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ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – August 2026

Investment activity

As at the end of August 2026 Advance Terrafund REIT owns 17 172 ha of farmland and 6.08 ha land in urbanized territories. During the month were bought 20.4 ha of farmland.

Sale of agricultural land

In August were sold 22 ha farmland.

During the month were concluded preliminary contracts for the sale with deferred payment of agricultural land for 167.6 ha with a deadline for transfer of ownership in 2031.

Leased agricultural land

The expected rental revenues for the agricultural 2025-2026 are EUR 4 488 627, out of which in advance have already been collected 29%. For 2024-2025 were collected 89.4% 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 EUR/ha	Rent revenues in EUR	Collected rents in %
2025-2026	17 234	15 085	87.5%	297.55	4 488 627	29.0%
2024-2025	17 733	15 397	86.8%	301.71	4 645 393	89.4%
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 August 2026

Advance Terrafund REIT	Price in EUR	Date
Start price	1.310	03.08.2026
Last price	1.400	31.08.2026
Highest (max) price	1.400	31.08.2026
Lowest (min) price	1.290	11.08.2026
Average for the month	1.338	
Value change in EUR	0.080	
Change in %	6.06%	

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Number of trade sessions	21
Monthly volume in EUR	328 348
Average daily volume in EUR	15 636
Market capitalization as of month-end in EUR	119 154 127

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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.