

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – May 2009

Advance Terrafund REIT was included in two new indices of Dow Jones

The Bulgarian Stock Exchange announced that Dow Jones had signed an agreement with the Federation of Euro–Asian Stock Exchanges (FEAS) for a calculation of three new indices, in two of which are included Bulgarian companies. Advance Terrafund REIT is the only Bulgarian REIT that is chosen for both of the indices. Their calculation started on June 5-th. The Bulgarian companies are included in **Dow Jones FEAS South East Europe Index** along with companies from Croatia, Serbia, Macedonia and Turkey and in **Dow Jones FEAS Composite index**, in which there are also companies from the Middle East, which are traded on 10 out of 32 Exchanges that are members in FEAS.

The start of those indices aims at promoting the emerging stock exchanges across the Euro-Asian region and at the attraction of a larger number of investors. The new indices also give opportunity to be created structured products for investment purposes.

Investment activity

Advance Terrafund REIT **owns land** for above BGN 113.6 million (**EUR 58.1 million**).

As of May 31-st, 2009 Advance Terrafund REIT owns around **26 770 ha** of agricultural land and **13.8 ha** of urban land.

Date	Paid ha	Average monthly price	Average portfolio price
May-09	26 770	1442	1222
Apr-09	26 428	-	1217
Mar-09	26 428	1386	1217
Feb-09	26 387	-	1217
Jan-09	26 387	-	1217
Dec-08	26 387	1641	1217
Nov-08	26 300	1646	1212
Oct-08	25 990	1790	1202

Leased agricultural land

As of the end of May 2009 Advance Terrafund REIT has signed rental contracts for 19 265 ha or 73% of all the lands, out of which the new contracts in 2008 are at an average rental of about 20 BGN/dca (102 EUR/ha), and all contracts, along with those concluded in the previous years, are at an average rental of 17.26 BGN/dca (88.25 EUR/ha).

For the agricultural year 2007-2008 there have been collected revenues from rentals for BGN 1 938 200 (EUR 990 986), which represents 93% of the expected rental revenues. The collection of the receivables was finished and the overdue payments were claimed for compensation according to the insurance policy with the insurer BAEI.

GAS OF ADVANCE TERRAFUND REIT

The General Assembly of the Shareholders (GAS) of Advance Terrafund REIT will be held on 22.06.2009 at 11.00 am in the office of Karoll in the city of Sofia, 1 Zlatovruh str. The invitation for the meeting with the agenda and the proposals for decision could be found on the web site of the Company - http://www.karoll.net/files/documents/file_79_en.pdf.

MARKET STATISTICS FOR MAY 2009

	Price in BGN	Date
Start price	0.97	07.05.2009
Last price	1.01	25.05.2009
Highest (max) price	1.01	25.05.2009
Lowest (min) price	0.96	08.05.2009
Average for the month	0.979	
Value change	0.04	
Change in %	4.12%	

Number of trade sessions	17
Monthly volume in BGN	971 520
Monthly volume in EUR	496 730
Average daily volume in BGN	57 148
Average daily volume in EUR	29 219
Market capitalization as of month-end in BGN	85 961 192
Market capitalization as of month-end in EUR	43 951 260

The English version of the Annual Audited Financial Report for 2008 could be found on the web site of Advance Terrafund REIT - http://www.karoll.net/files/documents/file_82_en.pdf

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