

# **ADVANCE TERRAFUND REIT**

## **MONTHLY NEWSLETTER – September 2022**

### **Investment activity**

As at the end of September 2022 Advance Terrafund REIT owns 18 630\* ha of farmland and 6.08 ha land in urbanized territories. During the month were purchased 36.2 ha of farmland at average price 1458 BGN/dca (7455 EUR/ha).

<b>Date</b>	<b>Land in ha</b>	<b>Average monthly price €/ha</b>	<b>Average portfolio price €/ha</b>
<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 September were received final payments under two contracts for the sale of deferred payment from 2017 for 78.4 ha of agricultural land.

### **Leased agricultural land**

The expected rental revenues for the agricultural 2021-2022 are EUR 3 079 992, out of which in advance have already been collected 66.5%. For 2020-2021 were collected 99.2% from the due receivables and for 2019-2020 were collected 98.6%.

<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>	17 127	14 466	84.5%	212.91	3 079 992	66.5%
<b>2020-2021</b>	20 399	17 094	83.8%	206.05	3 522 092	99.2%
<b>2019-2020</b>	19 898	16 673	83.8%	202.81	3 381 455	98.6%

\*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 September 2022

	Price in BGN	Date
Start price	2.950	01.09.2022
Last price	2.800	30.09.2022
Highest (max) price	2.980	12.09.2022
Lowest (min) price	2.800	30.09.2022
Average for the month	2.900	
Value change	-0.150	
Change in %	-5.08%	

Number of trade sessions	20
Monthly volume in €	138 570
Average daily volume in €	6 928
Market capitalization as of month-end in €	121 845 076

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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).