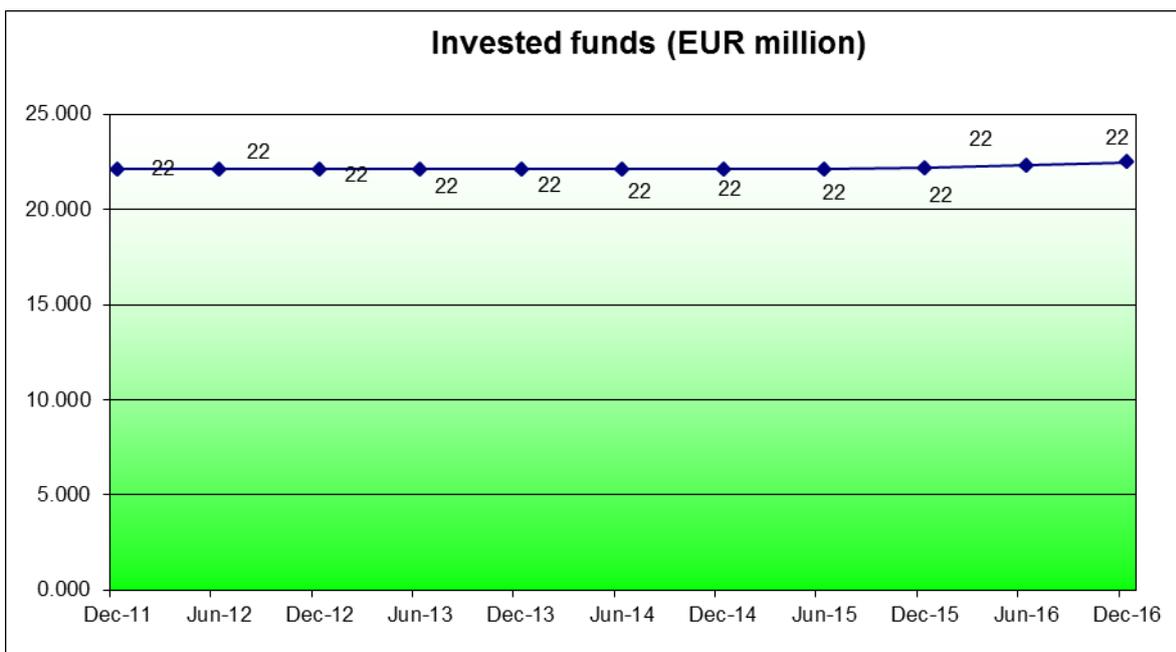
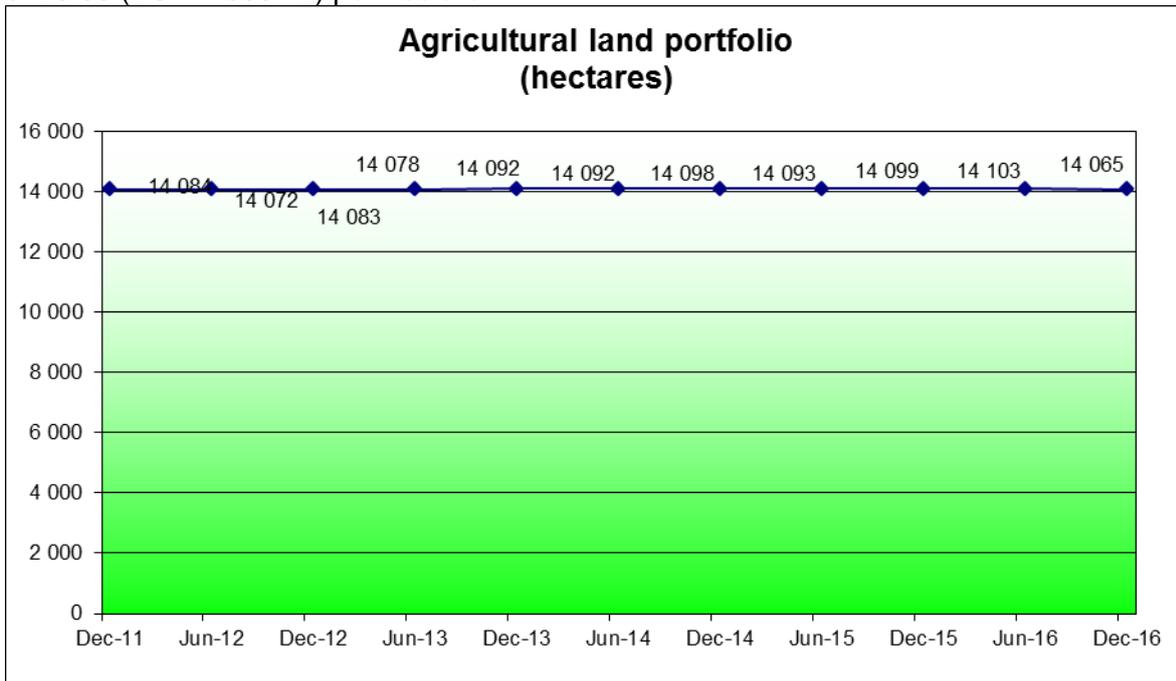


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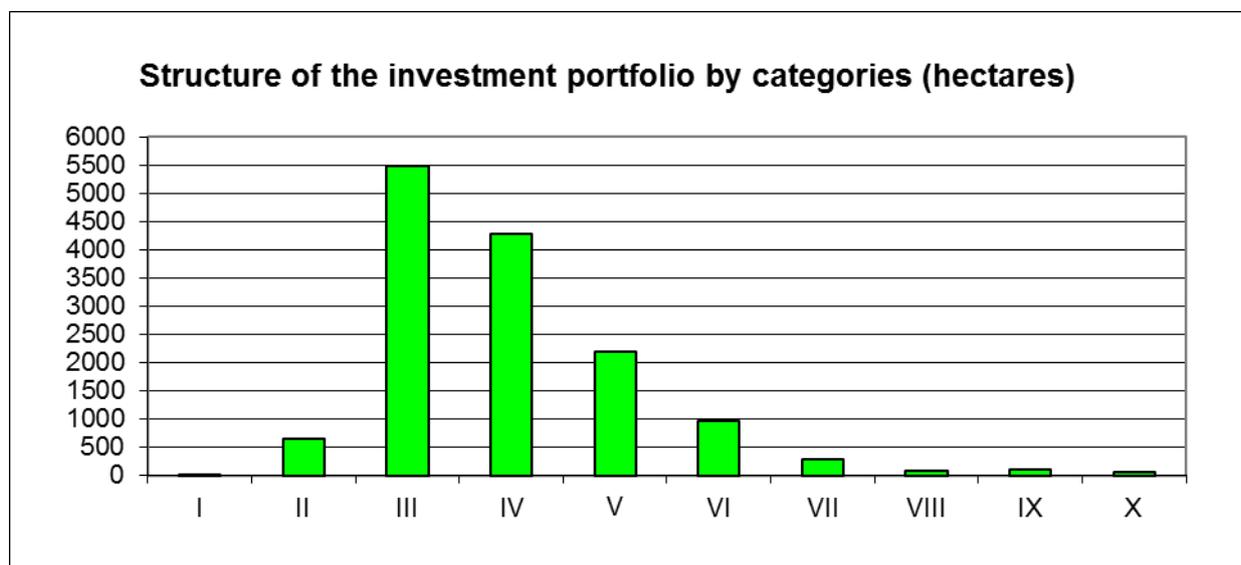
Investment portfolio

As of December 31th, 2016 the investment portfolio of Agro Finance REIT includes 14 065 hectares of agricultural land. The funds invested by the Company amount to BGN 43.989 million (EUR 22.491 million), at an average acquisition price (all costs included) of BGN 3128.00 (EUR 1 599.12) per hectare.



Investment portfolio structure as of December 31th, 2016

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 December 31th, 2016 the portfolio consists of 96.92 % 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 3.08 % in lower categories.

Agricultural land portfolio structure by categories

Category	Acquired land (hectares)	% of the total land acquired
<i>I-II</i>	645	4.59%
<i>III-V</i>	12 119	86.17%
<i>VI</i>	867	6.16%
<i>VII-X</i>	433	3.08%
Total	14 065	100.00%

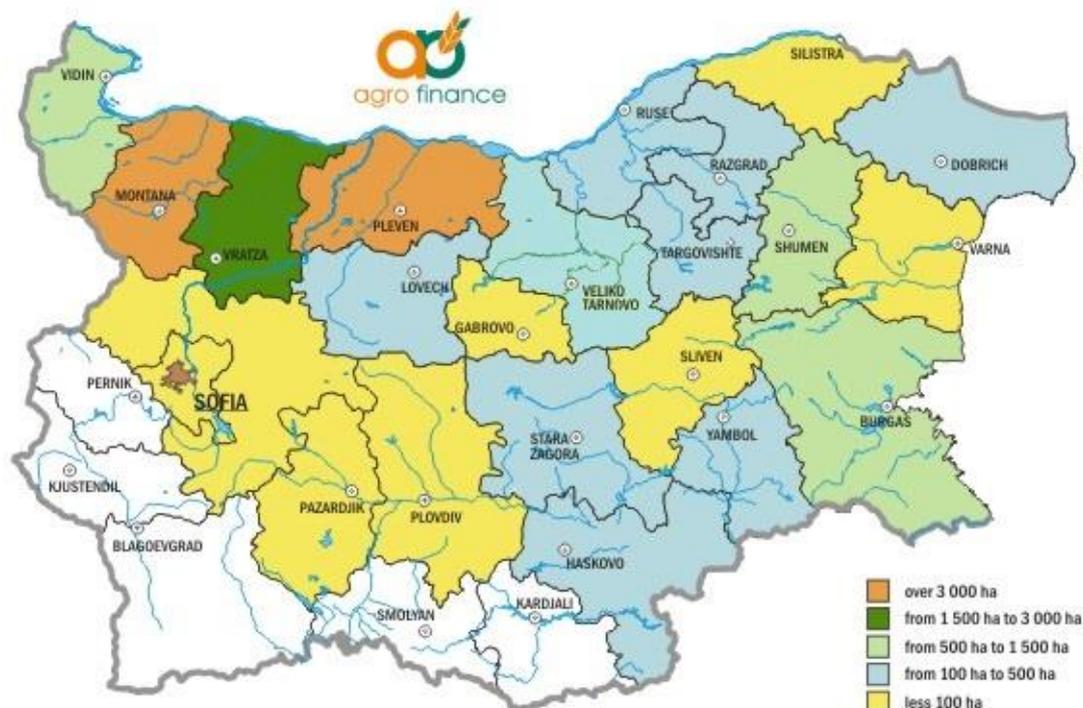
As of December 31th, 2016 88.31% of the agricultural land acquired is in three of the six regions of the country - Northwestern, North Central and Northeastern regions. The land of these regions is of high quality and has a strong potential for further development of agricultural activities.

Agricultural land portfolio structure by regions

Region	Acquired land (hectares)	% of the total land acquired
<i>Northwestern region</i>	5885	41.84
<i>North Central region</i>	4583	32.58
<i>Northeastern region</i>	1953	13.89
<i>Southern region</i>	1 645	11.69
Total	14 065	100.00

The agricultural land is mostly concentrated in Montana, Pleven and Vratsa districts where Agro Finance REIT owns in total 8 530 hectares (61 % of the Company's investment portfolio).

Map of the agricultural land portfolio by districts as of December 31th, 2016



Rents Information

As of December 31th, 2016 nearly 13.5 thousand hectares are rented for the current 2016/2017 agricultural season (96 % of the acquired land). The average contracted rental payment for 2016/2017 agricultural season is EUR 248 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
2007/2008	4 800	50 %	70	99 %
2008/2009	8 600	69 %	92	98 %
2009/2010	11 500	88 %	104	98 %
2010/2011	12 200	93 %	117	96 %
2011/2012	13 600	96 %	138	98 %
2012/2013	13 900	99 %	167	93 %
2013/2014	13 600	96 %	199	98 %
2014/2015	13 800	98 %	247	99.77 %
2015/2016	13 500	96%	247	81 %
2016/2017	13 500	96%	248	63%

* As of the end of the corresponding agricultural season

Stock Exchange information about Agro Finance REIT for December 2016

Agro Finance REIT (6AG)	
<i>Turnover (number of shares)</i>	0
<i>Market capitalization (million BGN)*</i>	83.771
<i>Market capitalization (million EUR)</i>	42.831
<i>Net asset value per share (30.09.2016)</i>	BGN 1.98 (EUR 1.01)

EUR 1 = BGN 1.95583

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

Plovdiv
January 13th, 2017

Desislava Stoyanova
Director of Investor Relations