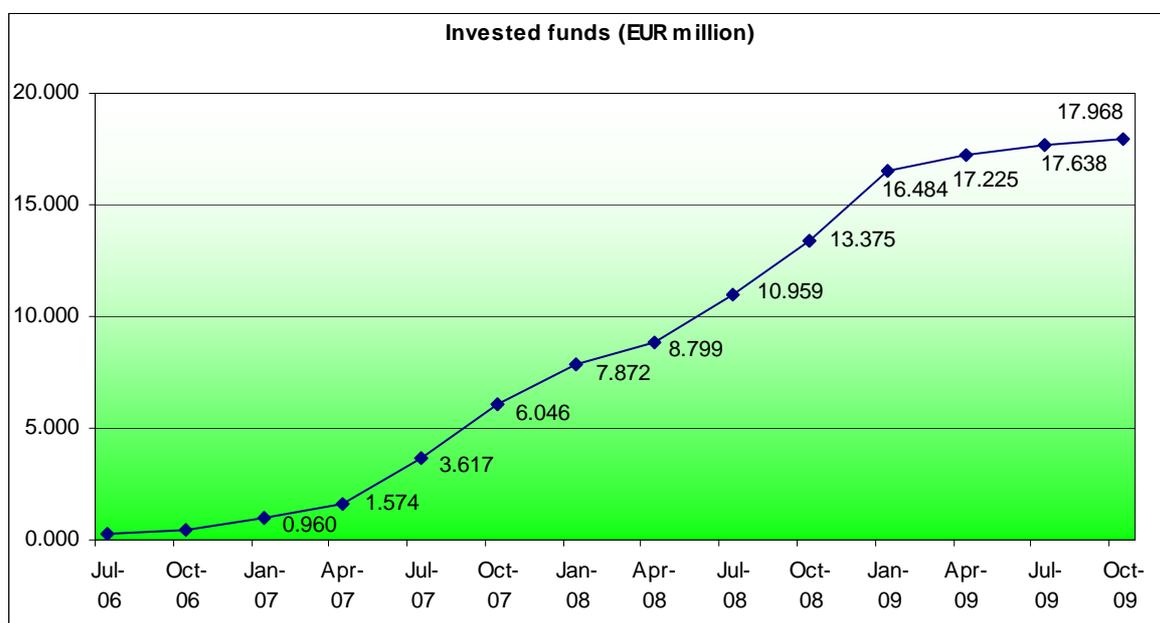
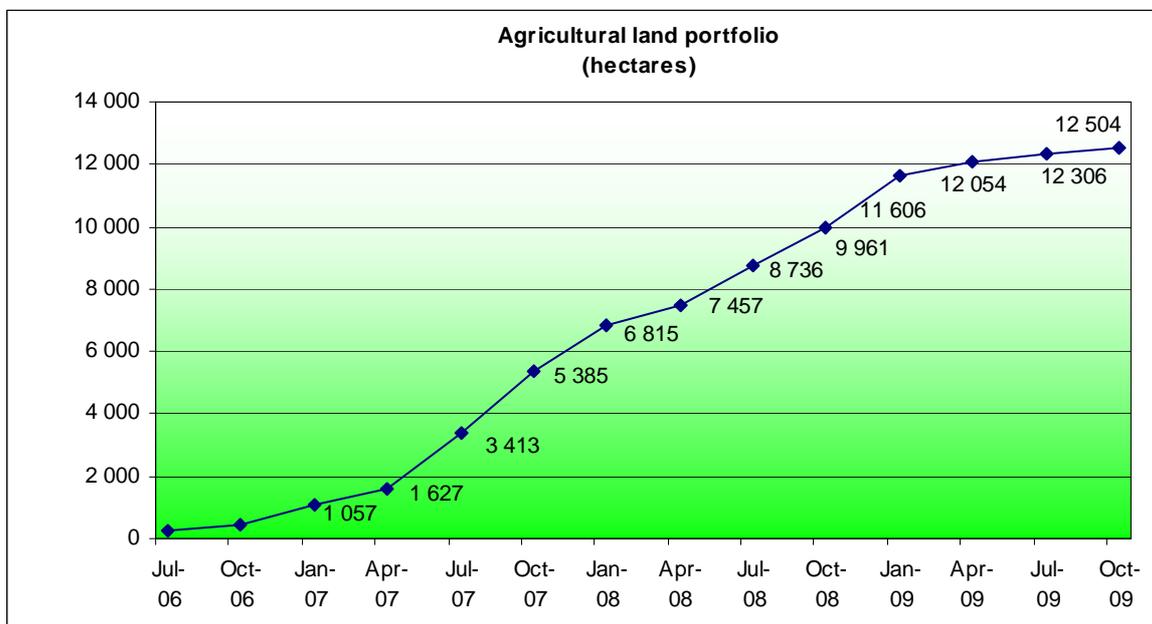


INFORMATION BULLETIN

October 31st, 2009

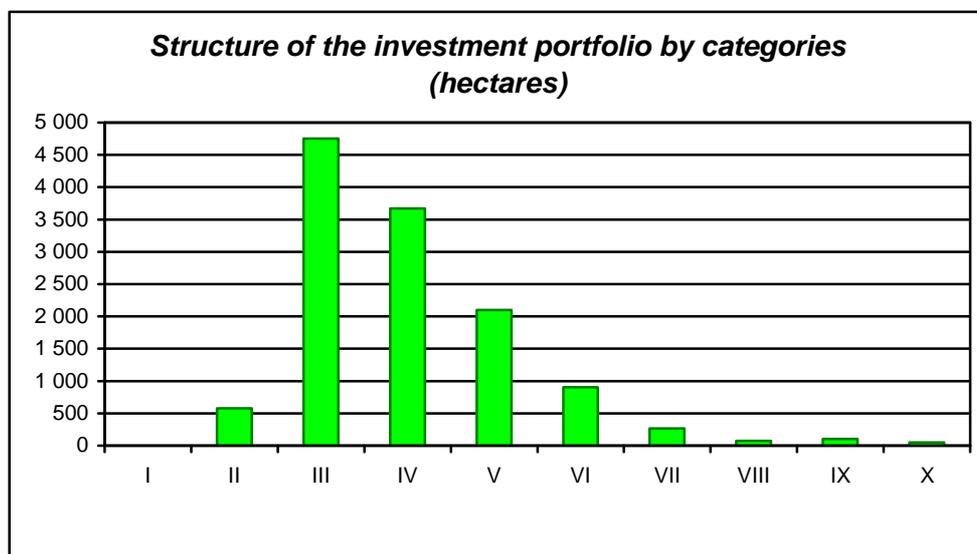
Investment portfolio as of October 31st, 2009

As of October 31st, 2009 the investment portfolio of Agro Finance REIT includes 12 504 hectares of agricultural land. The funds invested by the Company stand at BGN 35.142 million (EUR 17.968 million), at an average acquisition price (all costs included) of BGN 2 810.40 (EUR 1 436.95) per hectare.



Investment portfolio structure as of October 31th, 2009

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



As of October 31st, 2009 the portfolio consists of 96.04 % 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 3.96 % lower categories.

Agricultural land portfolio structure by categories

Category	Acquired land (hectares)	% of the total land acquired
I-II	579	4.63
III-V	10 524	84.16
VI	906	7.25
VII-X	495	3.96
Total	12 504	100.00

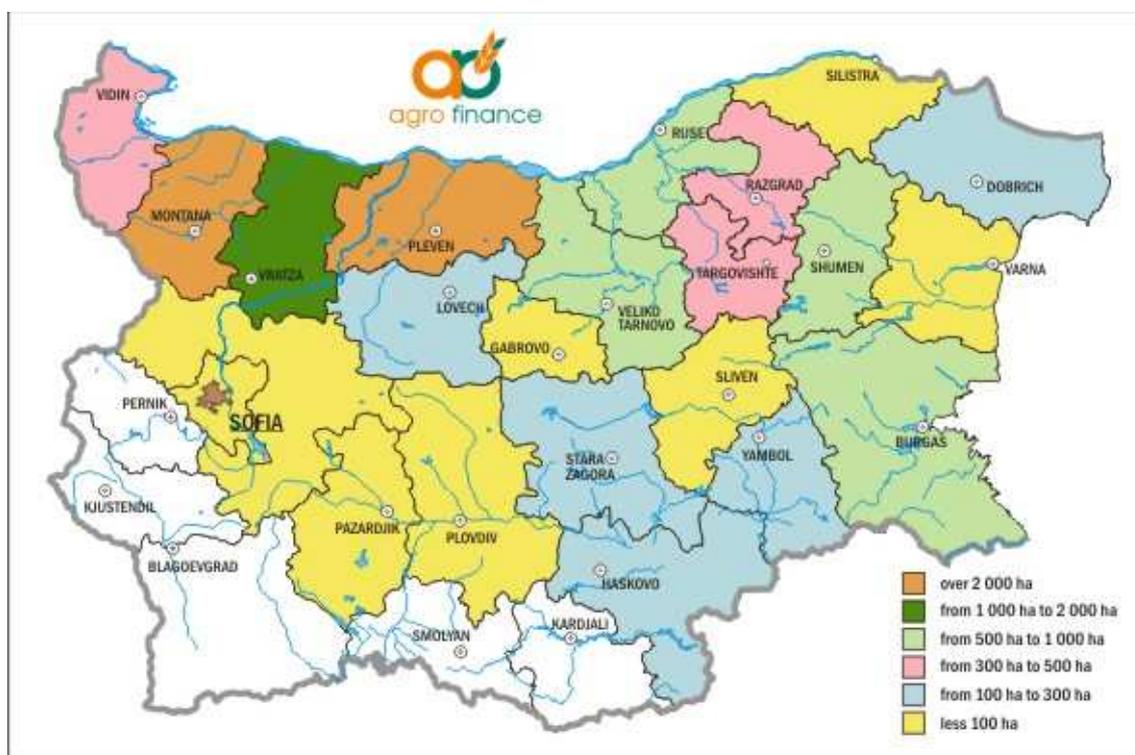
As of October 31st, 2009 88.12 % of the agricultural land acquired is in three of the six regions of the country - Northwestern, North Central and Northeastern regions. The land of these regions is of high-quality and has a strong potential for further development of agricultural activities.

Agricultural land portfolio structure by regions

Region	Acquired land (hectares)	% of the total land acquired
Northwestern region	4 693	37.53
North Central region	4 270	34.15
Northeastern region	2 055	16.44
Southern region	1 486	11.88
Total	12 504	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 October 31st, 2009



Stock Exchange information on Agro Finance REIT for October 2009

Agro Finance REIT (6AG)	Share price BGN*
<i>Beginning of month (open)</i>	0.90
<i>End of month (close)</i>	0.97
<i>Change %</i>	+7.78%
<i>Turnover (number of shares)</i>	23 000
<i>Average price</i>	0.982
<i>Market capitalization (BGN)</i>	31 639 753
<i>Market capitalization (EUR)</i>	16 177 149
<i>Net asset value per share (30.09.2009)</i>	BGN 1.40 (EUR 0.72)

*EUR 1= BGN 1.95583

Other important information

The quarterly 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://bull.investor.bg/>

Sofia
November 16th, 2009

Svetlana Ganevska
Director of Investor Relations

AGRO FINANCE REIT
BALANCE SHEET
as of September 30th, 2009

	<u>30.09.2009</u>	<u>31.12.2008</u>
	EUR '000	EUR '000
ASSETS		
Investment properties	22 477	20 798
Tangible fixed assets	18	26
Intangible fixed assets	1	3
Receivables from counterparties and other receivables	814	529
Cash and cash equivalents	2 505	4 642
Other current assets	3	3
TOTAL ASSETS	<u>25 818</u>	<u>26 001</u>
LIABILITIES		
Long-term liabilities – bond issue	2 500	2 500
Current liabilities	256	392
Deferred revenues	30	229
TOTAL LIABILITIES	<u>2 786</u>	<u>3 121</u>
EQUITY		
Share capital	16 474	16 474
Capital Reserves	2 436	2 436
Retained earnings	3 970	1 790
Current Profit (Loss)	152	2 180
TOTAL EQUITY	<u>23 032</u>	<u>22 880</u>
TOTAL EQUITY AND LIABILITIES	<u>25 818</u>	<u>26 001</u>

INCOME STATEMENT

for the period January 1st, 2009 till
September 30th, 2009

	<u>30.09.2009</u>	<u>30.09.2008</u>
	EUR '000	EUR '000
Income from investment properties	649	231
Income from revaluation of investment properties	-	2 482
Income from sale of investment properties	5	-
Other Income	1	-
Financial income	159	199
TOTAL INCOME	<u>814</u>	<u>2 912</u>
Administrative expenses	82	95
Operating expenses	438	480
Financial expenses	139	95
Cost of sales	3	-
TOTAL EXPENSES	<u>662</u>	<u>670</u>
Net profit (loss) for the period	<u>152</u>	<u>2 242</u>