

# **ADVANCE TERRAFUND REIT**

## **MONTHLY NEWSLETTER – December 2025**

### **Investment activity**

As at the end of December 2025 Advance Terrafund REIT owns 18 186 ha of farmland and 6.08 ha land in urbanized territories. During the month were bought 80.8 ha of farmland.

### **Sale of agricultural land**

In December were sold 1.1 ha farmland.

### **Leased agricultural land**

On 1 October 2025 the new business year began. The expected rental revenues for the agricultural 2025-2026 are EUR 4 459 210, out of which in advance have already been collected 18.5%. For 2024-2025 were collected 78% from the due receivables and for 2023-2024 were collected 99.4%.

<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>2025-2026</b>	17 864	15 085	84.4%	295.60	4 459 210	18.5%
<b>2024-2025</b>	17 609	15 339	87.1%	302.25	4 636 311	78.0%
<b>2023-2024</b>	17 498	14 899	85.1%	328.96	4 901 018	99.4%

More information about the farmland portfolio is published on the website of the Company - <http://www.advanceterrafund.bg/en/land-banking/>.

### **Market statistics for December 2025**

<b>Advance Terrafund REIT</b>	<b>Price in BGN</b>	<b>Date</b>
Start price	2.700	01.12.2025
Last price	2.800	22.12.2025
Highest (max) price	2.800	22.12.2025
Lowest (min) price	2.610	01.12.2025
Average for the month	2.707	
Value change	4.910	
Change in %	7.35%	

Number of trade sessions	19
Monthly volume in €	160 600
Average daily volume in €	8 453
Market capitalization as of month-end in €	121 845 076

Atanas Dimitrov  
 Investor Relations Director  
 tel. (3592) 4008332  
[adimitrov@karoll.bg](mailto:adimitrov@karoll.bg)  
[www.advanceterrafund.bg](http://www.advanceterrafund.bg)

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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).