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As at the end of fourth quarter 2009, AS Trigon Property Development owned one property development project involving 36-hectare land plot in the City of Pärnu, Niidu area. Trigon Property Development AS considers expansion of business activity and analyses acquisition opportunities for different new projects.

The balance sheet as of 31.12.2009 and 31.12.2008 delivered by the present announcement completely reflects the assets, liabilities and equity capital of AS Trigon Property Development.

According to the presented income statement the net loss for 12 months 2009 of AS Trigon Property Development is 58 833 thousand EEK and the earnings per share is -13.08 EEK. Consolidated loss for the 12 months 2009 results from revaluation of the real estate in the total amount of minus EEK 58 291 thousand.

As of 31.12.2009 the consolidated assets of AS Trigon Property Development was EEK 66 250 thousand. The consolidated equity of the company was EEK 62 306 thousand, corresponding to 94.05 % of the total balance sheet.

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#### Condensed consolidated statement of financial position

	<i>EEK thous</i> <b>31.12.2009</b>	<i>EEK thous</i> <b>31.12.2008</b>	<i>EUR thous</i> <b>31.12.2009</b>	<i>EUR thous</i> <b>31.12.2008</b>
Cash	71	69	5	4
Receivables and prepayments	190	125	12	8
<b>Total current assets</b>	<b>261</b>	<b>194</b>	<b>17</b>	<b>12</b>
Investment property	65 989	124 280	4 217	7 943
<b>Total non-current assets</b>	<b>65 989</b>	<b>124 280</b>	<b>4 217</b>	<b>7 943</b>
<b><u>TOTAL ASSETS</u></b>	<b><u>66 250</u></b>	<b><u>124 474</u></b>	<b><u>4 234</u></b>	<b><u>7 955</u></b>
Borrowings	2 071	1 026	132	65
Payables and prepayments	111	155	7	10
<b>Total current liabilities</b>	<b>2 182</b>	<b>1 181</b>	<b>139</b>	<b>75</b>
Long-term borrowings	1 762	2 154	113	138
<b>Total non-current</b>	<b>1 762</b>	<b>2 154</b>	<b>113</b>	<b>138</b>

liabilities				
<b>Total liabilities</b>	<b>3 944</b>	<b>3 335</b>	<b>252</b>	<b>213</b>
Share capital at nominal value	44 991	44 991	2 875	2 875
Share premium	3 537	3 537	226	226
Statutory reserve capital	4 499	4 499	288	288
Retained earnings	9 279	68 112	593	4 353
<b>Total equity</b>	<b>62 306</b>	<b>121 139</b>	<b>3 982</b>	<b>7 742</b>
<b><u>TOTAL LIABILITIES AND EQUITY</u></b>	<b><u>66 250</u></b>	<b><u>124 474</u></b>	<b><u>4 234</u></b>	<b><u>7 955</u></b>

#### Condensed consolidated statement of comprehensive income

	<i>EEK thous</i> 12 months: 2009	<i>EEK thous</i> 12 months: 2008	<i>EUR thous</i> 12 months: 2009	<i>EUR thous</i> 12 months: 2008
Rental income	625	468	40	30
Expenses related to investment property	(798)	(180)	(51)	(11)
<b>Gross loss (profit)</b>	<b>(173)</b>	<b>288</b>	<b>(11)</b>	<b>19</b>
Administrative and general expenses	(260)	(378)	(16)	(24)
Change in value of investment property	(58 291)	(13 259)	(3 726)	(847)
Other income	0	226	0	14
<b>Operating loss</b>	<b>(58 724)</b>	<b>(13 123)</b>	<b>(3 753)</b>	<b>(838)</b>
Net financial income	(109)	(57)	(7)	(4)
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>(58 833)</b>	<b>(13 180)</b>	<b>(3 760)</b>	<b>(842)</b>
Basic earnings per share	(13.08)	(2.93)	(0.84)	(0.19)
Diluted earnings per share	(13.08)	(2.93)	(0.84)	(0.19)