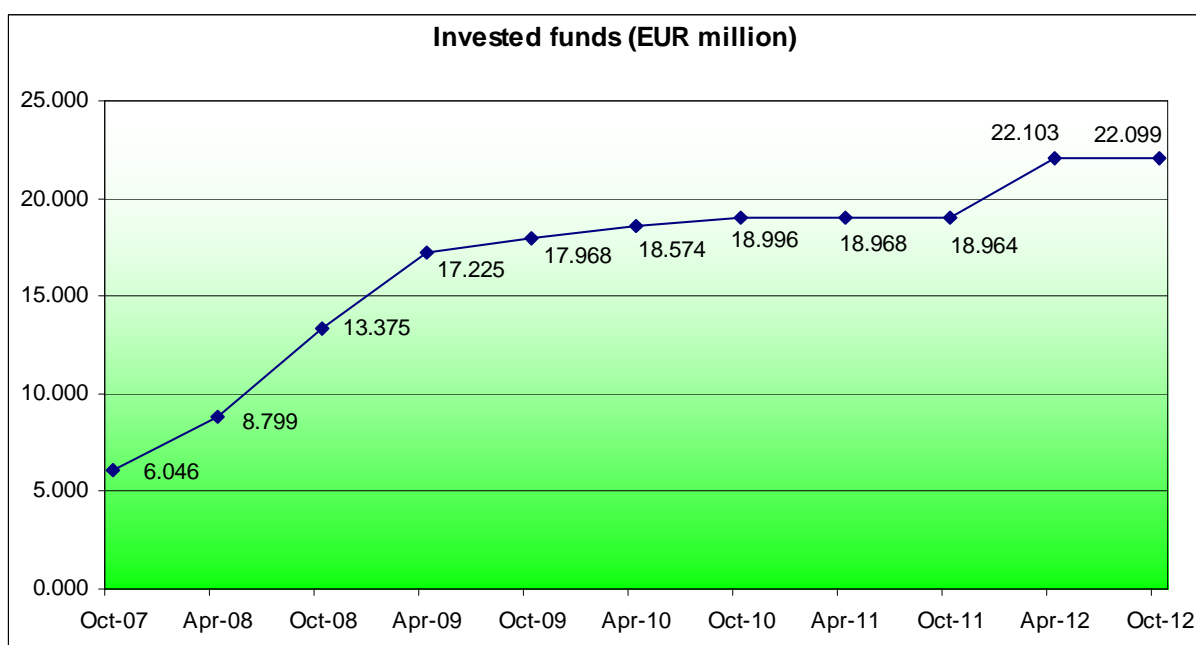
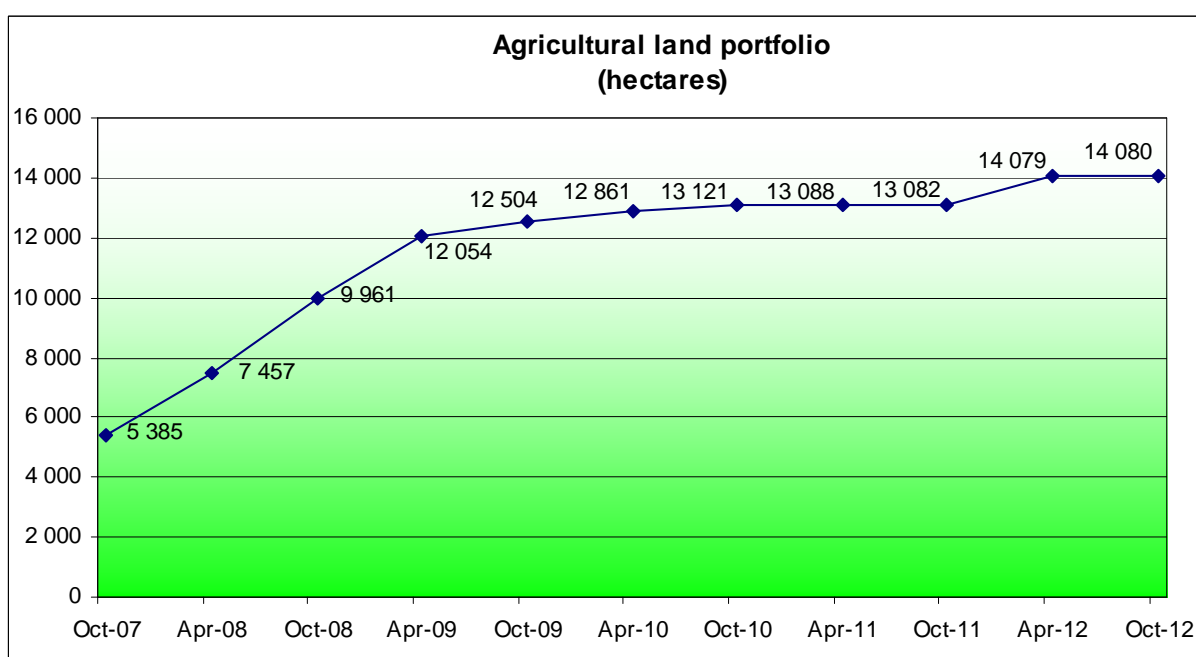


## INFORMATION BULLETIN

October 2012

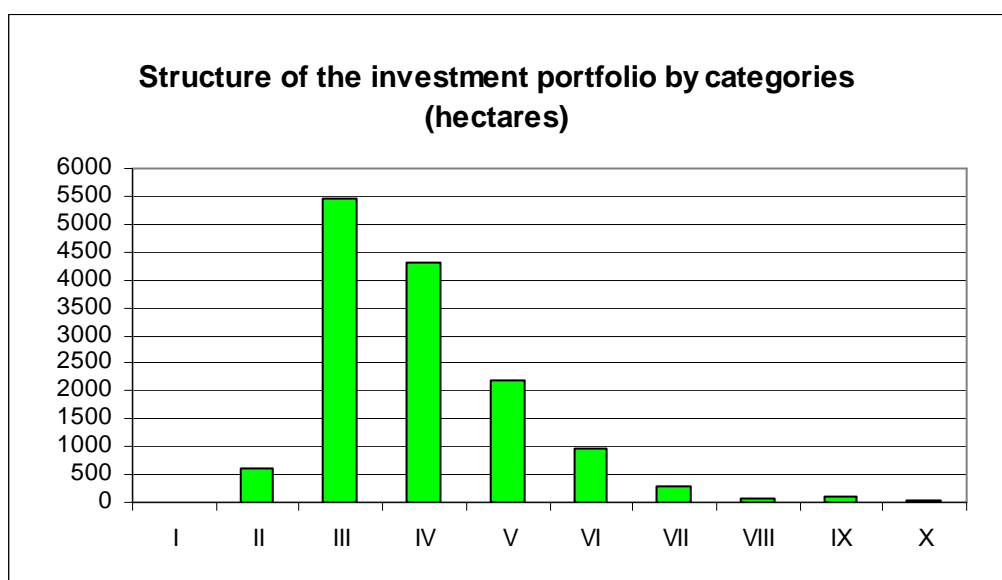
### Investment portfolio

As of October 31<sup>st</sup>, 2012 the investment portfolio of Agro Finance REIT includes 14 080 hectares of agricultural land. The funds invested by the Company stand at BGN 43.221 million (EUR 22.099 million), at an average acquisition price (all costs included) of BGN 3069.60 (EUR 1 569.46) per hectare.



## Investment portfolio structure as of October 31<sup>st</sup>, 2012

The Company follows its policy of investing in high-quality land in regions with well-developed renting relations.



As of October 31<sup>st</sup>, 2012 the portfolio consists of 96.35 % agricultural land, classified in categories from I to VI (10 categories in total, category I is of highest quality), which are Company's investment priority, and of 3.65 % lower categories.

### ***Agricultural land portfolio structure by categories***

| <b><i>Category</i></b> | <b><i>Acquired land<br/>(hectares)</i></b> | <b><i>% of the total<br/>land acquired</i></b> |
|------------------------|--|--|
| <i>I-II</i>            | 608  | 4.32   |
| <i>III-V</i>           | 11 981                                     | 85.09  |
| <i>VI</i>              | 978  | 6.94   |
| <i>VII-X</i>           | 513  | 3.65   |
| <b><i>Total</i></b>    | <b>14 080</b>                              | <b>100.00</b>                                  |

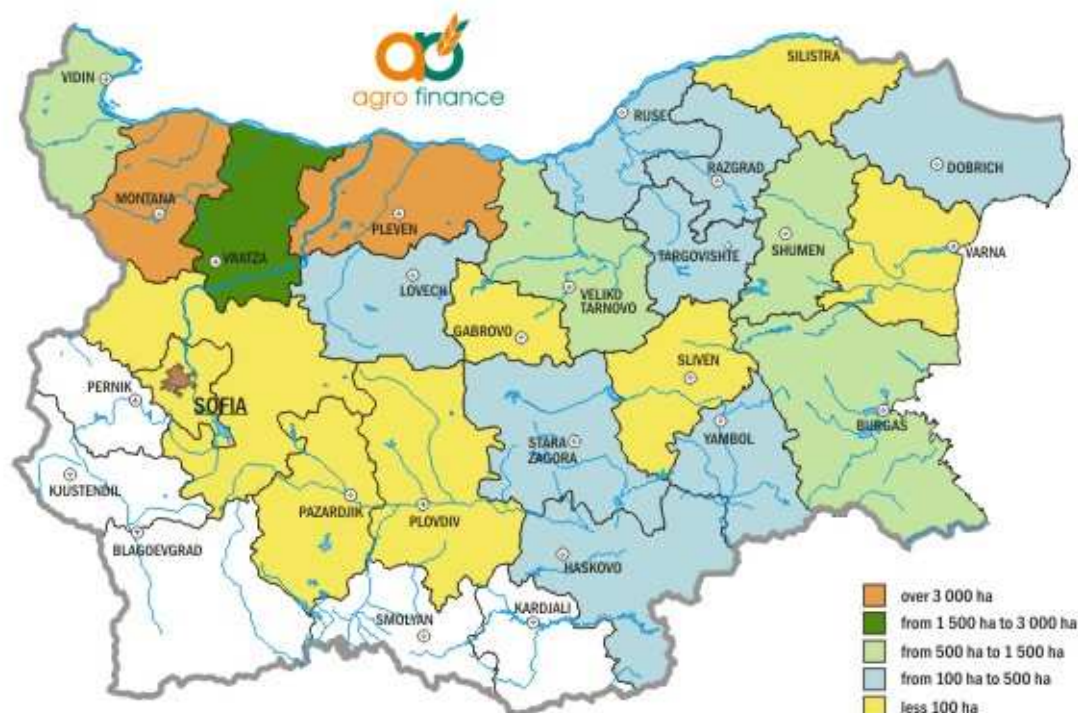
As of October 31<sup>st</sup>, 2012 89.13 % of the agricultural land acquired is in three of the six regions of the country - Northwestern, North Central and Northeastern regions. The land of these regions is of high-quality and has a strong potential for further development of agricultural activities.

### ***Agricultural land portfolio structure by regions***

| <b><i>Region</i></b>        | <b><i>Acquired land<br/>(hectares)</i></b> | <b><i>% of the total<br/>land acquired</i></b> |
|-----------------------------|--|--|
| <i>Northwestern region</i>  | 5 981                                      | 42.48  |
| <i>North Central region</i> | 4 603                                      | 32.68  |
| <i>Northeastern region</i>  | 1 966                                      | 13.97  |
| <i>Southern region</i>      | 1 530                                      | 10.87  |
| <b><i>Total</i></b>         | <b>14 080</b>                              | <b>100.00</b>                                  |

The acquired agricultural land is most concentrated in Montana, Pleven and Vratsa districts where Agro Finance REIT owns in total 8 400 hectares (60 % of the agricultural land in Company's investment portfolio).

**Map of the agricultural land portfolio by districts as of October 31<sup>st</sup>, 2012**



### Rents Information

Up to October 31<sup>st</sup>, 2012 13 300 hectares are rented for the current 2012/2013 agricultural season (95 % of the acquired land). The average contracted rental payment for 2012/2013 agricultural season is EUR 164.89 per hectare.

### Structure by agricultural seasons

| <b>Agricultural season</b> | <b>Land rented (hectares) *</b> | <b>% of the total land acquired *</b> | <b>Average contracted rental payment per hectare /EUR/ *</b> | <b>% collected payments **</b> |
|----------------------------|---------------------------------|---------------------------------------|--|--------------------------------|
| 2007/2008                  | 4 800                           | 50 %                                  | 70   | 99 %                           |
| 2008/2009                  | 8 600                           | 69 %                                  | 92   | 97 %                           |
| 2009/2010                  | 11 500                          | 88 %                                  | 104  | 97 %                           |
| 2010/2011                  | 12 200                          | 93 %                                  | 117  | 94 %                           |
| 2011/2012                  | 13 600                          | 96 %                                  | 138  | 61 %                           |
| 2012/2013                  | 13 300                          | 95 %                                  | 165  | 5 %***                         |

\* As of the end of the corresponding agricultural season

\*\* As of October 31<sup>st</sup>, 2012

\*\*\* Payments are due after the end of the agricultural season, i.e. after September 30<sup>th</sup> 2013.

## Stock Exchange information on Agro Finance REIT for October 31<sup>st</sup>

| <b>Agro Finance REIT (6AG)</b>                | <b>Share price<br/>BGN*</b> |
|---|-----------------------------|
| <i>Beginning of month (open)</i>              | 1.800                       |
| <i>End of month (close)</i>                   | 2.000                       |
| <i>Change %</i>                               | +11.11 %                    |
| <i>Turnover (number of shares)</i>            | 7 143 367                   |
| <i>Average price</i>                          | 2.167                       |
| <i>Market capitalization (million BGN)</i>    | 69.834                      |
| <i>Market capitalization (million EUR)</i>    | 35.706                      |
| <i>Net asset value per share (30.09.2012)</i> | BGN 1.51 (EUR 0.77)         |

\*EUR 1 = BGN 1.95583

### Other important information

The Q3 financial statements of the company are published on the following web sites:

- the corporate web site of Agro Finance REIT - <http://www.agrofinance.bg>
- the web site of Bulletin Investor.BG - <http://www.investor.bg/bulletin>

The report on the fulfillments of the obligations of "Agro Finance" REIT under the terms of the second bond issue of the company for the third quarter of 2012 was presented to the FSC, BSE, Bank-trustee of the bondholders and is published on the following web sites (in Bulgarian language):

- the corporate web site of Agro Finance REIT - <http://www.agrofinance.bg>
- the web site of Bulletin Investor.BG - <http://www.investor.bg/bulletin>

On October 23<sup>rd</sup>, 2012 in Agro Finance REIT was received a notification for disclosure of participation in accordance with article 145 from Public Offering of Securities Act from BROMAK INVEST JSC - as a result of a sale of 6 943 941 shares with date of registration in Central Depository October 22<sup>nd</sup>, 2012 the actual voting right of BROMAK INVEST JSC in the general meeting of Agro Finance REIT is 16.76 %.

Sofia  
November 19<sup>th</sup>, 2012

Svetlana Ganevska  
Director of Investor Relations

P.S. Please find attached unaudited Statement of Financial Position and Statement of Comprehensive Income as of September 30<sup>th</sup>, 2012

Statement of Financial Position /unaudited/

| <b>ASSETS</b>   | <b>Sep 30, 2012</b> | <b>Dec 31, 2011</b> |
|---|---------------------|---------------------|
|   | BGN '000            | BGN '000            |
| Investment properties                                 | 54 536              | 54 578              |
| Tangible fixed assets                                 | 25                  | 30                  |
| Receivables from counterparties and other receivables | 3 052               | 4 334               |
| Cash and cash equivalents                             | 2 606               | 2 807               |
| Other current assets                                  | 9                   | 2                   |
| <b>TOTAL ASSETS</b>                                   | <b>60 228</b>       | <b>61 751</b>       |
| <br>  |                     |                     |
| <b>LIABILITIES</b>                                    |                     |                     |
| Long-term liabilities – bond issue                    | 9 779               | 9 779               |
| Current liabilities                                   | 1 594               | 1 061               |
| Other current liabilities                             | 181                 | 2 529               |
| <b>TOTAL LIABILITIES</b>                              | <b>11 554</b>       | <b>13 369</b>       |
| <br>  |                     |                     |
| <b>EQUITY</b>   |                     |                     |
| Share capital   | 32 220              | 32 220              |
| Capital Reserves                                      | 4 765               | 4 765               |
| Retained earnings                                     | 10 237              | 7 681               |
| Current Profit (Loss)                                 | 1 452               | 3 716               |
| <b>TOTAL EQUITY</b>                                   | <b>48 674</b>       | <b>48 382</b>       |
| <br>  |                     |                     |
| <b>TOTAL EQUITY AND LIABILITIES</b>                   | <b>60 228</b>       | <b>61 751</b>       |

Statement of Comprehensive Income  
/unaudited/

|  | <u>Sep 30, 2012</u> | <u>Sep 30, 2011</u> |
|--|---------------------|---------------------|
|  | BGN ' 000           | BGN ' 000           |
| Income from renting of investment properties | 2 846               | 2 150               |
| Other Income                                 | 5                   | 88                  |
| Financial income                             | <u>80</u>           | <u>112</u>          |
| <b>TOTAL INCOME</b>                          | <b>2 931</b>        | <b>2 350</b>        |
| Administrative expenses                      | (175)               | (156)               |
| Operating expenses                           | (717)               | (717)               |
| Financial expenses                           | <u>(587)</u>        | <u>(328)</u>        |
| <b>TOTAL EXPENSES</b>                        | <b>(1 479)</b>      | <b>(1 201)</b>      |
| <b>Net profit (loss) for the period</b>      | <b>1 452</b>        | <b>1 149</b>        |
| Other comprehensive income                   | <u>-</u>            | <u>-</u>            |
| <b>Total comprehensive income</b>            | <b>1 452</b>        | <b>1 149</b>        |
| Earning per share (BGN)                      | 0.05                | 0.04                |