

1. Organization and main activity

Enemona AD („The Company”) was initially registered as a partnership company in 1990 and in 1994 the Company was registered as a joint-stock company. According to the court registration the address of the Company is in the town of Kozloduy, 1A Panayot Hitov Str. The Company is a public entity and its shares are registered at the Financial Supervision Commission to be traded at the Bulgarian Stock Exchange. As of September 30, 2012 and December 31, 2011 the major shareholder of the Company is Dichko Prokopiev Prokopiev. During the financial year there were no changes in the Company’s legal status.

The Company is engaged in construction works, which covers all stages from design to assembly and construction activities under construction contracts. Management reviews the operating results of the Company on the basis of individual construction projects and as one operating segment.

2. Accounting policy

2.1 General financial reporting framework

These separate financial statements are prepared in accordance with International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB) and the interpretations, issued by the International Financial Reporting Interpretations Committee (IFRIC), as approved by the European Union (the “EU”) and applicable in the Republic of Bulgaria.

Changes in IFRS

Standards and Interpretations effective in the current period

The following amendments to the existing standards issued by the International Accounting Standards Board and adopted by the EU are effective for the current period:

- Amendments to IAS 24 Related Party Disclosures - Simplifying the disclosure requirements for government-related entities and clarifying the definition of a related party, adopted by the EU on July 19, 2010 (effective for annual periods beginning on or after January 1, 2011),
- Amendments to IAS 32 Financial Instruments: Presentation– Accounting for rights issues, adopted by the EU on December 23, 2009 (effective for annual periods beginning on or after February 1, 2010),
- Amendments to IFRS 1 First-time Adoption of IFRS- Limited Exemption from Comparative IFRS 7 Disclosures for First-time Adopters, adopted by the EU on June 30, 2010 (effective for annual periods beginning on or after July 1, 2010),
- Amendments to various standards and interpretations Improvements to IFRSs (2010) resulting from the annual improvement project of IFRS published on May 6, 2010 (IFRS 1, IFRS 3, IFRS 7, IAS 1, IAS 27, IAS 34, IFRIC 13) primarily with a view to removing inconsistencies and clarifying wording, adopted by the EU on February 18, 2011 (amendments are to be applied for annual periods beginning on or after July 1, 2010 or January 1, 2011 depending on standard/interpretation),

Standards and Interpretations issued by IASB and adopted by the EU but not yet effective

At the date of authorisation of these financial statements the following standards, revisions and interpretations adopted by the EU were in issue but not yet effective:

- Amendments to IFRS 7 Financial Instruments: Disclosures- Transfers of Financial Assets, adopted by the EU on November 22, 2011 (effective for annual periods beginning on or after July 1, 2011).

The Company has elected not to adopt these standards, revisions and interpretations in advance of their effective dates. The Company anticipates that the adoption of these standards, revisions and interpretations will have no material impact on the financial statements of the Company in the period of initial application.

2. Accounting policy (continued)

2.1 General financial reporting framework (continued)

Standards and Interpretations issued by IASB but not yet adopted by the EU

At present, IFRS as adopted by the EU do not significantly differ from regulations adopted by the International Accounting Standards Board (IASB) except from the following standards, amendments to the existing standards and interpretations, which were not endorsed for use as at the date of publication of financial statements:

- IFRS 9 Financial Instruments (effective for annual periods beginning on or after January 1, 2015),
- IFRS 10 Consolidated Financial Statements (effective for annual periods beginning on or after January 1, 2013),
- IFRS 11 Joint Arrangements (effective for annual periods beginning on or after January 1, 2013),
- IFRS 12 Disclosures of Involvement with Other Entities (effective for annual periods beginning on or after January 1, 2013),
- IFRS 13 Fair Value Measurement (effective for annual periods beginning on or after January 1, 2013),
- IAS 27 (revised in 2011) Separate Financial Statements (effective for annual periods beginning on or after January 1, 2013),
- IAS 28 (revised in 2011) Investments in Associates and Joint Ventures (effective for annual periods beginning on or after January 1, 2013),
- Amendments to IFRS 1 First-time Adoption of IFRS- Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters (effective for annual periods beginning on or after July 1, 2011),
- Amendments to IFRS 7 Financial Instruments: Disclosures- Offsetting Financial Assets and Financial Liabilities (effective for annual periods beginning on or after January 1, 2013),
- Amendments to IFRS 9 Financial Instruments” and IFRS 7 Financial Instruments: Disclosures– Mandatory Effective Date and Transition Disclosures,
- Amendments to IAS 1 Presentation of financial statements -Presentation of Items of Other Comprehensive Income (effective for annual periods beginning on or after July 1, 2012),
- Amendments to IAS 12 Income Taxes - Deferred Tax: Recovery of Underlying Assets (effective for annual periods beginning on or after January 1, 2012),
- Amendments to IAS 19 Employee Benefits - Improvements to the Accounting for Post-employment Benefits (effective for annual periods beginning on or after January 1, 2013),
- Amendments to IAS 32 Financial instruments: presentation - Offsetting Financial Assets and Financial Liabilities (effective for annual periods beginning on or after January 1, 2014),
- IFRIC 20 Stripping Costs in the Production Phase of a Surface Mine (effective for annual periods beginning on or after January 1, 2013).

The Company expects that the adoption of these standards, amendments to existing standards and interpretations will have no material impact on the financial statements of the Company in the period of initial application, except for the noted below which might have material effect on the separate financial statements:

- IFRS 9 Financial instruments, which uses a single approach to determine whether a financial asset is measured at amortized cost or at fair value, replacing the variety of rules of IAS 39. The approach in IFRS 9 is based on how the entity manages its financial instruments (its business model) and the contractual cash flow characteristics of the financial assets. The new standard also requires a single impairment method to be used, replacing the variety of rules of IAS 39.
- IFRS 12 Disclosures of Involvement with Other Entities, which requires enhanced disclosures about both consolidated entities and unconsolidated entities in which an entity has involvement.
- IFRS 13 Fair Value Measurement, which defines fair value, provides guidance on how to determine fair value and requires disclosures about fair value measurements.

2. Accounting policy (continued)

2.1 General financial reporting framework (continued)

At the same time, hedge accounting regarding the portfolio of financial assets and liabilities, whose principles have not been adopted by the EU, is still unregulated.

According to the Company's estimates, application of hedge accounting for the portfolio of financial assets or liabilities pursuant to IAS 39: Financial Instruments: Recognition and Measurement, would not significantly impact the financial statements, if applied as at the reporting date.

3. Critical accounting estimates and main sources of uncertainty at making accounting assumptions

The preparation of separate financial statements in accordance with IFRS requires management to make certain accounting estimates and assumptions that affect some of the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities as of the date of the separate statement of financial position and the reported revenues and expenses during the reporting period. These estimates and assumptions are based on the available information as of the date of preparation of the separate financial statements as actual results could defer from those estimates.

3.1. Revenue and expenses under construction contracts

Revenue recognition on construction contracts requires the determination of a stage of completion for each construction contract. This stage is defined on the basis of available information for the total amount of the revenue receivable and total costs for the respective contract. The total amount of expenses under construction contracts depends on the volume and amount of construction activities to be performed to meet the obligations of the Company. The volume and amount of future activities depend on future factors which may defer from the management's estimations.

3.2. Impairment of non financial assets

Impairment exists when the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, whereas the recoverable amount of an asset or cash-generating unit is the higher of fair value less costs to sell and its value in use. Fair value less costs to sell is the amount obtainable from the sale of an asset or cash-generating unit in an arm's length transaction between informed, knowledgeable, willing parties, less the costs of disposal. Value in use is based on the discounted cash flow model. The cash flows are determined on the budget estimates for the next five years. Recoverable amount depends on the discount factor used in the discounted cash flow model and on the expected future cash flows, as well as on the growth assumption.

3.3. Impairment of financial assets carried at amortized cost

Impairment of financial assets is determined based on the expected future cash flows discounted at the initial effective interest rate. When determining the expected future cash flows, the Company analyzes the financial capabilities of its debtors and the expected period for receiving the cash flows.

3.4. Useful life of property, plant and equipment and intangible assets

Other key sources of estimation uncertainty include estimation of useful lives of property, plant and equipment and intangible assets. In 2012 there are no circumstances that may trigger a change in the estimated useful lives of these assets.

3. Critical accounting estimates and main sources of uncertainty at making accounting assumptions (continued)

3.5. Economic environment

In 2012 and 2011 as a result of the global financial crisis, a decrease in the economic development of the Bulgarian economy is perceived which affects a wide range of industrial sectors. This leads to noticeable aggravation of cash flows; decline in income and as a result to substantial worsening of the economic environment in which the Company operates. In addition the entity is exposed to significantly higher price, market, credit, liquidity, interest, operating and other risks. As a result, uncertainty for the ability of clients to settle their liabilities in accordance with contracted terms increases. Therefore, the amount of impairment losses on loans granted, receivables from clients, and the value of other accounting estimates in subsequent periods could substantially differ from those determined and recorded in this separate financial statements. The management of the Company applies all necessary procedures to control these risks.

3.6. Fair value of financial assets

During 2012 and 2011 the Bulgarian Stock Exchange market was not quite active. In case that the market does not recover, this may cause difficulties in realizing assets at the current active quotations.

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All amounts are in thousand Bulgarian Levs, except otherwise stated

4. **Property, plant and equipment**

	Land	Buildings	Machinery and equipment	Vehicles	Other	Assets under construction	Total
<i>Cost</i>							
JANUARY 1, 2011	5,812	20,012	3,994	6,671	2,880	4,412	43,781
Additions	-	-	292	44	35	1,657	2,028
Transfers	207	97	2	68	2	(376)	-
Disposals	(411)	(95)	(54)	(205)	(172)	-	(937)
DECEMBER 31, 2011	5,608	20,014	4,234	6,578	2,745	5,693	44,872
Additions	-	2,268	123	14	43	17	2,465
Transfers	-	-	1	-	-	(1)	-
Disposals	-	(569)	(126)	(264)	(21)	-	(980)
DECEMBER 31, 2012	5,608	21,713	4,232	6,328	2,767	5,709	46,357
<i>Accumulated depreciation and impairment</i>							
JANUARY 1, 2011	-	1,826	2,696	2,186	1,421	-	8,129
Depreciation charge	-	401	495	482	322	-	1,700
Impairment recognized in profit or loss	-	-	-	-	11	24	35
Disposals	-	(20)	(51)	(171)	(132)	-	(374)
DECEMBER 31, 2011	-	2,207	3,140	2,497	1,622	24	9,490
Depreciation charge	-	433	490	469	287	-	1,679
Reversal of impairment provision	-	-	-	-	(11)	-	-
Disposals	-	(177)	(170)	(224)	(35)	-	(606)
DECEMBER 31, 2012	-	2,463	3,460	2,742	1,863	24	10,552
<i>Net book value</i>							
JANUARY 1, 2011	5,812	18,186	1,298	4,485	1,459	4,412	35,652
DECEMBER 31, 2011	5,608	17,807	1,094	4,081	1,123	5,669	35,382
DECEMBER 31, 2012	5,608	19,250	772	3,586	904	5,685	35,805

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5. Intangible assets

	<u>Title of property</u>	<u>Software</u>	<u>Total</u>
<i>Cost</i>			
JANUARY 1, 2011	1,447	339	1,786
Disposals	-	(69)	(69)
DECEMBER 31, 2011	<u>1,447</u>	<u>270</u>	<u>1,717</u>
Additions		13	
DECEMBER 31, 2012	<u>1,447</u>	<u>283</u>	<u>1,730</u>
<i>Accumulated amortization</i>			
JANUARY 1, 2011	766	233	999
Amortization charge	62	32	94
Disposals	-	(63)	(63)
DECEMBER 31, 2011	<u>828</u>	<u>202</u>	<u>1,030</u>
Amortization charge	62	27	89
DECEMBER 31, 2012	<u>890</u>	<u>229</u>	<u>1,119</u>
<i>Net book value</i>			
JANUARY 1, 2011	<u>681</u>	<u>106</u>	<u>787</u>
DECEMBER 31, 2011	<u>619</u>	<u>68</u>	<u>687</u>
DECEMBER 31, 2012	<u>557</u>	<u>54</u>	<u>611</u>

6. Investments in subsidiaries and associates

As of December 31, 2012 и December 31, 2011 investments in subsidiaries and associates consist of:

	<u>As of 31.12.2012</u>	<u>As of 31.12.2011</u>
Investments in subsidiaries	17,218	19,430
Impairment of investment in subsidiaries – note 6.1.1.	(2,412)	(2,412)
Investment in subsidiaries, net – note 6.1	<u>14,806</u>	<u>17,018</u>
Investments in associates – note 6.2	4	4
TOTAL INVESTMENTS IN SUBSIDIARIES AND ASSOCIATES	<u>14,810</u>	<u>17,022</u>

ENEMONA AD

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6. Investments in subsidiaries and associates (continued)

6.1. Investments in subsidiaries

Investments in subsidiaries as of December 31, 2012 и December 31, 2011 are as follows:

COMPANY	ACTIVITY	SHARE		CARRYING AMOUNT	
		As of 31.12.2012	As of 31.12.2011	As of 31.12.2012	As of 31.12.2011
Enemona Utilities AD	Electric power trade	97.24%	99.46%	1,719	1,769
EESF SPV	Company with special investment purpose – securitization of receivables	88.97%	88.97%	4,860	4,860
Pirin Power AD	Designing and building of projects in energy sector	84.00%	84.00%	42	42
FINI REIT	Company with special investment purpose – real estate purchase	69.23%	69.23%	450	450
Hemusgas AD	Construction of compressor houses	50.00%	50.00%	25	25
Esco engineering AD	Heating and climatization projects	99.00%	99.00%	73	73
TFEZ Nikopol EAD	Construction of electric power plant	100.00%	100.00%	1,114	1,061
Enemona-Galabovo AD	Construction contracts	-	91.13%	-	2,050
Nevrocop-gas AD	Gas trade	90.00%	90.00%	45	45
EMKO AD	Construction contracts	77.36%	77.36%	4,613	4,613
Artanes Mining Group AD	Opencast mining of brown and lignite coal	90%	100%	1,800	2,000
PPP Mladenovo EOOD	Prospecting, design, construction and assembly, commissioning, reparation, servicing and engineering works	100%	100%	60	30
Regionalgas AD	Gasification projects	50.00%	50.00%	-	-
TOTAL				14,806	17,018

6. Investments in subsidiaries and associates (continued)

6.1. Investments in subsidiaries (continued)

Regionalgas AD is subsidiary of Enemona Utilities AD, which as of December 31, 2012 and December 31, 2011 owns 50% of the shares of Regionalgas AD, or the direct share of the Company in Regionalgas AD is 50%.

The management of Enemona AD considers that the investments in Regionalgas AD and Hemusgas AD do not represent jointly control activity, as the Company controls the financial and operating policy of these companies.

On May 31, 2012 Enemona AD sold 200,000 ordinary shares, representing 10% of the equity capital of Artanes Mining Group AD. After the sale Enemona AD owns 89.99975% of the shares of Artanes Mining Group AD.

On June 19, 2012 PPP Mladenovo EOOD increased its equity capital by registering 300 new shares each with nominal value of BGN 100.

On October 19, 2012 Enemona AD sold 2,050,500 number of ordinary shares, represented 91.13% of equity capital of Enemona Galabovo AD. The selling price is 2,900 thousand BGN, carrying amount of the investment is 2,050 thousand BGN and the gain recognized in the Statement of comprehensive income is 850 thousand BGN.

On November 19, 2012 Enemona AD sold 50 number of ordinary shares of Enemona Utilities AD, represented 2,22% from the equity capital of Enemona Utilities AD. The shares have been sold on balance value, no gain or losses in the Statement of comprehensive income. After the transaction, Enemona AD owns 97.24% from the equity of Enemona Utilities AD.

6.1.1. Impairment of investment in subsidiaries

As of December 31, 2012 and December 31, 2011 as a result of the impairment review of the investments in subsidiaries, the Company considers that there are indications for impairment of the investments in EMKO AD, Esco engineering AD and TFEZ Nikopol EAD.

As of December 31, 2012 and December 31, 2011 the Company analyzed the discounted cash flows related to the investment in EMKO AD. For the valuation of the investment in the subsidiary the Company used the method of the free cash flows to the firm and the expected future cash flows which will be generated by the entity during the next five years are discounted to their present value as of the reporting date with the weighted-average cost of capital. Due to the absence of comparative transactions in the field of operations of the entity, as well as market deals at the Bulgarian Stock Exchange, the fair value valuation is not applicable for determining the valuation of the investment. As a result of the analysis, the Company recognized an impairment loss for the investment in EMKO AD at the amount of BGN 1,300 thousand in the year ended December 31, 2011. For the period ended December 31, 2012 the Company considers that no additional impairment is needed.

As of December 31, 2012 and December 31, 2011 the Company determined the recoverable amount of the investments in Esco engineering AD and TFEZ Nikopol EAD based on its share in the individual net assets of the entities and as a result impairment losses for the investments in these subsidiaries at the amount of BGN 356 thousand and BGN 756 thousand are recognized in the statement of comprehensive income for the year ended December 31, 2011. For the period ended December 31, 2012 the Company considers that there is no additional impairment loss regarding the investments in Esco engineering AD and TFEZ Nikopol EAD.

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6. Investments in subsidiaries and associates (continued)

6.2 Investments in associates

The investments in associated companies as of December 31, 2012 and December 31, 2011 are as follows:

COMPANY	SHARE		CARRYING AMOUNT	
	As of 31.12.2012	As of 31.12.2011	As of 31.12.2012	As of 31.12.2011
Alfa Enemona OOD	40%	40%	4	4
TOTAL			4	4

In these interim separate financial statements the investments in associated companies are presented at carrying amount (cost), as the management of the Company considers that there are no indications of impairment of investments in associated companies as of December 31, 2012 and December 31, 2011.

7. Current and non-current loans and advances

Current and non-current loans and advances as of December 31, 2012 and December 31, 2011 are as follows:

<i>Non-current loans and advances</i>	As of 31.12.2012	As of 31.12.2011
Loans granted to employees	1,071	1,984
Receivables under ESCO contracts – non-current	3,968	15,445
Cession receivables	3,764	5,181
Others	10	10
TOTAL NON-CURRENT LOANS AND ADVANCES	8,813	22,620
Impairment of loans granted to employees	(597)	(973)
TOTAL NON-CURRENT LOANS AND ADVANCES, NET	8,216	21,647
 <i>Current loans and advances</i>		
Receivables under ESCO contracts – current	2,552	3,597
Cession receivables	2,234	1,845
Loans granted to related parties	325	500
Loans granted to non related parties	11,237	7,985
TOTAL CURRENT LOANS AND ADVANCES	16,348	13,927
Impairment of loans granted to non related parties	(3,782)	(4,953)
TOTAL CURRENT LOANS AND ADVANCES, NET	12,566	8,974

Loans granted to related parties, non related parties and employees are not secured, with interest rate from 6% to 9%.

Receivables under ESCO contracts represent receivables under contracts for performing engineering with guaranteed result (ESCO contracts) where the Company performs construction and engineering works and deferred payment is contracted. Receivables under ESCO contracts are presented at amortized cost.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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All amounts are in thousand Bulgarian Levs, except otherwise stated

7. Current and non-current loans and advances (continued)

Cession receivables as of December 31, 2012 and December 31, 2011 represent the present value of a receivable under cession agreement with a local company.

As a result of the impairment analysis, the Company recorded impairment of loans granted to employees at the amount of BGN 973 thousand and of loans granted to non related parties at the amount of BGN 4,953 thousand in the statement of comprehensive income in the year ended December 31, 2011. For the period ended December 31, 2012 the Company considers that no additional impairment is needed.

The movement of the impairment is presented below:

	As of 31.12.2012	As of 31.12.2011
Balance at the beginning of the year	5,926	-
Recognized loss from impairment of loans granted to employees	-	973
Reversal of impairment of non current loans granted	(1,171)	
Recognized loss from impairment of loans granted to non related parties	-	4,953
Reversal of impairment of loans granted to employees	(376)	-
Balance at the end of the year	<u>4,379</u>	<u>5,926</u>

8. Inventories

	As of 31.12.2012	As of 31.12.2011
Materials	5,367	3,605
Work in progress	614	391
TOTAL	<u>5,981</u>	<u>3,996</u>

9. Trade and other receivables

	As of 31.12.2012	As of 31.12.2011
Receivables from customers	19,698	15,550
Retentions	7,499	5,979
Receivables from related parties	2,813	7,689
Advance payments to suppliers	11,235	7,020
Advances to employees	116	151
Receivables from state budget	530	-
Other receivables	1,981	2,477
TOTAL TRADE AND OTHER RECEIVABLES	<u>43,872</u>	<u>38,866</u>
Impairment of receivables from customers	(5,936)	(5,936)
TOTAL TRADE AND OTHER RECEIVABLES, NET	<u>37,936</u>	<u>32,930</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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9. Trade and other receivables (continued)

The movement of the allowance for impairment of uncollectable receivables is presented below:

	As of 31.12.2012	As of 31.12.2011
Balance at the beginning of the year	5,936	670
Recognized loss from impairment of receivables	-	5,304
Recovered during the period	-	(38)
Balance at the end of the year	<u>5,936</u>	<u>5,936</u>

When determining the recoverability of the receivables the Company considers the changes in the credit risk of the trade and other receivables as of the date of origination until the end of the reporting period.

10. Cash and cash equivalents

	As of 31.12.2012	As of 31.12.2011
Cash at banks	1,314	3,528
Short term deposits	-	262
Restricted cash at bank	42	474
Cash in hand	476	693
TOTAL CASH AND CASH EQUIVALENTS	<u>1,832</u>	<u>4,957</u>

As of December 31, 2012 and December 31, 2011 restricted cash represents cash in bank account restricted as a collateral under issued guarantees.

For the cash flow statement purposes restricted cash is not included in cash and cash equivalents.

11. Issued capital and reserves

The issued capital includes:

	As of 31.12.2012	As of 31.12.2011
Ordinary shares – note 11.1	11,934	11,934
Preferred shares – note 11.2	1,103	1,103
TOTAL ISSUED CAPITAL	<u>13,037</u>	<u>13,037</u>
Premium from share issuance – note 11.3	8,739	36,262
TOTAL ISSUED CAPITAL AND RESERVES	<u>21,776</u>	<u>49,299</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
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11. Issued capital and reserves (continued)

11.1. Ordinary shares

	As of 31.12.2012	As of 31.12.2011
Number of shares	11,933,600	11,933,600
Nominal value per share in BGN	1	1
SHARE CAPITAL – ORDINARY SHARES	11,934	11,934

The share capital is fully paid in as of December 31, 2012 and December 31, 2011. The Company's share capital includes in-kind contribution in the form of title of property over three combined trademarks with fair value at the amount of BGN 1,400 thousand, obtained through independent appraiser's report. Titles of property are presented as intangible assets (see note 5, above).

Enemona AD is registered as a public company and Company's shares are traded on the Bulgarian Stock Exchange.

11.2. Preferred shares

On April 2, 2010 Financial Supervision Commission registered an emission of Company's preferred shares for regulated market trade. The emission amounts to BGN 1,103 thousand distributed in 1,102,901 preferred shares with no voting rights, guaranteed dividend, guaranteed liquidity share, convertible in ordinary shares in March 2017 with nominal value BGN 1 each. Preferred shares bear guaranteed cumulative dividend at the amount of BGN 0.992 per share in the next 7 years.

The Company recognized initially the issued preferred shares as a compound financial instrument and determined financial liability related to dividend payables and reported the residual amount as increase in share capital. The total amount of the received cash is accounted as follows:

	At initial recognition	As of 31.12.2012	As of 31.12.2011
Preferred shares – nominal value	1,103	1,103	1,103
Premium from share issuance	5,425	5,425	5,425
Financial liability on preferred shares	4,412	3,223	3,747
Dividend payables from preferred shares	-	2,067	972
TOTAL CASH RECEIVED	10,940		

11.3. Premium from share issuance

	As of 31.12.2012	As of 31.12.2011
Balance as of January 1	36,262	36,262
Recovered Loss from prior years	(27,523)	-
Balance as of December 31	8,739	36,262

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11. Issued capital and reserves (continued)**11.4. Reserves**

Company's reserves represent its legal reserves and are formed based on decision of the shareholders. Legal reserves could be used to cover accumulated losses or for increase of capital.

In 2009 the Company issued 5,966,800 warrants with issue value BGN 0.17 each and total issue value BGN 1,014 thousand. The total emission value is accounted for in the Company's reserves.

Each warrant of the issuance gives the right to its owner to subscribe a share in case of future capital increase of the Company against payment of issue value of the new shares at the amount of BGN 18.50 each. This right can be exercised within 6 years

12. Loans**12.1 Loans repayment terms**

The loans received from the Company based on their contractual term of payment are as follows:

	As of 31.12.2012	As of 31.12.2011
Up to one year	65,940	68,516
Over one year	4,079	2,781
TOTAL LOANS	70,019	71,297

Credit lines and overdrafts are presented as due up to one year. The Company usually renegotiates its credit lines and overdrafts.

As of December 31, 2012 and December 31, 2011 loans received by the Company are as follows:

	As of 31.12.2012	As of 31.12.2011
Borrowings from financial institutions – note 12.2	68,425	58,429
Loans from related parties – note 27	-	2,362
Loans from non related parties – note 12.3	1,594	10,506
TOTAL LOANS	70,019	71,297

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12. Loans (continued)**12.2 Borrowings from financial institutions**

Borrowings from financial institutions, received by the Company as of December 31, 2012 and December 31, 2011 are as follows:

	Note	As of 31.12.2012	As of 31.12.2011
Credit lines – SG Expressbank	(a)	17,416	17,855
Credit lines – Unicredit Bulbank	(b)	22,332	12,921
Investment loans – DSK Bank	(c)	11,833	14,930
Credit lines and overdraft UBB	(d)	683	4,596
Investment loan – Unicredit Bulbank	(e)	2,764	3,442
Credit line – ING bank	(f)	2,124	454
Credit line – MKB Unionbank	(g)	3,607	500
Credit line – International Asset Bank	(h)	6,815	-
Overdraft – Investbank	(i)	850	1,696
Investment loans – „Bulgarian Energy Efficiency and Renewable Resources Fund”	(j)	-	38
Overdraft – First Investment Bank	(k)	-	1,997
Corporate credit cards - Unicredit Bulbank	(l)	1	-
TOTAL LOANS FROM FINANCIAL INSTITUTIONS		68,425	58,429

The main parameters of loans received from financial institutions are as follows:

- (a) In May 2010 the Company has received a revolving loan from SG Expressbank at the amount of EUR 15,325 thousand to finance a project for cabling and installing of measuring equipment and automation in Units 3 and 4 of Mochovce Nuclear Power Plant, Slovak Republic. The loan is collateralized by a pledge of receivables under the contract, pledge of materials and equipment. As of December 31, 2012 BGN 13,691 are utilized.

In July 2011 the Company has signed a contract with SG Expressbank for a credit line for financing construction works with a limit of EUR 5,000 thousand. As of December 31, 2012 BGN 3,725 thousand have been utilized.

- (b) As of December 31, 2012 the Company has utilized BGN 16,786 thousand under two credit lines, contracted with Unicredit Bulbank. The total limit of the credit lines is EUR 9,750 thousand. In order to secure the loans from Unicredit Bulbank the Company has established a mortgage of land and buildings and pledge of present and future receivables from customers.

The Company received the following credit lines from Unicredit Bulbank for financing construction contracts. The credit lines are secured with with pledge of receivables from the respective construction contract. The loan covenants are listed below:

- The credit limit is EUR 297 thousand from which EUR 250 thousand are for working capital. As of December 31, 2012 the Company has utilized BGN 482 thousand.
- The credit limit is EUR 600 thousand from which EUR 500 thousand are for working capital. As of December 31, 2012 the Company has utilized BGN 784 thousand.
- The credit limit is BGN 2,910 thousand from which BGN 2,500 thousand are for working capital. As of December 31, 2012 the Company has utilized BGN 2,500 thousand.
- The credit limit is BGN 2,100 thousand from which BGN 2,000 thousand are for working capital. As of December 31, 2012 the Company has utilized BGN 1,779 thousand.

12. Loans (continued)

12.2 Borrowings from financial institutions (continued)

- (c) The loan from DSK Bank is granted for financing of Company's energy efficiency projects. The limit of the loan is EUR 7,750 thousand and as of December 31, 2012 the Company has utilized BGN 11,833 thousand. In order to secure the loans from DSK Bank the Company has issued promissory note, pledge of future receivables from customers under financed projects, finance risk insurance.
- (d) The overdraft from UBB is with limit of EUR 1,450 thousand for working capital and bank guarantees and as of December 31, 2012 the Company has utilized BGN 683. The overdraft matures on January 20, 2013 and in order to secure the overdraft the Company has established a mortgage of land and apartments, owned by the Company.
- (e) The Company has received an investment loan from Unicredit Bulbank for the purchase of the office building of the Company in Sofia. As of December 31, 2012 the utilized amount is BGN 2,764 thousand. The loan has been secured by a mortgage on the building and the adjoining land.
- (f) The Company has received a loan from ING Bank with a limit of BGN 17,800 thousand and as of December 31, 2012 the amount of BGN 2,124 thousand has been utilized under credit line and overdraft for working capital needed for specific construction contracts. In order to secure the loans the Company has issued pledge of present and future receivables from customers and promissory note in favour of the bank.
- (g) The Company has received two credit lines from MKB Unionbank that are fully repaid as of March 31, 2012. On March 28, 2012 a contract for a new credit line is signed for a construction contract. The credit limit is EUR 4,800 thousand from which EUR 2,500 thousand are for working capital. As of December 31, 2012 the Company has utilized BGN 3,607 thousand. The loan is secured with pledge of receivables from the construction contract.
- (h) The Company signed a contract for three credit lines with International Asset Bank for working capital and financing a construction contract. The total amount is EUR 3,515 thousand and the utilized amount as of December 31, 2012 is BGN 6,815 thousand. The credit facilities are secured with pledge of current and future receivables.
- (i) The Company has signed a loan with Investbank for the amount of BGN 2,000 thousand and maturity on June 26, 2013. As of December 31, 2012 BGN 850 thousand has been utilized. The loan is secured with a pledge on receivables.
- (j) The Company has received investment loans from Bulgarian Energy Efficiency and Renewable Sources Fund for financing of projects related to energy efficiency. As of December 31, 2012 the loans are fully paid. As of December 31, 2011 the utilized amount is BGN 38 thousand. The loan is secured by finance risk insurance and promissory note in favour of the fund.
- (k) The Company has received an overdraft from First Investment Bank Vratsa Branch at the amount of BGN 2,000 thousand and maturity on April 30, 2012 and the loan has been fully repaid.
- (l) The Company signed a contract with UniCredit Bulbank to receive a corporate credit cards with total limit of BGN 100 thousand. As of December 31, 2012 BGN 10 thousand has been utilized.
- (m) The Company has received a credit line from Eurobank EFG for financing a construction contract. The credit limit is BGN 4,758 thousand from which BGN 4,000 thousand are for working capital. As of December 31, 2012 the Company has fully repaid the credit line.

12. Loans (continued)

12.2 Borrowings from financial institutions (continued)

In relation to the issue of bank guarantees the Company has received credit facilities from BNP Paribas – Sofia branch at the amount of EUR 1,000 thousand. Current and future receivables from customer with maximum amount of EUR 1,000 thousand, goods and materials with obligatory minimum of EUR 1,000 thousand are pledged as collateral and a promissory note is signed in favour of the bank. As of September 30, 2012 and December 31, 2011 the Company has no liabilities on loans related to the credit facility.

In relation to the issue of bank guarantees the Company has received credit facilities from First Investment Bank at the amount of EUR 1,500 thousand. Current and future receivables from customer are pledged as collateral. As of December 31, 2012 and December 31, 2011 the Company has no liabilities on loans related to the credit facility.

Covenants under loan contracts

In accordance with the provisions of the debenture and bank loans, the Company should comply with a number of operational and financial covenants. As of December 31, 2012 and December 31, 2011 the Company is in compliance with all operational and financial covenants connected to the debenture and bank loans contractual terms.

12.3 Loans from non related parties

As of December 31, 2012 the loans from non related parties consist from unsecured loans from Izolko OOD, , Enemona Start AD, , SIP OOD and others at the total amount of BGN 905 thousand, BGN 180 thousand, BGN 479 thousand and BGN 30 thousand respectively. The loans have interest rates between 8% and 9% and maturity in 2012, which could be extended by one month.

As of December 31, 2011 the loans from non related parties consist from unsecured loans from Izolko OOD, Energomontag AEK AD, Enemona Start AD, Enida engineering AD and others at the total amount of BGN 8,050 thousand, BGN 688 thousand, BGN 879 thousand, BGN 849 thousand and BGN 40 thousand respectively. The loans have interest rates between 8% and 9% and maturity in 2012, which could be extended by one month.

13. Finance lease

Part of the tangible fixed assets owned by the Company has been leased under finance lease contracts. The average term of the contracts is three years. The average effective interest rate under the finance lease contracts is 7%. The fair value of the lease liabilities of the Company is close to their carrying amount.

	Minimum lease liabilities		Present value of minimum lease liabilities	
	As of 31.12.2012	As of 31.12.2011	As of 31.12.2012	As of 31.12.2011
Liabilities under finance lease with maturity:				
Up to 1 year	922	550	869	498
Between 2 and 5 years	458	704	445	672
TOTAL LIABILITIES	1,380	1,254	1,314	1,170
Less: future finance charges	(66)	(84)	-	-
PRESENT VALUE OF LIABILITIES	1,314	1,170	1,314	1,170

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14. Trade and other payables

	As of 31.12.2012	As of 31.12.2011
Payables to suppliers	3,948	6,060
Payables to related parties	2,589	7,154
Payables for dividends on preferred shares	2,067	972
Payables to staff	1,589	558
Payables to social insurance organizations	1,235	215
Payables for VAT liabilities	406	1,068
Other payables	2,345	1,738
TOTAL TRADE AND OTHER PAYABLES	14,179	17,765

15. Revenue

	Period ended 31.12.2012	Period ended 31.12.2011
Revenue from construction contracts	64,583	78,862
Revenue from services	281	207
TOTAL REVENUE	64,864	79,069

The information on construction contracts in progress as of the end of the reporting period is presented below:

	As of 31.12.2012	As of 31.12.2011
Construction costs incurred plus recognized profits less recognized losses to date	191,732	205,037
Less: Progress billings	(169,849)	(188,395)
	21,883	16,642
Gross amounts presented in the statement of financial position comprise:		
Gross amount due from customers under construction contracts	27,662	21,588
Gross amount due to customers under construction contracts	(5,779)	(4,946)
	21,883	16,642

Retentions held by customers for contract work amounted to BGN 7,499 thousand and BGN 5,978 thousand as of December 31, 2012 and December 31, 2011, respectively. Advances received from customers for contract work amounted to BGN 13,245 thousand and BGN 15,482 thousand as of December 31, 2012 and December 31, 2011, respectively.

As of December 31, 2012 and December 31, 2011 the Company reviewed for objective evidences for impairment of the gross amount due from clients under construction contracts in order to ensure that the carrying amount of the asset does not exceed the present value of the expected future cash flows.

In 2011, 2010 and 2009 the Company impaired gross amount due from customers on construction contracts at the amount of BGN 1,301 thousand, BGN 0 and BGN 21,806 thousand, respectively (see note 27).

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16. Investment revenue

	Period ended 31.12.2012	Period ended 31.12.2011
Interest income	2,547	2,206
Dividends	3,299	536
Foreign exchange gains	17	27
Other finance income	528	169
TOTAL INVESTMENT REVENUE	6,391	2,938

17. Materials and consumables used

	Period ended 31.12.2012	Period ended 31.12.2011
Materials for main activities	11,056	30,623
Expenses for instruments	260	343
Electric power	105	95
Fuels	180	51
Spare parts	17	12
Stationery	108	62
Other	33	32
TOTAL MATERIALS AND CONSUMABLES USED	11,759	31,218

18. Hired services

	Period ended 31.12.2012	Period ended 31.12.2011
Under agreements with subcontractors	10,745	21,167
Services with mechanization	856	715
Transportation	1,402	726
Legal, consulting and mediatory services	667	1,199
Insurances	1,040	1,305
Advertising	11	72
Telecommunications	202	144
Rents	2,060	719
Fees, mortgage, guarantees	1,035	1,444
Design	281	349
Bank fees	659	388
Heating	33	94
Labor permissions and tender documentation	97	14
Commissioning and control	796	282
Other services	843	1,451
TOTAL HIRED SERVICES	20,727	30,069

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19. Employee benefits expenses

	Period ended 31.12.2012	Period ended 31.12.2011
Remunerations under labor contracts	21,367	15,098
Remunerations under management contracts	256	351
Civil contracts	226	133
Social and health securities	2,864	2,300
Other expenses	427	935
TOTAL EMPLOYEE BENEFITS EXPENSES	25,140	18,817

During the last 12 months it goes proces of optimization of the staff number. The substantial number of employees have been transferred to German and Slovakia projects with updated salaries in according to the labor tariffs in those countries.

20. Other expenses

	Period ended 31.12.2012	Period ended 31.12.2011
Business trips	2,601	2,133
Food vouchers	270	475
Expenses for one-off taxes and fees	474	434
Waste on non-current assets	154	-
Entertainment expenses	15	57
Donations	116	11
Other	1,201	424
TOTAL OTHER EXPENSES	4,831	3,534

21. Other gains, net

	Period ended 31.12.2012	Period ended 31.12.2011
Proceeds from sale of non-current assets	538	2,197
Carrying amount of sold and disposed non-current assets	(438)	(2,072)
Gains from sale of non-current assets	100	125
Proceeds from sale of materials	92	1,081
Carrying amount of sold materials	(69)	(1,002)
Gains from sale of materials	23	79
Revenue from sale of investments in subsidiaries	3,100	18,471
Costs to sell investments in subsidiaries	-	(180)
Carrying amount of sold investments in subsidiaries	(2,250)	(5,548)
Profit from sale of investments in subsidiaries дружества – note 21.1	850	12,743
Rent income	423	653
Revenue from sale of electricity	-	4,535
Carrying amount of sold electricity	-	(4,533)
Profit from sale of electricity	-	2
Financing received	-	5
Written-off liabilities	-	25
Loss from cession of ESKO contracts	(862)	(1,391)

ENEMONA AD

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Loss from discounting of receivables on ESCO contracts at initial recognition	(1,767)	(2,949)
Reversal of impaired loans and receivables	1,589	-
Impairment of receivables and written off of assets	(166)	(14,981)
Consultancy services income	32	67
Other	224	429
	<u>446</u>	<u>(5,193)</u>
TOTAL OTHER GAINS, NET	446	(5,193)

21.1. Profit from sale of investments in subsidiaries

On March 31, 2011 Enemona AD signed a sale agreement with Sofia France Auto AD for 10,497,999 ordinary registered shares being 99.98% of the share capital of the subsidiary Agro Invest Engineering AD. The purchase price is at the amount of BGN 18,421,758. The transaction includes also a package of 49.96% of the shares of Lomsko pivo AD. As a result from this transaction the entity recognizes a profit at the amount of BGN 12,743 thousand.

On May 31, 2012 Enemona AD sold 200,000 ordinary shares, representing 10% of the equity capital of Artanes Mining Group AD. After the sale Enemona AD owns 89.99975% of the shares of Artanes Mining Group AD.

On October 19, 2012 Enemona AD sold 2,050,500 number of ordinary shares, represented 91.13% of equity capital of Enemona Galabovo AD. The selling price is 2,900 thousand BGN, carrying amount of the investment is 2,050 thousand BGN and the gain recognized in the Statement of comprehensive income is 850 thousand BGN.

22. Finance cost

	Period ended 31.12.2012	Period ended 31.12.2011
Interest expense	1,350	3,276
Finance costs on construction contracts	3,043	1,207
Expenses on financial liability on preferred shares	570	639
Foreign exchange losses	37	55
Other finance costs	-	75
TOTAL FINANCE COST	5,000	5,252

23. Taxation

Deferred taxes are as follows:

	As of 31.12.2012	As of 31.12.2011
Deferred tax assets		
Impairment of receivables	3,414	3,414
Impairment of investments in subsidiaries	241	241
Impairment of other assets	7	7
Provisions	28	28
TOTAL DEFERRED TAX ASSETS	3,690	3,690
Deferred tax liabilities		
Non-current assets	1,129	1,129
TOTAL DEFERRED TAX LIABILITIES	1,129	1,129
DEFERRED TAX ASSETS/(LIABILITIES), NET	2,561	2,561

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23. Taxation (continued)

Deferred tax assets and liabilities as of December 31, 2012 and December 31, 2011 are calculated by applying tax rate of 10% according to the Corporate Income Taxation Act and applicable for the periods in which the temporary differences will be realized.

Deferred tax liabilities recognized in equity as of December 31, 2012 and December 31, 2011 amount to BGN 557 thousand.

Income tax expenses for the period ended December 31, 2012 and 2011 are as follows:

	Period ended 31.12.2012	Period ended 31.12.2011
Current income tax expense	-	404
Deferred tax in relation to occurrence and reversal of temporary differences	-	(1,399)
TOTAL TAX (REVENUE) / EXPENSE	-	(995)

The calculations for the effective interest rate are presented in the following table:

	Period ended 31.12.2012	Period ended 31.12.2011
Profit before taxation	2,699	(13,580)
Applicable tax rate	10%	10%
Tax by applicable tax rate	-	-
Tax effect of deductible tax loss	270	(1,358)
Effect of different tax rates in other tax jurisdictions	(270)	146
	-	217
TAX (REVENUE) / EXPENSE	-	(995)
EFFECTIVE TAX RATE	-	(7%)

24. Basic and diluted earnings per share

Basic earnings per share are calculated by dividing the net profit for the year subject to allocation between the shareholders of the Company to the weighted-average number of ordinary shares outstanding for the period.

	Period ended 31.12.2012	Period ended 31.12.2011
Profit / (Loss) for allocation between the shareholders in BGN	(2,698,530)	(12,584,875)
Weighted-average number of ordinary shares	11,933,600	11,933,600
Basic earnings per share (in BGN)	0.23	(1.05)

As disclosed in note 11 as of December 31, 2012 and December 31, 2011 the Company has issued warrants and preferred shares, which in 2012 and 2011 do not affect diluted earnings per share as their conversion to ordinary shares would not have dilutive effect on basic earnings per share.

25. Related parties transactions

The Company's related parties with which it has performed transactions in 2012 and 2011 are as follows:

RELATED PARTY	TYPE OF RELATION
"Agroinvest engineering " AD	Subsidiary until March 31, 2011
"Enemona Utilities" AD	Subsidiary
"Esco engineering" AD	Subsidiary
"Lomsko pivo" AD	Subsidiary until March 31, 2011
"EESF" SPV	Subsidiary
"Pirin Power" AD	Subsidiary
"Hemusgas" AD	Subsidiary
"Neo Agro Tech" AD	Subsidiary until June 28, 2011
"FINI" REIT	Subsidiary
"TFEZ Nikopol" EAD	Subsidiary
"Nevrokop gas" AD	Subsidiary
"Solar energy" OOD	Subsidiary until June 28, 2011
"Enemona Galabovo" AD	Subsidiary until October 19, 2012
"EMKO" AD	Subsidiary
"Regionalgas" AD	Subsidiary
"Artanes Mining Group" AD	Subsidiary
"PPP Mladenovo" EOOD	Subsidiary
"Alfa Enemona" OOD	Associated company
"Global Capital" OOD	Company under common control
"G Oil Expert" EOOD	Company under common control
"Eco Invest Holding" AD	Company under common control
"Resource Engineering" EOOD	Company under common control
"Softgeo-Lint 2006" OOD	Company under common control

The table below discloses the transactions performed with related parties:

Related Party	Period ended 31.12.2012	Period ended 31.12.2011
"Agroinvest engineering" AD	-	1
"Enemona Utilities" AD	2,009	4,714
"Enemona Galabovo" AD	46	415
"EMKO" AD	9	22
"FINI" REIT	5	5
"TFEZ Nikopol" EAD	2	3
"EESF" SPV	1,316	41
"Artanes Mining Group" AD	-	1,555
"Alfa Enemona" OOD	72	126
"Eco Invest Holding" AD	1	
"PPP Mladenovo" EOOD		22
"G Oil Expert" EOOD	2	3
TOTAL INCOME FROM RELATED PARTIES	3,462	6,907

The table below discloses the expenses for related parties transactions:

	Period ended 31.12.2012	Period ended 31.12.2011
"Agroinvest engineering" AD	-	243
"Enemona Utilities" AD	54	
"Enemona Galabovo" AD	265	9,918
"EMKO" AD	1,950	3,677
TOTAL EXPENSES TO RELATED PARTIES	2,269	13,838

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25. Related parties transactions (continued)

Expenses to related parties consist mainly of expenses under agreements with subcontractors.

The table below discloses the balances of receivables from related parties:

	As of 31.12.2012	As of 31.12.2011
"Enemona Utilities" AD	96	4,403
"Esco engineering" AD	38	141
"Pirin Power" AD	4	4
"EESF" SPV	2,234	-
"Nevrokop gas" AD	15	15
"Hemusgas" AD	13	13
"EMKO" AD	633	1,119
"Enemona Galabovo" AD	-	2,393
"TFEZ Nikopol" EAD	103	100
"FINI" REIT	-	-
"G Oil Expert" EOOD	2	1
TOTAL RECEIVABLES FROM RELATED PARTIES	3,138	8,189

Receivables from related parties comprise loans to related parties (note 7) and trade receivables (note 9).

The table below discloses the balances of liabilities to related parties as of December 31, 2012 and December 31, 2011:

	As of 31.12.2012	As of 31.12.2011
"Enemona Utilities" AD	331	2,362
"Esco engineering" AD	3	6
"Enemona Galabovo" AD	-	4,547
"EMKO" AD	2,255	2,601
TOTAL PAYABLES TO RELATED PARTIES	2,589	9,516

Payables to related parties include loans to related parties (note 12) and trade payables (note 14).

Receivables and payables with related parties are unsecured and will be settled in cash. No guarantees have been given or received with respect to these balances. No impairment has been accrued to receivables from related parties.

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26. Geographical information

The Company operates in three principal geographical areas – Bulgaria, Germany and Slovakia.

The Company's revenue from external clients and information about non-current assets, excluding financial instruments, deferred tax assets, post-employment benefit assets, and assets arising from insurance contracts, is presented as follows:

	Revenue from external clients		Non-current assets	
	Period ended 31.12.2012	Period ended 31.12.2011	As of 31.12.2012	As of 31.12.2011
Bulgaria	35,668	63,312	35,302	34,934
Slovakia	8,917	13,591	406	414
Germany	18,249	1,846	97	34
Other	2,030	113	-	-
	64,864	78,862	35,805	35,382