



# REIMAGINING HOME

## EMPOWERING INDONESIA



COMPANY PROFILE

PUBLISHED JUNE 2025



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# ABOUT US

In 2021, the Company began preparations for project called Sequoia Hills, which carries the concept of "A Breathing City" which will be a residential area with a beautiful environment equipped with modern city-scale facilities to support the daily lives of residents in the Sentul area. In addition to that, the Company is also developing another project called Holdwell Business Park, a Modern Business Park which is located in Lampung and is expected to become the largest business and commercial center in Lampung City connecting the island of Sumatra with other islands. Apart from the aforementioned on-going projects, the Company also has prepared various new projects, one of which is the TanaMori project in Labuan Bajo that plans to develop 246 hectares of land and deem it a world-class sustainable tourist destination.



## 247

Main Team Projects



## IDR 31 Trillion

Development Projects  
2025



## 7.000

Residential and  
Commercials Units



More than

## 400

Hectares sqm  
Development Projects 2025

# CORPORATE ACTIONS

2020



## IPO

Triniti Land Goes Public.

<b>Listing Date</b>	: Jan 15, 2020
<b>Effective Date</b>	: Dec 30, 2019
<b>Nominal</b>	: 100
<b>IPO Price</b>	: IDR 200
<b>IPO Shares Amount</b>	: 648,833,400
<b>IPO Value</b>	: IDR 129,766,680,000

2022



## BUY BACK

Triniti Land successfully carried out Stock Buy Back in 2022.

<b>Buy Back Start Date</b>	: 21/02/2022
<b>Buy Back End Date</b>	: 23/05/2022
<b>Buy Back Shares</b>	: 199.000.000
<b>Buy Back Value</b>	: IDR 55.720.000.000
<b>Securities</b>	: PT Mirae Asset Sekuritas Indonesia



2023

## RIGHT ISSUE

Through a Right Issue, Triniti Land successfully acquired 9.3 ha of land in Lampung and 19.3 ha in TanaMori, Labuan Bajo.

<b>Effective Date</b>	: Des 19, 2022
<b>Listing Date</b>	: Jan 2, 2023
<b>Ratio (New : Old)</b>	: 1 : 30
<b>Price</b>	: Rp 900
<b>Exercise Shares</b>	: 142.246.248
<b>Value</b>	: IDR 128.021.623.258

MEET THE

# MASTERMINDS

BEHIND TRINITI LAND



Meet the **Masterminds** behind Triniti Land—visionary leaders who have transformed a bold idea into a series of groundbreaking projects. With a passion for innovation and excellence, this dynamic team has steered Triniti Land from its humble beginnings in 2009 to become a key player in Indonesia's property development landscape.

Their expertise and strategic foresight have driven the success of iconic projects like Brooklyn Apartment, Yukata Suites, and Collins Boulevard. With each new venture, they continue to push boundaries, creating vibrant, sustainable communities that redefine urban living. Discover the people who make Triniti Land's extraordinary vision a reality.

# MILESTONE

**2009**

PT Perintis Triniti Properti was established on March 13, 2009.  
Development of the Company's first project, Ubud Village.



**2013**

Joint venture between Waskita Karya and Triniti Land in developing Brooklyn.



**2017**

Preparation stage of development of the Collins Boulevard project.



**2011**

Development of the Melrose Place Dormitory project.



**2015**

Joint venture between Waskita Realty and Triniti Land in developing Yukata Suites.



**2018**

Preparation stage of development of the Marc's Boulevard project.



**2021**

- Appointment of new member of the Company's Board of Commissioners.
- Preparation of Holdwell Business Park.
- Topping Off of the first tower of Collins Boulevard, Hyde Residence.
- Preparation of Sequoia Hills.
- Preparation of TanaMori Makmur Indonesia.



**2020**

- Listed its shares and conducting Initial Public Offering (IPO) in Indonesia Stock Exchange.
- Groundbreaking of Marc's Boulevard.

**2022**

- Implementation of TRIN Stock Buyback.
- Handover of the first tower Collins Boulevard, Hyde Residence.
- Obtain an effective statement from the Financial Services Authority regarding the Company's Right Issue corporate action.



**2023**

- Listing of HMETD (Right Issue) in IDX.
- Groundbreaking of Holdwell Business Park.
- Show Unit Inauguration of Sequoia Hills Cluster II, The Earthville.



**2024**

- Inauguration of Sequoia Hills Cluster III Model House
- Topping Off Glenn The Hive, Marc's Boulevard





## VISION

"To become one of the top 10 best and most trusted developers in Indonesia by initiating a leading standard in the property industry, by prioritizing innovation, timeliness and high investment value for stakeholders and consumers."



## MISSION

1. Collaborate with world-class partners, architects and building management to build iconic projects for future generations.
2. Initiate and build projects by adapting the "Trendsetter and Innovative" concept while contributing positively to the government and society.
3. Recruit a professional workforce by upholding welfare and career prospects.



# CORE VALUES

The Company determines 4 company values, namely:



## MAINTENANCE

Triniti Land ensures a durable asset build for 3 generations to relish, with a strong foundation as the key for every development project done.



## ENVIRONMENT

Innovation is the foundation for Triniti Land, having a remarkable philosophy for every development and making it to be an iconic landmark through all eyes.



## INNOVATIVE

Triniti Land understands the value of Green and commits to be an eco-friendly developer by constructing an energy saving environmental concept.



## PARTNERSHIP

To be one of the top 10 and trusted developers in Indonesia by initiating a leading standard platform in the industry, innovation, punctuality, and high investment values for both stakeholders and consumers.



## BOARD OF COMMISSIONERS



**Septian Starlin**  
PRESIDENT COMMISSIONER



**Dr. Ir. Matus Jusuf**  
MM, MBA  
COMMISSIONER



**Henry Susanto**  
INDEPENDENT COMMISSIONER

## BOARD OF DIRECTORS



**Ishak Chandra**  
PRESIDENT DIRECTOR



**Chandra**  
VICE PRESIDENT DIRECTOR



**Johanes L. Andayaprana**  
DIRECTOR



**Danny Sutradewa**  
DIRECTOR



**Dr. Yohanes Eddy  
Christianto SE, Ak. MBA**  
DIRECTOR

# REGION MAP



## JAKARTA, BOGOR, TANGERANG, LAMPUNG, BATAM & LABUAN BAJO

### Completed Projects

**Ubud Village**

Ciledug, Tangerang  
Project Value IDR 180 Billion

**Melrose Place**

Palmerah, Jakarta Barat  
Project Value IDR 50 Billion

**Brooklyn**

Alam Sutera, Tangerang Selatan  
Project Value IDR 1.2 Billion

**Yukata Suites**

Alam Sutera, Tangerang Selatan  
Project Value IDR 900 Billion

### On Going Projects

**Collins Boulevard**

Jl. MH. Thamrin, Tangerang  
Project Value IDR 2,05 Trillion (2 Tower)

**Marc's Boulevard**

Batam Center, Batam  
Project Value IDR 5 Trillion

**Sequoia Hills**

Sentul, Bogor  
Gross Development Value (GDV)  
IDR 13,2 Trillion

**Holdwell Business Park**

Bandar Lampung, Lampung  
Gross Development Value (GDV)  
IDR 800 Billion

**TanaMori**

Labuan Bajo, NTT  
Gross Development Value (GDV)  
IDR 10 Trillion



# COMPLETED PROJECTS

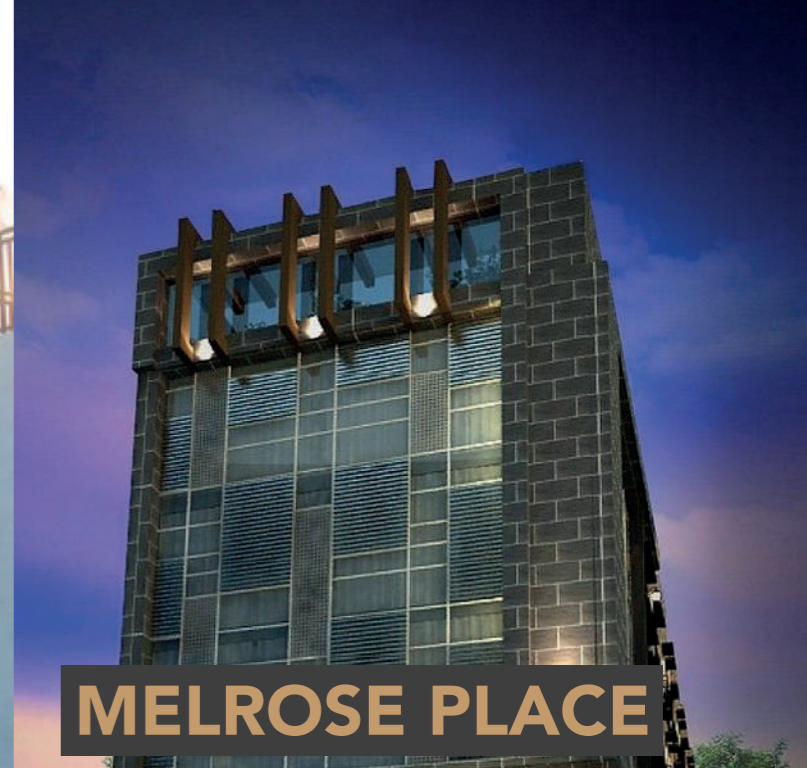
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TRINITY LAND | COMPANY PROFILE 2025



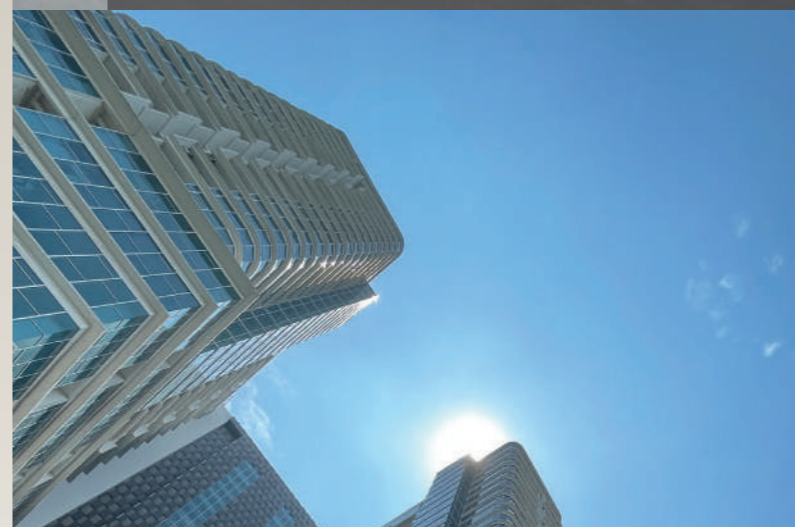
## UBUD VILLAGE

Location : Sudimara Timur, Ciledug  
Concept : House & Shophouse  
Unit : 360 Unit  
Areas : 52.105 m2  
Completed : 2011  
Project Value : Rp 180 Billion



## MELROSE PLACE

Location : Pelmerah, Jakarta Barat  
Concept : Premium Office  
Unit : 200 Unit  
Areas : 4.225 m2  
Completed : 2012  
Project Value : Rp 50 Billion



## BROOKLYN

Location : Paku Alam, Serpong Utara  
Concept : Premium Office  
Penthouse, SOHO, Apartment  
Unit : 922 Unit  
Areas : 5.851 m2  
Completed : 2016  
Project Value : Rp 1.2 Billion



## YUKATA SUITES

Location : Alam Sutera, Tangerang  
Concept : Japanese Concept Apartment  
Unit : 329 Unit  
Areas : 5000 m2  
Completed : 2020  
Project Value : Rp 916 Billion

# ON-GOING PROJECTS





**Collins Boulevard**, an embodiment of art-inspired living, currently features two iconic towers: Hyde Residence and The Scott. Hyde Residence, with 1,167 units, started handovers in August 2022, while The Scott, consisting of 1,367 units, is still under construction. In addition to luxurious living spaces, Collins Boulevard is home to the Collins Marketplace and ShopHouses, offering a vibrant and diverse selection of shopping and dining experiences. Every detail of this development has been thoughtfully curated to create a lifestyle that reflects both modern sophistication and artistic inspiration.



Designed by Singapore's No. 1 Architect **DPA**, who is also the Architect of the Singapore National Stadium and Dubai Mall



The first **Window Bay Development** in Serpong. This concept adds 10% of the room area by changing the function of the balcony into a sofa bed & AC cabinet



**3.8 hectares of Public Space** consisting of 1.6 hectares of F&B Plaza, 1 hectare of Resort-like Facilities, 6,000 sqm Sky Park, and 2,000 sqm Collins Park.



The first apartment with **Lifestyle Plaza** facilities covering an area of 1.6 Ha. Equipped with Cinema, Supermarket, Restaurant, Cafe, and Retail Store.



Selected as the **Best Innovative Developer** in 2021 at the Indonesia Property Awards.

01





**Handover Collins Boulevard Tower I: Hyde Residence**  
Starting from August 2022



**Garden Villa Hyde Residence**



**Lobby Hyde Residence**



**Convertible Residence**



01 | MARKETPLACE

02 | GRAND SWIMMING POOL

03 | JOGGING TRACK

04 | GYM CENTER



01



02



03



04



# MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

**Marc's Boulevard** by Triniti Land is a visionary project that brings together five distinct and stylish districts, adding a stunning new dimension to the skyline of central Batam. With its seamless living spaces, Marc's Boulevard celebrates achievements, love, and the essence of refined living—making it the perfect setting for the greatest chapters of your life.

Strategically located in the heart of Batam, **Marc's Boulevard** is designed to offer unparalleled convenience and connectivity, making it an ideal choice for both residential and business purposes. The five unique districts—Paul Marc, Dean Marc, Grant Marc, Will Marc, and Glenn Marc—each reflect a distinctive character, catering to diverse lifestyles and preferences.

Currently, construction is well underway for several key components of the development. Glenn The Hive, an innovative residential concept, is progressing steadily. The Paul Lane, a sophisticated landed house area, and the Business Loft, designed for modern enterprises, are also under active development. These areas are set to become vibrant communities that seamlessly blend luxury, comfort, and functionality. With its thoughtful design, prime location, and ongoing developments, Marc's Boulevard is more than just a place to live—it's a destination that embodies the pinnacle of urban living and a canvas for creating unforgettable memories.

# 02



[WWW.MARCSBOULEVARD.COM](http://WWW.MARCSBOULEVARD.COM)





# Sequoia Hills

A BREATHING CITY

**Sequoia Hills** introduces the first concept of communal living in Sentul, offering luxury facilities tailored to each resident's needs. Spanning 95 hectares, the development currently features four designed clusters, The Leroy, Earthville, The Mono and the newly introduced Harvestville. Strategically located in the serene environment of Sentul, **Sequoia Hills** provides easy access to major transportation routes, making it an ideal choice for those seeking both tranquility and convenience.

Cluster The Leroy embraces a modern villa house concept, offering residents a luxurious and refined living experience. Cluster Earthville is designed as a staycation house, perfect for those who seek a getaway vibe within their own home. Cluster Mono introduces the concept of an Introvert House, catering to those who value privacy and serenity. Additionally, we are planning to launch Cluster Harvestville, which will feature a Living Park concept where residents can enjoy the unique experience of growing their own vegetables in their garden.

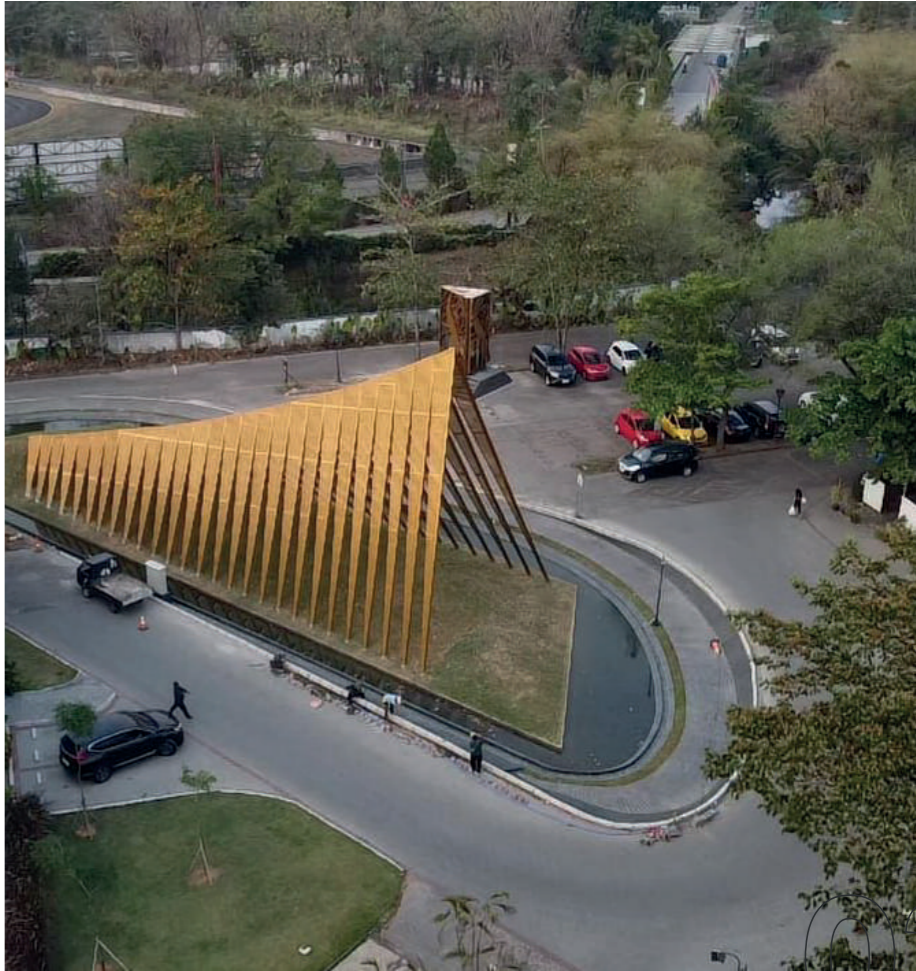
# 03



[WWW.SEQUOIAHILLS.CO.ID](http://WWW.SEQUOIAHILLS.CO.ID)



01



02



03



04



## HOLDWELL BUSINESS PARK

Introducing a breath of fresh air in Bandar Lampung's central business district, **Holdwell** is a modern business park designed within a lush garden setting. Positioned in a prime location within the main business district, Holdwell offers multifunctional storage house designs that promote cost-efficient business strategies and enhance productivity. Additionally, ready-to-build land parcels provide flexibility, while a supporting commercial and retail center ensures a perfect balance between business and leisure.

Strategically located in Bandar Lampung's thriving business hub, **Holdwell** Business Park spans 12.5 hectares and embodies the concept of a Mixed-Use Development. This development includes Storage Houses, Ruko (shop houses), SOHO (Small Office/Home Office) units, and ready-to-build land, catering to diverse business needs. The park is equipped with top-notch facilities, including 24/7 security, a vibrant commercial area, expansive green open spaces, a scenic lake, and double-layered gate protection for enhanced safety. Holdwell Business Park is the ideal destination for businesses seeking a harmonious blend of productivity, flexibility, and a serene environment.

# 04



[WWW.HOLDWELLBUSINESSPARK.COM](http://WWW.HOLDWELLBUSINESSPARK.COM)



01



02



03



04



## TANAMORI

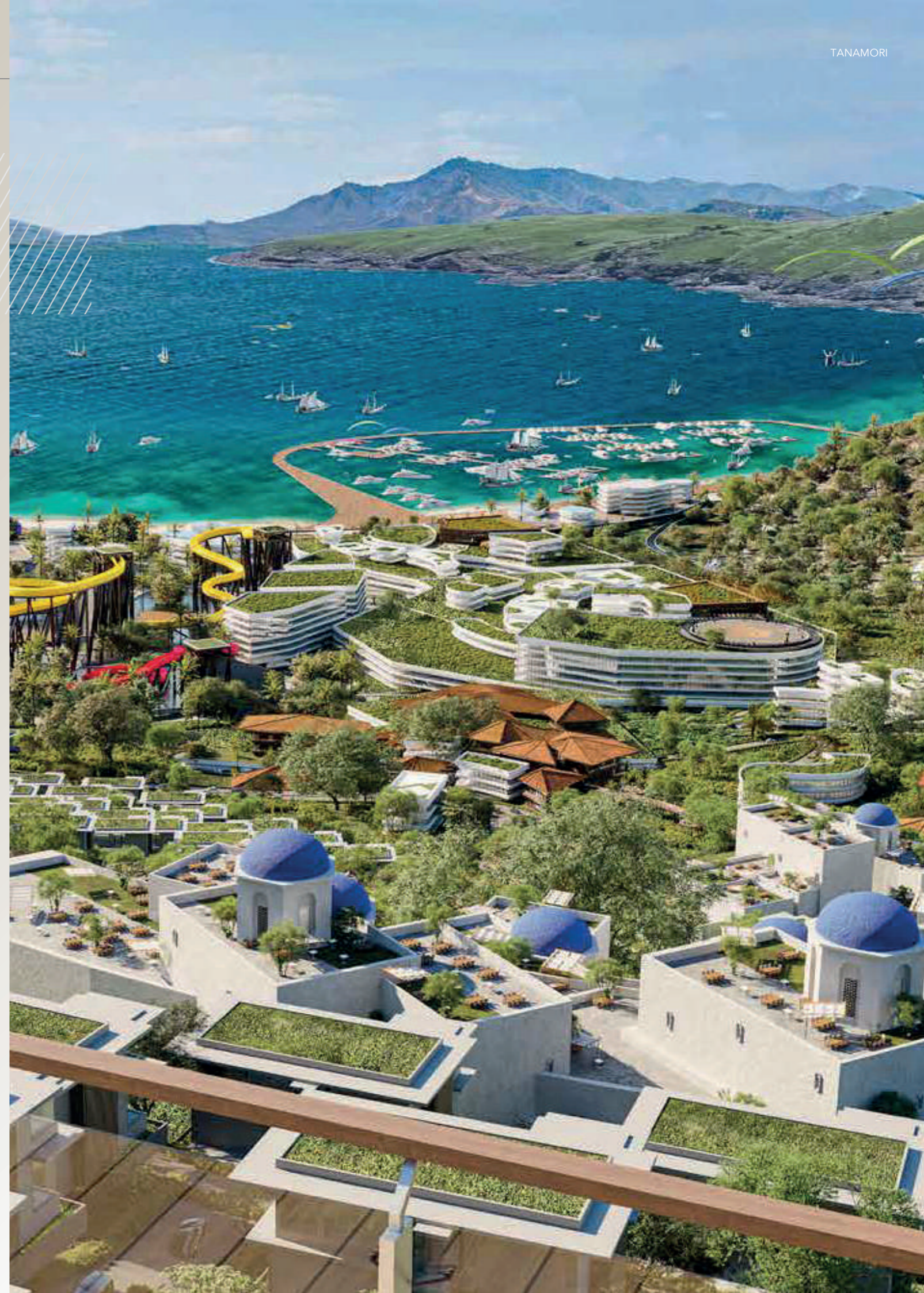
COLLECTION OF WONDERS

**TanaMori**, a melting pot of wonders, is graced by the exotic tropical beauty of Labuan Bajo, where majestic mountains and lush savannahs create a breathtaking natural landscape. On February 25, 2022, PT Perintis Trinita Properti Tbk. signed a cooperation agreement with PT Tanamori Makmur Indonesia & PT Flores Prosperindo in Jakarta to develop a 246-hectare project in TanaMori, Labuan Bajo, East Nusa Tenggara. As the master developer, the company will transform this land into a world-class tourism destination.

Strategically located in one of Indonesia's most coveted tourist regions, **TanaMori** is envisioned as a Premium Tourist Destination City. The development will feature Luxury Villas, a Retail and Commercial Complex, a Theme Park and Entertainment Center, and ready-to-build land plots. The area is designed with a comprehensive range of facilities, including Marina Living, Theme Parks, a vibrant Crowd & Commercial Center, Edu City, Public Facilities, and a Wellness Center.

Emphasizing sustainability, **TanaMori** is not just a destination but a model for eco-friendly tourism. The development will incorporate green building practices, renewable energy sources, and environmentally conscious designs to ensure that TanaMori preserves the natural beauty of Labuan Bajo while offering visitors a luxurious and sustainable experience. This approach reinforces TanaMori's commitment to becoming a premier tourism hub that harmonizes luxury with ecological responsibility.

# 05

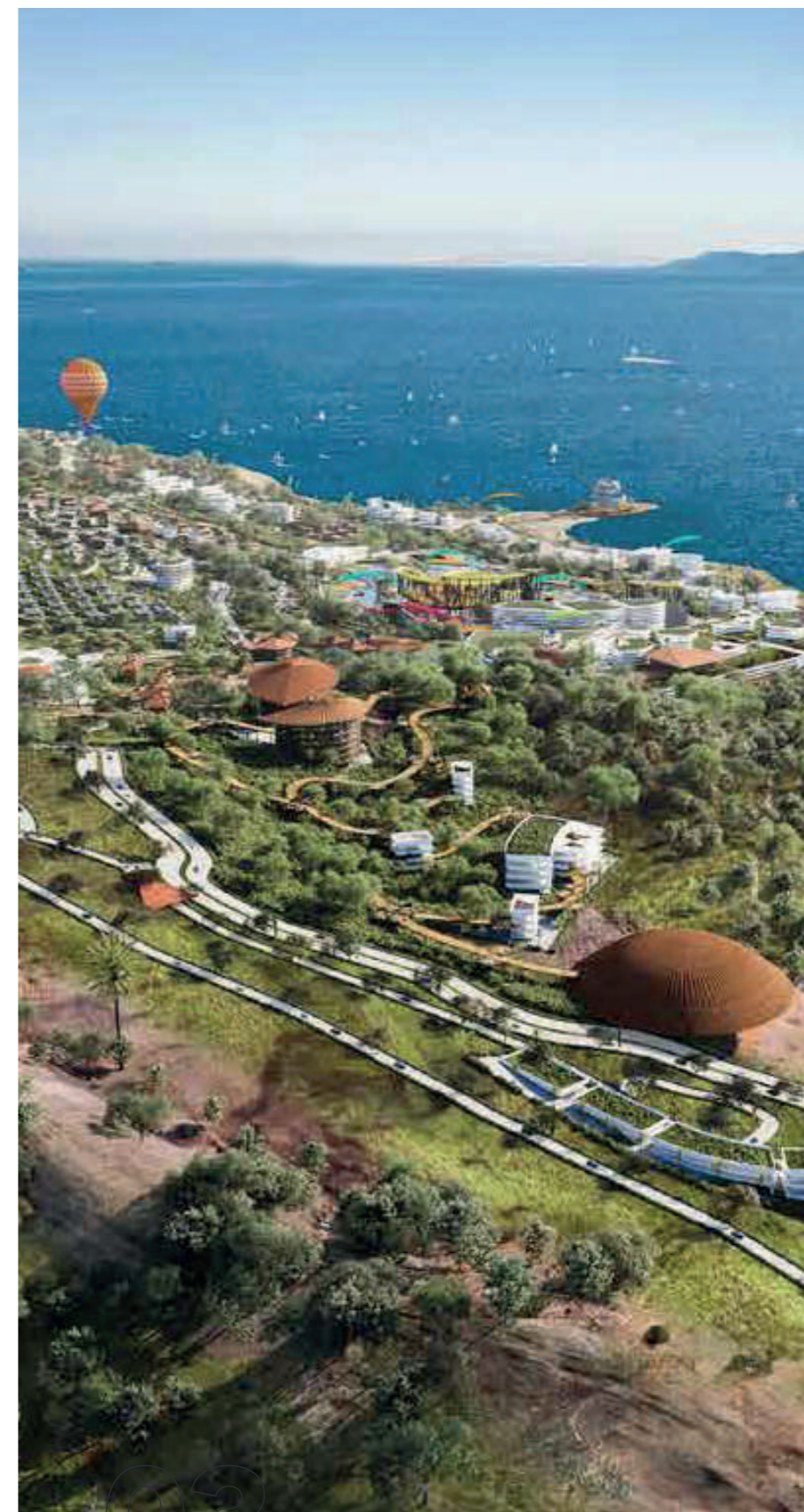




01



02



03

## ROAD TO SECURING A

# SUSTAINABLE FUTURE

- Sustainability has shifted from a niche concern to a core element of business strategy as awareness of **environmental**, **social**, and **economic** impacts grows.
- Triniti Land plays an active role in upholding sustainability. We integrate eco-friendly practices and ethical standards that is essential for regulatory compliance, long-term profitability, and brand reputation.
- We embrace sustainability by rethinking traditional business models, fostering innovation, and investing in renewable resources, energy efficiency, and waste reduction.
- By prioritizing sustainability, we can better mitigate risks, seize emerging market opportunities, and build resilience against global challenges like climate change and resource scarcity.
- Sustainability in business is not just an ethical obligation but a strategic necessity, aligning economic success with the well-being of the planet and society.

We are always committed to improve our performance from the sustainability aspect. It includes a balance in our **3P performance** (People, Planet and Profit). Our **sustainability strategy** is focused on 3 (three) main pillars as follows:



## SUSTAINABILITY STRATEGY

  
Performing Progressively

  
Contribution Responsibly

  
Collaborating Sustainably

## SUSTAINABLE GOVERNANCE

To strengthen the company's commitment to a sustainable future, we have integrated the UN's sustainable development goals into our strategic framework. These global goals provide a roadmap for addressing some of the most pressing challenges of our time.


In recent years, particularly in 2024 and 2025, Triniti Land has conducted 42 CSR initiatives aligned with UN SDG Goals 1, 3, 4, and 11.

## 2024




**1**  **Isra Miraj Event Funding to Kadumanggu residents**  
Sentul, 08 February 2024




**3**  **Tote Bag and Travel Pouch for Hajj Pilgrims**  
Jakarta, 05 April 2024




**4**  **Mini Donation to Riskullah Orphanage**  
Sentul, 07 April 2024




**4**  **Donation to Riskullah Orphanage**  
Batam, 14 May 2024



**11**  **Provision of Ourban Animals on Eid al-Adha**  
Tangerang, 14 June 2024




**11**  **Provision of Ourban Animals on Eid al-Adha**  
Sentul, 14 June 2024

## 2025




**1**  **Isra Miraj Event Funding to Kadumanggu residents**  
Sentul, 31 January 2025




**1**  **Donation for Renovation of Masjid Yayasan al Basit Nasir**  
Sentul, 05 February 2025




**4**  **Santunan Anak Yatim Piatu**  
Tangerang, 24 March 2025




**4**  **Donation to Panti Asuhan Nurjanah**  
Batam, 25 February 2025



**11**  **Pembagian Sembako Idul Fitri 1446H**  
Karawang, 20 March 2025



**11**  **Bantuan Dana Pembagian Takjil**  
Sentul, 28 February 2025



# AWARDS





## TRINITI LAND

Top Human Capital Awards **by Top Business** - 2024

Best Lifestyle Development **by Asia Property Awards** - 2022

Top 10 Best Developer **by BCI Asia Awards** - 2022

Best Innovative Developers **by Asia Property Awards** - 2021

Asia Best Boutique Developer **by Asia Property Awards** - 2019

Best Boutique Developer **by Asia Property Awards** - 2019

Best Boutique Developer **by Asia Property Awards** - 2019

## YUKATA SUITES

Best High-End Condo Development **by Property Guru** - 2019

Best Premium Apartment **by Golden Property Award** - 2019

## COLLINS BOULEVARD

Best High-End Condo Development **by Property Guru** - 2019

Best Premium Apartment **by Golden Property Award** - 2019

## MARC'S BOULEVARD

Favorite Apartment Project (Region Batam) **by Golden Property Award** - 2022

Best Residential District Architectural Design **by Asia Property Awards** - 2021

Best Residential District Architectural Design **by Asia Property Awards** - 2021

Highly Commended Best Housing Architectural Design **by Asia Property Awards** - 2021

Best Low Rise Condo Architectural Design **by Indonesia Property Awards** - 2019

## SEQUOIA HILLS

Sustainable Residential Development Indonesia **by Indonesia Property Awards** - 2023

Best Housing Landscape Architectural Design **by Asia Property Awards** - 2022

## HOLDWELL BUSINESS PARK

Best Retail Architectural Design (Greater Indonesia) **by Asia Property Awards** - 2022

## TANAMORI

Best Resort Masterplan Design **by Asia Property Awards** - 2022





**PARTNERS**



## ARCHITECTURE CONSULTANT



## CONTRACTOR



HEAD OFFICE





Any questions or requests for information should only be addressed to the contacts listed below.

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Website: [www.trinitiland.com](http://www.trinitiland.com)

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