

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – August 2025

Investment activity

As at the end of August 2025 Advance Terrafund REIT owns 17 983 ha of farmland and 6.08 ha land in urbanized territories. During the month were bought 33 ha of farmland.

Sale of agricultural land

In August were sold 4.6 ha of agricultural land.

Leased agricultural land

The expected rental revenues for the agricultural 2024-2025 are EUR 4 611 178, out of which in advance have already been collected 29.6%. For 2023-2024 were collected 91.5% 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	17 483	15 224	87.1%	302.90	4 611 178	29.6%
2023-2024	17 498	14 899	85.1%	328.96	4 901 018	91.5%
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 August 2025

Advance Terrafund REIT	Price in BGN	Date
Start price	2.990	01.08.2025
Last price	2.960	29.08.2025
Highest (max) price	2.990	13.08.2025
Lowest (min) price	2.900	29.08.2025
Average for the month	2.946	
Value change	-0.020	
Change in %	-0.67%	

Number of trade sessions	21
Monthly volume in €	148 813
Average daily volume in €	7 086
Market capitalization as of month-end in €	128 807 652

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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.