

ADVANCE TerraFund REIT

MONTHLY NEWSLETTER – June 2008

INVESTMENT ACTIVITY

Advance TerraFund REIT **owns land** for BGN 99.1 million (or **EUR 50.67 million**). In the total portfolio of the company after the revaluation 75% are agricultural land and 25% are urban land.

The company invests mainly in **the most fertile farmland** – 99% are with land category from 1 to 6 (out of 10 in total, where 1 is the best land), and respectively this is in regions, where the most developed farm companies work.

As of May 31, 2008 Advance TerraFund REIT owns in total **23 720 ha** of agricultural land. The average acquisition price for the month is 3 540 BGN/dca (or **1810 EUR/ha**), and the **average acquisition price** since launch date is 2 250 BGN/ha (or **1 166 EUR/ha**).

Date	Paid ha	Average monthly price	Average portfolio price
Jun-08	23 720	1810	1150
May-08	23 300	1784	1135
Apr-08	22 500	1790	1135
Mar-08	21 700	1380	1110
Feb-08	21 700	1380	1110
Jan-08	21 700	1380	1110
Dec-07	21 700	1380	1110
Nov-07	21 700	1380	1110
Oct-07	21 050	1355	1099
Sep-07	20 000	1278	1084
Aug-07	19 250	1273	1084
Jul-07	19 000	1273	1084
Jun-07	18 200	1278	1084
May-07	17 113	1278	1074
Apr-07	15 792	1268	1058
Mar-07	14 630	1252	1048
Feb-07	13 647	1169	1038
Jan-07	12 987	1213	1023
Dec-06	12 444	1077	1007
Nov-06	12 000	1117	1002
Oct-06	11 500	1060	997
Sep-06	11 000	1068	992
Aug-06	10 300	1087	987
Jul-06	9 300	1094	977
Jun-06	8 400	1032	956
May-06	7 000	1023	941
Apr-06	5 700	1002	915
Mar-06	4 500	925	890
Feb-06	3 200	898	869
Jan-06	2 500	869	864
Dec-05	2 100	851	859

LEASED AGRICULTURAL LAND

As of June 30, 2008 **the revenues received for the agricultural year 2006-2007** are BGN 682 600 (or **EUR 342 720**).

For the agricultural year 2007-2008, Advance TerraFund REIT has signed **rental contracts** for 14 005 ha of agricultural land, which represents **64.68%** of the land bought as of 2007-end. The **average rental payment** is 14 BGN/dca (or **71.6 EUR/ha**) and the **total expected amount from rentals** is BGN 1 957 000 (or **EUR 1 000 000**). For the current year 2007-2008 the rent payments have been insured by the Bulgarian Export Insurance Agency (BEIA).

MARKET STATISTICS FOR JUNE 2008

	Price in BGN	Date
Start price	1.942	02.06.2008
Last price	1.901	30.06.2008
Highest (max) price	2.000	17.06.2008
Lowest (min) price	1.900	26.06.2008
Average for the month	1.915	
Value change	-0.041	
Change in %	-2.111%	

Market Cap in BGN	83 750 566	30.06.2008
Market Cap in EUR	42 820 985	30.06.2008

Number of trade sessions	17
Number of trades	128
Total number of shares traded	310 851
Average number of shares traded daily	18 285
Monthly volume in BGN	595 156
Monthly volume in EUR	304 298
Average daily volume in BGN	35 009
Average daily volume in EUR	17 900

Additional information for the shareholders

The General Assembly of the shareholders of Advance Terrafund REIT will take place on 30.07.2008 in Sofia, 14 Todor Alexandrov Blvd., Hotel Anel, 5th floor, Anel Hall at 9.30 am.

On 17.06.2008 Advance Terrafund REIT has turned in a prospectus for approval from the Financial Supervision Commission in regard with the current capital increase through issuance of new 66 084 087 shares at issue price of 1.90 BGN. Karoll AD is the intermediary of the fundraising.