

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – October 2025

Investment activity

As at the end of October 2025 Advance Terrafund REIT owns 18 106 ha of farmland and 6.08 ha land in urbanized territories. During the month were bought 69 ha of farmland.

Sale of agricultural land

In October there were no sales of agricultural land.

Leased agricultural land

On 1 October 2025 the new business year began. The expected rental revenues for the agricultural 2025-2026 are EUR 4 501 513, out of which in advance have already been collected 15.7%. For 2024-2025 were collected 73.4% from the due receivables and for 2023-2024 were collected 99.4%.

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 %
2025-2026	17 866	15 216	85.2%	295.83	4 501 513	15.7%
2024-2025	17 561	15 291	87.1%	302.46	4 624 916	73.4%
2023-2024	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 October 2025

Advance Terrafund REIT	Price in BGN	Date
Start price	2.960	01.10.2025
Last price	2.820	31.10.2025
Highest (max) price	2.960	02.10.2025
Lowest (min) price	2.700	31.10.2025
Average for the month	2.889	
Value change	-0.130	
Change in %	-4.41%	

Number of trade sessions	23
Monthly volume in €	151 730
Average daily volume in €	6 597
Market capitalization as of month-end in €	122 715 398

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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.