

Smart Rural Development - the approach of the Public-Private Land Bank, exchange of lessons with SLF

Research on Responsible Investments in Bulgaria

State Land Fund

Advance Terrafund REIT

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Abbreviations

- SLF – State Land Fund
- PPLB – Public-private Land Bank – in this case Advance Terrafund REIT
- SROI – Social Return of Investments

Contents

- Comparison SLF-PPLB
- PPLB – impact evaluation
- SROI – measurements in the period 2007-2019
- Role of Land Consolidation and Land Mobility
- Vision SROI
- How SLF and PPLB learn in the way of interaction

Comparative table

Priority	SLF	PPLB
young farmers	Neutral	Positive
women	Neutral	Positive
Orchards and other perenial crops plots for rent	Positive	Negative
Orchards and other perenial crops plots for sale	Positive	Positive
Cattle breeding farms	Positive	Neutral
Land Consolidation	Neutral	Positive
Agricultural Land given under rent	Positive	Positive
Agricultural Land for sale	Neutral	Positive
Agricultural Land for purchase	Negative	Positive
Financial Leasing	Negative	Positive

Impact Evaluation



Periods of the research:

1. 2007-2019
2. 2020-2027



SROI Figures Related to Impact Evaluation

- PPLB - 73% of the land is given under rent
- SLF – 83% of the arable land under rent, 40% of pastures and others under rent
- PPLB – effects on land market – diff. 2010-2017, EURO 1,200 million/year
- Standard production volume – North-East diff 2007-2016 – 620%
- Effects on small land owners renting land to Advance Equity-period 2010-2017 – EURO 3 million

Gross product by type of farm, PPLB 2018

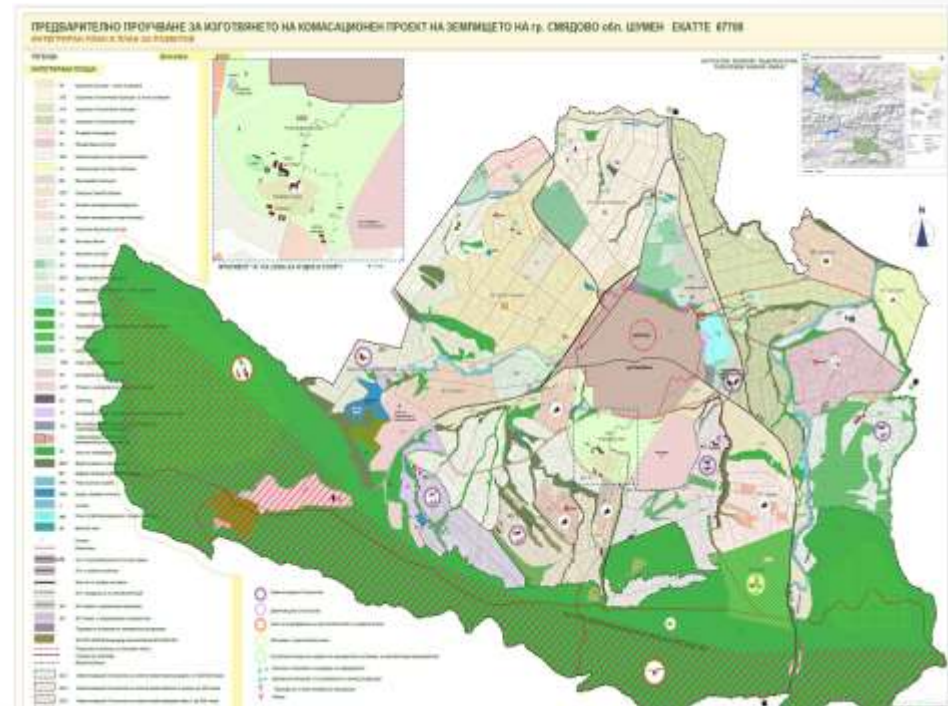
Indicator	Size, hectares	Gross product in agriculture EURO/ha	Total for the indicator, EURO
Land given under rent	16,857.00	340	5,900,000
farms managed by women	5,400.00	340	1,900,000
farms managed by people under 40	3,200.00	340	1,100,000
cattle farms	2,000.00	340	700,000

Role of Land Consolidation and Land Mobility

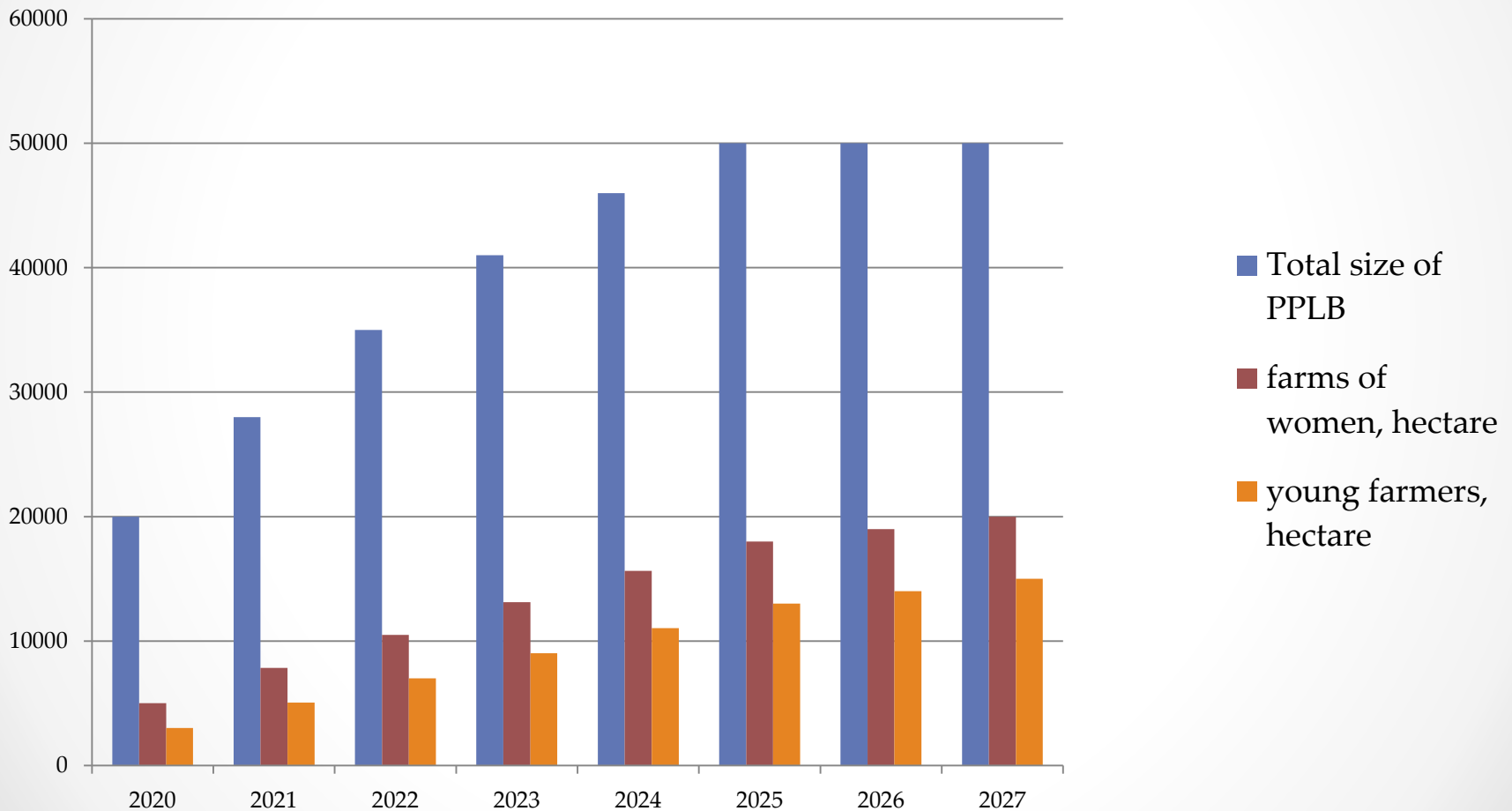
	Size, hectare	Multiplication coefficient	Multiplied effect, hectare	Average pure income in grain, EURO/ha	Total financial effect in grain production, EURO	Total financial effect in grain production in single plots, EURO	Effect of the consolidated land use, EURO
Financial effects of the consolidated land use	15 000	1,50	22 500	250	5 655 000	3 750 000	1 875 000

Integrated Development
plans

Plans for future LC



One possible vision...



Conclusion – SLF vs. PPLB, or “~~vs.~~” but “and”

- There should be at least one major pioneer to recognize the real role of women and youngsters in the rural regions
- The State will catch up
- The other investors will catch up too, after the State realizes the situation
- The problems are much more, than seen on the surface – look at economies in South EU, East Europe, Chile, Venezuela and many more...

- Thank you!
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