

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – Jun 2014

Investment activity

As of the end of June 2014 Advance Terrafund REIT owns 21 960 ha of farmland and 13.9 ha of urban land. During June were acquired 262.2 ha of farmland at average price EUR/ha 3799 and were sold 292.2 ha.

| Date | Land in ha | Average monthly price EUR/ha | Average portfolio price EUR/ha |
|---------------|------------|------------------------------|--------------------------------|
| Jun-14 | 21 960 | 3799 | 1928 |
| May-14 | 21 990 | 4070 | 1928 |
| Apr-14 | 22 343 | 3712 | 1928 |
| Mar-14 | 22 748 | 3911 | 1928 |
| Feb-14 | 22 501 | - | 1892 |
| Jan-14 | 22 512 | 3610 | 1892 |
| Dec-13 | 22 538 | 3339 | 1892 |
| Nov-13 | 22 300 | 3957 | 1774 |
| Oct-13 | 23 313 | 3559 | 1774 |
| Sep-13 | 24 518 | 3553 | 1774 |
| Aug-13 | 24 819 | - | 1692 |
| Jul-13 | 24 819 | 3722 | 1692 |
| Jun-13 | 24 748 | 3329 | 1692 |

Sale of agricultural land

In June 2014 were sold 292.2 ha and from the beginning of the year totally were sold 1512.5 ha at average price 1146 BGN/da (5861 EUR/ha).

| Year | Sold ha | Average sale price in €/ha | Sales revenue in € |
|--------------|----------------|----------------------------|--------------------|
| 2014 | 1512.5 | 5 861 | 8 864 472 |
| 2013 | 4606.9 | 5 481 | 25 248 681 |
| 2012 | 7929.6 | 4 464 | 35 401 411 |
| 2011 | 6284.1 | 3 058 | 19 216 803 |
| 2010 | 462.7 | 2 741 | 1 268 041 |
| 2009 | 79.7 | 2 783 | 221 902 |
| Total | 20875.5 | | 90 221 310 |

Leased agricultural land

The average level of the rents only in the lease contracts for this year is 230 EUR/ha. The expected rental revenues for 2013-2014 are EUR 2 915 723, out of which in advance are collected rents for EUR 849 465 or 29.1%. For the agricultural 2012-2013 the due rents are EUR 2 886 368, out of which are collected rents for EUR 2 426 739 or 84.1%.

| 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 % |
|-------------------|-------------------|--------------------------------------|----------------------|--------------------|------------------------------------|--------------------|---------------------------------------|----------------------------|
| 2013-2014 | 15 651 | 71.3% | 186.30 | 21.3% | 2 915 723 | 1% | 849 465 | 29.1% |
| 2012-2013 | 18 794 | 80.6% | 153.58 | 11.9% | 2 886 368 | -6% | 2 426 739 | 84.1% |
| 2011-2012 | 22 384 | 90.5% | 137.26 | 12.9% | 3 072 455 | 2% | 2 998 807 | 97.6% |
| 2010-2011 | 24 859 | 87.1% | 121.56 | 15.9% | 3 021 900 | 14% | 2 998 715 | 99.2% |

Market statistics for June 2014

| | Price in BGN | Date |
|-----------------------|--------------|------------|
| Start price | 2.428 | 02.06.2014 |
| Last price | 2.329 | 30.06.2014 |
| Highest (max) price | 2.430 | 02.06.2014 |
| Lowest (min) price | 2.205 | 20.06.2014 |
| Average for the month | 2.303 | |
| Value change | -0.101 | |
| Change in % | -4.16% | |

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|--|-------------|
| Number of trade sessions | 21 |
| Monthly volume in EUR | 794 714 |
| Average daily volume in EUR | 37 844 |
| Market capitalization as of month-end in EUR | 101 348 994 |

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