

**ADDITIONAL INFORMATION as at 31 December 2021
under art. 12, para.1, item 4 of Ordinance 2/09.11.2021
to the Financial Statements of ADVANCE TERRAFUND ADSIC**

1. Information about changes in the accounting policy during the reporting period and related grounds and their effect on the financial result and equity of the Issuer;

During the reporting period, the Company made no amendments in its accounting policy.

2. Information about changes in the economic group of the Issuer pursuant to the Accountancy Act, if applicable;

The Company is part of no economic group pursuant to the Accountancy Act.

3. Information about the results of Issuer's organizational changes such as restructuring, sale of companies belonging to the economic group pursuant to the Accountancy Act, in-kind contributions by the Company, renting of property, long-term investments and activity suspension;

In accordance with a decision of the General Meeting of Shareholders of 31 May 2021, Advance Terrafund ADSIC established on 6 July 2021 a specialized subsidiary within the meaning of Article 28 of the Law on Special Investment Purpose Companies and Securitization Companies with company name Project Vrazhdebna EOOD. The capital of the established company, amounting to BGN 3,917,700, was formed entirely by a non-monetary contribution having as its object the right of ownership over two real estates, located in the city of Sofia, Kremikovtsi district, Vrazhdebna district. The valuation of the non-monetary contribution was determined by the conclusion of three independent experts appointed by the Registry Agency.

Pursuant to a contract for sale of company shares dated 26 July 2021, Advance Terrafund ADSIC sold to Citipark Epsilon EOOD its entire own company share, within the meaning of Art. 129 of the Commercial Law from the property of the subsidiary specialized company Project Vrazhdebna EOOD.

The market purchase and sale price agreed between the parties in the amount of EUR 2,100 thousand was paid in full by the buyer to the bank account of Advance Terrafund ADSIC as of the date of signing the above contract.

4. Opinion of the management body on the possibilities for realization of the published projected results for the current financial year, taking into consideration the results for the current quarter and information about the factors and circumstances, which will affect the achievement of projected results at least until the end of the current financial year;

The Company has published no official projected results for the current year.

5. For public companies – data about the persons directly or indirectly holding at least 5% of the votes in the General Assembly as at the end of the current quarter and the changes in such votes since the beginning of the current financial year until the end of the reporting period;

The shareholders of Advance Terrafund ADSIC – legal entities holding 5% or more of the voting shares of the Company as at 31 December 2021 are:

Name	Karoll Finance EOOD
Number of voting shares in the capital as at 31.12.2021	27 132 075
Percentage of the capital as at 31.12.2021	31.88 %
Number of voting shares in the capital as at 01.01.2021	15 022 594
Percentage of the capital as at 01.01.2021	17.65 %
Change in the shareholding compared to the start of the current financial year	14.23 %

Name	UBB Universal Pension Fund
Number of voting shares in the capital as at 31.12.2021	5 606 372
Percentage of the capital as at 31.12.2021	6.59 %
Number of voting shares in the capital as at 01.01.2021	5 743 131
Percentage of the capital as at 01.01.2021	6.75 %
Change in the shareholding compared to the start of the current financial year	(0.16 %)

The shareholders of Advance Terrafund ADSIC – individuals directly or indirectly holding 5% or more of the voting shares of the Company as at 31 December 2021 are:

Name	Stanimir Marinov Karolev
Method of shareholding	Indirect
Number of voting shares in the capital as at 31.12.2021	27 911 790
Percentage of the capital as at 31.12.2021	32.79 %
Number of voting shares in the capital as at 01.01.2021	16 432 281
Percentage of the capital as at 01.01.2021	19.55 %
Change in the shareholding compared to the start of the current financial year	13.24%

6. For public companies – information about the shares held by the management and controlling bodies of the Issuer as at the end of the reporting quarter and the changes occurred since the beginning of the current financial year until the end of the reporting period for each person separately;

Name	Radoslav Iliev Manolov
Position	Executive Director
Number of voting shares in the capital as at 31.12.2021	500 001
Percentage of the capital as at 31.12.2021	0.59%
Number of voting shares in the capital as at 01.01.2021	210 001
Percentage of the capital as at 01.01.2021	0.25%
Change in the shareholding compared to the start of the current financial year	0.34%

Name	Borislav Vitanov Petkov	
Position	Chairperson of the Board of Directors	
Number of voting shares in the capital as at 31.12.2021		1 551
Percentage of the capital as at 31.12.2021		0.00%
Number of voting shares in the capital as at 01.01.2021		456
Percentage of the capital as at 01.01.2021		0.00%
Change in the shareholding compared to the start of the current financial year		0.00%

7. Information about pending lawsuits, administrative or arbitration procedures concerning liabilities or receivables of the Issuer totalling at least 10% of its equity, including individual information about each procedure if the total liabilities or receivables of the Issuer related to all procedures exceed 10% of its equity;

The Company is involved in no pending lawsuits, administrative or arbitration procedures concerning liabilities or receivables totalling at least 10% of its equity.

8. Information about loans granted by the Issuer or any of its subsidiaries, providing guarantees or undertaking liabilities to one party or any of its subsidiaries, including related parties, indicating the nature of the relationship between the Issuer and such party, amount of outstanding principal, interest rate, repayment deadline, liability, terms and conditions and validity period.

The Company has granted, issued and undertaken no loans, guarantees and liabilities to one party or any of its subsidiaries.

28 January 2022

Radoslav Manolov
Executive Director