

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – October 2009

Investment activity

Advance Terrafund REIT owns land for above BGN 125.1 million (EUR 63.96 million).

As of October 30, 2009 Advance Terrafund REIT owns around 30 210 ha of agricultural land and 13.9 ha of urban land.

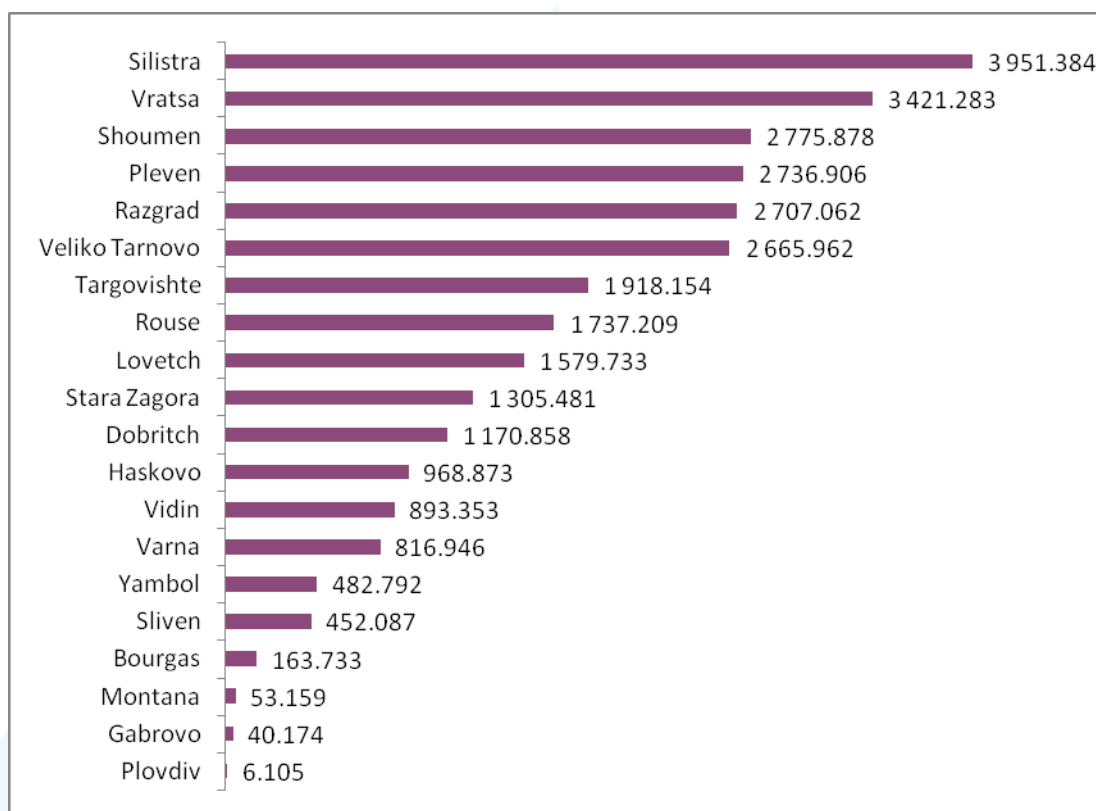
Due to the lack of new contracts between the Ministry of Agriculture and Foods and the geodesic companies, which support the maps of the restituted ownership, in many municipalities no authorized body can issue actual plans for ownership to the new landowners. As a result, the land titles are put on hold and the hectares acquired by the Company are changed according to the Q3 2009 Financial Statement. Thus, for September 2009 the size of the land owned is corrected to 29 847 ha.

Date	Paid ha	Average monthly price	Average portfolio price
Oct-09	30 210	1559	1268
Sep-09	29 847	1534	1268
Aug-09	29 600	1534	1263
Jul-09	29 020	1590	1258
Jun-09	27 770	1779	1242
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

Allocation of the acquired farmland by regions as of September 30, 2009

Region	Share of the acquired farm land in %
Northeastern	44.7%
North Central	29.3%
Northwestern	14.9%
Southeastern	7.4%
South Central	3.7%
Total	100%

Allocation of the acquired farmland by districts as of September 30, 2009



CONCENTRATION OF FARM LAND IN ONE VILLAGE – AVERAGE 22.5 HA

Land in one village	Number of villages
300-600 ha	3
200-300 ha	3
100-200 ha	41
50-100 дка	110
20-50 дка	276
up to 20 ha	895
Total villages	1328

The realized net profit of the Company for the third quarter of 2009 is BGN 3.109 million. For comparison for the same period of 2008 the Company has realized net loss of BGN 2.180 million. The net asset value (NAV) per share is equal to BGN 1.92, whereas the market price of a share as of the moment is equal to BGN 1.40. For more financial information please visit the link shown below.

Leased agricultural land

As of the end of October 2009 Advance Terrafund REIT has signed rental contracts for 18 507 ha or 61.3% of all the lands acquired till now. The average rental from all contracts, along with those

concluded in the previous years, is 20.39 BGN/dca (104.25 EUR/ha), which makes an increase of 18.5% compared to the previous average rental of 17.21 BGN/dca, because of the update of the rentals for the contracts from the start of the new agricultural year – October 01.

The expected rentals' revenues for 2008-2009 are about 3 450 000 BGN (EUR 1 763 957), out of which BGN 1 717 800 (EUR 878 297) or about 50% have already been collected in the bank account.

For the agricultural year 2007-2008 there have been collected revenues from rentals for BGN 2 020 900 (EUR 1 033 270), which represents 96.53% of the expected rental revenues.

MARKET STATISTICS FOR OCTOBER 2009

	Price in BGN	Date
Start price	1.280	02.10.2009
Last price	1.400	30.10.2009
Highest (max) price	1.480	15.10.2009
Lowest (min) price	1.280	02.10.2009
Average for the month	1.348	
Value change	0.120	
Change in %	9.38%	

Number of trade sessions	21
Monthly volume in BGN	68 715
Monthly volume in EUR	35 133
Average daily volume in BGN	3 272
Average daily volume in EUR	1 673
Market capitalization as of month-end in BGN	119 154 127
Market capitalization as of month-end in EUR	60 922 538

The financial statement for Q3 2009 could be found on the company's site - http://www.karoll.net/files/documents/file_89_en.pdf

Atanas Dimitrov
Investor Relations Director
tel. (3592) 4008332
adimitrov@karoll.bg
www.advanceterrafund.bg