ADVANCE TERRAFUND ADSIC

INTERIM FINANCIAL STATEMENTS
30 September 2026

ADVANCE TERRAFUND ADSIC

Contents

General information i
Statement of comprehensive income 1
Statement of financial position 2
Statement of changes in equity 3
Statement of cash flows 4

Notes to the Financial Statements

1. Corporate information 5
2.1 Basis of preparation 5
2.2 Summary of significant accounting policies 6
2.3 Changes in accounting policies and disclosures 15
3. Significant accounting judgements, estimates and assumptions 15
4. Standards issued, but not yet effective and not early adopted 18
5. Revenue and expenses 20
6. Property 22
7. Receivables on lease contracts and on deferred payment sales 24
8. Trade and other receivables 25
9. Cash and short-term deposits 25
10. Share capital and reserves 26
11. Provisions 27
12. Trade and other payables 29
13. Related party disclosures 29
14. Basic earnings per share 30
15. Financial risk and capital management objectives and policies 31
16. Fair value measurement 35
17. Events after the reporting date 36

Board of Directors

Borislav Petkov, Chairman of the Board of Directors
Nencho Penev, Member of the Board of Directors
Radoslav Manolov, Executive director

Audit committee

Kamen Kamenov, Chairman of the Audit Committee
Zhechko Petrov, Member of the Audit Committee
Stanimir Kachulev, Member of the Audit Committee

Registered office

1 Zlatovrah St.
Lozentets district
1164 Sofia

Depository bank

From the beginning of 2026 until the end of the reporting period, the depositary bank was United Bulgarian Bank AD.

By Decision No. 662– Special Purpose Investment Company dated 01 October 2026, the Financial Supervision Commission approved the replacement of United Bulgarian Bank AD with Eurobank Bulgaria AD as the depositary bank for Advance Terrafund ADSIC.

ADVANCE TERRAFUND ADSIC
STATEMENT OF COMPREHENSIVE INCOME
for the year ending on 30 September 2026

	Notes	2026	2025
		EUR'000	*EUR'000*
Revenue			
Income from sale of investment property	5.1	15,197	5,390
Carrying amount of property sold		(13,746)	(3,918)
Revenues from sales of investment property		1,451	1,472
Income from leasing and renting of investment property	5.1	3,388	3,520
Interest income	5.5	126	40
Other income	5.2	7	50
Total revenue		**4,972**	**5,082**
Expenses			
Costs of hired services	5.3	(2,548)	(2,121)
Employee benefits expense		(100)	(83)
Financial expenses		(2)	(2)
Impairment losses on disputed properties		-	(31)
Other expenses	5.4	(4)	(5)
Total expenses		**(2,654)**	**(2,242)**
Profit for the year		**2,318**	**2,840**
Other comprehensive income for the year		**-**	**-**
Total comprehensive income for the year		**2,318**	**2,840**
Basic earnings per share (EUR)	14	0.027	0.033

Radoslav Manolov
Executive director

Yoana Georgieva
Preparer

The accompanying financial statements were authorised for issue with a resolution of the Board of Directors dated 23 October 2026.

The notes on pages 5 to 36 form an integral part of these financial statements.

ADVANCE TERRAFUND ADSIC
STATEMENT OF FINANCIAL POSITION
for the year ending on 30 September 2026

	Notes	2026	2025
		EUR'000	*EUR'000*
ASSETS			
Non-current assets			
Investment property	6.1	142,499	150,977
Receivables on deferred payment sales	7	5,560	350
		148,059	**151,327**
Current assets			
Trade and other receivables	8	2,381	2,053
Receivables on deferred payment sales	7	884	6
Cash and short-term deposits	9	5,760	4,044
		9,025	**6,103**
Investment properties held for sale	6.2	1,857	5,130
TOTAL ASSETS		**158,941**	**162,560**
EQUITY AND LIABILITIES			
Equity			
Share capital	10.1	43,406	43,516
Share premium	10.2	22,196	22,196
Other reserves	10.3	27	27
Retained earnings		91,867	89,444
Total equity		**157,496**	**155,183**
Current liabilities			
Trade and other payables	12	1,270	1,696
Dividends payable	11.2	57	5,563
Provisions	11.1	118	118
		1,445	**7,377**
Total liabilities		**1,445**	**7,377**
TOTAL EQUITY AND LIABILITIES		**158,941**	**162,560**

Radoslav Manolov
Executive director

Yoana Georgieva
Preparer

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ADVANCE TERRAFUND ADSIC
STATEMENT OF CHANGES IN EQUITY
for the year ending on 30 September 2026

	Share capital (Note 10.1)	Share premium (Note 10.2)	Other reserves (Note 10.3)	Retained earnings	Total
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*	*EUR'000*
At 1 January 2025	**43,516**	**22,196**	**24**	**94,110**	**159,846**
Profit / loss for the period	-	-	-	1,037	1,037
Other comprehensive income	-	-	-	-	-
Total comprehensive income	-	-	-	1,037	1,037
Transactions with equity holders					
Dividend (Note 11.2)	-	-	-	(5,703)	(5,703)
Dividends with expired prescription period	-	-	3	-	3
At 31 December 2025	**43,516**	**22,196**	**27**	**89,444**	**155,183**
At 1 January 2026	**43,516**	**22,196**	**27**	**89,444**	**155,183**
Conversion of share capital from BGN to EUR (Note 10.1)	(110)	-	-	110	0
Transactions with owners					
Dividend (Note 11.2)	-	-	-	(5)	(5)
Profit / loss for the period	-	-	-	2,318	2,318
Other comprehensive income	-	-	-	-	-
Total comprehensive income	-	-	-	2,318	2,318
At 30 September 2026	**43,406**	**22,196**	**27**	**91,867**	**157,496**

Radoslav Manolov
Executive director

Yoana Georgieva
Preparer

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ADVANCE TERRAFUND ADSIC
STATEMENT OF CASH FLOWS
for the year ending on 30 September 2026

	Note	2026	2025
		EUR'000	*EUR'000*
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts from rent and sales of investment property, including reimbursement payments		11,840	8,624
Purchase of investment property		(2,066)	(2,484)
Cash flows related to remuneration of the servicing company	13.1	(1,857)	(1,801)
Cash flows related to business counterparties		(583)	(386)
Payments for salary expenses		(114)	(107)
Interest received on bank deposits		39	47
Other cash flows generated from operations		(3)	18
Net cash flows from operating activities		**7,256**	**3,911**
CASH FLOWS FROM FINANCING ACTIVITIES			
Cash flows related to payment of dividends	11.2	(5,539)	(4,131)
Other cash flows from financing activities		(1)	(1)
Net cash flows used for financing activities		**(5,540)**	**(4,132)**
Change in cash during the period		1,716	(221)
Cash and cash equivalents at the beginning of the year	9	4,044	4,951
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	**9**	**5,760**	**4,730**

Radoslav Manolov
Executive director

Yoana Georgieva
Preparer

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The notes on pages 5 to 36 form an integral part of these financial statements.

1. Corporate information

The financial statements of Advance Terrafund ADSIC for the period ended 30 September 2026 were authorized for issue in accordance with a resolution of the Board of Directors on 23 October 2026.

Advance Terrafund ADSIC (the "Company") is a public joint-stock company which was established at the Constituent Assembly dating from 12 April 2005, with initial capital amounting to BGN 500 thousand, allocated into 500,000 shares with par value of BGN 1 each. The Company was re-registered with the Trade Register of the Registry Agency under UIC 131418187. The Company's registered office is: 1 Zlatovruh Str., Sofia.

The Company's scope of activity is the following: investment of financial resources, raised through public offering of securities, in real estate (real estate securitization) through purchase of right of ownership and other material rights on real estate as well as building constructions and improvements to them, with the purpose of their management, renting, leasing, and/or sale.

The activities of the Company fall under the regulations found in the Act on Special Investment Purpose Companies and on Securitization Companies /ASIPCSC/ and in the Public Offering of Securities Act (POSA). In accordance with these two Acts, the Company is subject to regulation by the Financial Supervision Commission (FSC). The Company obtained license № 10-SPIC (Special Purpose Investment Company)/08 December 2005, issued on the basis of Decision № 452-SPIC from 14 July 2005 of the Financial Supervision Commission.

The Company has been constituted for an unlimited duration.

The Company has a one-tier management system. The Board of Directors (BD) of the Company is composed of the following members: Radoslav Iliev Manolov – Executive Director, Borislav Vitanov Petkov – Chairman of the Board of Directors and Nencho Invanov Penev – Member of the Board of Directors. The persons entrusted with the general management are members of the Company's Audit Committee and are: Kamen Petrov Kamenov – Chairman of the Audit Committee, Zhechko Dimitrov Petrov – Member of the Audit Committee and Stanimir Petrov Kachulev – Member of the Audit Committee.

Karoll Finance EOOD is third party within the meaning of Article 27, paragraph 4 of the ASIPCSC /financial services company/ of Advance Terrafund ADSIC, which as of 30 September 2026, is a shareholder holding 32,25% of the capital of Advance Terrafund ADSIC and is engaged in providing consultancy and other services, such as administrative, accounting and human resources services.

After the establishment of the Company in 2005, five subsequent increases of the capital of the Company have been carried out, and as of 31 December 2025 the capital of the Company amounts to BGN 85,110,091 (see Note 10.1).

On 1 January 2026, in accordance with the provisions of the Act on the Introduction of the Euro in the Republic of Bulgaria, the nominal value of each share of the capital was converted from 1 (one) lev to 0.51 (zero point fifty-one) euro cents.

As of 30 September 2026, after conversion from lev to euro, the capital of the Company amounted to EUR 43,406,146.

2.1 Basis of preparation

The financial statements have been prepared on a historical cost basis with the exception of investment property, including investment property held for sale, which are measured at fair value.

The Company has prepared its financial statements for the year ended 30 September 2026 on a going concern basis which assumes that it will continue in business for the foreseeable future and that the realization of assets and the settlement of liabilities will be done in the ordinary course of business. The future financial results of the Company depend on the broader economic environment in which it operates. Factors that specifically affect the Company's results include zero or negative economic growth, agricultural land market conditions, liquidity of investments, investment property occupancy, as well as any changes in the current legislation regulating the relations in the agricultural sector. The Company has assessed that at this stage geopolitical tensions (including the conflicts in Ukraine and the Middle East) do not impact the Company's ability to continue as a going concern. The Company has cash in banks with a good credit rating in the amount of EUR 5,760 thousand, which together with current receivables in the amount of EUR 3,265 thousand are sufficient to cover the Company's current liabilities as of 30 September 2026, amounting to EUR 1,445 thousand.

2.1 Basis of preparation (continued)

Based on an analysis of the Company's ability to continue as a going concern, management has not identified any indicators, facts or circumstances that make the principle-assumption of a going concern inapplicable or raise significant doubts about the validity of the principle-assumption of a going concern which need to be disclosed in the financial statements. Accordingly, the financial statements have been prepared on a going concern basis.

According to Article 48, paragraph 7 of the Act on the Introduction of the Euro in the Republic of Bulgaria, the financial statements are presented in euros and all indicators are rounded to the nearest thousand euros (thousand euros), unless otherwise stated.

Statement of compliance

The financial statements of Advance Terrafund ADSIC have been prepared in accordance with the International Financial Reporting Standards (IFRS), as adopted by the European Union. The reporting framework "IFRS, as adopted by the EU" is essentially the defined national basis of accounting "IAS, as adopted by the EU", specified in the Bulgarian Accountancy Act and defined in Paragraph 8 of its Additional provisions.

2.2 Summary of significant accounting policies

a) Foreign currency translation

The financial statements have been prepared in Euro, which is the functional currency and the Company's presentation currency as of 30 September 2026. Transactions in foreign currencies are recorded initially in the functional currency at the central exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated into the functional currency at the end of each month by applying the closing exchange rate published by the Bulgarian National Bank for the last working day of the respective month. Any foreign currency differences are recognised in the statement of comprehensive income. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the initial transaction (acquisition).

b) Revenue recognition

Revenue from contracts with customers

The Company's scope of activity is related to the purchase of right of ownership and other material rights on real estate with the purpose of their management, renting, leasing, and/or sale. Revenue from contracts with customers is recognized when the control of the property is passed to the customer in exchange for an amount that reflects the consideration the Company expects to be entitled to in exchange for the investment property. As a whole, the Company has come to the conclusion that it is a principal in its revenue arrangements since the Company has the control over the property before transferring it to the client.

Disclosures for significant accounting judgments, estimates and assumptions in relation to revenue from contracts with customers are presented in Note 3.

Sale of investment property

Revenue from the sale of investment property is recognized in the statement of comprehensive income at a time when the control of the property is transferred to the client, which is the transfer of the legal right of ownership, except in the case of deferred payment sales. The main judgments of the management of the Company in relation to the transfer of control, when selling investment property with deferred payment, are disclosed in Note 3.

In determining the transaction price for the sale of investment property, the Company estimates the effects of the variable consideration and considers the existence of significant financing component.

(i) Variable consideration

When a contract contains elements of variable consideration, the Company estimates the amount of consideration to which it is entitled in exchange for the transfer of ownership of the investment property to the client. The variable consideration is estimated at contract inception and constrained until it is highly probable that a significant revenue reversal (reintegration) in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved. Certain contracts for the sale of investment property provide a customer

2.2 Summary of significant accounting policies (continued)

with a right to terminate the contract within a specified period of the contract. Rights of termination give rise to variable consideration. In addition, the Company enters into deferred payment contracts that contain several provisions for earlier performance of the contract with different rates of consideration.

b) Revenue recognition (continued)

Revenue from contracts with customers (continued)

Sale of investment property (continued)

(i) Variable consideration (continued)

- Rights of return

The Company concludes deferred payment contracts for the sale of agricultural land for a period of 5 (five) years. The payment of the consideration is made in annual instalments. The right to use the land is conveyed to the buyer upon the reception of an earnest money deposit under the terms of the signed contract, while the legal transfer of ownership rights is carried out upon the full payment of the selling price. The buyer is entitled to withdraw from the contract at any time during its agreed period. In this event, the Company keeps the earnest payment made, while each payment, other than the earnest amount, is reimbursed to the buyer.

The Company uses the expected value method to estimate the transactions that will not be terminated because this method best predicts the amount of variable consideration to which the Company will be entitled. The requirements in IFRS 15 on constraining estimates of variable consideration are also applied in order to determine the amount of variable consideration that can be included in the transaction price. On the basis of the significant accounting judgments made and presented in Note 3, the Company considers that its customers are not expected to terminate agricultural land sale agreements with deferred payment and therefore as of 30 September 2026 has not recognized a refund liability or a right of return asset.

(ii) Significant financing component

The Company receives short-term advances from its customers in relation to direct sales contracts. Using the practical expedient in IFRS 15, the Company does not adjust the promised amount of consideration for the effects of a significant financing component if it expects, at contract inception, that the period between the transfer of the promised good or service to the customer and when the customer pays for that good or service will be one year or less.

For sales contracts with deferred payment, the Company receives the consideration from its clients in instalments for a period of 5 /five/ years. The transaction price for such contracts is discounted, using the rate that would be reflected in a separate financing transaction between the Company and its customers at contract inception, to take into consideration the significant financing component. The difference between the gross and present value of the receivable is treated as deferred income but is not recognized as a liability in the statement of financial position. Financial income from deferred payment contracts is recognized for the term of the contract.

Contract balances

(i) Contract assets

A contract asset is the right to consideration in exchange for the right of ownership of the investment property transferred to the customer. If the Company performs its obligation by transferring assets to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional. In case of deferred payment sale of investment property where the client makes the payment of consideration by annual instalments based on a predetermined repayment schedule, the present value of the contractual payments is recognized as a receivable on a deferred payment, i.e. as a contract asset.

2.2 Summary of significant accounting policies (continued)

b) Revenue recognition (continued)

Revenue from contracts with customers (continued)

Contract balances

(ii) Trade receivables

A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Refer to accounting policies of financial assets in section f) Financial instruments – initial recognition and subsequent measurement.

Costs to obtain a contract/ Contract performance costs

The Company pays sales commission to its brokers for each contract that they obtain. The Company has elected to apply the optional practical expedient for costs to obtain a contract which allows the Company to immediately expense sales commissions (included under costs for hired services) because the revenue from sales of investment property is recognized at a certain period of time and because the contracts are not of long-term character.

Revenues from rent and lease of investment property

Rental income from operating leases of property is recognized on a straight-line basis over the whole lease term.

Interest income

Interest income is recognized using the effective interest rate method, i.e. the interest rate that discounts exactly the estimated future cash outflows over the estimated useful life of the financial instrument, or a shorter period where appropriate, to the carrying amount of the financial asset. Interest income is included in the finance income in the statement of comprehensive income.

c) Expenses

Expenses include costs for hired services, employee benefits expense, impairment loss on receivables, finance and other costs. They are recognized for the period of their occurrence under the accrual basis. Brokerage fees payable under operating lease contracts of investment property are reported as operating expenses for the period in which they arise (upon the conclusion of the operating lease contract).

d) Taxes

Corporate income tax

The Company is established pursuant to the provisions of the Act on Special Investment Purpose Companies and on Securitization Companies /ASIPCSC/ and is exempt from taxation with Bulgarian corporate income tax in compliance with Article 175 of the Corporate Income Tax Act.

As a result, the Company does not owe and has not accrued current income tax and deferred income tax for the relevant period as reported in the present financial statements.

e) Basic earnings per share

Basic earnings per share is calculated by dividing profit or loss attributable to ordinary equity holders of the parent entity by the weighted average number of ordinary shares outstanding during the period.

The weighted average number of shares is calculated by adjusting the ordinary shares in issue at the beginning of the period by the number of the shares bought back or issued during the period, multiplied by a time-weighting factor, i.e. the number of days that the specific shares are outstanding as a proportion of the total number of days in the period.

2.2 Summary of significant accounting policies (continued)

f) Financial instruments – initial recognition and subsequent measurement

Financial assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price determined under IFRS 15. Refer to the accounting policies in section b) *Revenue from contracts with customers.*

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

The subsequent measurement of the financial assets depends on their classification as follows:

Financial assets carried at amortised cost

The Company measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

The Company's financial assets at amortised cost include trade receivables and receivables from deferred payment sales.

2.2 Summary of significant accounting policies (continued)

f) Financial instruments – initial recognition and subsequent measurement (continued)

Financial assets (continued)

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Company's statement of financial position) when:

- The rights to receive cash flows from the asset have expired; or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Impairment of financial assets

Further disclosures relating to impairment of financial assets are also provided in the following notes:

- Disclosures for significant assumptions (Note 3)
- Receivables from sales under lease and deferred payment contracts (Note 7)
- Trade receivables (Note 8)

The Company recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

For trade receivables the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The Company analyzes the receivables from sales under lease and deferred payment contracts separately taking into consideration the fair value of the collateral under the contract less the amounts that would be returned to the customer upon eventual termination of the contract. Based on the significant accounting judgments presented in Note 3, as of 30 September 2026 the Company does not recognize a provision for receivables from sales under lease and deferred payment contracts.

2.2 Summary of significant accounting policies (continued)

f) Financial instruments – initial recognition and subsequent measurement (continued)

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables and dividends payable.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Trade and other payables

After initial recognition, trade and other payables are subsequently measured by the Company at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discounts or premiums on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance costs in the statement of comprehensive income.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of comprehensive income.

g) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

h) Fair value measurement

The Company measures its non-financial assets such as investment property and investment property held for sale at fair value at the reporting date. The fair values of financial assets measured at amortized cost are disclosed in Note 16.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- in the principal market for the asset or liability; or
- in the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

2.2 Summary of significant accounting policies (continued)

Financial liabilities (continued)

h) Fair value measurement (continued)

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period and determines whether it is necessary to make transfers from one level into another.

The management of the Company determines the policies and procedures applied to fair value measurement made on a recurring basis as well as to fair value measurement made on a non-recurring basis for investment property and investment property held for sale.

Under normal conditions, the fair value measurement of investment property and investment property held for sale is subject to valuation made by external independent valuers. External valuers are selected on the basis of their professional experience, qualities and reputation. After discussions with the external valuations experts, the management decides which valuation techniques and inputs are most relevant to be used on a case-by-case basis.

At each reporting date, the management analyzes the changes in the values of the assets that are subject to re-measurement in accordance with the accounting policies applied by the Company. This includes reviewing the key inputs used in the last measurement and comparing them with the relevant historical information involving contracts and other appropriate documentation. In addition, the management, together with the external valuations experts, compares the changes in the fair value of each asset or liability with the appropriate external sources to assess whether the changes are reasonable.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

i) Share capital

The share capital of the Company is in the form of ordinary registered dematerialized shares. The excess of the share issue proceeds received over the par value of the shares is reported as a share premium.

Expenses that are directly attributable to the issuance of new shares are recognized in equity as a reduction in the proceeds of the issuance of shares thus eliminating the effect of taxes on income.

A liability for cash distributions to shareholders is recognized when the distribution is authorized or required by law and is no longer at the discretion of the Company. The corresponding amount is debited directly to equity.

2.2 Summary of significant accounting policies (continued)

j) Investment property

Investment property is property held to earn rentals or for capital appreciation or both. Investment property is initially measured at cost, including transaction costs. The subsequent costs related to the investment property, which has already been recognized, are added to the carrying amount of the investment property when it is probable that the Company will receive future economic benefits connected with the asset and when the asset acquisition price can be reliably valued.

Investment property is re-measured at fair value which reflects the actual market state and circumstance as of the balance sheet date. Gains or losses arising from changes in the fair value of investment property must be included in net profit or loss for the period in which it arises.

The investment property is derecognized upon its sale or permanent withdrawal from use in case that no future economic benefits are expected from its disposal. Gains or losses arising from the permanent withdrawal from use of the investment property or its disposal are included in the statement of comprehensive income in the period of the withdrawal or disposal.

The investment properties are transferred to investment properties held for sale when there is a signed preliminary sale contract and when part of the total amount of the advance payment is paid by the customer.

k) Investment property held for sale

The Company classifies investment property as held for sale when its carrying amount will be recovered through sale rather than through continuing use. In order for this to be the case, the property must be available for immediate sale in its present condition and the sale is likely to be implemented within 12 months. Investment property held for sale is measured at fair value.

Events or circumstances may extend the period to complete the sale beyond one year. An extension of the period required to complete a sale does not preclude an asset from being classified as held for sale if the delay is caused by events or circumstances beyond the Company’s control and there is sufficient evidence that the entity remains committed to its plan to sell the asset.

l) Leases

On the effective date of the contract, the Company assesses whether the contract constitutes or contains a lease. Namely, whether the contract transfers the right to control the use of the identified asset for a specified period of time.

Company as a lessor

Leases where the company does not transfer substantially all the risks and rewards of ownership of the asset are classified as operating leases. Incurring rental income is recognized on a straight-line basis over the term of the lease and is included in income in the statement of comprehensive income due to its operational nature.

2.2 Summary of significant accounting policies (continued)

m) Operating segments

An operating segment is a component of the Company:

a) that engages in business activities from which it may earn revenues and incur expenses (including revenues and expenses, relating to transactions with other components of the same Company);

b) whose operating results are reviewed by the management of the Company, the chief operating decision maker, to make decisions about resources to be allocated to the segment and assess its performance; and

c) for which discrete information is available.

Two or more operating segments may be aggregated into a single operating segment, if the segments have similar economic characteristics and are similar in various prescribed respects:

a) the nature of the services;

b) the type of class of customer for their services;

c) the methods used to provide their services; and

d) the nature of the regulatory environment relating to public services.

The company presents an individual external client as the main client if it generates 5% or more of its revenues.

As of 30 September 2026 and as of 31 December 2025 the Company does not have separate reportable operating segments. Additional information about the revenue from sales to external customers is presented in Note 5.1.

n) Cash and cash equivalents

Cash and cash equivalents in the statement of financial position comprise cash on hand and in current accounts and short-term deposits with an original maturity of three months or less. The management of the Company considers that deposits with maturity of over 3 months meet the criteria for cash equivalents, as they are easily convertible into cash without any material loss of value. These deposits are convertible into cash without a written notice and without the Company being charged early termination fees.

For the purposes of the statement of cash flows, cash and cash equivalents are defined above. The Company recognizes investment property sales and receivables from sales and rentals of investment property as part of the cash flows from operating activities since they represent the core activity of the Company.

o) Provisions

General

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of comprehensive income, net of any reimbursement. If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

2.2 Summary of significant accounting policies (continued)

p) Dividends payable

In compliance with the requirements of the Act on Special Investment Purpose Companies and on Securitization Companies /ASIPCSC/ the Company is obliged to distribute as dividend not less than 90% of the profit (accounting profit) for the financial year, adjusted with the effect from subsequent valuations of investment property and the effect from all transactions with investment property, carried out throughout the year. The required minimum amount of dividends payable for the current reporting period in accordance with ASIPCSC is reported in retained earnings decrease for the current period while the difference between the approved dividend payments by the shareholders and the minimum required amount is reported for the next accounting period in retained earnings decrease after a decision taken at the General Assembly of the shareholders.

The dividends shall be paid within 12 months from the end of the respective financial year.

2.3 Changes in accounting policies and disclosures

The Company has adopted all new standards and amendments to existing standards issued by the International Accounting Standards Board (IASB) and adopted by the EU that became effective during the current period.

The adoption of these standards and amendments to existing standards did not result in any material changes to the Company's financial statements.

3. Significant accounting judgments, estimates, and assumptions

The preparation of the Company's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

Judgments

In the process of applying the Company's accounting policies, management has made the following judgments, which have the most significant effect on the amounts recognised in the financial statements:

Transfers to investment property held for sale

In accordance with its investment objectives, the Company classifies the acquired property as investment property at the time of their initial recognition. Subsequently, the management makes judgments regarding the transfers from investment property to investment property held for sale when their carrying amount would be recovered through sale rather than through continuing use of the asset. The existence of signed preliminary sale agreements and the receipt of earnest payments by customers under deferred payment contracts, finance leases or direct sales as of the end of the reporting period, are considered to be evidence for the change in the intentions of the management. Thus, the Company presents the respective property as property held for sale at the end of the reporting period. Upon termination of the preliminary contract without the sale of the investment property subject to the contract being realized, the Company reclassifies the property as an investment property at its fair value. Significant accounting policies for transfers to investment property are presented in Note 2.2. (k).

Revenue from contracts with customers

The Company applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

- Determining the timing when the control over the property is transferred to the customer under deferred payment contracts

When entering into sales agreements requiring non-refundable earnest payments by the buyers and deferred transfer of ownership rights, the Company analyzes whether the material risks and rewards of ownership of the assets are transferred to the buyer at the time of the contract conclusion (and the transfer of the physical possession of the asset) or at a later point in time coinciding with the legal transfer of ownership rights.

3. Significant accounting judgments, estimates, and assumptions (continued)

Judgments (continued)

Revenue from contracts with customers

These type of contracts are concluded for the period of 5 /five/ years while the payments are made in equal annual instalments. The right to use the land is conveyed to the buyer upon the reception of an earnest money deposit under the terms of the signed contract, while the legal transfer of ownership rights is carried out upon the full payment of the selling price. The buyer is entitled to withdraw from the contract at any time during its agreed period. In this event, the Company keeps the earnest payment made, while each payment, other than the earnest amount, is reimbursed to the buyer.

In making its judgment the Company has analyzed 1) the timing when the risks and rewards of the use of the asset have been transferred to the buyer, which the Company has estimated to occur the moment the legal rights to use the property are granted to the buyer; 2) the existence of a payment entitlement for the asset as at the time of the transfer of physical possession to the customer – the Company has come to the conclusion that the existence of a binding agreement and a significant non-refundable earnest payment supports the judgment that the customer has a significant economic incentive to pay the negotiated transaction price; 3) the Company has estimated that the retention of the legal rights to the property is made with the aim to ensure the reimbursement of the agreed consideration and was therefore not an indication of the timing of the transfer of control over the property.

Due to these factors, the Company has concluded that the timing of transfer of control under deferred payment transactions coincides with the timing of the transfer of the physical possession of the asset and the payment of the non-refundable amount by the customer.

- Determining the estimate of the constraint on the variable consideration up to the amount for which it is highly probable that a significant reversal in the amount of cumulative revenue recognized will not occur in the future.

As described above, deferred payment sale contracts of investment property include a right of return, which gives rise to variable consideration. The Company also enters into deferred payment sale contracts that contain several options for early completion and different (reduced) amount of the consideration respectively.

In estimating the variable consideration, the Company is required to use either the expected value method or the most likely amount method based on which method better predicts the amount of consideration to which it will be entitled. The Company has determined that the expected value method is the appropriate method to use in estimating the variable consideration under the sale contracts of investment property.

The Company has determined that the estimates of variable consideration in relation to the right of return under sale contracts are not constrained based on its historical experience, business forecast and the current economic conditions. In order to reach this conclusion, the Company has analyzed various factors, including but not limited to: the amount of the non-refundable advance payment against the total amount of the transaction price, the expected fair value of the assets subject to such type of transactions against the recoverable amount of the transaction price, the historical experience relating to the customers' exercise of the termination option, and has estimated that it is reasonably certain that the Company would obtain economic benefits from the transaction, and the option to terminate the transaction and return the property will not be exercised.

The Company updates its estimates of expected returns / terminated deferred payment sale contracts at the end of each reporting period based on indicators related to the changes in the market value of agricultural land, historical experience and other economic factors. As of 30 September 2026 and as of 31 December 2025, the Company has estimated that the probability of a significant reversal in the amount of cumulative revenue recognized in relation to deferred payment sale contracts is insignificant. Accordingly, the Company does not recognize any refund liabilities for the expected returns, as well as assets for rights of return.

- Consideration of significant financing component in a contract

Taking into consideration the length of time between the customer's payment and the transfer of the control over the asset, as well as the prevailing interest rates in the market, the Company has come to the conclusion that, for deferred payment sale contracts where the client pays the agreed consideration for a period of five years through equal annual instalments, there is a significant financing component.

In determining the interest rate to be applied to the amount of consideration, the Company concluded that 5 / five / per cent is appropriate because this is commensurate with the rate that would be reflected in a separate financing transaction between the Company and its customer at contract inception.

3. Significant accounting judgments, estimates, and assumptions (continued)

Judgments (continued)

Revenue from contracts with customers (continued)

- Consideration of significant financing component in a contract (continued)

The difference between the gross and present value of the receivable is treated as a deferred income but is not recognized as a liability in the statement of financial position. Financial income from deferred payment sale contracts is recognized for the term of the contract.

Dividends payable calculation

In compliance with the requirements of the Act on Special Purpose Investment Companies, the Company is obliged to distribute as dividend not less than 90% of the profit (book profit) for the financial year, adjusted with the effect from all investment property transactions carried out throughout the year, including the net gains/losses on subsequent valuations of investment property. Additional information about the recognized dividends payable as of 31 December 2025 is presented in Note 11.2.

The company as lessor

The company has leased part of its investment properties. Based on an assessment of the terms of the agreements, the Company has determined them to be those where the lease term does not cover a large portion of the economic life of the investment properties and the present value of the minimum lease payments does not amount to substantially the full fair value of the investment properties, that is, the Company retains substantially all the risks and rewards of ownership of these properties and accounts for the contracts as operating leases.

The significant accounting policies for accounting for leases are presented in Note 2.2, letter l).

"De facto" control

As of 30 September 2026 and as of 31 December 2025, the Company has over 2,100 shareholders and a fragmented shareholder structure, which consists of a large number of shareholders holding a percentage of the capital below 7% (Note 10.1) and the service company Karol Finance EOOD with ultimate owner Stanimir Marinov Karolev, which owns 32.25% of the capital and votes in the General Assembly. Over the years, the participation/representation of the shareholders in the held general meetings has been observed in the range of 50% to 60% of the shares of the Company's capital.

If these trends related to the attendance of shareholders at the General Meeting are maintained, the service company Karol Finance EOOD, with ultimate owner Stanimir Marinov Karolev, could have the necessary votes to form a majority for making a decision on the proposals on the agenda of the relevant General Meeting , could accordingly exercise "de facto" control over the Company.

The company has made all necessary disclosures in connection with the service company Karol Finance EOOD with ultimate owner Stanimir Marinov Karolev in Note 13.1 of the financial statement.

Deposits with a maturity of more than three months

The company concludes contracts with banks for short-term deposits - with a term of 3 to 12 months. They are compounded at agreed fixed interest rates. In case of early termination of the deposit, the Company owes a penalty - only the interest charged at the time of early termination. The Company's management considers that these deposits are entered into for the purpose of managing cash availability and meeting short-term cash needs, and therefore meet the criteria for a cash equivalent, since the cash received upon early termination of the deposits would be equal to those received under current accounts. accounts of the Company.

3. Significant accounting judgments, estimates, and assumptions (continued)

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets within the next financial year are discussed below.

Fair value of investment property

The investment property of the Company is measured at fair value using the market approach. The valuation is made by an independent licensed valuer authorised by the Bulgarian Ministry of Agriculture and Food. For 2025 the valuation is carried out without any official representative agricultural market information, including the price levels of agricultural land, rent levels, levels of crop yields by regions, etc. Additional information is provided in Note 6. As of 31 December 2025 the valuation is fully based on the market analogy method (comparative method) and the method of capitalization of land rent (based on return of investments).

Provision for expected credit losses for trade receivables and receivables from lease and deferred payment sales

The Company uses a provision matrix to calculate expected credit losses (ECLs) for trade receivables. The provision matrix is initially based on the Company's historical observed default rates. The Company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic product) are expected to deteriorate over the next year which can lead to an increased number of defaults in the agricultural sector, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future. The information about the ECLs on the Company's trade receivables is disclosed in Note 8 and Note 15.

The Company analyzes the receivables from sales under lease and deferred payment contracts separately taking into consideration the fair value of the collateral under the contract less the amounts that would be returned to the customer upon eventual termination of the contract. As at 30 September 2026 and as at 31 December 2025, the fair value of the collateral under the contract less the amounts that would be returned to the client upon termination of the contract exceeds the receivables from sales under lease and deferred payment contracts included in the statement of financial position. Accordingly, the Company did not recognize a provision for ECLs for receivables from sales under lease and deferred payment contracts. Additional information on receivables from sales under lease and deferred payments contracts is presented in Note 7.

4. Standards issued but not yet effective and not early adopted

Published standards and amendments to existing standards issued by the IASB/IFRSB and endorsed by the EU that are not yet effective and have not been early applied:

The standards and amendments issued by the IASB/IFRS that are not yet effective at the date of issue of the financial statements and have not been early adopted are listed below. The Company intends to adopt these standards and amendments when they become effective.

• Amendments to Classification and Accounting for Financial Instruments (Amendments to IFRS 9 and IFRS 7) (effective for annual periods beginning on or after 1 January 2026);
• Amendments to IFRS 9 and IFRS 7 – Contracts relating to nature-dependent electricity (effective for annual periods beginning on or after 1 January 2026).
• Annual Improvements, Cycle 11 (effective for annual periods beginning on or after 1 January 2026).

The Company is in the process of assessing the potential impact of the application of these standards and amendments to existing standards on the Company's financial statements in the period of their initial application.

4. Standards issued but not yet effective and not early adopted (continued)

Standards and amendments issued by the IASB that have not yet been adopted by the EU:

Currently, IFRS accounting standards adopted by the EU do not differ significantly from those adopted by the IASB, with the exception of the following new standards and amendments to existing standards that have not yet been endorsed by the EU at the date of approval of these financial statements (the effective dates set out below are for the full IFRS accounting standards):

• IFRS 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027);
• IFRS 19 Non-Publicly Reported Subsidiaries: Disclosures, including Amendments thereto (effective for annual periods beginning on or after 1 January 2027);
• Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates — Translation into a Presentation Currency in a Hyperinflationary Economy (effective for annual periods beginning on or after 1 January 2027).

The Company is in the process of assessing the potential impact of the application of these standards and amendments to existing standards on the Company's financial statements.

5. Revenue and expenses

5.1 Revenue from sales to external customers

	2026 *EUR'000*	2025 *EUR'000*
Revenue from sale		
Income from sale of deferred payment properties	8,289	-
Revenue from direct sales of property	6,908	5,390
	15,197	**5,390**
Revenue from lease or rent of property	*3,388*	*3,520*
Total revenue from external customers	**18,585**	**8,910**

Revenue from contracts with customers within the meaning of IFRS 15 Revenue from contracts with clients includes income from direct sales of real estate (including revenue from the sale of investments in a subsidiary) and revenue from unexercised options previous periods of property sales on deferred payment.

a) Geographical area information

Revenue from sales of investment property and rental income are from external customer based in Bulgaria.

b) Information on key customers

	Type of revenue	2026 *EUR'000*	2025 *EUR'000*
Customer 1	Sales	1,499	-
Customer 2	Sales	1,141	-
Customer 3	Sales	972	-
Customer 4	Sales	881	-
Customer 5	Sales	-	1,440
Customer 6	Sales	-	1,052
Customer 7	Sales	-	554
Customer 8	Sales	-	398
Customer 9	Sales	-	372
Customer 10	Sales	-	351
Customer 11	Rentals	672	757
Customer 12*	Rentals	279	279
Customer 13	Rentals	220	216

* Customer 12 is a related party of the Company as disclosed in Note 13.3.

Key customer information includes revenue from sales of investment property and rental income from these customers, which represent 5% or more of the revenue from sales of investment property and from rental income for the respective reporting periods.

All entities under common control are considered as one customer for the purposes of this disclosure.

5. Revenue and expenses (continued)

5.2 Finance income

	2026	2025
	EUR'000.	*EUR'000*
Interest income from deferred payment sales contracts	108	-
Interest income from bank deposits	18	40
	126	**40**

5.3 Other revenue

	2026	2025
	EUR'000	*EUR'000*
Income from penalties for late payments by clients	5	-
Income benefits for established property rights/expropriated property	1	22
Income from compensation for disputed properties	1	23
Income from impaired/written off in previous periods receivables	-	5
	7	**50**

5.4 Expenses on hired services

	2026	2025
	EUR'000	*EUR'000*
Consultancy services*	2,025	1,782
Brokers' commissions	475	299
Annual fees	15	13
Administrative costs and fees for the preparation of documents for the sale of real estate	13	13
Advertising and publication costs	10	9
Other expenses and fees	10	5
	2,548	**2,121**

*More detailed information about the consultancy services expenses is presented below:

	2026	2025
	EUR'000	*EUR'000*
Financial services company remuneration (Note 13.1)	1,995	1,760
Valuation services	17	10
Other consultancy services	13	12
	2,025	**1,782**

5.5 Other expenses

	2026	2025
	EUR'000	*EUR'000*
Costs for participation in trainings and seminars	1	1
Book value of expropriated properties	1	4
Other	2	-
	4	**5**

6. Property

6.1 Investment property

	Agricultural land	Property within urbanized territories	Total
	EUR'000	*EUR'000*	*EUR'000*
Level within the fair value hierarchy	Level 3	Level 3	Level 3
Fair value			
On 1 January 2025	**157,875**	**520**	**158,395**
Additions during the year	4,493	-	4,493
Disposals during the year	(4,170)	-	(4,170)
Expropriated properties	(7)	-	(7)
Loss from impairment of disputed properties	(31)	-	(31)
Classified as assets held for sale (Note 6.2)	(3,998)	-	(3,998)
On 31 December 2025	**154,162**	**520**	**154,682**
Subsequent fair value measurement	(3,705)	-	(3,705)
On 31 December 2025	**150,457**	**520**	**150,977**
Fair value			
On 1 January 2026	**150,457**	**520**	**150,977**
Additions during the year	1,996	-	1,996
Disposals during the year	(8,616)	-	(8,616)
Expropriated properties	(1)	-	(1)
Classified as assets held for sale (Note 6.2)	(1,857)	-	(1,857)
On 30 September 2026	**141,979**	**520**	**142,499**
Subsequent fair value measurement	-	-	-
On 30 September 2026	**141,979**	**520**	**142,499**

Transfer to investment properties held for sale

In accordance with the disclosure in Note 6.2, as of 30 September 2026, the Company has signed preliminary contracts for direct sales of 482 decares of agricultural land and preliminary contracts for deferred payment sales of 1,594 decares of agricultural land.

As of 31 December 2025, the Company has signed preliminary contracts for direct sales of 1,864 decares of agricultural land and preliminary contracts for deferred payment sales of 2,556 decares of agricultural land.

Fair value measurement

As of 31 December 2025 a valuation of the Company's investment property is made by an independent licensed valuer who holds the appropriate professional qualification and uses the latest observations on the locations of the investment property. The current use of the Company's investment property is considered to be the highest and best use. For 2025 the valuation is carried out without any official representative agricultural market information, including the price levels of agricultural land, rent levels, levels of crop yields by regions, etc.

6. Property (continued)

6.1. Investment property (continued)

As of 31 December 2025 the valuation of the Company's investment property is based on the fair market value model. Fair market value (FMV) is the most likely value at which an asset can be sold on a competitive market and in compliance with all the conditions for realizing a fair and transparent sale, namely: the buyer and the seller are willing and unpressured to trade and have reasonable knowledge of the respective asset; both sidesare driven by their own interests; they act independently of any external influence and are aware that the realization period of the transaction should be of reasonable length.

The valuation of the independent valuer as of 31 December 2025 is based on a combined approach with 80% weighting of the market analogue method (comparative method) and 20% weighting of the method of capitalization of the rent (based on the return on investment).

When using the market analogues method, the value of the appraised property is determined by comparing its basic characteristics with the same or similar characteristics of other similar properties, for which offer or sale prices are available. Moreover, the closer to the time of valuation the transactions for which information is made, the more reliable the market value of the appraised property will be.

The main assumptions and unobservable inputs used in estimating fair values of investment property by the market analogy method include the average values of real offer or sale prices of similar agricultural properties by area, ranging from EUR 511 (1,000 BGN) to EUR 1,483 (2,900 BGN) per decare depending on the location and area of the analogues observed. For properties acquired during the last quarter of 2025, the purchase value is considered as fair value.

Using the method of capitalization of rent, it is assumed that a property can be rented for an infinitely long period of time. In such a case, the purchase of agricultural land is considered with investment goal from which life expectancy is expected to last forever. The present value of such an eternal asset is obtained by dividing its income from the rate of return.

The average income levels by districts used in the assessment are in interval from EUR 10 (BGN 20) to EUR 46 (BGN 90) per decare per year and the rate of return is 4%. In order to achieve maximum independence and reliability of results in the method of capitalization, the processed information on average rent levels of the contracts concluded by the Company for the agricultural year 2025 - 2026 was used.

The changes in the fair values of investment property are recognized in the statement of comprehensive income as profit or loss for the year.

The valuation of investment properties as of 31 December 2025 leads to a significant increase in their fair value. The company believes that the overall macroeconomic situation (economic, market and geopolitical shocks) has an effect on this, as well as the desire of investors to invest in low-risk assets (including agricultural land).

Sensitivity analysis

Significant increases/decreases in agricultural land market prices would result in substantially higher/(lower) fair values of investment property.

Geographical area information

The Company's investment properties are located on the territory of the Republic of Bulgaria

Other disclosures

As of 30 September 2026, the Company had entered into lease and rental agreements covering approximately 150,438 decares of agricultural land for the 2025–2026 agricultural year. For comparison, as of 30 September 2025, the lease and rental agreements for the preceding 2024–2025 agricultural year covered 152,056 decares of agricultural land. The revenue generated from leases and rentals for the periods ending 30 September 2026 and 30 September 2025 - amounting to EUR 3,388 thousand and EUR 3,520 thousand, respectively—is reflected in the statement of comprehensive income.

During the past period the Company realized as follows:

- direct sales of 7,022 decares of agricultural land (2025: 4,330 decares of agricultural land);
- sales under deferred payment contracts of 7,784 decares of agricultural land (2025: none).

6. Property (continued)

6.2 Investment properties held for sale

	2026	2025
	EUR'000	*EUR'000*
Balance at 1 January	5,130	133
Sold during the year	(5,130)	(133)
Classified as assets held for sale (Note 6.1)	1,857	3,998
Subsequent measurement to fair value	-	1,132
Balance at the end of period	**1,857**	**5,130**

As of 30 September 2026, the Company has concluded preliminary contracts for direct sales of 482 decares of agricultural land and preliminary contracts for deferred payment sales of 1,594 decares of agricultural land. (as of 31 December 2025: 1,864 decares of agricultural land for direct sale and 2,556 decares of agricultural land for deferred payment sales). Investment properties held for sale are reported at fair value. It is determined by an independent appraiser using the market analogue method, taking into account the agreed price under the preliminary contracts as the best indication of the fair value of the properties at the end of the reporting period. Changes in the fair value of properties held for sale are recognized in the statement of comprehensive income.

7. Receivables on deferred payment sales

As of 30 September 2026

	Up to 1 year	From 1 year to 5 years	Total
	EUR'000	*EUR'000*	*EUR'000*
Gross receivables on deferred payment sales	1,183	6,157	7,340
Unearned finance income	(299)	(597)	(896)
Carrying amount	**884**	**5,560**	**6,444**

As of 31 December 2025

	Up to 1 year	From 1 year to 5 years	Total
	EUR'000	*EUR'000*	*EUR'000*
Gross receivables on deferred payment sales	23	391	414
Unearned finance income	(17)	(41)	(58)
Carrying amount	**6**	**350**	**356**

Receivables from sales under deferred payment contracts that represent assets under contracts with clients within the meaning of IFRS 15 *Revenue from contracts with customers* are not invoiced. An invoice is issued upon receipt of a contract instalment.

As of 30 September 2026 the Company has concluded contracts for the sale of 8,176 decares of agricultural land under the terms of deferred payment of the price (31 December 2025: 392 decares).

8. Trade and other receivables

	2026	2025
	EUR'000	*EUR'000*
Rent receivables, gross	2,336	2,064
Impairment	(94)	(94)
Rent receivables, net of impairment	2,242	1,970
Advance payments to brokers and counterparties	66	22
Cash in Eurobank Bulgaria AD available for dividend payment for 2025 (Note 11.2)	28	-
Court receivables	7	8
Receivables from interest on deposits	-	22
Other	38	31
	2,381	**2,053**

The amount of overdue and impaired rent receivables as of 30 September 2026 is EUR 94 thousand (31 December 2025 – EUR 94 thousand).

Movements in the provision for the impairment of rent receivables for 2026 and for 2025 are as follows:

	2026	2025
	EUR'000	*EUR'000*
Balance at 1 January	94	93
Provision accrued	-	28
Provision reversed	-	(9)
Provision written off against carrying amount of receivables	-	(18)
Balance at the end of period	**94**	**94**

The ageing analysis of trade receivables that were not impaired is illustrated in the table below:

			Past due but not impaired				
	Total	Neither past due nor impaired	< 30 days	30-60 days	60-90 days	90-180 days	>180 days
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*	*EUR'000*	*EUR'000*	*EUR'000*
2026	2,242	1,765	-	-	-	-	477
2025	1,970	950	-	-	-	1,020	-

9. Cash and short-term deposits

	2026	2025
	EUR'000	*EUR'000*
Cash on hand	23	26
Cash in bank accounts	5,737	1,973
Short-term deposits	-	2,045
	5,760	**4,044**

9. Cash and short-term deposits (continued)

Cash in bank accounts earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods – from 3 to 12 months, depending on the immediate cash needs of the Company. They earn interest at negotiated fixed rates. These deposits are convertible into cash at insignificant loss of value (penalty).

10. Share capital and reserves

10.1 Share capital

The share capital of the Company comprises 85,110,091 fully-paid ordinary registered dematerialized shares with par value of EUR 0.51 (zero point fifty-one) each. All shares are dividend shares with liquidation quota which carry a right to one vote per share at the General Assembly of shareholders.

The conversion into euro of the share capital of Advance Terrafund REIT as of 1 January 2026 was carried out as follows:

	Number of shares	Par value (BGN)	Share capital (BGN)	Share capital (EUR)
At 31 December 2025	85,110,091	1,00	85,110,091	43,516,099

	Number of shares	Par value (EUR)	Value of the share capital in EUR based on the nominal value of one share
At 1 January 2026	85,110,091	0,51	43,406,146
At 30 September 2026	**85,110,091**	**0,51**	**43,406,146**

In accordance with the requirements of Article 31, paragraph 2 of the Act on the introduction of the euro in the Republic of Bulgaria, the difference of EUR 109,953 between the value of the capital obtained by applying the general rule for currency conversion of balances (EUR 43,516,099) and the value of the capital obtained under the special procedure for currency conversion of each share (EUR 43,406,146) was reflected on 1 January 2026 as the Company's retained earnings from previous years.

List of the main shareholders of the Company is presented below:

	30 September 2026	30 September 2026	31 December 2025	31 December 2025
	Number of shares	Interest (%)	Number of shares	Interest (%)
Karoll Finance EOOD	27,450,312	32.25	27,450,312	32.25
Universal Pension Fund UBB	5,902,143	6.93	5,875,503	6.90
	33,352,455	**39.18**	**33,325,815**	**39.15**

The sole owner of the capital of Karoll Finance EOOD is Stanimir Marinov Karolev. As disclosed in Note 13.1, Karoll Finance EOOD is a servicing company of Advance Terrafund ADSIC.

As of 30 September 2026 the remaining part of the share capital is held by 106 legal entities /26,074,198 shares/ and 2 075 natural persons /25,683,438 shares/, each of whom holding less than 5% of the capital.

As of 31 December 2025 the remaining part of the share capital is held by 109 legal entities /25,530,713 shares/ and 2 077 natural persons /26,253,563 shares/, each of whom holding less than 5% of the capital.

10. Share capital and reserves (continued)

10.1 Share capital (continued)

According to the provisions of ASIPCSC, the Company is not entitled to hold own shares.

10.2 Share premium

As at 30 September 2026 the share premium amount is EUR 22,196 thousand (31 December 2025: EUR 22,196 thousand). It is the result of five increases of the Company's capital in the period between 2005 and 2008 and presents the difference between the issue price and nominal value of the new shares. Share premium can only be used to cover losses from a previous year.

10.3 Other reserves

Unclaimed and not received dividends after the expiration of the five-year prescription period are accounted for as other reserves of the Company. As of 30 September 2026 their amount is: EUR 27 thousand (31 December 2025: EUR 27 thousand).

11. Provisions

11.1 General provisions

	2026	2025
	EUR'000	*EUR'000*
Balance at 1 January	118	118
Provisions used during the period	-	-
Reversal of provisions during the period	-	-
Provisions accrued during the period	-	-
Balance at the end of period	**118**	**118**

According to the legal team, the lawsuits filed against the buyers of properties from the Company, which affect the ownership of the properties already sold, will be lost and the buyer will be removed from the properties. For this reason, the Company charged EUR 118 thousand provisions for reimbursement of the sales price received to the purchasers.

11.2 Provision for dividends

In compliance with Article 29 of ASIPCSC (repealed Art. 10 of ASIPC), the Company is obliged to allocate as dividend no less than 90% of the financial result, which shall be converted following the procedure outlined in Article 29, Paragraph 3 of the same Act.

Based on a decision of the regular annual general assembly of shareholders held on 14 May 2026, the Company distributed a dividend for 2025 in the amount of EUR 5,532 thousand (EUR 0.065 per share).

11. Provisions (continued)

11.2 Provision for dividends (continued)

The amount of dividend provision for 2025 was determined as follows:

	2025 *EUR'000*
Book profit, as per the statement of comprehensive income	1,037
Adjustment for:	
Revenues from subsequent valuation of real estate (art. 29, Para. 3, Item 1 of the ASIPCSC)	(6,373)
Costs of subsequent valuation of properties (Art. 29, para. 3, item 1 of the ASIPCSC)	8,946
Profits on transactions for transfer of ownership of property (art. 29, para 3, item 2 of the ASIPCSC)	(1,497)
Positive difference between the selling price and the historical cost of the property (art. 29, para 3, item 3 of the ASIPCSC)	4,000
Positive difference between the discounted selling price and the historical cost upon termination of deferred payment sale contracts (art. 29, Para. 3, Item 5 of the ASIPCSC)	164
Profits from sales reported in the year of conclusion of deferred payment sales contracts (art. 29, Para. 3, Item 4 of the ASIPCSC)	(138)
Carrying amount of expropriated parts of properties	7
Historical value of expropriated parts of properties	(5)
Adjusted financial result for the period	6,141
Dividend for distribution, according to the decision of the General Meeting of Shareholders – 90.08%	5,532
Dividend obligation as of 31.12.2025 - 90% of the adjusted financial result	(5,527)
Dividend obligation for additional accrual in 2026	**5**

In 2026 and in 2025 the movement in the dividend payable can be presented as follows:

	2026 *EUR'000*	2025 *EUR'000*
Balance at 1 January	5,563	3,991
Accrued dividend distribution for 2025	5	-
Dividend paid, net of withholding tax	(5,423)	(4,061)
Tax withheld upon dividend payment	(88)	(67)
Dividend provision for the current year	-	5,527
Accrued dividend distribution for 2024	-	176
Dividends with expired limitation period	-	(3)
Balance at the end of period	**57**	**5,563**

*Amount of EUR 28 thousand is available at Eurobank Bulgaria AD until 25 December 2026 for payment of dividends for 2025 to shareholders with personal accounts at Central Depository AD.

At 30 September 2026 the Company has reported a liability for unpaid dividends for the period from 2020 to 2024, totaling EUR 29 thousand (31 December 2025: EUR 36 thousand).

12. Trade and other payables

	2026	2025
	EUR'000	*EUR'000*
Payables to the servicing company (Note 13.1)	592	453
Advances received for the financial year 2026-2027	474	-
Advances received for the sale of properties	194	572
Payables to suppliers and brokers	6	77
Advances received for the financial year 2025-2026	-	588
Other	4	6
	1,270	**1,696**

The terms and conditions of the payables set out in the table above are as follows:

- Payables to suppliers and brokers are non-interest bearing and are normally settled on 14-day terms.
- Payables to the financial services company are non-interest bearing and are normally settled on 30-day terms.

13. Related party disclosures

13.1 Financial services company remuneration - third party within the meaning of ASIPCSC

The Company has concluded a contract for the provision of services by Karoll Finance EOOD, which holds a share of the share capital of the Company as of 30 September 2026 in the amount of 32.25% (as of 31 December 2025 - 32.25%). The sole owner of the capital of Karoll Finance EOOD is Stanimir Marinov Karolev.

According to the above contract, Karoll Finance EOOD provides the following exemplary, but not exhaustively listed consulting and administrative services: research of the identified real estate for purchase, preparation of works for concluding lease/ rental agreements, leasing and sale of real estate owned by the Company, control over the implementation of the concluded contracts and collection of the remunerations due under them, keeping and storage of the accounting and other reporting and correspondence and others.

The annual remuneration under the contract is formed as follows:

1. 0.375% of the value of the Company's investment property at acquisition cost, payable for each quarter;
2. 10% of the receivables of the Company from rent and leasing, calculated at the end of each quarter.
3. 10% of the difference between the selling price and the acquisition cost of the respective property /land/, payable at the time the sale is realized, provided that the rate of return on the investment amounts to at least 15%;
4. 2.5% on the difference between the lease price/selling price under a finance lease contract/deferred payment contract and the acquisition cost of the relevant property;
5. annual management and administration fee for each finance lease contract/deferred payment contract to the amount of 0.6 on the fee under Item 4 (above) for every year of the duration of the finance lease contract/deferred payment contract.

The total amount of the consideration under the service contract with Karoll Finance amounts to EUR 1,995 thousand and EUR 1,760 thousand as of 30 September 2026 and as of 30 September 2025, respectively.

	2026	2025
	EUR'000	*EUR'000*
Balance at 1 January	454	621
Accruals during the period (Note 5.3)	1,995	1,760
Paid during the period	(1,857)	(1,801)
Balance at the end of period	**592**	**580**

13. Related party disclosures (continued)

13.2 Board of Directors remuneration

The remuneration of the Board of Directors (BoD) is determined by the General Assembly of Shareholders. At the regular annual general assembly of shareholders held on 14 May 2026, the following remuneration was determined: gross monthly remuneration of the Chairman of the BoD – 3,000 (three thousand) euro, of the Executive Director – 3,500 (three thousand five hundred) euro and of the non-executive member of the BoD – 1,750 (one thousand seven hundred and fifty) euro.

The Company has paid the members of the Board of Directors from the beginning of the reporting period until the end of September 2026 remuneration in the amount of 72 thousand euro, including social security contributions in the amount of 10 thousand euro (30 September 2025: 58 thousand euro, including 9 thousand euro in social security contributions).

The Company has not opted for a defined-benefit pension plan for its employees or for share-based payments.

13.3 Transactions with other related parties

01 January 2026 – 30 September 2026

As of 30 September 2026 and as of 30 September 2025 the Company has carried out the following transactions and reports the following balances with Agro Terra Sever EAD, which is under the control of the ultimate owner of the capital of the service company - Stanimir Marinov Karolev.

Leases	Receivable at the beginning of the year	Accrued during the year	Received during the year	Receivable at the end of the year
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*
Agro Terra Sever EAD	465	279	-	744

As of 30 September 2026, Advance Terrafund REIT has made the following transactions (payments) and reports the following balances with lawyer Borislav Vitanov - Chairman of the Board of Directors of the Company.

Legal Services	Receivable at the beginning of the year	Accrued during the year	Received during the year	Receivable at the end of the year
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*
Lawyer Borislav Vitanov		1	(1)	-

01 January 2025 – 30 September 2025

Leases	Receivable at the beginning of the year	Accrued during the year	Received during the year	Receivable at the end of the year
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*
Agro Terra Sever EAD	480	279	(387)	372

14. Basic earnings per share

	30 September 2026	30 September 2025
	EUR'000	*EUR'000*
Profit for the year (*EUR*'000)	2,318	2,840
Day-to-day weighted average number of shares	85,110,091	85,110,091
Basic earnings per share (*EUR*)	0.027	0.033

14. Basic earnings per share (continued)

The weighted average number of shares is calculated by adjusting the ordinary shares in circulation at the beginning of the period by the number of the shares issued during the period, multiplied by a time-weighting factor.

15. Financial risk and capital management objectives and policies

The activity of the Company is exposed to various financial risks: credit risk, interest rate risk, liquidity risk and market risk (including foreign currency risk and price risk).

Credit risk

The Company carries out credit policies to attract creditworthy customers with good financial standing and credit history in order to manage investment property. The Company is not exposed to any significant credit risk.

The table below shows the Company's maximum exposure to credit risk for each class of financial asset:

	2026	2025
	EUR'000	*EUR'000*
Receivables from deferred payment sales (Note 7)	6,444	356
Trade receivables, net of impairment (Note 8)	2,242	1,970
Cash in Eurobank Bulgaria AD available for payment of dividends for 2025 (Note 11.2)	28	-
Legal and awarded receivables (Note 8)	7	8
Interest receivables on deposits (Note 8)	-	22
Cash and short-term deposits (Note 9)	5,760	4,044
	14,481	**6,400**

An analysis of the credit quality of financial assets is presented below:

	2026	2025
	BGN'000	*BGN'000*
Trade receivables, gross		
Receivables from customers under deferred payment contracts	6,444	356
Receivables from rent	1,765	950
Total receivables neither past due, nor impaired	**8,209**	**1,306**
Past due, but not impaired		
- past due up to 30 days	-	-
- past due between 30 – 90 days	-	-
- past due between 90 – 180 days	-	1,020
- past due between 180 – 360 days	477	-
Total receivables past-due, but not impaired	**477**	**1,020**
Receivables individually impaired, gross		
- past due over 1 year	-	28
- past due between 2 and 5 years	94	66
Total receivables individually impaired	**94**	**94**
Less provision for impairment of receivables	*(94)*	*(94)*
Total receivables after impairment loss	**8,686**	**2,326**

15. Financial risk and capital management objectives and policies (continued)

Credit risk (continued)

In determining the amount of the provision for impairment of receivables, the Company has determined that the provision for expected credit losses on receivables overdue for less than 360 days is insignificant and accordingly has not recognized such.

Cash and short-term deposits, neither past due, nor impaired, are presented in the table below:

Credit rating	2026	2025
	EUR'000	*EUR'000*
A*	5,737	1,973
BBB -*	-	2,045
	5,737	**4,018**

** The credit rating is confirmed by Fitch Ratings*
*** The credit rating is prepared by the Bulgarian Credit Rating Agency*

Liquidity risk

In order to assess the exposure to liquidity risk, the Company monitors its cash flows, the maturities of its debt obligations and its liquidity ratio. The Company maintains sufficient liquid funds to provide financial resources for its activities and to reduce the effects of cash flows fluctuations. The financial resources for the Company's business activities are provided through public offering of securities and through numerous credit possibilities offered by different financial institutions. The Company's loans are secured against the investment property it possesses.

The maturity structure of the Company's financial assets and liabilities based on contracted undiscounted cash flows is presented below.

At 30 September 2026

Financial assets	< 1 month	1-3 months	3 months - 1 year	1 - 5 years	Total
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*	*EUR'000*
Receivables from deferred sales, gross	27	31	1,125	6,157	7,340
Cash and short-term deposits*	5,737	-	-	-	5,737
Trade receivables, net of impairment	2,242	-	-	-	2,242
Cash in Eurobank Bulgaria AD available for dividend payment for 2025	-	28	-	-	28
Judicial and awarded receivables	-	7	-	-	7
	8,006	**66**	**1,125**	**6,157**	**15,354**

Financial liabilities	< 1 month	1-3 months	3 months - 1 year	1 - 5 years	Total
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*	*EUR'000*
Payables to related companies	561	4	27	-	592
Dividends payable	57	-	-	-	57
Payables to suppliers and brokers	6	-	-	-	6
	624	**4**	**27**	**-**	**655**

15. Financial risk and capital management objectives and policies (continued)

Liquidity risk (continued)

At 31 December 2025

Financial assets	< 1 month	1-3 months	3 months - 1 year	1 - 5 years	Total
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*	*EUR'000*
Cash and short-term deposits*	1,973	1,022	1,023	-	4,018
Trade receivables, net of impairment	1,020	-	950	-	1,970
Receivables from deferred payment sales, gross	-	-	6	350	356
Receivables from interest on deposits	-	11	11	-	22
Court receivables	-	-	8	-	8
	2,993	**1,033**	**1,998**	**350**	**6,374**

Financial liabilities	< 1 month	1-3 months	3 months - 1 year	1 - 5 years	Total
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*	*EUR'000*
Payables to related parties	452	-	1	-	453
Payables to suppliers and brokers	77	-	-	-	77
Dividends payable	36	-	5,527	-	5,563
	565	**-**	**5,528**	**-**	**6,093**

**Cash and short-term deposits are available upon request.*

Interest rate risk

The value of the Company's assets depends on the changes in market interest rates. The Company is exposed to the risk related to interest rates fluctuations since the yield on interest-bearing assets changes as a result of the changes in market interest rates. With regard to the floating interest rates, the Company is exposed to a risk related to the interest rate index which is used to determine the value of the relevant financial instrument. As at 30 September 2026, the Company does not have significant financial assets and liabilities with floating interest rates and therefore the Company's exposure to interest rate risk is insignificant.

Foreign currency risk

The Company is exposed to a foreign currency risk when carrying out transactions with financial instruments denominated in foreign currencies. The transactions denominated in foreign currencies generate profit and loss from foreign exchange differences. As of 30 September 2026 the financial assets and investments are denominated in EUR. As of the reporting date the Company has no exposure to foreign currencies different from EUR.

15. Financial risk and capital management objectives and policies (continued)

Market risk

Market risk is a systematic risk, which influences the value of all assets. It depends on the macroeconomic environment and the state of the capital market in the country. The market risk is beyond the Company's control and as a whole it cannot be reduced or eliminated through diversification. One of the main strategies to reduce market risk and its components is to collect and process information about the macroeconomic environment. Based on this information, the Company can make projections and adapt its investment policy to the expected changes in the environment.

Advance Terrafund ADSIC continues to adhere to its policy of investing in high-quality properties that meet the needs for the development of modern agriculture and renting or leasing to first-class tenants /lessees/ under favorable conditions for the Company.

The structure of the Company's investment portfolio (investment property held for sale are not included) is as follows:

	30 September 2026		31 December 2025	
	Fair market value EUR thousand	% of net assets valued at market price	Fair market value EUR thousand	% of net assets valued at market price
Agricultural land	141,979	99.64	150,457	99.67
Property in urbanized territories	520	0.36	520	0.33
Total	**142,499**	**100.00**	**150,977**	**100.00**

Capital risk

Capital management aims to maximize the return to shareholders through the optimization of the capital structure. The Company's strategy has remained unchanged since the end of 2025. The capital structure comprises cash and short-term deposits and equity (see Note 9 and Note 10, respectively).

	2026 *EUR'000*	2025 *EUR'000*
Total liabilities	1,445	7,377
Less: cash and short-term deposits	(5,760)	(4,044)
Net debt	(4,315)	3,333
Non-current liabilities	-	-
Equity	157,496	155,183
Debt-to-equity ratio (non-current liabilities to equity)	0	0

16. Fair value measurement

Quantitative disclosures related to the fair value hierarchy as of 30 September 2026

	Measurement date	Carrying amount	Quoted market prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
		EUR'000	*EUR'000*	*EUR'000*	*EUR'000*
Assets, measured at fair value:					
Investment property (Note 6.1)					
Agricultural land	30.09.2026	141,979	-	-	141,979
Property in urbanized territories	30.09.2026	520	-	-	520
Investment properties held for sale (Note 6.2)	30.09.2026	1,857	-	-	1,857
Assets, for which fair value is disclosed:					
Receivables on deferred payment contracts (Note 7)	30.09.2026	6,444	-	6,444	-

Quantitative disclosures related to the fair value hierarchy as of 31 December 2025

	Measurement date	Carrying amount	Quoted market prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
		EUR'000	*EUR'000*	*EUR'000*	*EUR'000*
Assets, measured at fair value:					
Investment property (Note 6.1)					
Agricultural land	31.12.2025	150,457	-	-	150,457
Property in urbanized territories	31.12.2025	520	-	-	520
Investment properties held for sale (Note 6.2)	31.12.2025	5,130	-	-	5,130
Assets, for which fair value is disclosed:					
Receivables on deferred payment contracts (Note 7)	31.12.2025	356	-	356	-

In 2026 and 2025, there were no transfers between levels of the fair value hierarchy.

16. Fair value measurement (continued)

Fair value of financial instruments

A comparative analysis of the carrying amounts and fair values of the Company's financial instruments is presented below:

	Carrying amount		*Fair value*	
Financial assets	2026	2025	2026	2025
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*
Receivables from deferred sales	6,444	356	6,444	356
Trade receivables	2,242	1,970	2,242	1,970
Cash in Eurobank Bulgaria AD available for payment of dividends for 2025	28	-	28	-
Legal and awarded receivables	7	8	7	8
Receivables from interest on deposits	-	22	-	22
Cash and short-term deposits	5,760	4,044	5,760	4,044

	Carrying amount		*Fair value*	
Financial liabilities	2026	2025	2026	2025
	EUR'000	*EUR'000*	*EUR'000*	*EUR'000*
Payables to related companies	592	453	592	453
Dividends payable	57	5,563	57	5,563
Payables to suppliers and brokers	6	77	6	77

Fair value of the financial instruments of the Company is defined as the price that would be received to sell an asset or paid to transfer a liability in an casual transaction between market participants at the measurement date. Fair value measurement is based on the following methods and assumptions:

- Fair values of long-term financial assets with fixed interest rates are determined by discounting the estimated future cash flows using current market interest rates.
- Fair values of financial instruments which include cash and short-term deposits, trade receivables, trade payables and other financial assets and liabilities reasonably approximate the respective carrying amounts because of their short-term character.

17. Events after the reporting date

No events have occurred after the reporting date until the date on which the present financial statements are authorized for issue, which require additional adjustments and/or disclosures in the financial statements of the Company for the period ended 30 September 2026.

Interim Activity Report of Advance Terrafund ADSIC
for the period between 1 January 2026 and 30 September 2026

I. General background of the Company

Advance Terrafund ADSIC ("The Company") is a public joint-stock company established at the Constituent Assembly from 12 April 2005, with initial capital amounting to BGN 500 thousand, allocated into 500,000 shares with par value of BGN 1 each. After the establishment of the company, five subsequent increases of the capital of the Company have been carried out. On 01 January 2026, the Company's share capital was converted into euros and as of 30 September 2026, it amounted to EUR 43,406,146.

The Company was re-registered with the Trade Register of the Registry Agency under UIC 131418187.
The seat and registered office of the Company are at 1 Zlatovrah Str., Sofia.

The Company's subject of activity is investment of funds raised through public offering of securities in real estate through purchase of right of ownership and other material rights on real estate and building constructions and improvements thereof, with the purpose of their management, rental, leasing, and/or sale.

Advance Terrafund ADSIC obtained license № 10-DSIC/08.12.2005, issued on the basis of Decision № 452-DSIC from 14 July 2005 of the Financial Supervision Commission.

The Company has a one-tier management system.
The Board of Directors (BD) of the Company is composed as follows:
Radoslav Iliev Manolov – Executive Director,
Borislav Vitanov Petkov – Chairman of the BD; and
Nencho Ivanov Penev – Member of the BD.

The Company is represented and managed by its Executive Director Radoslav Manolov.

II. Information about important events and their influence on the results

Key financial indicators for the activity stated in thousands of euro:

INDICATOR	Current period	Preceding period
OPERATING REVENUES	4,972	5,082
OPERATING COSTS	(2,654)	(2,242)
PROFIT FOR THE PERIOD	2,318	2,840
TOTAL ASSETS	158,941	162,560
SHARE CAPITAL	43,406	43,516
SHARE PREMIUM	22,196	22,196
OTHER RESERVES	27	27
RETAINED EARNINGS	91,867	89,444
TOTAL CAPITAL	156,941	162,560
TOTAL CURRENT LIABILITIES	1,445	7,377

	30.09.2026
Income from sale of investment property	3,388
Income from rent and lease of investment property	1,451
Income from interest	126
Other income	7
OPERATING INCOME	4,972

	30.09.2026
Costs for hired services	2,548
Employee benefits expense	100
Financial expenses	2
Other expenses	4
OPERATING COSTS	2,654

As of 30 September 2026, the Company's investment properties include: agricultural land with an area of approximately 167,436 decares worth EUR 141,979 thousand, properties in urban areas with an area of approximately 61 decares worth EUR 520 thousand, agricultural land held for sale with area 2,076 decares worth EUR 1,857 thousand or a total of EUR 144,356 thousand including EUR 80,037 thousand revaluation to fair value.

As of 30 September 2026, the Company has signed rental and lease contracts for 150,438 decares for the 2025-2026 business year, which make up 88.75% of the land purchased so far. The average amount of the rent/lease payment for the economic year is EUR 29.79/decare.

During the past period, the Company realized direct sales of 7,022 decares of agricultural land and sales of 7,784 decares of agricultural land under the terms of deferred payment.

III. Major risks and uncertainties facing the Issuer during the remainder of the financial year

Advance Terrafund ADSIC is exposed to the common risks facing all public companies and economic entities in the real estate segment. The Company is influenced by the land market environment, the liquidity of investments, the state of the investment property, as well as the changes in the effective legislation regulating the agricultural sector.

The company carries out its investment activity by selling concentrated own land and at the same time investing in agricultural land. The supply of agricultural land is relatively limited, but the interest of farmers in purchasing agricultural land is also limited, due to lower yields as a result of climate change and lower purchase prices for their production, which leads to a drop in the price of agricultural lands.

The financial assets and investments as at 30 September 2026 are denominated in EUR. As to date, the Company has no exposure to currencies other than EUR.

The Company invests a minimum of 95% of its portfolio in land designated for agricultural purposes and up to 5% in land in urbanized territories.

Advance Terrafund ADSIC strictly adheres to its policy of investing in high-quality properties meeting the needs of developing modern agriculture and renting or leasing to first-class tenants under conditions favorable to the Company.

IV. Information about material transactions concluded between related parties

The related party transactions, including the transaction value and the nature of the relations between the parties, are reported in the Interim Financial Statements for the relevant period.

The transactions are concluded in accordance with the normal course of trade.

Date: 23 October 2026 Executive Director:

/Radoslav Manolov/

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www.karoll.bg email: atera@karoll.bg
тел: 02/4008 333; 4008 404

ADDITIONAL INFORMATION as at 30 September 2026
under art. 12, para.1, item 4 of Ordinance 2/09.11.2021
to the Financial Statements of ADVANCE TERRAFUND ADSIC

1. Information about changes in the accounting policy during the reporting period and related grounds and their effect on the financial result and equity of the Issuer;

During the reporting period, the Company made no amendments in its accounting policy.

2. Information about changes in the economic group of the Issuer pursuant to the Accountancy Act, if applicable;

The Company is part of no economic group pursuant to the Accountancy Act.

3. Information about the results of issuer's organizational changes such as restructuring, sale of companies belonging to a group of companies pursuant to the Accountancy Act, in-kind contributions by the Company, renting of property, long-term investments and activity suspension;

During the reporting period there were no organizational changes within the issuer, such as restructuring, sale of companies belonging to a group of companies, in-kind contributions by the Company, renting of property, long-term investments and activity suspension.

4. Opinion of the management body on the possibilities for realization of the published projected results for the current financial year, taking into consideration the results for the current quarter and information about the factors and circumstances, which will affect the achievement of projected results at least until the end of the current financial year;

The Company has published no official projected results for the current year.

5. For public companies – data about the persons directly or indirectly holding at least 5% of the votes in the General Assembly as at the end of the current quarter and the changes in such votes since the beginning of the current financial year until the end of the reporting period;

The shareholders of Advance Terrafund ADSIC – legal entities holding 5% or more of the voting shares of the Company as at 30 September 2026 are:

Name	**Karoll Finance EOOD**
Number of voting shares in the capital as at 30.09.2026	**27 450 312**
Percentage of the capital as at 30.09.2026	**32.25%**
Number of voting shares in the capital as at 01.01.2026	**27 450 312**
Percentage of the capital as at 01.01.2026	**32.25%**
Change in the shareholding compared to the start of the current financial year	**0.00%**

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Name	Universal Pension Fund UBB
Number of voting shares in the capital as at 30.09.2026	5 902 143
Percentage of the capital as at 30.09.2026	6.93%
Number of voting shares in the capital as at 01.01.2026	5 875 503
Percentage of the capital as at 01.01.2026	6.90%
Change in the shareholding compared to the start of the current financial year	0.03%

The shareholders of Advance Terrafund ADSIC – individuals directly or indirectly holding 5% or more of the voting shares of the Company as at 30 September 2026 are:

Name	Stanimir Marinov Karolev
Method of shareholding	Indirect
Number of voting shares in the capital as at 30.09.2026	27 911 790
Percentage of the capital as at 30.09.2026	32.79%
Number of voting shares in the capital as at 01.01.2026	27 911 790
Percentage of the capital as at 01.01.2026	32.79%
Change in the shareholding compared to the start of the current financial year	0.00%

6. For public companies – information about the shares held by the management and controlling bodies of the Issuer as at the end of the reporting quarter and the changes occurred since the beginning of the current financial year until the end of the reporting period for each person separately;

Name	Radoslav Iliev Manolov
Position	Executive Director
Number of voting shares in the capital as at 30.09.2026	500 001
Percentage of the capital as at 30.09.2026	0.59%
Number of voting shares in the capital as at 01.01.2026	500 001
Percentage of the capital as at 01.01.2026	0.59%
Change in the shareholding compared to the start of the current financial year	0.00%

7. Information about pending lawsuits, administrative or arbitration procedures concerning liabilities or receivables of the Issuer totalling at least 10% of its equity, including individual information about each procedure if the total liabilities or receivables of the Issuer related to all procedures exceed 10% of its equity;

The Company is involved in no pending lawsuits, administrative or arbitration procedures concerning liabilities or receivables totalling at least 10% of its equity.

8. Information about loans granted by the Issuer or its subsidiary or their subsidiaries, their collateral or commitments to one person or his subsidiary, including related parties, indicating the name and title and UIC of the person, the nature of the relationship between the issuer or its subsidiaries and the borrower,

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the amount of outstanding principal, interest rate, date of conclusion of the contract, including additional agreements, repayment deadline, amount of commitment, specific conditions other than those specified in this provision, as well as the purpose for which they are granted, in case they are concluded as targeted.

The Company or its subsidiary, or their subsidiaries, have not provided loans and collateral and have not incurred any obligations to any person or its subsidiary.

23 October 2026

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Radoslav Manolov
Executive Director

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ADDITIONAL INFORMATION as at 30 September 2026
under art. 20, para 4 of Ordinance No 2/09.11.2021
to the Financial Statements of ADVANCE TERRAFUND ADSIC

1. Constructions, repairs and improvements of real estate:

There are no constructions, repairs or improvements of real estate.

2. Relative share of unpaid rental and lease payments of the total receivables on all rental and lease agreements concluded by the Company:

The relative share of the unpaid rents and leases of the total receivables of the Company on all rental and lease agreements concluded by the Company as at 30 September 2026 is as follows:

Financial year	Relative share of unpaid rents and leases
2025 – 2026	37.70%
2024 – 2025	10.34%
2023 – 2024	0.58%
2022 – 2023	0.32%

As of the date of preparation of the interim financial report for the third quarter of 2026, the relative share of unpaid rents and lease payments for the 2025–2026 agricultural year has decreased to 29.39 percent.

As of the date of preparation of the interim financial report for the third quarter of 2026, the relative share of unpaid rents and lease payments for the 2025–2026 agricultural year has decreased to 29.39 percent.

The Company has undertaken actions to collect the overdue receivable rents and leases through court proceedings. In most cases, it uses the expedient procedure under Article 417 of the Civil Proceedings Code, filing a request for issuance of an enforcement order and a writ of execution against the debtors.

23 October 2026

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Executive Director

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ADDITIONAL INFORMATION as at 30 September 2026
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 88.75% 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 2026 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 30 September 2026, 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. Over 99 percent of the gross revenues of the Company for the period 01 January 2026 – 30 September 2026 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 30 September 2026, 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 2026, 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 under Art. 31, para. 3 of the ASIPCSC:

Advance Terrafund ADSIC does not provide for the payment of a six-month dividend for 2026, and in this connection, there is no obligation to submit a detailed report on the conversion of the financial result to the six-month report in accordance with the order of Art. 29, para. 3.

8. 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.

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

As of 30 September 2026, the Company does not hold shares or stocks in specialized companies under art. 28, para. 1 from ASIPCSC.

23 October 2026

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INFORMATION

according to art. 14 of

Ordinance 2/09 November 2021 on prospectuses for public offering and admission to trading on a regulated securities market and for disclosure of information

List of facts and circumstances subject to disclosure by ADVANCE TERRAFUND ADSIC pursuant to Appendix 4 of Ordinance No 2 for the period 01.01.2026 – 30.09.2026

1. Changes as to the persons controlling the Company.

There are no changes as to the persons controlling the Company.

2. Initiation of insolvency proceedings for the company or subsidiaries thereof and any and all material stages related to such proceedings.

There are no initiated insolvency proceedings of the company.

3. Conclusion and execution of material transactions.

Over the past period, the Company has executed deals for the sale of agricultural land, the revenues from which have a share over 5 per cent of the sales revenue with the following clients:

Client	Revenue value, EUR'000	Share of sales revenue, %	Connection with the issuer
Client 1	1,499	9.86%	Unrelated person
Client 2	1,141	7.51%	Unrelated person
Client 3	972	6.40%	Unrelated person
Client 4	881	5.80%	Unrelated person

The Company has executed deals for renting of agricultural lands, the revenues from which have a share over 5 per cent of the rental income with the following clients:

Client	Revenue value, EUR'000	Share of rents revenue, %	Connection with the issuer
Client 5	672	19.83%	Unrelated person
Client 6	279	8.23%	Related person
Client 7	220	6.49%	Unrelated person

All customers under common control are considered as one client for the purpose of this disclosure.

The execution of material transactions with related parties to the Company is disclosed in the interim financial statement for the period.

4. Decisions on conclusion, termination or cancellation of joint venture agreements.

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No decisions on conclusion, termination and cancellation of joint venture agreements have been made.

5. Change of the auditors of the Company and related grounds for such change.

No changes were made to the auditors of the Company.

At the General Assembly of the Company's shareholders held on 14 May 2026, Baker Tilly Klitu & Partners EOOD was elected as the auditor to prepare, verify and certify the annual financial statements of Advance Terrafund ADSIC for 2026.

6. Initiation or termination of court or arbitration proceedings related to the Company or any of its subsidiaries, involving a claim for at least 10% of the net assets of the company

No court or arbitration proceedings related to the Company or any of its subsidiaries, involving a claim for at least 10% of the net assets of the Company, have been initiated or terminated.

7. Purchase, sale or established pledge of shareholdings by the issuer or its subsidiary.

There is no purchase, sale or established pledge of shareholdings in commercial companies by the issuer or its subsidiary.

8. Other circumstances, which the Company considers important for the investors when making decisions to purchase, sell or continue to hold publicly offered securities:

On 25 June 2026 the Company paid a gross dividend for 2025 in the amount of EUR 0.065 per share of the Company's capital.

By Decision No. 662–Special Investment Purpose Company dated 01 October 2026, the Financial Supervision Commission approved the replacement of United Bulgarian Bank AD with Eurobank Bulgaria AD as the depositary bank of the Company.

No other circumstances occurred, which the Company considers important for the investors when making decisions to purchase, sell or continue to hold publicly offered securities.

23 October 2026

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Radoslav Manolov
Executive Director

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INFORMATION

under art. 7 of Regulation No 596/2014 of the European Parliament and of the Council of 16April 2014 on market abuse, with regard to the circumstances occurred for the period 01.01.2026 - 30.09.2026

Advance Terrafund ADSIC discloses inside information under Article 7 of Regulation (EU) No 596/2014 of the European Parliament and of the Council of Europe to the Financial Supervision Commission, Bulgarian Stock Exchange AD and the public through the e-Register and Extri.bg systems. The published information can be found at the FSC's address: www.fsc.bg; on the electronic media of BSE AD: www.x3news.com and on the Company's web site: www.advanceterrafund.bg.

During the period 01 January 2026 – 30 September 2026 Advance Terrafund ADSIC has disclosed the following inside information to the FSC, BSE and the public:

On 28.01.2026 Advance Terrafund ADSIC published an interim financial report as of 31.12.2025.

On 17.03.2026 Advance Terrafund ADSIC published an audited annual financial report of the Company for 2025.

On 07.04.2026 Advance Terrafund ADSIC announced the Invitation and materials to convene a regular annual general assembly of shareholders on 14.05.2026.

On 27.04.2026 Advance Terrafund ADSIC published an interim financial report as of 30.03.2026.

On 14.05.2026 Advance Terrafund ADSIC announced a notification of a voted cash dividend from the general meeting of shareholders held on 14.05.2026.

On 19.05.2026 Advance Terrafund ADSIC published the minutes of the general assembly of shareholders held on 14.05.2026.

On 27.05.2026 Advance Terrafund ADSIC published a notice of a cash dividend with added conditions and order for the payment of dividends.

On 17.07.2026 Advance Terrafund ADSIC published an interim financial report as of 30.06.2026.

On 06.10.2026 Advance Terrafund ADSIC announced a change in the Company's custodian bank/servicing bank.

23 October 2026

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Radoslav Manolov
Executive Director