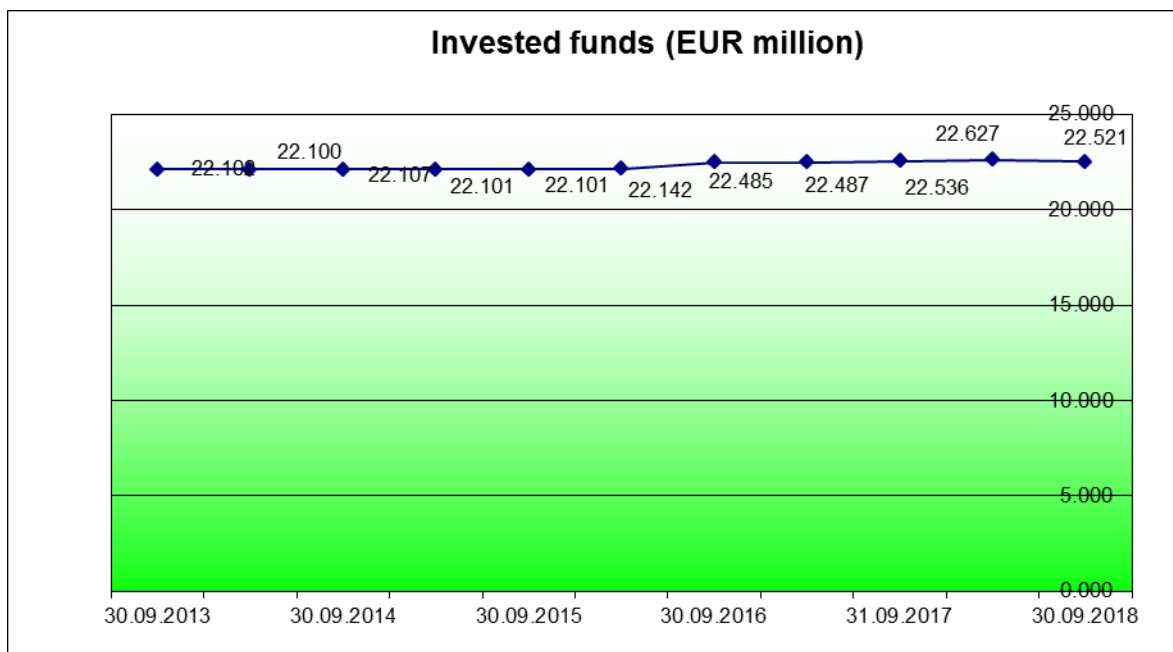
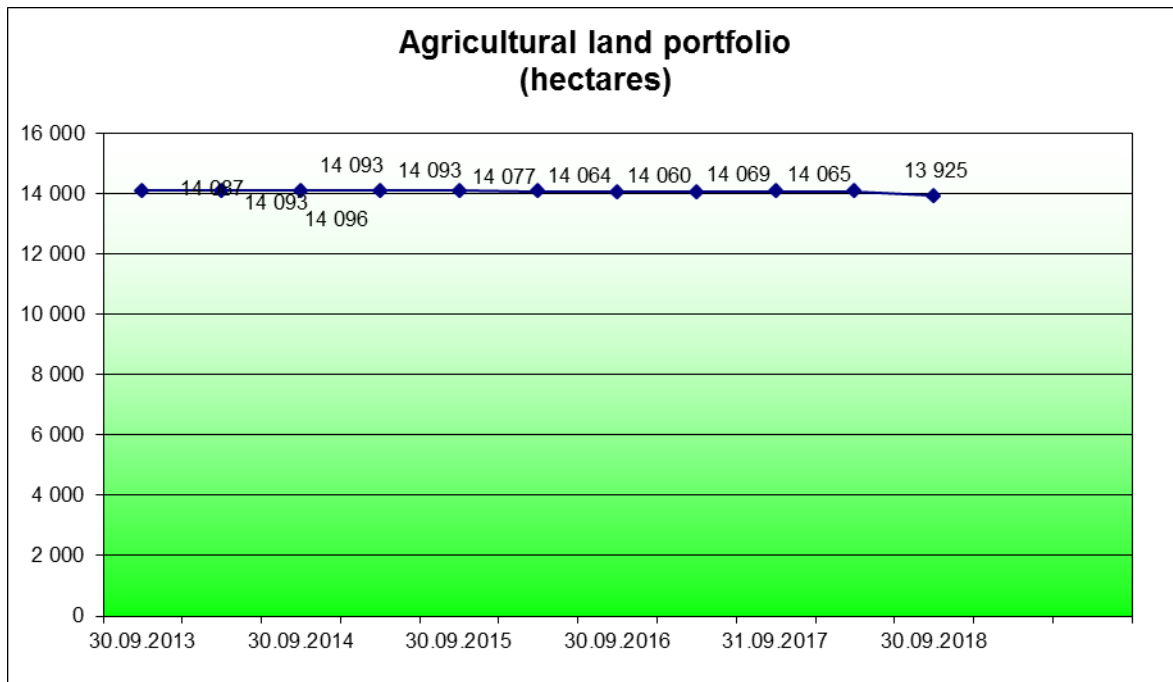


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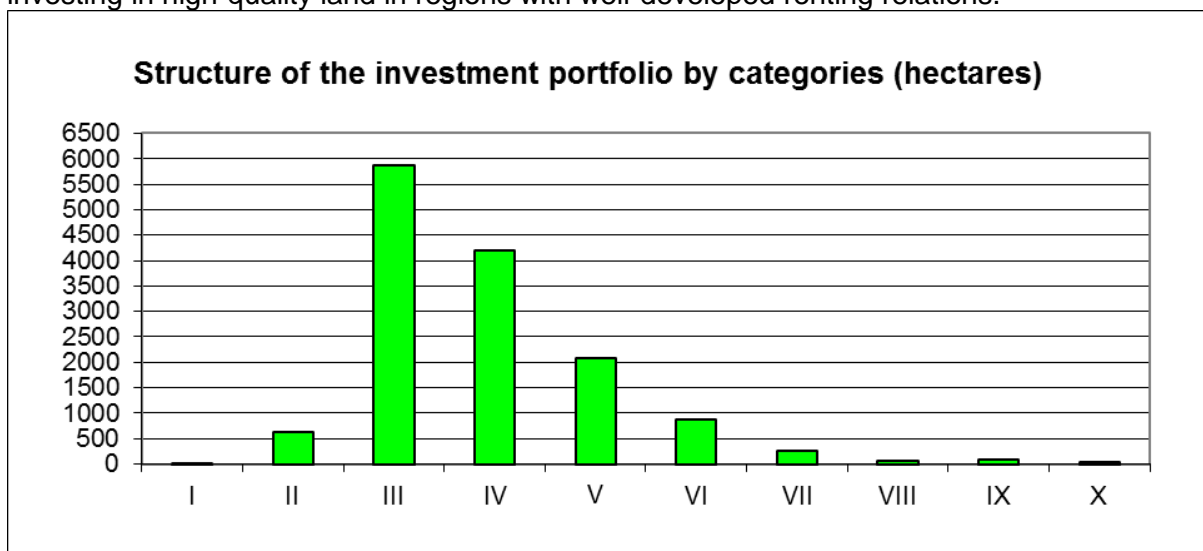
Investment portfolio

As of **September 30th**, 2018 the investment portfolio of Agro Finance REIT includes 13 925 hectares of agricultural land. The funds invested by the Company amount to BGN 44.048 million (EUR 22.521 million), at an average acquisition price (all costs included) of BGN 3163.00 (EUR 1617.32) per hectare.



Investment portfolio structure as of September 30th, 2018

The Company maintains permanent structure of its portfolio and adheres to its policy of investing in high-quality land in regions with well-developed renting relations.



As of **September 30th**, 2018 the portfolio consists of 96.93 % 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 3.07 % in lower categories.

Agricultural land portfolio structure by categories

Category	Acquired land (hectares)	% of the total land acquired
<i>I-II</i>	639	4.59%
<i>III-V</i>	12 008	86.23%
<i>VI</i>	851	6.11%
<i>VII-X</i>	427	3.07%
Total	13 925	100.00%

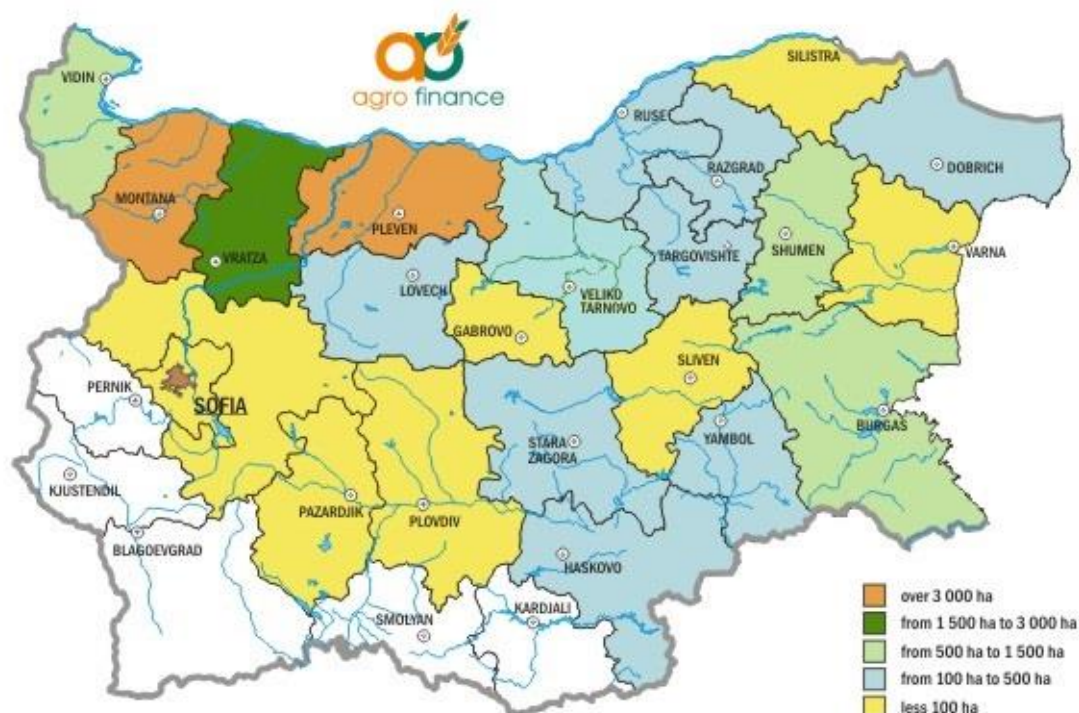
As of **September 30th**, 2018 88.36 % of the agricultural land acquired is in three of the six regions of the country - Northwestern, North Central and Northeastern regions. The land of these regions is of high quality and has a strong potential for further development of agricultural activities.

Agricultural land portfolio structure by regions

Region	Acquired land (hectares)	% of the total land acquired
<i>Northwestern region</i>	5762	41.38
<i>North Central region</i>	4595	32.99
<i>Northeastern region</i>	1948	13.99
<i>Southern region</i>	1620	11.64
Total	13 925	100.00

The agricultural land is mostly concentrated in Montana, Pleven and Vratsa districts where Agro Finance REIT owns in total 8 509 hectares (61 % of the Company's investment portfolio).

Map of the agricultural land portfolio by districts as of September 30th, 2018



Rents Information

As of **September 30th**, 2018 nearly 13.2 thousand hectares are rented for the current 2017/2018 agricultural season (95 % of the acquired land). The average contracted rental payment for 2017/2018 agricultural season is EUR 250 per hectare.

Structure by agricultural seasons

Agricultural season	Land rented (hectares) *	% of the total land acquired	Average contracted rental payment per hectare /EUR/ *	% collected payments
2008/2009	8 600	69 %	92	98 %
2009/2010	11 500	88 %	104	98 %
2010/2011	12 200	93 %	117	99 %
2011/2012	13 600	96 %	138	98 %
2012/2013	13 900	99 %	167	93 %
2013/2014	13 600	96 %	199	99 %
2014/2015	13 800	98 %	247	~100 %
2015/2016	13 500	96%	247	~100 %
2016/2017	13 600	96%	248	82 %
2017/2018	13 200	95%	250	80%

* As of the end of the corresponding agricultural season

Stock Exchange information about Agro Finance REIT for August 31st, 2018

Agro Finance REIT (6AG)	Share price BGN*
<i>Turnover (number of shares)</i>	0
<i>Market capitalization (million BGN)</i>	128.879
<i>Market capitalization (million EUR)</i>	65.895
<i>Net asset value per share (30.06.2018)</i>	BGN 1.94 (EUR 0.99)

EUR 1 = BGN 1.95583

** The market capitalization is calculated on the basis of last close price*

Plovdiv
October 15th, 2018

Desislava Stoyanova
Director of Investor Relations