

## **ADVANCE TERRAFUND REIT**

### **MONTHLY NEWSLETTER – October 2022**

#### **Investment activity**

As at the end of October 2022 Advance Terrafund REIT owns 18 668\* ha of farmland and 6.08 ha land in urbanized territories. During the month were purchased 78.8 ha of farmland at average price 1822 BGN/dca (9316 EUR/ha).

<b>Date</b>	<b>Land in ha</b>	<b>Average monthly price €/ha</b>	<b>Average portfolio price €/ha</b>
<b>Oct-22</b>	18 668	9316	3221
<b>Sep-22</b>	18 630	7455	3221
<b>Aug-22</b>	18 673	9551	3155
<b>Jul-22</b>	18 550	8666	3155
<b>Jun-22</b>	18 502	9234	3155
<b>May-22</b>	18 510	7087	3098
<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 October were received final payments under two contracts for the sale of deferred payment from 2017 for 41.5 ha of agricultural land.

#### **Leased agricultural land**

On 01 October 2022 started the new agricultural year. The expected rental revenues for the agricultural 2022-2023 are EUR 4 617 935, out of which in advance have already been collected 24%. For 2021-2022 were collected 72.5% from the due receivables and for 2020-2021 were collected 99.5%.

<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>2022-2023</b>	18 271	15 685	85.9%	294.41	4 617 935	24.0%
<b>2021-2022</b>	17 170	14 509	84.5%	212.96	3 089 828	72.5%
<b>2020-2021</b>	20 399	17 094	83.8%	206.05	3 522 092	99.5%

\*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 October 2022

	Price in BGN	Date
Start price	2.800	03.10.2022
Last price	2.930	31.10.2022
Highest (max) price	2.930	31.10.2022
Lowest (min) price	2.700	03.10.2022
Average for the month	2.830	
Value change	0.130	
Change in %	4.64%	

Number of trade sessions	21
Monthly volume in €	240 748
Average daily volume in €	11 464
Market capitalization as of month-end in €	127 5002 169

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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).