

ASX Announcement

DATE: 18.07.2013

RESULTS GUIDANCE FOR THE YEAR ENDED 30 JUNE 2013

Trinity Limited (ASX: TCQ) provides the following guidance in relation to its consolidated financial results for Trinity Group ('Trinity') for the year ended 30 June 2013:

	Guidance Range 30 June 2013	Prior Year Audited Result 30 June 2012
Net Profit/(Loss)	(\$4.3 – \$4.8 million)	\$18.7 million
Total Comprehensive Income/(Loss) (allowing for movements in reserves)	(\$4.3 – \$4.8 million)	\$18.6 million
Net Tangible Assets ('NTA') per Security	34 – 35 cents	38.4 cents

Trinity's 2013 financial year profit guidance reflects:

- the significant write down of \$3.1 million of its investment in Cumberland Lorne Resort which was included in the \$3.67 million loss for the half year ended 31 December 2012 and was based on market conditions and Trinity's strategy for the asset at that time;
- the resulting loss on the partial sale of Trinity's investment in this asset which occurred and was announced in April 2013; and
- movements in property values as a result of independent valuations undertaken for most of the properties as at 30 June 2013.

Comparatively, the 30 June 2012 profit included a one-off gain of \$18.4 million resulting from the release of a mezzanine debt facility provided to San Remo Project Pty Ltd, a subsidiary of Trinity Limited.

Trinity's NTA guidance range reflects the trading results for the reporting period, property sale transactions, the impact of capital management initiatives undertaken during the year (including the December 2012 off-market buyback and the recent capital distribution of 3 cents per security) and movement in property values to 30 June 2013.

Further detail will be provided when Trinity's results for the year ended 30 June 2013 have been finalised.

Trinity will release its 30 June 2013 results by Friday 30 August 2013.

ENDS

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More information on Trinity can be found on our website www.trinity.com.au
