

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – August 2024

Investment activity

As at the end of August 2024 Advance Terrafund REIT owns 18 089* ha of farmland and 6.08 ha land in urbanized territories. During the month were purchased 32.9 ha of farmland at average price 1782 BGN/dca (9111 EUR/ha).

Date	Land in ha	Average monthly price €/ha	Average portfolio price €/ha
Aug-24	18 089	9111	3533
Jul-24	18 057	9101	3533
Jun-24	18 028	8672	3533
May-24	17 990	9919	3482
Apr-24	17 926	9495	3482
Mar-24	17 907	7772	3482
Feb-24	17 895	6166	3477
Jan-24	17 888	-	3477

*Lands sold on deferred payment, while owned by the company, are added.

Sale of agricultural land

In August were sold 0.5 ha of agricultural land at average price 4000 BGN/dca (20420 EUR/ha).

Leased agricultural land

The expected rental revenues for the agricultural 2023-2024 are EUR 4 862 074, out of which in advance have already been collected 29.7%. For 2022-2023 were collected 91.0% from the due receivables and for 2021-2022 were collected 98.2%.

Agricultural year	Land, which could be leased*	Leased land in ha	Leased land as a %	Average rent in €/ha	Rent revenues in €	Collected rents in %
2023-2024	17 257	14 676	85.0%	331.28	4 862 074	29.7%
2022-2023	16 791	14 440	86.0%	286.36	4 135 009	91.0%
2021-2022	17 314	14 654	84.6%	212.70	3 116 741	98.2%

*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 August 2024

	Price in BGN	Date
Start price	3.210	01.08.2024
Last price	3.230	30.08.2024
Highest (max) price	3.250	08.08.2024
Lowest (min) price	3.170	07.08.2024
Average for the month	3.211	
Value change	0.020	
Change in %	0.62%	

Number of trade sessions	22
Monthly volume in €	173 985
Average daily volume in €	7 908
Market capitalization as of month-end in €	140 556 998

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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 and www.advanceterrafund.bg.