

# **ADVANCE TERRAFUND REIT**

## **MONTHLY NEWSLETTER – April 2022**

### **Investment activity**

As at the end of April 2022 Advance Terrafund REIT owns 18 491\* ha of farmland and 6.08 ha land in urbanized territories. During the month were purchased 109.3 ha of farmland at average price 1350 BGN/dca (6902 EUR/ha).

<b>Date</b>	<b>Land in ha</b>	<b>Average monthly price €/ha</b>	<b>Average portfolio price €/ha</b>
<b>Apr-22</b>	18 491	6902	3098
<b>Mar-22</b>	18 407	6677	3098
<b>Feb-22</b>	18 313	6810	3052
<b>Jan-22</b>	18 255	6954	3052

\* Sold lands with deferred payment contracts are included until they belong to the company

### **Sale of agricultural land**

In April were sold 11 ha of farmland at average price 2629 BGN/dca (13 442 EUR/ha) and a final payment was received under a contract for the sale of deferred payment from 2017 for 13.8 ha of agricultural land.

### **Leased agricultural land**

The expected rental revenues for the agricultural 2021-2022 are EUR 3 064 584, out of which in advance have already been collected 45.4%. For 2020-2021 were collected 85.8% from the due receivables and for 2019-2020 were collected 96.5%.

<b>Agricultural year</b>	<b>Land, which could be leased*</b>	<b>Leased land in ha</b>	<b>Leased land as a %</b>	<b>Average rent in €/ha</b>	<b>Rent revenues in €</b>	<b>Collected rents in %</b>
<b>2021-2022</b>	17 031	14 379	84.4%	213.13	3 064 584	45.4%
<b>2020-2021</b>	20 399	17 094	83.8%	206.06	3 522 326	85.8%
<b>2019-2020</b>	19 898	16 673	83.8%	202.81	3 381 455	96.6%

\*From the total land is taken only the land, which is available as of June 30 for the respective year, in relation with Art.37b of ALOUA, and all sold land after that period is subtracted. Land purchased after that period could be leased during the following agricultural year.

More information about the farmland portfolio is published on the website of the Company - <http://www.advanceterrafund.bg/en/land-banking/>.

## Market statistics for April 2022

	Price in BGN	Date
Start price	3.310	01.04.2022
Last price	3.510	29.04.2022
Highest (max) price	3.510	29.04.2022
Lowest (min) price	3.263	08.04.2022
Average for the month	3.348	
Value change	0.220	
Change in %	6.69%	

  

Number of trade sessions	19
Monthly volume in €	502 566
Average daily volume in €	26 451
Market capitalization as of month-end in €	152 741 506

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This document contains information about the activity of Advance Terrafund REIT during the respective month, some of which may not be final for the month. The final data are duly reflected in the quarterly reports published by the company at [www.x3news.com](http://www.x3news.com) and [www.advanceterrafund.bg](http://www.advanceterrafund.bg).