

Company AS Trigon Property Development

Type Company Release

Category Other corporate action

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Attachments:

- 2023 III Q interim ENG.pdf (<http://oam.fi.ee/en/download?id=7883>)
- 2023 III kv vahearuanne EST.pdf (<http://oam.fi.ee/en/download?id=7884>)

Currency

Title Unaudited financial report for the third quarter and 9 months of 2023

The main business activity of Trigon Property Development AS is real estate development. As at 30.09.2023, AS Trigon Property Development owned one development project with an area of 12.8 hectares in the City of Pärnu, Estonia. A commercial, industrial and logistics park is planned 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. As the main purpose of the company is to sell existing land plots, investment property was recognized as inventories.

In the first quarter of 2022, a 0.53-hectare property was sold for 213,200 euros (excluding VAT).

In the second quarter of 2022, a 1.0-hectare property was sold for 401,280 euros (excluding VAT).

In the third quarter of 2023, a 0.53-hectare transportation purpose land was sold for 26,580 euros (excluding VAT).

Condensed statement of financial position as of 30 September 2023 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 2023 of AS Trigon Property Development is 294 euros and the earnings per share is 0.00007 EUR.

As of 30 September 2023, the assets of AS Trigon Property Development were 1,723,457 euros. The equity of the company was 1,720,072 euros, corresponding to 99.80 % of the total balance sheet.



Condensed statement of financial position

EUR	30.09.2023	31.12.2022
Cash and cash equivalents	168,173	199,196
Trade and other receivables	22,012	19,844
Inventories	1,533,273	1,519,536
Total current assets	1,723,457	1,738,576
TOTAL ASSETS	1,723,457	1,738,576
Trade and other payables	3,386	18,798
Total current liabilities	3,386	18,798
Total liabilities	3,386	18,798
Share capital at book value	449,906	449,906
Share premium	226,056	226,056
Statutory reserve capital	287,542	287,542
Retained earnings	756,568	756,274
Total equity	1,720,072	1,719,778
TOTAL LIABILITIES AND EQUITY	1,723,457	1,738,576

Condensed statement of comprehensive income

EUR	9 M 2023	9 M 2022
Revenue	26,580	614,480
Costs of goods sold	0	-259,267
Gross profit	26,580	355,213
Administrative and general expenses	-27,271	-40,735



Operating profit/loss		-691		314,478	
+-----+					
Financial income		985		45	
+-----+					
PROFIT FOR THE PERIOD		294		314,522	
+-----+					
Income tax expense		0		-134,580	
+-----+					
TOTAL COMPREHENSIVE PROFIT		294		179,942	
+-----+					

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(<https://www.globenewswire.com/Tracker?data=wN3CV2cKvFbAUqTMJhguW6xmQnZ9FFUMQYs0Y995BjR35jvRI3HcEIvwUy79C-8m3TTBDm0qWTZBQzRYEQuxbj5zKP9-fPiY0adYVuhKnQk=>)

