



Interim Activity Report of Advance TerraFund REIT for the Third Quarter of 2015

I. Information about important events and their influence on the results in the Financial Statements

Advance TerraFund REIT (the Company) is a public joint-stock company established at Foundation Meeting held on 12 April 2005 with initial capital amounting to BGN 500,000 divided into 500,000 shares with nominal value of BGN 1 each. The Company was re-entered into the Commercial Register at the Registry Agency under UIC 131418187. The Company has its seat and management address at 1 Zlatovrah Street, Sofia. As of the incorporation of the Company in 2005, the Company performed five subsequent increases of the capital and its capital and as at 30 September 2015 it amounts to BGN 85,110,091.

- The investment property of the Company as at 31 March 2015 includes: agricultural land of approximately 221,145 decares of total value of BGN 161,081 thousand, properties in urbanized areas of approximately 128 decares of total value of BGN 11,312 thousand and regulated real property of approximately 11 decares of value of BGN 2,686 thousand, in total: BGN 175,079 thousand including revaluation up to fair value of BGN 69,846 thousand.
- At the end of the first quarter of the year, the Company had rental and lease agreements for economic year 2014-2015 amounting to 163,295 decares, representing 73.85% of the land purchased as to date. The average amount of the lease/rental payment for the financial year amounts to BGN 41,10 per decare.
- The investment property of the Company as at 30 June 2015, having total value of BGN 179,517 thousand, includes agricultural land of approximately 226,510 decares of total value of BGN 165,519 thousand, properties in urbanized areas of approximately 128 decares of total value of BGN 11,312 thousand and regulated real property of approximately 11 decares of value of BGN 2,686 thousand, including revaluation up to fair value of BGN 69,845 thousand.
- At the end of the second quarter of the year, the Company had rental and lease agreements for 163,557 decares, representing 72.21% of the land purchased as at such date, concluded for 2014-2015 financial year. The average amount of the lease/rental payment for the financial year amounts to BGN 41,10 per decare.
- During the second quarter of the year, the Company started the sale of investment property through financial lease.

- The investment property of the Company as at 30 September 2015, having total value of BGN 182,866 thousand, includes agricultural land of approximately 230,464 decares of total value of BGN 168,868 thousand, properties in urbanized areas of approximately 128 decares of total value of BGN 11,312 thousand and regulated real property of approximately 11 decares of value of BGN 2,686 thousand, including revaluation up to fair value of BGN 69,195 thousand.
- At the end of the third quarter of the year, the Company had rental and lease agreements for 162,277 decares, representing 70.41% of the land purchased as at such date, concluded for 2014-2015 financial year. The average amount of the lease/rental payment for the financial year amounts to BGN 41,04 per decare.

II. Major risks and uncertainties facing the Issuer during the remainder of the financial year

Advance TerraFund REIT is exposed to the common risks facing all public companies and economic entities in the real property segment, i. e. market environment – the agricultural land market environment in particular, the liquidity of investments and the comparatively low level of investment property use. The Company expects no material effect of such risks as the agricultural land market becomes more and more dynamic and liquid and the market relations in the segment are stimulated through subsidies for agricultural producers.

The financial assets and investments as at 30 September 2015 are denominated in BGN and EUR and, due to the operating currency board and the fixed BGN/EUR exchange rate, no currency risk exists. As at the date of preparation of this Interim Activity Report, the Company has no exposure to currencies other than BGN and EUR.

The Company invests a minimum of 80% of its portfolio in land designated for agricultural purposes and up to 20% in land in urbanized territories. The agricultural land is exposed to low risk of changes in prices and rent due to the interest of agricultural producers and other investors in real properties therein. The potential reduction of the prices of agricultural land is favourable for the investment policy of the Company and the fixed increases of the rental price as compared to the previous year increase the profitability of the investments. The increased risk in the segment affects mainly real properties designated for building construction and is a result of the global financial crisis. This situation has no material negative effect on the financial position and operating results of the Company. Nevertheless, the Company has undertaken measures for reduction of the share of land in urbanized areas to limit the price risk.

III. Information about material related party transactions

During the reporting period, Advance TerraFund REIT concluded no material related party transactions except for the ones reported in the Interim Financial Statements.

Date: 30 October 2015

Executive Director:

/Radoslav Manolov/