

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – May 2011

Investment activity

As of the end of May 2011 Advance Terrafund REIT owns 31 444 ha of agricultural land and 13.9 ha of urban land. In May 2011 were acquired 81.5 ha, but when the sold 683.3 ha for the month are deducted, the final amount of the Company's farmland becomes 31 444 ha.

Date	Land in ha	Average monthly price EUR/ha	Average portfolio price EUR/ha
May-11	31 444	1994	1319
Apr-11	32 045	2091	1319
Mar-11	32 386	2086	1319
Feb-11	33 306	-	1316
Jan-11	33 568	-	1316
Dec-10	33 622	1749	1316
Nov-10	33 536	1662	1310
Oct-10	33 358	-	1310
Sep-10	33 358	1611	1310
Aug-10	33 200	1559	1309
Jul-10	33 043	1565	1304
Jun-10	32 823	1559	1304
May-10	32 284	1590	1299

Sale of agricultural land

In May 2011 were sold 683.3 ha. From the beginning of 2011 there have been sold in total 2 659.2 ha at the average price of 588 BGN/dca (3005 EUR/ha). The return realized from sales of these lands is 126%.

Year	Sold ha	Average sale price in €/ha	Sales revenue in €	Annual change in %
May 2011	2659.2	3 005	7 991 868	530%
2010	462.7	2 741	1 268 041	471%
2009	79.7	2 783	221 902	-

Leased agricultural land

As of the moment there are signed lease contracts for 24 929 ha or 79.3% of all the lands. The average rental for all contracts, along with those concluded in the previous years, is 121.33 EUR/ha. The expected rental revenues for 2010-2011 are EUR 3 024 333. In the table below is shown by years the dynamics of the land leasing and the rentals' collection.

Agricultural year	Leased land in ha	Leased land as a % of the total land	Average rent in €/ha	Annual change in %	Revenues from lease contracts in €	Annual change in %	Collected receivables from rents in €	Collected receivables in %	Annual change in %
2010-2011	24 929	79.3%	121.33	15.6%	3 024 333	14%	-	-	-
2009-2010	25 217	79.7%	104.95	19.3%	2 646 461	48%	2 462 277	93.0%	40%
2008-2009	20 648	78.3%	87.99	21.2%	1 793 101	68%	1 753 237	97.8%	68%
2007-2008	14 724	67.9%	72.60	27.0%	1 068 958	204%	1 046 042	97.9%	202%
2006-2007	6 153	49.4%	57.16	-	351 732	-	346 356	98.5%	-

Market Statistics for May 2010

	Price in BGN	Date
Start price	1.553	02.05.2011
Last price	1.530	31.05.2011
Highest (max) price	1.560	03.05.2011
Lowest (min) price	1.521	26.05.2011
Average for the month	1.537	
Value change	-0.023	
Change in %	-1.48%	
Number of trade sessions		19
Monthly volume in EUR		260 843
Average daily volume in EUR		13 729
Market capitalization as of month-end in EUR		66 579 631

On May 31, 2011 was held the General Assembly of the Shareholders of the Company. Due to the absence of quorum the Assembly could not be held and could not make valid decisions. The next date for the General Assembly will be held on 16 June 2011, at 12 noon with the same agenda.

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