

Company AS Trigon Property Development
Type Company Release
Category Management interim statement or quaterly financial report
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Attachments:

- 2021 III Q interim ENG.pdf (<http://oam.fi.ee/en/download?id=5931>)
- 2021 III kv vahearuanne EST.pdf (<http://oam.fi.ee/en/download?id=5932>)

Currency

Title Unaudited financial report for the third quarter and 9 months of 2021

The main business activity of Trigon Property Development AS is real estate development. As at 30.09.2021, AS Trigon Property Development owned one development project with an area of 14.3 hectares in the City of Pärnu, Estonia. An industrial and logistics park is planned to be developed on this area. The Company's objective is to find companies willing to bring their business activities (industry, logistics) to the development project area of AS Trigon Property Development in Pärnu, which would add value to the land plots owned by the Company.

In the first quarter of 2021 a 3.43-hectare property at the price of 824 040 (VAT not included) euros was sold.

In the second quarter of 2021 a 0.89-hectare property at the price of 205 000 (VAT not included) euros was sold.

In the third quarter of 2021 a 2.01-hectare property at the price of 604 080 (VAT not included) euros was sold.

Condensed statement of financial position as of 30 September 2021 delivered by the present announcement completely reflects the assets, liabilities and equity capital of AS Trigon Property Development.

According to the condensed statement of comprehensive income the net profit for first 9 months of 2021 of AS Trigon Property Development is 398,411 euros and the earnings per share is 0.08855 EUR.

As of 30 September 2021 the assets of AS Trigon Property Development were 2,890,408 euros. The equity of the company was 2,889,764 euros, corresponding to 99.98 % of the total balance sheet.



Condensed statement of financial position

EUR	30.09.2021	31.12.2020
Cash	1,488,952	146,890
Receivables and prepayments	43,189	789
Total current assets	1,532,141	147,679
Investment property	1,358,267	2,350,000
Total non-current assets	1,358,267	2,350,000
TOTAL ASSETS	2,890,408	2,497,679
Payables and prepayments	644	6,325
Total current liabilities	644	6,325
Total liabilities	644	6,325
Share capital at book value	2,299,020	2,299,020
Share premium	226,056	226,056
Statutory reserve capital	287,542	287,542
Retained earnings /loss	77,146	-321,264
Total equity	2,889,764	2,491,354
TOTAL LIABILITIES AND EQUITY	2,890,408	2,497,679

Condensed statement of comprehensive income

EUR	9 M 2021	9 M 2020
Gain on sales of investment property	464,040	4,405
Expenses related to investment property	-5,983	-8,409
Gross profit /loss	458,057	-4,004



Administrative and general expenses	-59,831	-11,758	
+-----+	+-----+	+-----+	+-----+
Other operating income	100	0	
+-----+	+-----+	+-----+	+-----+
Operating profit /loss	398,326	-15,762	
+-----+	+-----+	+-----+	+-----+
Net financial income	86	10	
+-----+	+-----+	+-----+	+-----+
NET PROFIT /LOSS FOR THE PERIOD	398,411	-15,752	
+-----+	+-----+	+-----+	+-----+
TOTAL COMPREHENSIVE PROFIT /LOSS	398,411	-15,752	
+-----+	+-----+	+-----+	+-----+

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