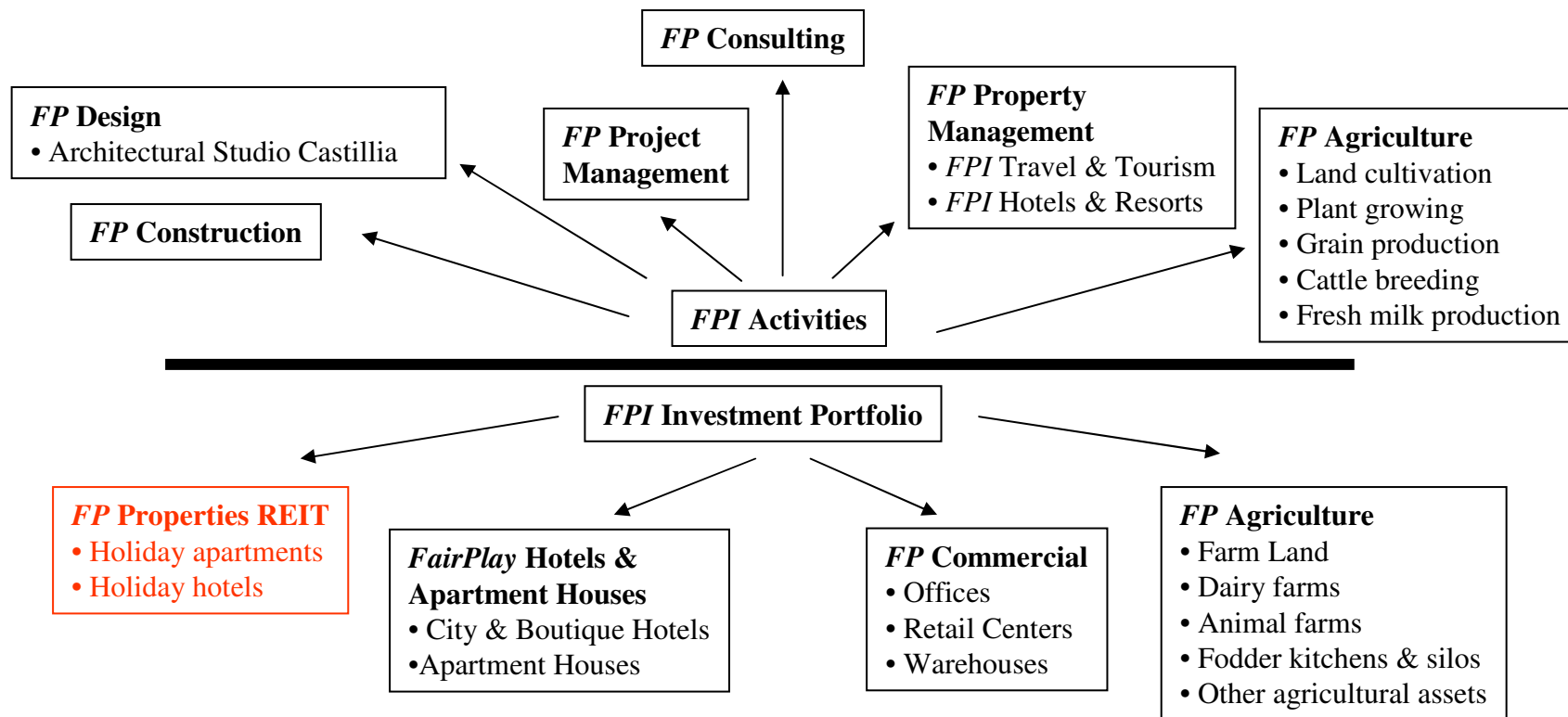
FairPlay Properties REIT

Recent development, September 2007



About FairPlay Properties REIT

FairPlay Properties REIT was created by *FairPlay International JSC (FPI)*, a leading Bulgarian investment and development company, to hold ownership, invest in and develop holiday properties.



FP means FairPlay International



FPP- Outstanding assets growth as at 3Q 2007

BGN 1.95583 = EUR 1

- three successful increases

BGN 50,700,000

- first bond issue

BGN 8,000,000

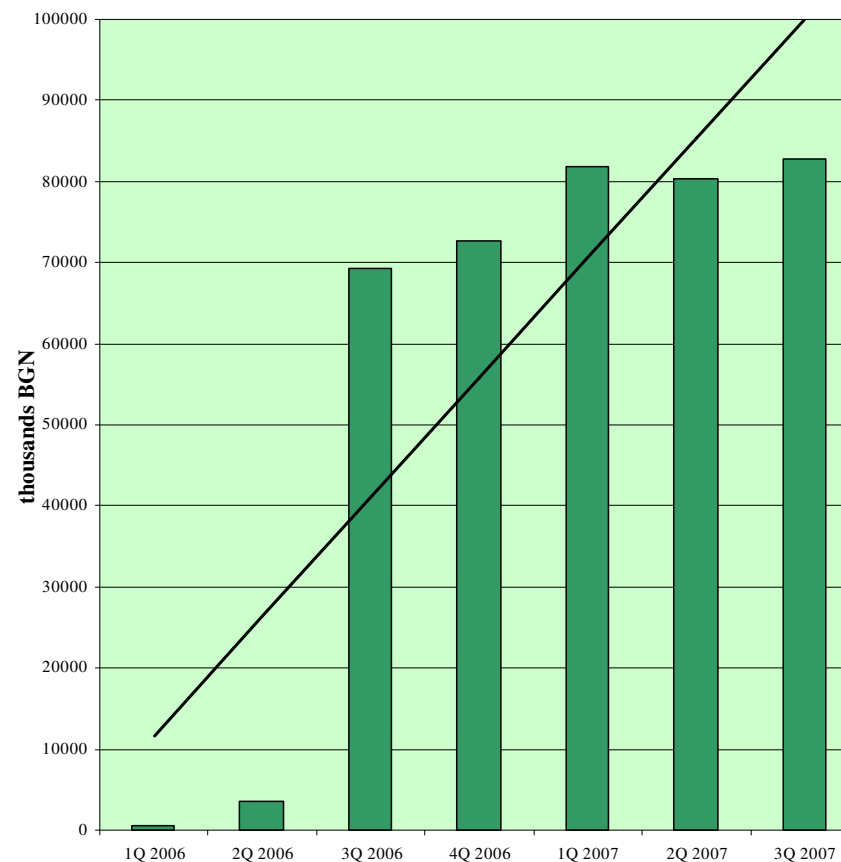
- bank loan

8,694,000 лв.

- revenues from sales

2006	3Q 2007
BGN 7,700,000	BGN 37,237,000

Total Assets BGN



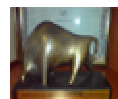
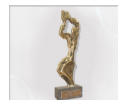


FPP – Achievements as at 3Q 2007

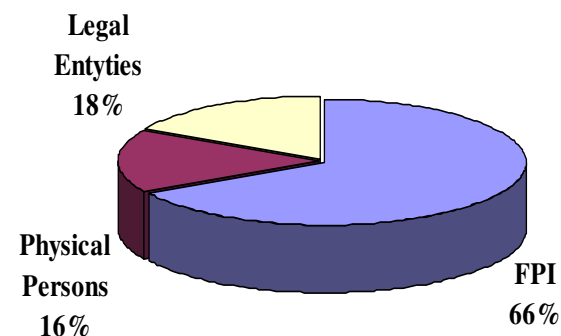
BGN 1.95583 = EUR 1

- **The Highest Market Stake 15,39%** - from the Bulgarian REITs market (land REITs not included)*
- **BGN 111,500,000 market capitalization** –as at 3Q 2007
- **BGN 25,000,000 invested** - from the beginning of 2007 as at 3Q 2007, VAT not included
- **BGN 27,000,000 sales** - from the beginning of 2007 as at 3Q 2007, VAT not included
- **Revenues from sales BGN 37,237,000** -Cash Flows Statement 3Q 2007
- The project **Santa Marina**, Sozopol-
Building of the year 2006 award in category holiday complexes
- **FPP – The Best Corporate Governance of REIT's 2007** year award from the Investor's Association

*Financial Securities Commission data



Shareholder's Structure

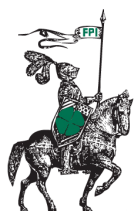


Main Shareholders

Mutual Funds and Investment Companies - 15

Pension Funds - 9

Retail investors - 207



FPP – Project's Locations



Santa Marina and Hotels in Chernomoretz

South-East part of the Black Sea coast.

32 km. to Burgas

Quick and easy access to high-way

Ivan Rilski

Bansko – leading ski resort

Equal distance to Thessaloniki, Ohrid and Sofia

Over 10 mlns. potential visitors from Greece, Turkey, Macedonia and Bulgaria.

Sandanski

Balneologic resort. Close to the Macedonian and Greek borders

Panichishte – in the Rila Mountain

80 km. from Sofia and 15 km. from Sapareva banja – balneological center

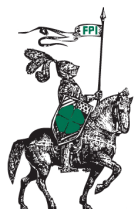
Close to the Seven Rila Lakes tourist route



FPP - Investments and Projects, September 2007 (BGN)

Apartments for Sale

Name	Investment period	TBA, sq.m.	Investment (VAT not incl.)		Sell price	Return
			Total	as at 09/2007		%
Santa Marina St.1	2005-2007	17,609	19,982,700	19,982,700	33,859,000	47,4
Santa Marina St.2	2006-2007	13,940	17,699,000	17,630,000	35,236,700	73,0
Santa Marina St.3	2007-2011	54,858	80,749,000	14,713,000	143,496,300	53,3
Sv.Ivan Rilski	2006-2007	7,145	6,435,000	6,435,000	12,447,200	68,3
Sozopol – New project	2008-2009	10,000	11,918,900	1,716,000	18,912,900	38,0
Sandanski	2008-2010	18,000	24,371,100	1,198,000	38,881,900	38,8
Rila Lake Resort	2008-2010	19,138	22,095,300	2,684,000	34,503,800	36,0
Future projects	2008-2011	80,000	106,675,300	8,467, 000	140,311,000	31,0
Total For Sale			290,495,300	65,354,300		



FPP - Investments and Projects, September 2007 (BGN)

Properties for Rent

Name	Type	Investment period	TBA, sq.m.	Investment (VAT not incl.)		Sell price	Return	
				Total	as at 09/2007		from Rent %	from Sale %
Santa Marina St.1	Commercial properties	2006	5,333	4,486,700	4,486,700	6,730,100	7,8	50,0
Santa Marina St.2	Commercial Properties	2006-2007	3,541	1,964,300	1,714,000	2,887,200	7,7	50,0
Santa Marina St.3	Commercial properties	2008-2010	11,510	13,713,500	0	19,796,700	7,7	50,0
Sv.Ivan Rilski	Hotel	2006-2007	13,237	13,718,100	13,718,100	17,833,600	4,0	30,0
Chernomoretz I	Hotel	2006-2007	3,150	3,300,000	3,046,000	4,290,000	7,3	30,0
Chernomoretz II	Hotel and Plots	2007-2009	5,400	6,716,100	212,000	4,272,100	8,9	45,0
Panichishte	Hotel	2009-2010	8,202	15,025,100	0	22 353,400	8,0	50,0
Total for Rent				58,923,800	23,176,800			



FPP - Sales Statistics, September 2007 (1 of 3 pages)

BGN 1.95583 = EUR 1

<u>Santa Marina E1</u>	2006	January – Sept. 2007	Total as at September 2007
Concluded sales BGN, VAT not incl.	11,793,000	18,388,000	30,306,000
Sales, sq.m	6,771	9,134	15,905
Sales, Number of apartments	88	126	212
Average sales price/sq.m BGN, VAT not incl.	1,840	2,013	1,905
Revenues from sales, BGN, VAT not incl.	6,491,000	21,269,000	27,760,000
Average sales sq.m per a month	534	1,014	837
Average apartments for a month	7	14	11
Average revenues from sales for a month BGN, VAT not incl.	540,900	2,370,000	1,461,000



FPP - Sales Statistics, September 2007 (2 of 3 pages)

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<u>Santa Marina E2</u>	2006	January-Sept. 2007	Total as at September 2007
Concluded sales BGN, VAT not incl.	1,873,000	7,855,000	9,728,000
Sales, sq.m	890	3,067	3,906
Sales, number of apartments	11	38	49
Average sales price/sq.m BGN, VAT not incl.	2,104	2,561	2,490
Revenues from sales BGN, VAT not incl.	882,000	3,962,000	6,844,000
Average sales sq.m per a month	64	300	158
Average apartments per a month	3	4	4
Average revenues from sales per a month BGN, VAT not incl.	73,500	663,000	570,000



FPP - Sales Statistics, September 2007 (3 of 3 pages)

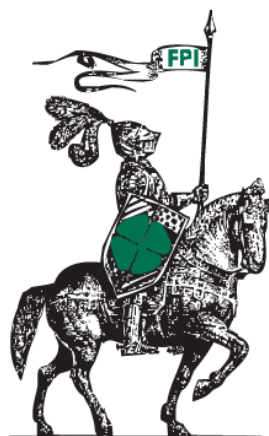
BGN 1.95583 = EUR 1

<u>Sv. Ivan Rilski</u>	2006	January-Sept. 2007	Total as at September 2007
Concluded sales, BGN VAT not incl.	1,491,900	759,000	2,205,000
Sales, sq.m	851	396	1,247
Sales, number of apartments	9	5	14
Average sales price/sq.m BGN, VAT not incl.	1,752	1,916	1,804
Revenues from sales BGN, VAT not incl.	464,000	1,786,000	2,250,000
Average sales sq.m per a month	71	44	105
Average apartments per a month	1	1	1
Average revenues from sales per a month BGN, VAT not incl.	39,000	198,500	

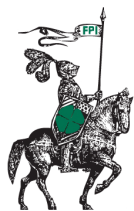


FPP - Concluded rent contracts, September 2007

Name of the Project	Contract term	Annual rent BGN, VAT not incl.	Annual Minimum Increase	Tenant
Santa Marina St.1 – Commercial complex 1	3 years	350,000	5 %	FPP Properties Management
Chernomoretz - Hotel 1	3 years	240,000	5 %	FPP Properties Management



Summary

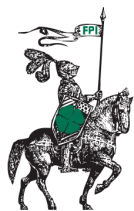


FPP – Financial Statements 3Q 2007

Balance sheet

BGN 1.95583 = EUR 1

In thousands BGN	3Q 2007		3Q 2007
NON CURRENT ASSTES	43,156	SHAREHOLDER'S EQUITY	59,635
Costs for acquisition and liquidation of long-term material assets	16,886	Main capital	50,700
Investment estates	26,131	Premium reserves upon issuance of securities	270
Costs for future periods	-	Accumulated profit (loss), incl.	817
CURRENT ASSETS	39,535	Current profit	7,848
Uncompleted construction	2,625	Current loss	-
Receivables from clients and suppliers	173	LONG TERM LIABILITIES	7,779
Advances provided	8,467	Liabilities under received loans from banks	-
Tax for compensation	392	Other Liabilities	7,779
Cash	42	CURRENT LIABILITIES	15,277
Cash in demand deposit	732	Liabilities under received loans from banks	8,694
Costs for future periods	629	Liabilities to suppliers and clients	2
Others	26,176	Advances received	6,478
		Others	103
TOTAL ASSETS	82,691	EQUITY AND LIABILITIES	82,691



FPP – Financial Statements 3Q 2007

Income Statement

In thousands BGN	3Q 2007		3Q 2007
A. Cost for the activity		A. Revenues of the activity	
I. Cost by economic elements	24 047	I. Net revenues from the sale of:	32 680
<i>1. Cost for materials</i>	1	<i>1. Production</i>	0
<i>2. Cost for external services</i>	3 996	<i>2. Goods</i>	29 133
<i>3. Cost for amortizations</i>	5	<i>3. Services</i>	70
<i>4. Cost for remunerations</i>	99	<i>4. Others</i>	3 477
<i>5. Cost for social security contributions</i>	17	II. Revenues from financings	0
<i>6. Balance value of the sold assets (production excluded)</i>	19 779	III. Financials revenues	26
<i>7. Others</i>	150	B. Total revenues from the activity	32 706
II. Financial costs	811		
B. Total costs for the activity	24 858	C. Loss from the activity	0
C. Profit of the activity	7 848	D. Total revenues	32 706
D. Total costs	24 858	E. Loss before tax	0
E. Profit before tax	7 848	F. Loss after tax	0
F. Profit after tax	7 848	G. Net loss for the period	0
G. Net income for the period	7 848	Total (D+F)	32 706



FPP – Financial Statements 3Q 2007

CASH FLOW STATEMENT in thousands BGN	3Q 2007
<i>A. Cash flows from the operative activity</i>	
Proceeds from clients	35,779
Payments to suppliers	-24,833
Payments, related to remunerations	-123
Paid/ restored taxes (without corporate profit tax)	2,898
Received interests	26
Rate differences	-10
Net cash flow from the operative activity (A):	13,757
<i>B. Net cash flows from the investment activity</i>	
Purchase of long-term assets	-20,752
Proceeds from sale of long term assets	1,438
Net cash flow from the investment activity (B):	-19,314
Net cash flow from the financial activity (C):	2,134
D. Amendments of the cash flow during the period (A+B+C):	-3,423
<i>E. Cash at the beginning of the period</i>	4,197
<i>F. Cash at the end of the period, incl.:</i>	774

BGN 1.95583 = EUR 1

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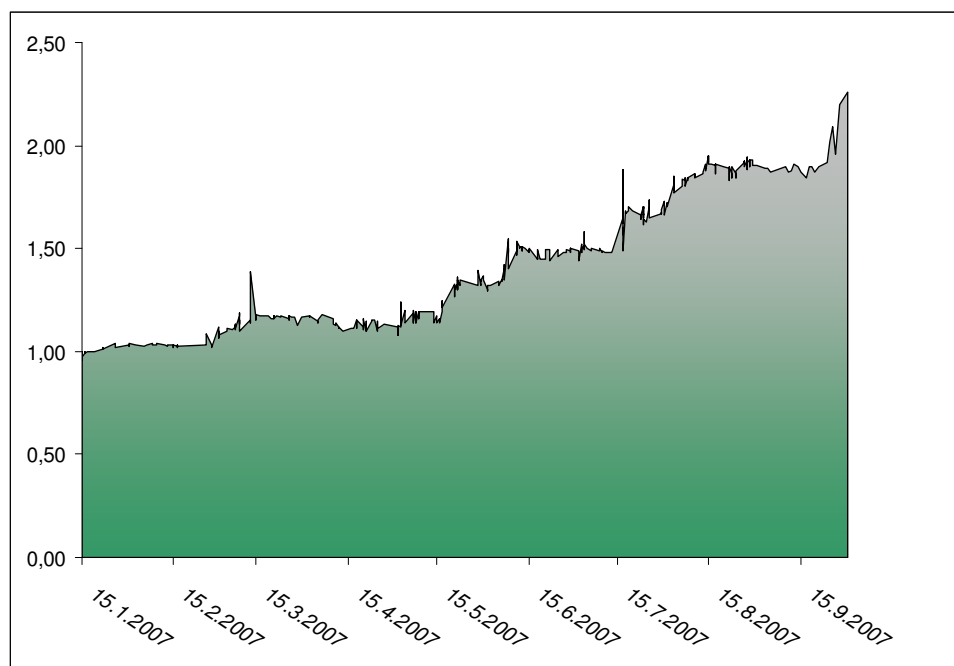
E-mail: office@fpp.bg, www.fpp.bg



FPP – Share Price Information

BGN 1.95583 = EUR 1

The Bulgarian Stock Exchange



Source: www.bse-sofia.bg

Code for FairPlay Properties REIT - FPP
Price Information

	Date	In BGN
Start price	03.01.2007	1.01
Last Price	28.09.2007	2.20
Min. price	11.01.2007	0.98
Max. price на цена	28.09.2007	2.20
% Change		+124.5%