

/Unofficial translation/

DELOITTE

INDEPENDENT AUDITOR'S REPORT

**To the Shareholders of
Elana Agricultural Land Opportunity Fund REIT**

We have audited the accompanying financial statements of Elana Agricultural Land Opportunity Fund REIT (The "Company"), which comprise the balance sheet as at December 31, 2007, and the income statement, the statement of changes in shareholders' equity and the cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory notes.

Management's responsibility for the financial statements

Management is responsible for the preparation and fair representation of these financial statements in accordance with the Bulgarian legislation, which has adopted the International Financial Reporting Standards (IFRS), endorsed for application by the European Union Commission. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

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 the International Standards on Auditing. These standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from substantial 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 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 the 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 audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2007, and its financial performance and cash flows for the year then ended, in accordance to Bulgarian accounting legislation, which has adopted the IFRS, endorsed for application by the European Union Commission.

Attention to the following

Without expressing any reserves, we point attention to the disclosed in note 17 of the notes accompanying the financial statements. The investment properties of the Company are measured at fair value, based on reports by independent licensed appraisers. As of December 31, 2007, a fair amount of the value of the Company's investment properties, as well as recorded gains from revaluation for the year then ended, are due to revaluation of the "Kambanite" and "Detelinata" properties. Their fair value is determined on the basis of reports by an independent licensed appraiser. Procedures for sale preparation and also rezoning of these properties have been initiated in 2008. As long as the market for such large areas of agricultural land is not sufficiently developed, there remains uncertainty as to the market prices of such properties. Therefore, the actual fair value of these properties may differ from the value estimated by the independent licensed appraiser. Their fair value may be reliably determined at their eventual sale in following accounting periods.

Other reports on regulatory requirements – Annual report on the activities of the Company according to art.33 of the Accountancy Act

Pursuant to the requirements of the Bulgarian Accountancy Act, art.38, par.4, we have read the accompanying Annual report on the activities of the Company. The Annual report on the activities of the Company, prepared by the Company's management, is not a part of the financial statements. The historical financial information, presented in the Annual report on the activities of the Company, prepared by the management, is consistent, in all material respects, with the annual financial information, disclosed in the financial statements of the Company as of December 31, 2007, prepared in accordance with the Bulgarian accounting legislation, which has adopted the IFRS, endorsed for application by the European Union Commission. Management is responsible for the preparation of the Annual report on the activities of the Company, dated March 30, 2008.

Deloitte Audit OOD /signed Deloitte Audit/

Silvia Peneva /signed Silvia Peneva/
Manager
Licensed auditor

May 15, 2008
Sofia