

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – June 2024

Investment activity

As at the end of June 2024 Advance Terrafund REIT owns 18 028* ha of farmland and 6.08 ha land in urbanized territories. During the month were purchased 37.9 ha of farmland at average price 1696 BGN/dca (8672 EUR/ha).

Date	Land in ha	Average monthly price €/ha	Average portfolio price €/ha
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 June there were no sales of agricultural land.

Leased agricultural land

The new agricultural year started on 01 October 2023. The expected rental revenues for the agricultural 2023-2024 are EUR 4 861 621, out of which in advance have already been collected 28.5%. For 2022-2023 were collected 90.0% 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	17 288	14 663	84.8%	331.56	4 861 621	28.5%
2022-2023	16 775	14 423	86.0%	286.47	4 131 777	90.0%
2021-2022	17 306	14 645	84.6%	212.78	3 116 185	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 June 2024

	Price in BGN	Date
Start price	3.100	03.06.2024
Last price	3.230	28.06.2024
Highest (max) price	3.240	27.06.2024
Lowest (min) price	3.100	18.06.2024
Average for the month	3.173	
Value change	-0.100	
Change in %	-3.00%	

Number of trade sessions	20
Monthly volume in €	235 257
Average daily volume in €	11 763
Market capitalization as of month-end in €	140 556 998

Atanas Dimitrov
Investor Relations Director
tel. (3592) 4008332
adimitrov@karoll.bg
www.advanceterrafund.bg

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.