

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – December 2016

Investment activity

As of the end of December 2016 Advance Terrafund REIT owns 22 532* ha of farmland and 13.9 ha of urban land. During the month were bought 112.5 ha of farmland at average price EUR/ha 4351 and were sold 106.9 ha. Over the whole 2016 were bought 902.6 ha farmlands in total at average price EUR/ha 4372.

Date	Land in ha	Average monthly price EUR/ha	Average portfolio price EUR/ha
Dec-16	22 532	4351	2429
Nov-16	22 527	4218	2429
Oct-16	23 204	4233	2429
Sep-16	23 166	4474	2429
Aug-16	23 075	4448	2413
Jul-16	23 032	4295	2413
Jun-16	23 506	4418	2413
May-16	23 425	4177	2393
Apr-16	23 418	4407	2393
Mar-16	23 387	4423	2393
Feb-16	23 234	4382	2367
Jan-16	23 182	4269	2367

*Sold lands with deferred payment contracts are included until they belong to the company

Sale of agricultural land

In December were sold 106.9 ha of farmland and from the beginning of the year totally were sold 1 517 ha at average price 1 318 BGN/da (6 740 EUR/ha). Separately in 2016 were negotiated deferred payment contracts for sale totally for 1 381.3 ha at average price 1 371 BGN/da (7 010 EUR/ha).

Year	Sold ha	Average sale price in €/ha	Sales revenue in €
2016	1 517	6 740	10 222 907

Leased agricultural land

On October 1st started the new agricultural 2016-2017 year. The expected rental revenues are EUR 3 283 028, out of which in advance have already been collected 39.5%. For 2015-2016 were collected

82.2% from the due receivables and for 2014-2015 were collected 95.8%.

Agricultural year*	Land, which could be leased**	Leased land in ha	Leased land as a %	Average rent in €/ha	Rent revenues in €	Collected rents in %
2016-2017	20 391	16 406	80.5%	200.11	3 283 028	39.5%
2015-2016	21 921	18 265	83.3%	214.36	3 850 756	82.2%

*From the total land is taken only the land, which is available as of June 30 for the respective year, in relation with Art.37b of ALOUA, and all sold land after that period is subtracted. Land purchased after that period could be leased during the following agricultural year.

More information about the farmland portfolio is published on the website of the Company - <http://www.advanceterrafund.bg/en/land-banking/>.

Market statistics for December 2016

	Price in BGN	Date
Start price	2.033	01.12.2016
Last price	2.090	30.12.2016
Highest (max) price	2.100	22.12.2016
Lowest (min) price	2.017	02.12.2016
Average for the month	2.056	
Value change	0.076	
Change in %	3.77%	
Number of trade sessions		21
Monthly volume in EUR		1 059 451
Average daily volume in EUR		50 450
Market capitalization as of month-end in EUR		90 948 646

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