

ADVANCE TerraFund REIT (ATERA BU)

MONTHLY NEWSLETTER – JULY 2007

ADVANCE TERRAFUND REIT CONSOLIDATED 5.74 HA OF URBAN LAND IN SOFIA

INVESTMENT ACTIVITY

The amount of funds raised by Advance TerraFund REIT is BGN 51.76m (or Euro 26.46m). So far, the company has invested in property about BGN 50m (or Euro 25.56m).

Since the beginning of 2007 Advance TerraFund REIT has invested over BGN 22m (or EUR 11.25m) for land acquisitions across the country. Only for Q2 2007 were invested over BGN 11.3m (or EUR 5.8m) for agricultural land and over BGN 5.5m (or EUR 2.8m) for urban land. The **average acquisition price** since launch date now is 2 120 BGN/ha or 1 084 EUR/ha.

As of July 31, 2007 Advance TerraFund REIT **owns in total** 19 000 ha of agricultural land. The average acquisition price for the month is 2 490 BGN/ha or 1 273 EUR/ha.

Date	Paid ha	Average monthly price	Average portfolio price
Oct-05	600	840	840
Nov-05	1 100	872	854
Dec-05	2 100	851	859
Jan-06	2 500	869	864
Feb-06	3 200	898	869
Mar-06	4 500	925	890
Apr-06	5 700	1 002	915
May-06	7 000	1 023	941
Jun-06	8 400	1 032	956
Jul-06	9 300	1 094	977
Aug-06	10 300	1 087	987
Sep-06	11 000	1 068	992
Oct-06	11 500	1 060	997
Nov-06	12 000	1 117	1 002
Dec-06	12 444	1 077	1 007
Jan-07	12 987	1 213	1 023
Feb-07	13 647	1 169	1 038
Mar-07	14 630	1 252	1 048
Apr-07	15 792	1 268	1 058
May-07	17 113	1 278	1 074
June-07	18 200	1 278	1 084
July-07	19 000	1 273	1 084

During the month the company acquired another 2 ha of land by the ring-road of Sofia, close to Botevgradsko road, and was able to consolidate 2 lots of land – 1.3 ha and 4.44 ha respectively.

As of now, Advance TerraFund has bought in total 11.44 ha of urban land in which it had invested slightly above BGN 9m (or Euro 4.60), as follows:

- Sofia – 3 properties with total area of 6.74 ha
- Stara Zagora – 1 property with area of 1.065 ha
- Vratza – 4 properties with total area of 3.636 ha

RENTING OUT AGRICULTURAL LAND

As of July 31, 2007 the Fund has signed **rental contracts** for 6 672.8 ha of agricultural land, which represents 53.65% of the total land bought as 2006-end.

The Fund's **average rent payment** so far is 111 BGN/ha or 56.75 Euro/ha. The **expected revenues** from rental contracts signed so far are BGN 737 000 or Euro 376 822.

MARKET STATISTICS FOR JULY 2007

	Price in BGN	Date
Start price	1.851	01.07.2007
Last price	1.931	31.06.2007
Highest (max) price	1.960	26.07.2007
Lowest (min) price	1.800	09.07.2007
Average for the month	1.865	
Value change	0.08	
Change in %	4.32%	

Market Cap in BGN	85 028 191	31.07.2007
Market Cap in EUR	43 474 224	31.07.2007

Number of trade sessions	22
Number of trades	325
Total number of shares traded	2 922 276
Average number of shares traded daily	132 830

Monthly volume in BGN	5 450 860
Monthly volume in EUR	2 786 980

Average daily volume in BGN	247 766
Average daily volume in EUR	126 681