

# ADVANCE TerraFund REIT

## MONTHLY NEWSLETTER – January 2009

### Investment activity

Advance TerraFund REIT **owns land** for above BGN 110 million (**EUR 56.2 million**). Here the land revaluation for 2008 is still not included. The revaluation will be reflected in the audited annual financial statement.

As of January 31, 2009 Advance TerraFund REIT owns around **26 400 ha** of agricultural land and **13.8 ha** of urban land.

Date	Paid ha	Average monthly price	Average portfolio price
Jan-09	26 387	-	1217
Dec-08	26 387	1641	1217
Nov-08	26 300	1646	1212
Oct-08	25 990	1790	1202
Sep-08	25 680	1882	1196
Aug-08	25 000	1876	1196

Region	Share of the acquired farm land in %
Northeastern	45.7%
North Central	29.8%
Northwestern	13.5%
Southeastern	7.6%
South Central	3.4%
Total	100%

### Annual growth of the market price of the farm land and of the average land portfolio price of the Company

Date	Paid ha	Average monthly bid price for the last month of the year	Annual change	Average portfolio price	Annual change
end of 2008	26 387	1641	<b>19%</b>	1217	<b>10%</b>
end of 2007	21 700	1380	<b>28%</b>	1110	<b>10%</b>
end of 2006	12 444	1077	<b>27%</b>	1007	<b>17%</b>
end of 2005	2 100	851	-	859	-

## Leased agricultural land

As of the end of January 2009 Advance TerraFund REIT has signed **rental contracts** for 16 113 ha of agricultural land, out of which the new contracts in 2008 are at an average rental of about 20 BGN/dca (102 EUR/ha), and all contracts, along with those concluded in the previous years, are at an average rental of 17.13 BGN/dca (87.58 EUR/ha). The lease contract signing campaign is still in progress.

For the agricultural year 2007-2008 there have been collected revenues from rentals for BGN 1 728 000 (EUR 883 512), which represents 82% of the expected rental revenues. The collection of the receivables will last till the end of February 2009. Then the uncollected receivables will be paid off according to the insurance policy with the insurer BAEI.

## Annual growth of the average rental of the Company

Agricultural year	Leased land in ha	Average rental in EUR/ha	Annual growth of the average rental
2008-2009*	16 113	87.58	<b>23%</b>
2007-2008	14 760	71.17	<b>25%</b>
2006-2007	6 153	57.16	-

\* The data is based on the signed lease contracts only until the end of January 2009. The lease contract signing lasts till May 2009.

## MARKET STATISTICS FOR JANUARY 2008

	Price in BGN	Date
Start price	1.11	05.01.2009
Last price	1.00	30.01.2009
Highest (max) price	1.20	06.01.2009
Lowest (min) price	1.00	29.01.2009
Average for the month	1.061	
Value change	-0.11	
Change in %	-9.91%	

Number of trade sessions	21
Monthly volume in BGN	1 331 137
Monthly volume in EUR	680 600
Average daily volume in BGN	63 387
Average daily volume in EUR	32 409