

**ADDITIONAL INFORMATION as at 31 December 2025
under art. 31 of the Act on Special Investment Purpose Companies and on Securitization Companies
(ASIPCSC) to the Financial Statements of ADVANCE TERRAFUND ADSIC**

1. Information on the share of assets leased against payment in relation to the total amount of real estate investments:

The relative share of the assets leased against payment in relation to the total amount of real estate investments is 82.95% of the total securitized assets to date.

2. Information about sale or purchase of a new asset of value exceeding 5% of the total value of the real estate investments:

In 2025 there is no executed sale or purchase of a new asset of value exceeding 5% of the total value of the real estate investments.

3. Information for observance of the requirements under art. 5, para. 7 and 9 of the ASIPCSC as follows:

3.1. As at 31 December 2025, all assets of Advance Terrafund ADSIC /100 per cent/ are in a result of the implementation of the activity regulated in article 5, para. 1, item 2 of the ASIPCSC, namely purchasing of real estate properties, leasing or selling them.

3.2. For the period 01 January 2025 – 31 December 2025 99 percent of the gross revenues of the Company are the result of sale, leasing or rental of real estate, which are activities in accordance with the requirements of article 5, para. 1, item 2 of the ASIPCSC.

4. Information for observance of the requirements under art. 25, para. 1 - 5 of the ASIPCSC as follows:

As at 31 December 2025, Advance Terrafund ADSIC has invested all its free funds in bank deposits in banks that have the right to operate on the territory of the Republic of Bulgaria.

5. Information for observance of the requirements under art. 26, para. 1 and 2 of the ASIPCSC as follows:

The company has not secured foreign liabilities. Also, in 2025, it did not issue debt securities and did not take bank loans.

6. Information on real estate property in the territory of another Member State, by country:

The company does not own any property in the territory of another Member State.

7. Information on units or shares held in third parties under article 27, para. 4 of the ASIPCSC:

Advance Terrafund ADSIC does not own units or shares in third parties within the meaning of art. 27, para. 4 of the ASIPCSC.

8. Information about owned units or shares in specialized companies under art. 28, para 1. from the ASIPCSC:

As of 31 December 2025, the Company does not hold shares or stocks in specialized companies under art. 28, para. 1 from ASIPCSC.

28 January 2026

Radoslav Manolov
Executive Director

