

ELANA Eurofund

Conservative Investment Strategy:

- achieving stable continuous income with minimum risk for savings in BGN
- investing in government securities, collateralised mortgage and corporate bonds of stable companies
- diversifying investments by choosing bonds with different terms and maturity dates
- active management in order to achieve the highest possible return

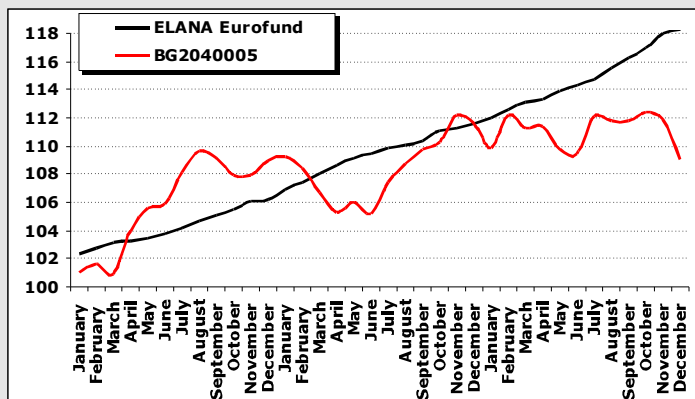
Fund Facts

ELANA Eurofund ➤ open-ended mutual fund
Asset Managing Company ➤ ELANA Fund Management
Fund Manager ➤ Maxim Ivanov
Fund Analyst ➤ Veneta Stefanova
Fund Assets ➤ as of December 31 2007 ➤ 5 964 233 BGN
Minimum amount of investment ➤ ~145 BGN
Ticker ➤ BSE-Sofia-ELANEF / Bloomberg-ELANEUR.BU
Isin ➤ BG 1100033023

BANK: Eurobank EFG Bulgaria AD
BANK ADDRESS: SOFIA 1000, 1 KUZMAN SHAPKAREV ST.
BIC: BPBIBGSF
IBAN: BG08BPBI99205049167501
BENEFICIARY: ELANA EUROFUND
BENEFICIARY'S ADDRESS: SOFIA 1000, 4 KUZMAN SHAPKAREV ST.

Historical Performance

In December ELANA Eurofund generated a return of 0.31% accumulating an annual yield of 6.04%. The performance of the fund this month was backed up mainly by the component of corporate bonds in the portfolio since most of them managed to raise value. Sales of some corporate bonds were made in December in view of capital gains. The total net assets of ELANA Eurofund as of 31.12.2007 amounted at BGN 5 964 233.



Monthly yield

	2002	2003	2004	2005	2006	2007
January	2,05%	0,80%	2,33%	0,60%	0,37%	
February	1,33%	0,84%	0,44%	0,52%	0,58%	
March	0,01%	0,90%	0,37%	0,58%	0,35%	
April	0,38%	0,28%	0,13%	0,50%	0,26%	
May	0,94%	-0,02%	0,14%	0,49%	0,49%	
June	1,02%	1,14%	0,35%	0,29%	0,38%	
July	0,49%	0,39%	0,34%	0,39%	0,32%	
August	0,15%	1,01%	0,55%	0,13%	0,70%	
September	0,57%	0,75%	0,24%	0,34%	0,35%	0,66%
October	2,12%	0,71%	0,73%	0,37%	0,64%	0,62%
November	0,82%	0,56%	1,46%	0,55%	0,13%	0,81%
December	-0,56%	0,91%	0,95%	0,19%	0,30%	0,31%
Total	10,59%	9,68%	9,03%	6,25%	5,05%	6,04%

*Yields for periods less than one year are not annualized.

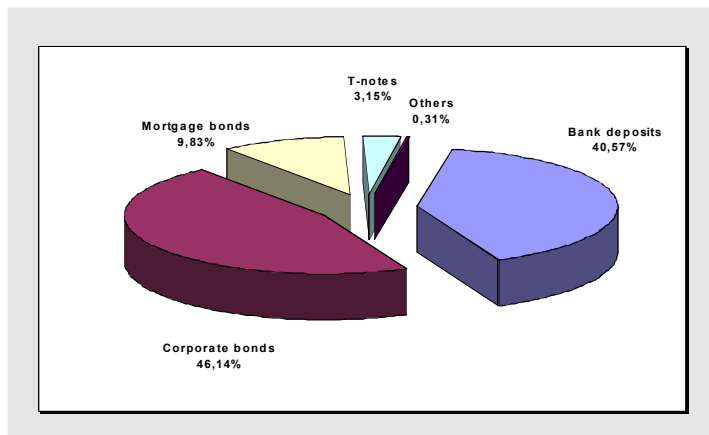
ELANA Eurofund's asset management is done by:

- investing in Bulgarian and foreign fixed-income securities
- collecting interest, dividends and other income originating from securities and other financial assets, in the portfolio of ELANA Eurofund.

Redemption price per share as of 1 st of the respective month

	2002	2003	2004	2005	2006	2007	2008
January	102,73	112,72	122,91	130,59	137,16	145,29	
February	105,06	113,67	125,79	131,38	137,66		
March	106,27	114,62	126,31	132,06	138,46		
April	106,30	115,62	126,50	132,88	138,99		
May	106,73	115,98	126,84	133,49	139,33		
June	107,71	115,89	127,64	134,16	140,01		
July	108,82	117,20	128,17	134,53	140,17		
August	109,15	117,78	128,62	135,05	140,55		
September	109,49	118,86	129,23	135,22	141,99		
October	100,57	110,29	119,14	129,63	135,70	142,79	
November	102,61	111,07	120,02	130,32	136,57	143,67	
December	102,27	111,81	121,78	130,30	136,75	144,83	

Portfolio Structure



The weight of the bank deposits within the portfolio of ELANA Eurofund continued growing in December in exchange for the corporate bonds shares due to sales of some bond issues. However, the weight of the bond component stays larger which will back up the performance of the fund in favourable conditions on the debt instruments market. The shares of the other components of the portfolio remain relatively unchanged.

Portfolio structure - investment limitations

Assets	Share of the portfolio
Government Securities and other securities guaranteed by the Bulgarian government	Up to 95%
Mortgage bonds, issued by Bulgarian banks	Up to 40%
Municipal bonds, issued by Bulgarian municipalities	Up to 30%
Corporate bonds, issued by Bulgarian issuers	Up to 20%
Foreign fixed income securities, traded on internationally recognized regulated markets.	Up to 30%
Cash and bank deposits	Not less than 10%
Other assets	Up to 5%

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ELANA Balanced € Fund

Balanced Investment Strategy:

- to achieve a high yield with a moderate risk level
- to invest in government securities, corporate bonds, and stocks of stable companies in Bulgaria and abroad
- to diversify by investing in different classes of assets, in order to optimize profitability
- to actively manage the Portfolio in order to achieve the highest possible return

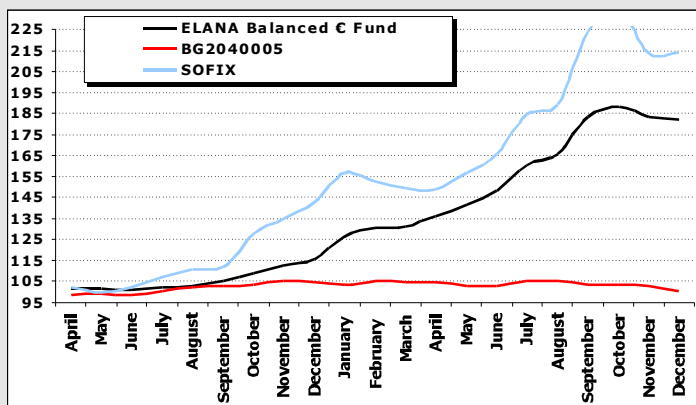
Fund Facts

ELANA Balanced € Fund ➤ open-ended mutual fund
Asset Managing Company ➤ ELANA Fund Management
Fund Managers ➤ Maxim Ivanov, Krasimir Atanasov
Fund Analysts ➤ Veneta Stefanova
Fund Assets ➤ as of December 31 2007 ➤ 40 828 896 BGN
Minimum amount of investment ➤ ~181 BGN
Ticker ➤ BSE-Sofia-DFELA
Isin ➤ BG 9000006056

BANK: UNICREDIT BULBANK AD
BANK ADDRESS: SOFIA 1000, 7 SVETA NEDELYA SQ.
BIC: UNCRBGSF
IBAN: BG09UNCR76301475892714
BENEFICIARY: ELANA BALANCED EUR FUND
BENEFICIARY'S ADDRESS: SOFIA 1000,
 4 KUZMAN SHAPKAREV ST.
DETAIL: SHARE PURCHASE

Historical Performance

The hesitancy of the Bulgarian stock market in December did not skip also the performance of ELANA Balanced € Fund and the value of the fund's shares tumbled with 0.43% by the end of the month. The accumulated yield for 2007 amounted at 52.28%. Most of the companies featured in the portfolio registered a decline, among which with most tangible price reduction were Biovet and Orgachim. The increased weight of the bank deposits and bonds in the portfolio kept at bay its performance and avoided a bigger drop. The total net assets of ELANA Balanced € Fund as of 31.12.2007 amounted at BGN 40 828 896.



Monthly yield

	2002	2003	2004	2005	2006	2007
January	13,09%	0,82%	9,81%	0,94%	9,30%	
February	-0,48%	3,14%	7,42%	0,95%	3,26%	
March	-1,85%	2,94%	-2,69%	0,06%	0,36%	
April	3,56%	2,54%	-3,75%	1,46%	3,27%	
May	-3,96%	1,93%	0,58%	-0,16%	4,03%	
June	0,43%	0,56%	-0,08%	0,83%	4,61%	
July	2,29%	0,62%	4,59%	0,80%	7,32%	
August	2,34%	1,93%	1,54%	2,03%	3,35%	
September	3,03%	2,11%	3,89%	2,29%	8,35%	
October	3,67%	3,13%	-0,87%	2,39%	2,69%	
November	6,54%	0,94%	2,08%	0,42%	4,15%	-2,64%
December	-0,55%	0,41%	2,56%	-0,02%	2,65%	0,43%
Total	35,66%	26,53%	27,16%	21,92%	19,92%	52,28%

*Yields for periods less than one year are not annualized.

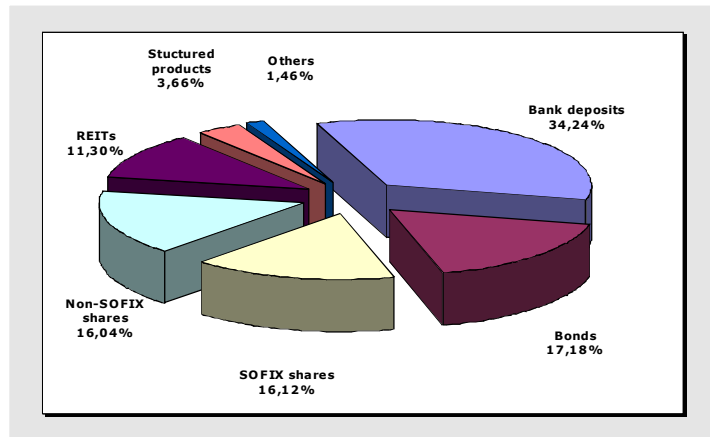
* The yields for 2003, 2004 and 2005 were produced by ELANA Balanced € Portfolio. As of January 1, 2006 ELANA started transforming ELANA Balanced \$ Portfolio into ELANA Balanced \$ Fund.

ELANA Balanced € Fund was established in 2005 as a successor of ELANA Balanced € Portfolio. The yield expected from ELANA Balanced € Fund for 2006 is between 12% and 15%. In order to invest in ELANA Balanced € Fund investors may subscribe shares in any of ELANA's offices or buy the shares on the Bulgarian Stock Exchange - Sofia (through ELANA or through the COBOS system for online trading on BSE-Sofia).

Redemption price per share as of the end of each month

	2006	2007	2008
January	BGN 99.06	BGN 118,86	180,99
February	BGN 100.02	BGN 129,91	
March	BGN 100.98	BGN 134,15	
April	BGN 101.13	BGN 139,02	
May	BGN 102.53	BGN 144,61	
June	BGN 102.51	BGN 151,28	
July	BGN 103.22	BGN 162,35	
August	BGN 104.04	BGN 167,79	
September	BGN 106.15	BGN 181,81	
October	BGN 108.58	BGN 186,70	
November	BGN 111.17	BGN 186,70	
December	BGN 115.78	BGN 181,77	

Portfolio Structure



In December ELANA Balanced € Fund participated in the IPOs of Agria Group and Billboard as well as in the one of Enemona in the end of November. This will reflect in a rise of the weight of stocks in the coming months. The other components of the portfolio remained relatively unchanged.

Portfolio structure - investment limitations

Assets	Share of the portfolio
Government Securities and other securities guaranteed by the Bulgarian government, mortgage bonds, issued by Bulgarian banks, municipal bonds, issued by Bulgarian municipalities, corporate bonds, issued by Bulgarian issuers	Up to 80%
Bulgarian listed companies' shares	Up to 40%
Foreign listed companies' shares	Up to 20%
Foreign fixed-income instruments, traded on regulated international markets	Up to 20%
Cash and bank deposits	Up to 10%

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ELANA Balanced \$ Fund

Balanced Investment Strategy:

- to achieve a high yield with a moderate risk level
- to invest in government securities, corporate bonds, and stocks of stable companies in Bulgaria and abroad
- to diversify by investing in different classes of assets, in order to optimize profitability
- to actively manage the Portfolio in order to achieve the highest possible return

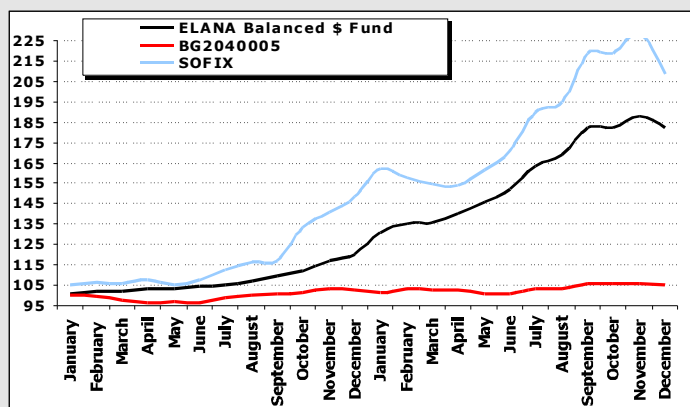
Fund Facts

ELANA Balanced \$ Fund ➤ open-ended mutual fund
Asset Managing Company ➤ ELANA Fund Management
Fund Managers ➤ Maxim Ivanov, Krasimir Atanasov
Fund Analysts ➤ Veneta Stefanova
Fund Assets ➤ of December 31 2007 ➤ 26 740 627 USD
Minimum amount of investment ➤ ~180 USD
Ticker ➤ BSE-Sofia-DFUSD
Isin ➤ BG9000003061

BANK: UNICREDIT BULBANK AD
 BANK ADDRESS: SOFIA 1000, 7 SVETA NEDELYA SQ.
 BIC: UNCRBGSF
 IBAN: BG17UNCR76301175717243
 BENEFICIARY: ELANA BALANCED USD FUND
 BENEFICIARY'S ADDRESS: SOFIA 1000, 4 KUZMAN SHAPKAREV ST.
 DETAIL: SHARE PURCHASE

Historical Performance

In December the value of the shares of ELANA Balanced \$ Fund registered a decline of 0.49%. However, the accumulated annual yield amounted at 57.40%. The fund performed in line with the ongoing correction on the Bulgarian stock market that affected a wide range of companies. A more tangible drop was experienced by some industrial companies such as Biovet and Orgachim. The presence of corporate bonds in the portfolio as well as the higher weight of bank deposits continued to support the fund along the downward trend of the stock market. The total net assets of ELANA Balanced \$ Fund as of 31.122007 amounted at USD 26 740 627.



Monthly yield

	2002	2003	2004	2005	2006	2007
January		13,67%	1,27%	10,06%	1,51%	9,58%
February		-0,92%	2,30%	8,34%	0,34%	3,40%
March		-2,82%	2,47%	-3,30%	0,04%	0,39%
April		4,95%	4,23%	-3,70%	1,78%	4,34%
May		-4,28%	0,81%	0,16%	0,09%	4,13%
June		-0,51%	0,13%	-0,23%	-0,63%	4,59%
July		1,84%	0,73%	3,91%	1,06%	7,92%
August		1,88%	2,04%	2,02%	0,84%	3,63%
September		3,72%	2,05%	3,31%	1,88%	9,85%
October		3,50%	3,06%	-1,08%	3,46%	3,09%
November	7,47%	1,18%	2,21%	0,35%	3,82%	-3,07%
December	0,38%	0,57%	3,06%	0,03%	2,43%	0,49%
Total	47,12%	25,89%	27,13%	20,64%	15,43%	57,40%

*Yields for periods less than one year are not annualized.

* The yields for 2003, 2004 and 2005 were produced by ELANA Balanced \$ Portfolio. As of May 1, 2006 ELANA started transforming ELANA Balanced \$ Portfolio into ELANA Balanced \$ Fund.

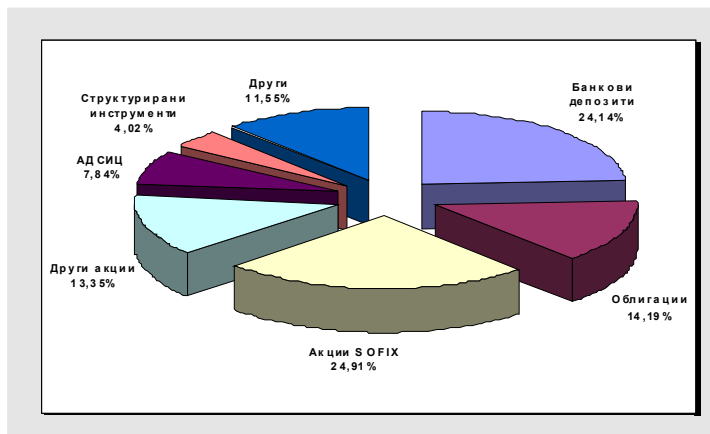
ELANA Balanced \$ Fund was launched in March 2006 as a successor of ELANA Balanced \$ Portfolio. The yield expected from ELANA Balanced \$ Fund for 2006 is between 12% and 15%. In order to invest in ELANA Balanced \$ Fund's shares investors may subscribe shares in any of ELANA's offices or buy the shares on the Bulgarian Stock Exchange - Sofia (through ELANA or through the COBOS system for online trading on BSE-Sofia).

Redemption price per share as of the end of each month

	2006	2007	2008
January		113,82 USD	179,14
February		125,28 USD	
March		128,97 USD	
April	98,61 USD	129,47 USD	
May	100,15 USD	134,42 USD	
June	100,28 USD	139,97 USD	
July	99,65 USD	146,13 USD	
August	100,71 USD	158,27 USD	
September	101,55 USD	164,01 USD	
October	103,46 USD	180,16 USD	
November	107,03 USD	180,02 USD	
December	115,78 USD		

ELANA Balanced \$ Fund

Portfolio Structure



The share of receivables marked an increase in December within the portfolio of ELANA Balanced \$ Fund due to the participation in the IPOs of Agria Group and Billboard. The fund increased the stocks of one of the companies within the portfolio. Thus, it did not lead to considerable rise of the weight of stocks in the portfolio due to the drop of value of the other stocks.

Portfolio structure - investment limitations

Assets	Share of the portfolio
Bulgarian listed companies' shares	up to 60%
Foreign listed companies' shares	up to 40%
Government Securities and other securities guaranteed by Bulgarian government, mortgage bonds, issued by Bulgarian banks, municipal bonds, issued by Bulgarian municipalities, corporate bonds, issued by Bulgarian issuers	up to 80%
Foreign fixed-income instruments, traded on regulated international markets	up to 20%
Structured financial instruments	up to 10%
Cash and bank deposits	up to 10%

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ELANA High-yield Fund

Agressive Investment Strategy:

- to achieve an optimum ratio between risk and return through investments in different securities
- to invest in high growth stocks on the Bulgarian Stock Exchange with a potential for price increases within the next 1-2 years
- diversification by investing in shares from different economic sectors
- to actively manage the portfolio in order to achieve the highest possible return

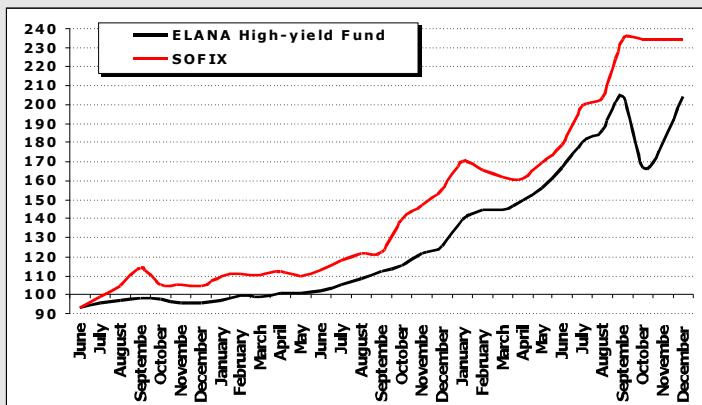
Fund Facts

ELANA High-yield Fund ➤ open-ended mutual fund
Asset Managing Company ➤ ELANA Fund Management
Fund Manager ➤ Krasimir Atanasov
Fund Analyst ➤ Veneta Stefanova
Fund Assets ➤ of December 31 2007 ➤ 26 634 189 BGN
Minimum amount of investment ➤ ~200 BGN
Ticker ➤ BSE-Sofia-ELHYF
Isin ➤ BG1100012050

BANK: Eurobank EFG Bulgaria AD
BANK ADDRESS: SOFIA 1000, 1 KUZMAN SHAPKAREV ST.
BIC: BPBIBGSF
IBAN: BG70BPBI99205030011601
BENEFICIARY: ELANA HIGH YIELD FUND
BENEFICIARY'S ADDRESS: SOFIA 1000, 4 KUZMAN SHAPKAREV ST.
DETAIL: SHARE PURCHASE

Historical Performance

ELANA High Yield Fund succeeded in recovering some of its yield from the previous month generating a yield for December of 0.17%, which accumulated an annual return of 60.82%. Despite the downwards trend of the local stock market the fund managed to wrap up the month in positive light due to the favourable performance of the stock of foreign companies in its portfolio. The total net assets of ELAAN High Yield Fund as of 31.12.2007 amounted at BGN 26 634 189.



Monthly yield

	2002	2003	2004	2005	2006	2007
January	30,56%	2,38%	37,01%	1,47%	11,15%	
February	-3,30%	10,93%	21,39%	2,31%	3,82%	
March	-4,79%	6,85%	-10,30%	-0,62%	-0,11%	
April	8,58%	8,86%	-10,46%	1,86%	3,28%	
May	-11,65%	-0,37%	1,26%	0,25%	4,46%	
June	-0,46%	0,94%	0,72%	1,04%	7,11%	
July	5,14%	1,21%	2,17%	3,12%	7,97%	
August	5,80%	5,16%	1,26%	3,02%	3,21%	
September	6,64%	4,42%	1,58%	3,38%	9,61%	
October	8,35%	9,52%	-0,37%	2,95%	2,03%	
November	15,59%	1,56%	10,75%	-2,26%	5,47%	-3,28%
December	-0,54%	-0,71%	4,65%	0,21%	3,17%	0,17%
Total	14,97%	48,77%	87,17%	39,13%	30,94%	60,82%

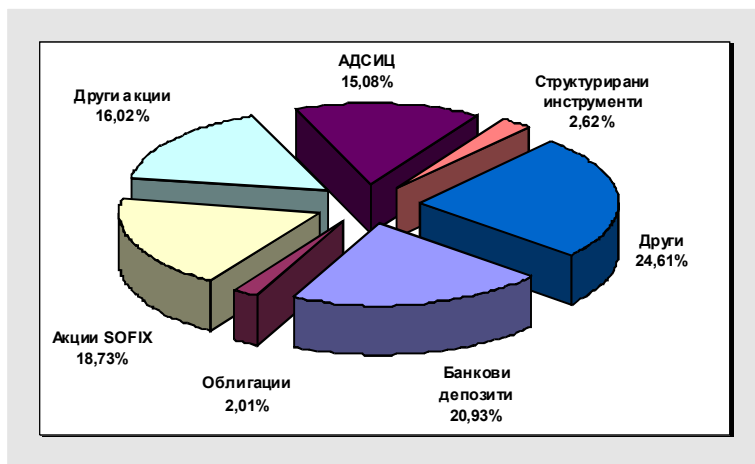
*Yields for periods less than one year are not annualized.

ELANA High-yield Fund was established in 2005 as a successor of ELANA High Yield BG Portfolio; yields till May 2005 are for the ELANA High Yield BG Portfolio. The expected yield from ELANA High-yield Fund in 2006 varies between 20% and 30%. In order to invest in ELANA High-yield Fund's shares you must buy the shares on the Bulgarian Stock Exchange - Sofia (through ELANA or through the COBOS system for online trading on BSE-Sofia).

Redemption price per share as of the end of each month

	2006	2007	2008
January	94,92 BGN	124,59 BGN	200,37
February	96,40 BGN	138,47 BGN	
March	98,81 BGN	143,76 BGN	
April	98,19 BGN	143,61 BGN	
May	99,97 BGN	148,31 BGN	
June	100,38 BGN	154,93 BGN	
July	101,27 BGN	165,45 BGN	
August	104,43 BGN	179,16 BGN	
September	107,59 BGN	184,92 BGN	
October	111,22 BGN	204,23 BGN	
November	114,50 BGN	206,81 BGN	
December	120,76 BGN	200,03 BGN	

Portfolio Structure



Some of the free cash of ELANA High Yield Fund was invested in stocks in December through the IPOs that took place in Bulgaria and the region. The weight of the bond component went up to support the fund against a deepening stock market correction.

Portfolio structure - investment limitations

Assets	Share of the portfolio
Bulgarian companies shares, traded on regulated markets	up to 90%
Foreign companies shares, traded on regulated markets	up to 50%
Securities issued or guaranteed by the Bulgarian government, mortgage bonds, corporate and municipality bonds	up to 50%
Foreign fixed income securities, traded on international regulated markets	up to 20%
Cash and bank deposits	Not less than 10%

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ELANA Agricultural Land Opportunity Fund REIT

Historical Performance

ELANA Agricultural Land Opportunity Fund is a real estate investment trust listed for trading on the Bulgarian Stock Exchange. The Fund is investing only in agricultural land in Bulgaria. **The main objective of the investment activity is to direct the purchasing, leasing, and the consolidation of agricultural land.**

ELANA Agricultural Land Opportunity Fund was set up in 2005, as the first Bulgarian real estate investment trust (REIT) for investments in agricultural land. The Fund is established for a term of 7 years, which may be extended upon decision of its shareholders.

The Fund's land investment portfolio consists of:

- 75% of the Fund is being invested in arable agricultural land which will be consolidated and rented out to tenant farmers for cultivation. At the end of the Fund's life term, the consolidated land will be sold at the respective market prices. Some of the lands will be used for alternative projects with much higher added value, such as development of wind and photovoltaic energy production installations.
- 25% of the Fund is being invested in agricultural land around Sofia, which will be rezoned for building purposes. The portfolio of rezoned land will be actively managed during the Fund's life and will be opportunistically offered for sale to major construction developers.

Fund's facts

May 2005 launch of the Fund
Type of the Fund: Real Estate Investment Trust (REIT)
47.4 mln. EURO raised capital, including 10 mln. EUR in bonds
40 mln. EURO invested in agricultural land (as of December 2007) of which:

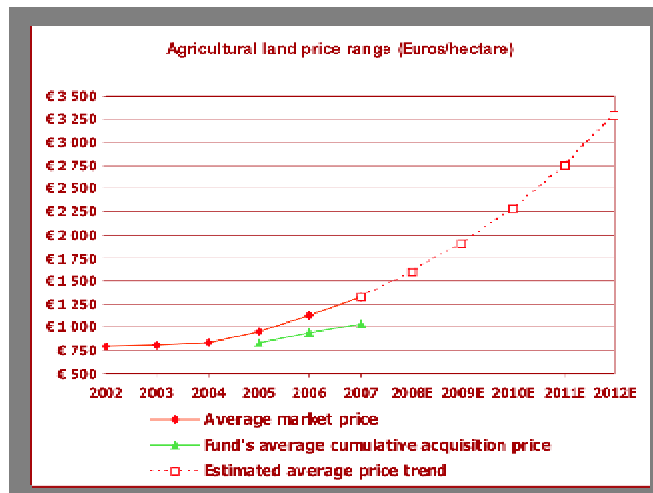
- 25 005 hectares of arable agricultural land
- 120 hectares of agricultural land for development of a wind energy production project
- 27.1 hectares of agricultural land for rezoning
- 67 mln. EURO Market capitalization (as of December 2007)
- Ticker on the Bulgarian Stock Exchange: **ELARG**;
- On Bloomberg: **ELARG BU**
 - Included in all Bulgarian Stock Exchange indices
 - Bg40
 - SOFIX
 - BGREIT
 - BGTR30

Structure of the Fund

The Fund's management believes that the NAV per share of the Fund will increase significantly during the 7 years Fund's life due to 3 key factors:

- ✦ The agricultural land is extremely underestimated, compared to the corresponding prices in new members of EU and especially countries from Western Europe;
- ✦ The quality of soil in Bulgaria is very good and there are long term traditions in land cultivation. Considering all performed investments and EU programs, the land cultivation in Bulgaria is constantly improving its efficiency and Profitability;
- ✦ Larger plots have significantly higher value than the smaller ones. Through investing in many cheap small agricultural plots in specific regions the Fund will achieve their further natural consolidation.

Arable agricultural land market trend in Bulgaria for 2002-2007 and forecast* for 2008-2012.



*The forecast is based on own research and analysis

Comparison of arable agricultural land price in Bulgaria with some EU countries

