

ADVANCE TERRAFUND REIT

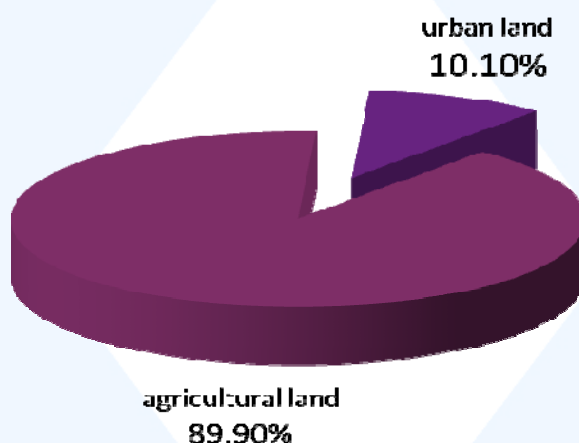
MONTHLY NEWSLETTER – January 2010

Investment activity

Advance Terrafund REIT owns land for BGN 130 562 000 (EUR 66.76 million). Here the land revaluation for 2009 is still not included. The revaluation will be reflected in the audited annual financial statement.

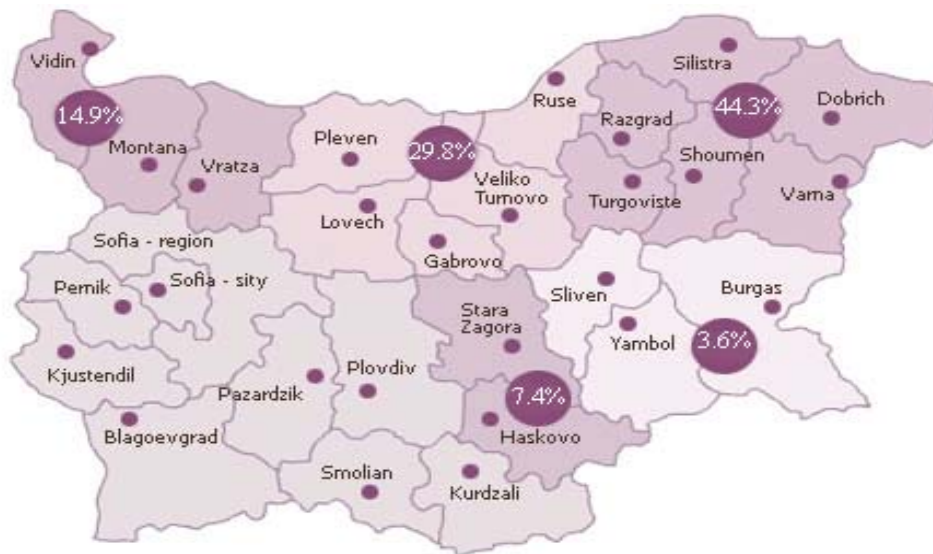
As of January 31, 2010 Advance Terrafund REIT owns around 31 656 ha of agricultural land and 13.9 ha of urban land.

Portfolio distribution by acquisition cost

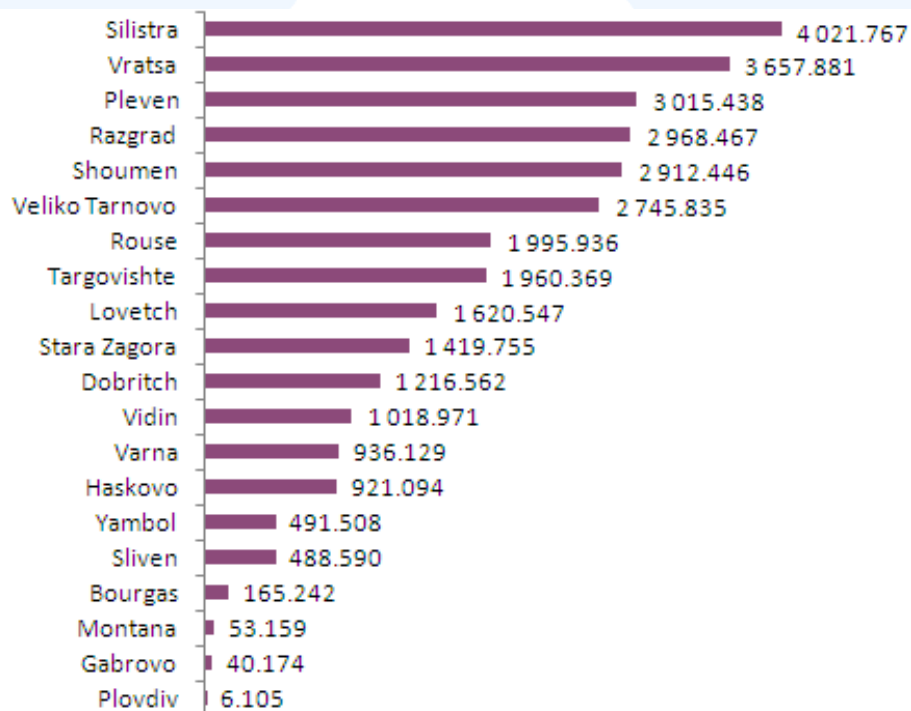


Date	Paid ha	Average monthly price	Average portfolio price
Jan-10	31 656	-	1294
Dec-09	31 656	1621	1294
Nov-09	30 700	1667	1283
Oct-09	30 210	1559	1273
Sep-09	29 847	1534	1268
Aug-09	29 600	1534	1263
Jul-09	29 020	1590	1258
Jun-09	27 770	1779	1242
May-09	26 770	1442	1222
Apr-09	26 428	-	1217
Mar-09	26 428	1386	1217
Feb-09	26 387	-	1217
Jan-09	26 387	-	1217

Agricultural land allocation by NUTS 2



Distribution of acquired land by districts in ha as of Q4 2009



Land categories' distribution (1-st category is the most fertile land)

Land category	%
1	0.12%
2	2.44%
3	34.96%
4	34.85%
5	17.87%

6	7.39%
7	1.44%
8	0.18%
9	0.41%
10	0.34%

Concentration of farm land in one village – average 23.7 ha

Land concentration as of Q4 2009	Villages
Agricultural land 300-400 ha/village	4
Agricultural land 200-300 ha/village	3
Agricultural land 100-200 ha/village	46
Agricultural land 50-100 ha/village	118
Agricultural land 20-50 ha/village	285
Agricultural land up to 20 ha/village	881
Total number	1337

Annual change of the market price of the farm land and of the average portfolio price of the Company

Date	Paid ha	Average monthly bid price for the last month of the year in EUR/ha	Annual change	Average portfolio price in EUR/ha	Annual change	Difference between market price and portfolio price
end of 2009	31 656	1621	-1%	1294	6%	25%
end of 2008	26 387	1641	19%	1217	10%	35%
end of 2007	21 700	1380	28%	1110	10%	24%
end of 2006	12 444	1077	27%	1007	17%	7%
end of 2005	2 100	851	-	859	-	-1%

Leased agricultural land

As of the end of January 2010 Advance Terrafund REIT has signed rental contracts for 21 414 ha or 67.7% of all the lands acquired till the end of 2009. The average rental from all contracts, along with those concluded in the previous years, is 20.67 BGN/dca (105.68 EUR/ha).

The expected rentals' revenues for 2008-2009 are about 3 455 000 BGN (EUR 1 766 513), out of which BGN 2 454 254 (EUR 1 254 840) or about 71% have already been collected in the bank account.

For the agricultural year 2007-2008 there have been collected revenues from rentals for BGN 2 026 600 (EUR 1 036 184), which represents 96.9% of the expected rental revenues.

Annual growth of the average rent of the Company

Agricultural year	Rented land in ha	Average rent in €/ha	Annual growth of the average rent
2009-2010*	21 414	105.68	20%
2008-2009	20 075	87.99	21%
2007-2008	14 724	72.60	27%
2006-2007	6 153	57.16	-

* The data is based on the lease contracts signed as of the end of January 2010. The lease contracts' signing campaign lasts till May 2010.

MARKET STATISTICS FOR JANUARY 2010

	Price in BGN	Date
Start price	1.34	04.01.2010
Last price	1.30	27.01.2010
Highest (max) price	1.358	05.01.2010
Lowest (min) price	1.30	27.01.2010
Average for the month	1.320	
Value change	-0.04	
Change in %	-2.99%	

Number of trade sessions	20
Monthly volume in BGN	439 311
Monthly volume in EUR	224 616
Average daily volume in BGN	21 966
Average daily volume in EUR	11 231
Market capitalization as of month-end in BGN	110 643 118
Market capitalization as of month-end in EUR	56 570 928

The financial statement for Q4 2009 could be found on the company's site - http://www.karoll.net/files/documents/file_93_en.pdf

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