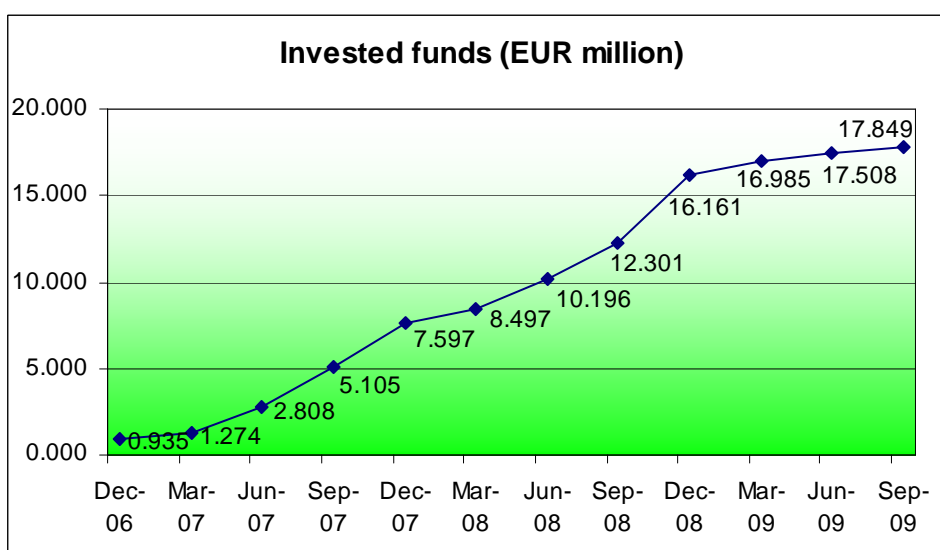
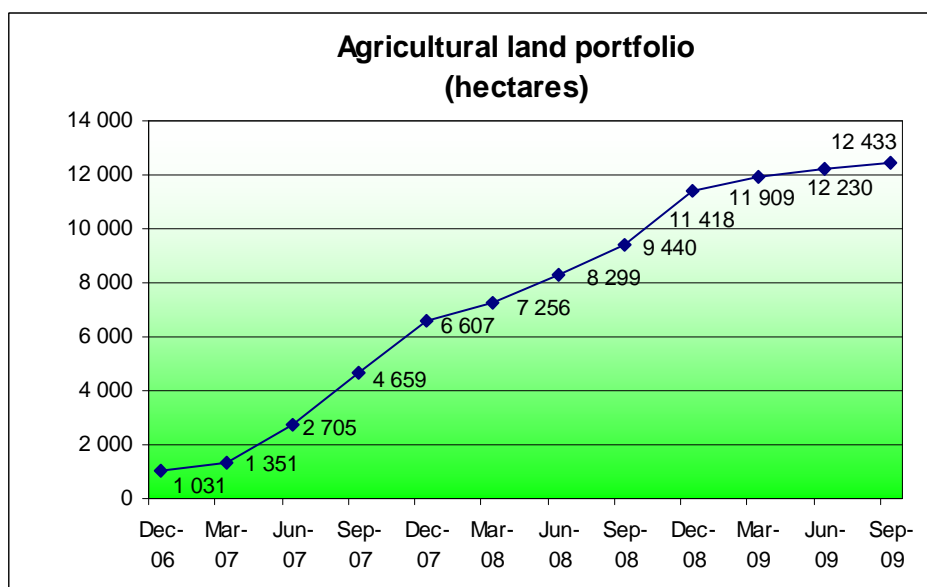


INFORMATION BULLETIN

September 30th, 2009

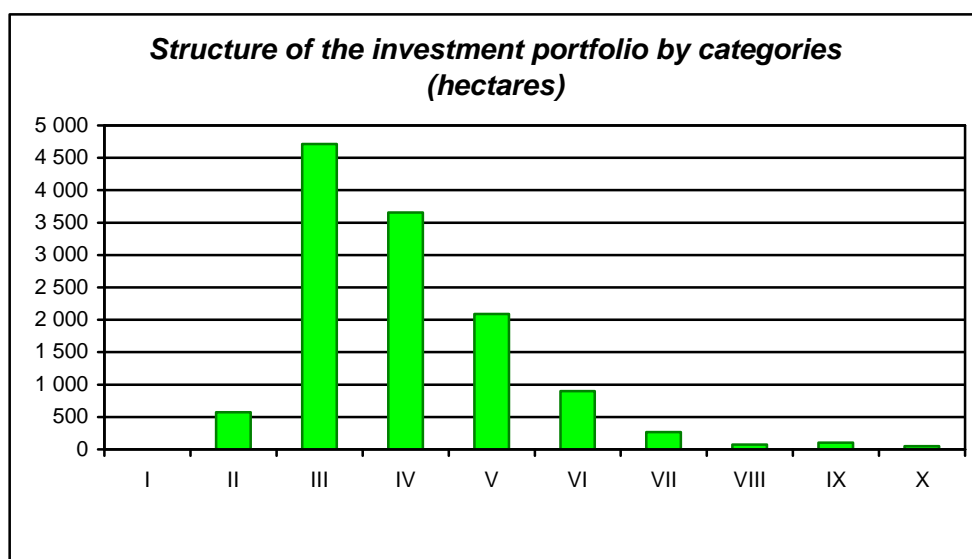
Investment portfolio as of September 30th, 2009

As of September 30th, 2009 the investment portfolio of Agro Finance REIT includes 12 433 hectares of agricultural land. The funds invested by the Company stand at BGN 34.910 million (EUR 17.849 million), at an average acquisition price (all costs included) of BGN 2 808.00 (EUR 1 435.71) per hectare.



Investment portfolio structure as of September 30th, 2009

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



As of September 30th, 2009 the portfolio consists of 96.02 % 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 3.98 % lower categories.

Agricultural land portfolio structure by categories

Category	Acquired land (hectares)	% of the total land acquired
I-II	573	4.61
III-V	10 463	84.16
VI	902	7.25
VII-X	495	3.98
Total	12 433	100.00

As of September 30th, 2009 88.04 % 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

Region	Acquired land (hectares)	% of the total land acquired
Northwestern region	4 681	37.65
North Central region	4 210	33.86
Northeastern region	2 055	16.53
Southern region	1 487	11.96
Total	12 433	100.00

The acquired agricultural land is most concentrated in Montana, Pleven and Vratsa districts where Agro Finance REIT owns in total almost 7 000 hectares (54% of the agricultural land in Company's investment portfolio).

Map of the agricultural land portfolio by districts as of September 30th, 2009



Rents Information

Up to September 30th 2009, 8 600 hectares are rented for 2008/2009 agricultural season (69 % of the acquired land).

The average contracted rental payment for 2008/2009 agricultural season per hectare is EUR 92 as of September 30th, 2009.

The receivables from rental payments are insured with Bulgarian Agency for Export Insurance.

Agricultural season	Land rented (hectares)	% of the total land acquired /as of 30.09.2009/	Average contracted rental payment per hectare /EUR/
2007/2008	4 800	50*	70
2008/2009	8 600	69	92
2009/2010**	9 200	74	108

* % of the total land acquired as of 30.09.2008

** including rental contracts that are in progress to be signed or registered by the municipality offices of agriculture

Stock Exchange information on Agro Finance REIT for September 2009

Agro Finance REIT (6AG)	Share price BGN*
<i>Beginning of month (open)</i>	0.950
<i>End of month (close)</i>	0.950
<i>Change %</i>	0.00%
<i>Turnover (number of shares)</i>	20 795
<i>Average price</i>	0.951
<i>Market capitalization (BGN)</i>	30 640 942
<i>Market capitalization (EUR)</i>	15 666 465
<i>Net asset value per share (30.06.2009)</i>	BGN 1.40 (EUR 0.72)

*EUR 1= BGN 1.95583

Agro Finance REIT was added in BG TR30 Index (BG Total Return 30)

At the meeting the Board of Directors of BSE-Sofia has taken a decision to add Agro Finance REIT in the BG TR30 index. The above has been in force since September 23rd 2009.

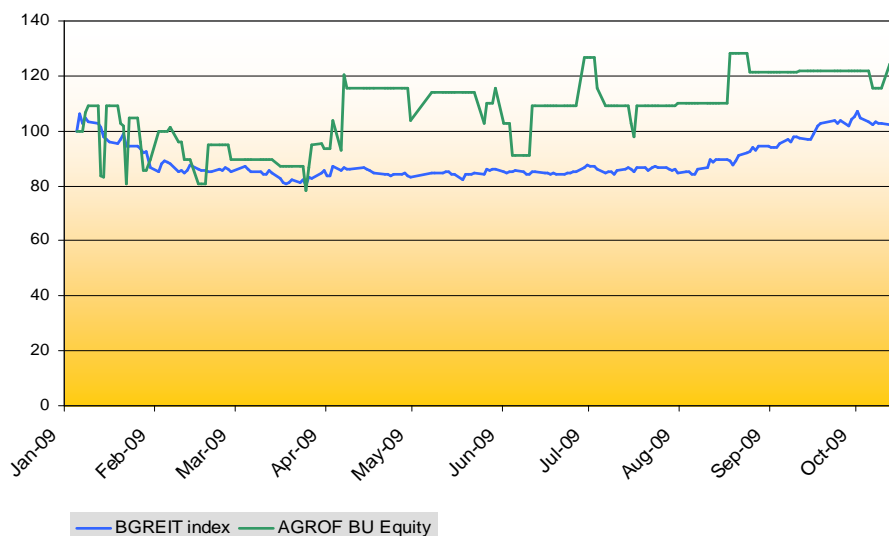
BG TR30 Index started on September 3rd 2007 with initial value 1 000 points.

It is based on the price performance of the shares included in the index portfolio, as each issue has equal weight.

The issues included in the calculation of the index should meet the following criteria:

- The market capitalization of each issue should not be less than BGN 10 million;
- The free-float should not be less than 10 % of the total volume of the issue;
- The number of shares of each issue should not be less than 250 000.

The stock performance of Agro Finance REIT compared to BG REIT Index



Other important information

According to its obligations on issued 3-years corporate bonds with a nominal value EUR 2 500 000 and fixed interest 7.5% annually, BSE code 6AGA, ISIN BG2100007082, the Company realized the third interest payment on September 25th 2009. Interest payment was received by all bondholders who were registered with the Central Depository on September 18th 2009.

Sofia
October 22th, 2009

Svetlana Ganevska
Director of Investor Relations