

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – April 2025

Investment activity

As at the end of April 2025 Advance Terrafund REIT owns 18 254 ha of farmland and 6.08 ha land in urbanized territories. During the month were bought 29.5 ha of farmland.

Sale of agricultural land

In March were sold 2.6 ha of agricultural land.

Leased agricultural land

The new agricultural year started on 01 October 2024. The expected rental revenues for the agricultural 2024-2025 are EUR 4 604 252, out of which in advance have already been collected 25.4%. For 2023-2024 were collected 87.8% from the due receivables and for 2022-2023 were collected 99.5%.

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 %
2024-2025	17 877	15 186	85.0%	303.18	4 604 252	25.4%
2023-2024	17 488	14 888	85.1%	329.13	4 900 100	87.8%
2022-2023	16 794	14 443	86.0%	286.35	4 135 594	99.5%

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 2025

	Price in BGN	Date
Start price	3.180	01.04.2025
Last price	3.020	30.04.2025
Highest (max) price	3.220	02.04.2025
Lowest (min) price	3.000	07.04.2025
Average for the month	3.060	
Value change	-0.160	
Change in %	-5.03%	

Number of trade sessions	20
Monthly volume in €	302 043
Average daily volume in €	15 102
Market capitalization as of month-end in €	131 418 618

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.