



# CORPORATE PRESENTATION

PT PERINTIS TRINITI PROPERTI TBK. (TRIN)

Q1 2022

# SHAREHOLDER INFORMATION

## Share Information

Listing Date : 15 January 2020  
Nominal : Rp 100 / share  
IPO Price : Rp 200 / share  
IPO Share : 648.83 M

## Shareholders Composition

- **PT Kunci Daud Indonesia**  
1,804,000,000 shares, 41.01%
- **PT Intan Investama International**  
1,476,000,000 shares, 33.55%
- **PT Panca Muara Jaya**  
264,859,000 shares, 6.02%
- **Public**  
853,894,905 shares, 19.42%

**Total : 4,398,753,905 shares**

### TRIN Overview

as of April 15, 2022



Prev. Close	430	Day's Range	434 - 505	Revenue	2.37B
Open	434	52 wk Range	130 - 705	EPS	-4
Volume	27,922,700	Market Cap	1.89T	Dividend (Yield)	N/A (N/A)
Average Vol. (3m)	37,249,007	P/E Ratio	-	Beta	-
1-Year Change	151.46%	Shares Outstanding	4,391,307,042	Next Earnings Date	-

## ■ CORPORATE ACTION

The Company plans to conduct a Public Offering I by issuing a maximum of **147,795,558** (one hundred forty-seven million seven hundred ninety-five thousand five hundred and fifty-eight) new shares with a nominal value of **Rp100,-** (one hundred Rupiah) per share accompanied by the issuance of Series II Warrants with a maximum of 147,795,558 (one hundred and forty seven million seven hundred ninety five thousand five hundred and fifty eight) Warrants.

Each holder of **30 (thirty) Old Shares** has **1 (one) Preemptive Rights**, where each 1 (one) Preemptive Rights gives the holder the right to purchase 1 (one) New Share which is offered at an **Exercise Price of Rp.900,-** (nine hundred Rupiah) per share. which must be paid in full at the time of submitting an order for the exercise of Rights.

Every **1 (one) ordinary share** in the name of the shareholder whose name is recorded in the register of shareholders of the Company in the context of PMHMETD I whether it is the result of the exercise of the Preemptive Rights, obtains **1 (one) Series II Warrant** which is granted free of charge which can be exercised by **Implementation Price is Rp. 1,100,-** (one thousand one hundred Rupiah)

## ■ CORPORATE ACTION

All proceeds from PMHMETD I, after deducting emission costs, will be used for:

1. A total of Rp43,103,000,700,- will be used for the acquisition of assets in the form of land in Labuan Bajo covering an area of 193,400m<sup>2</sup> owned by PT Manggarai Anugerah Semesta ("MAS"), the payment of which will be made in forms other than cash, namely through the exercise/deposit of a portion of the Preemptive Rights. PT Kunci Daud Indonesia ("KDI") as the Major Shareholder which was transferred to MAS totaling 47,892,223 New Shares;
2. A total of Rp43,538,999,400,- will be used for the acquisition of assets in the form of land in Lampung covering an area of 93,018m<sup>2</sup> which is owned by Muhammad Kemal Dinata, Nadya Raisya Setia Murti, Drs. Mawardi, Paryan, and Jumino whose payment will be made in forms other than money, with a total of 48,376,666 Rights transfers;
3. Rp28,611,433,673, - will be used for payment of long-term debt to affiliated parties
4. The remainder will be used for the Company's working capital, namely reimbursement of operational and commitment costs for Projects and Land in Lampung and Labuan Bajo, technical services for business consulting and management costs, and procurement in the form of land backfill.



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# COMPANY OVERVIEW

## ■ COMPANY PROFILE

Initiated in 2009, PT Perintis Trinitis Properti Tbk (IDX: TRIN), known as TRINITY LAND commenced its journey with its first 5-hectare land development project, Ubud Village. Developments of iconic project began since 2014 until now, introducing thoughtful lands namely Brooklyn, Springwood Residence, Yukata Suites, The Smith, Collins Boulevard and Marc's Boulevard.

In 2022, Trinitis Land will climb to the next level, introducing their brand new and more Sustainable Project, Holdwell Business Park, Sequoia Hills and a project in Labuan Bajo, NTT. These three project will be launched on 2022 with development horizon up to 10 years with total Gross Development Value up to Rp 27 trillion

### VISION

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.

### MISSION

- Collaborating with world class consultants, architects and building managements to establish iconic projects for countless generations.
- Initiating and building a "Trend Setter & Innovative" project concept for the Existing market, Niche & new millennial generation.
- Recruiting professional workforce by enforcing welfare needs and careers prospects.



# BUSINESS AREA MAP



## JAKARTA, TANGERANG & BATAM

### Completed Project

#### Ubud Village

Project Value 180 Billion

#### Springwood Residence

Project Value 900 Billion

#### Melrose Place

Project Value 50 Billion

#### Yukata Suites

Project Value 900 Billion

#### Brooklyn

Project Value 1.2 Trillion

#### The Smith

Project Value 1 Trillion

### On Going Project

#### Collins Boulevard

Project Value 2,05 Trillion (2 Towers)

#### Marc's Boulevard

Project Value 5 Trillion

### Future Development

Lampung

Bogor - Sentul



# MILESTONE



Project Development of Melrose Place Dormitory

2011



KSO Cooperation between Waskita Karya Realty and Trinito Land in establishing Brooklyn

2014



Project Development of The Smith

2016



Collins Boulevard Project Preparation

2018



Listed in IDX with the stock code of TRIN

2020

2009

PT Perintis Trinito Properti Tbk was established on March 13, 2009, with Ubud Village First Project



2013

Project Development of Springwood Residence



2015

KSO Cooperation between Waskita Karya Realty and Trinito Land in developing Brooklyn



2019

Marc's Boulevard Project Preparataion



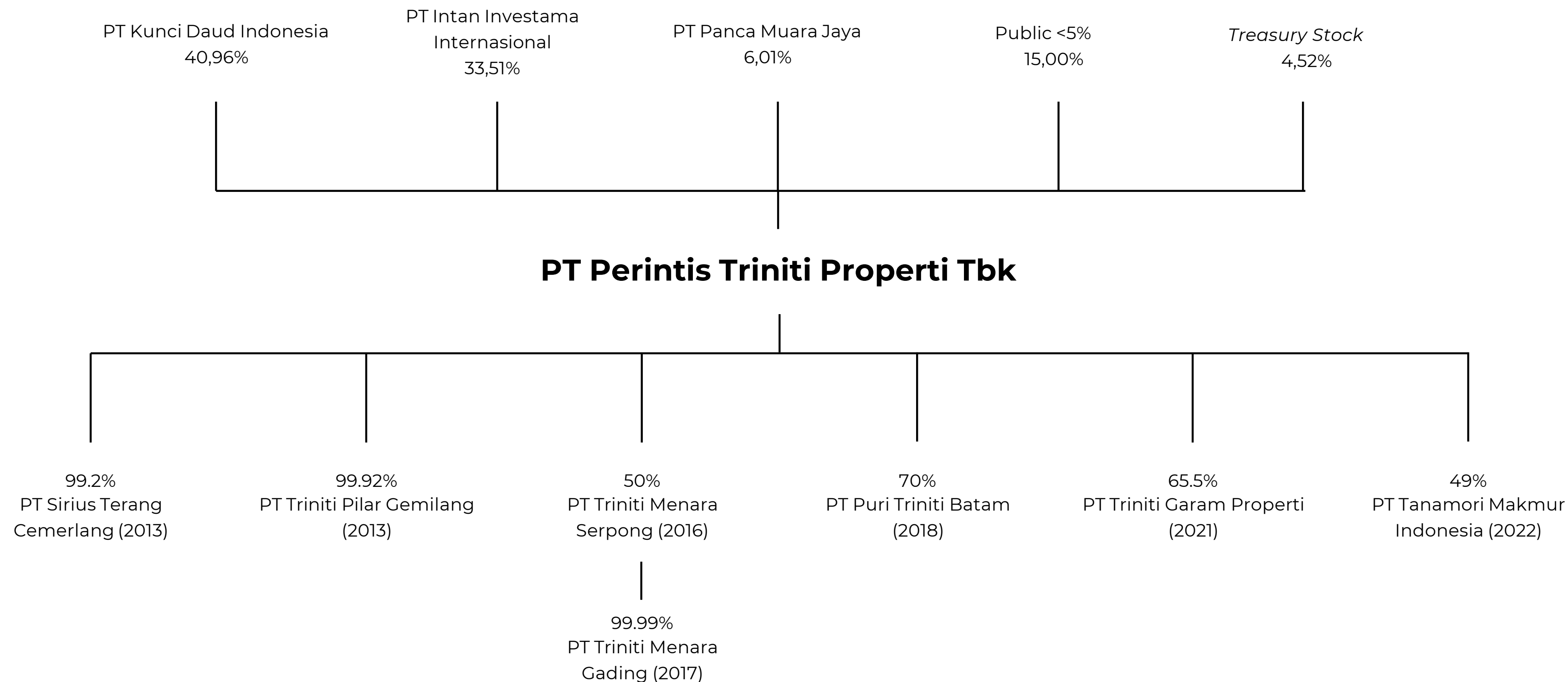
2021

- Appointment of new members of Company BOC
- Groundbreaking Project Marc's Boulevard, Paul & Prive.
- Holdwell Business Park, Lampung Project Preparation
- Topping Off Collins Boulevard's First Tower: Hyde Residence.
- Sequoia Hills, Sentul Project Preparation



# COMPANY STRUCTURE

## PER 31 MARCH 2021





# MANAGEMENT

## Board of Commissioners



**Septian Starlin**  
President Commissioner



**Dr. Ir. Matius Yusuf MM, MBA**  
Commissioner



**Dr. Ir. Erman Suparno, MBA, Msi**  
Independent Commissioner



**Rachmad, SH**  
Independent Commissioner

## Board of Directors



**Ishak Chandra**  
President Director



**Chandra**  
Vice President Director



**Johanes L. Andayaprana**  
Director



**Stanley Setiadi**  
Director



**Dr. Yohanes Eddy Christianto, SE.AK. MBA**  
Independent Director



# AWARDS



## TRINITI LAND

Indonesia Best Boutique Developer by Asia Property Awards - 2018

Indonesia Best Boutique Developer by Asia Property Award - 2019

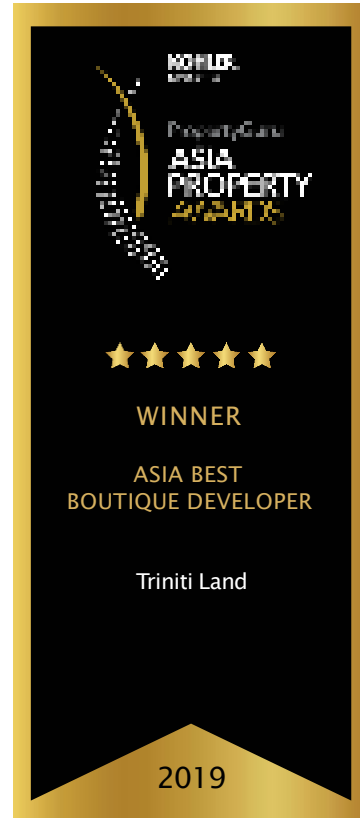
ASIA Best Boutique Developer by Asia Property Awards - 2019 (Asia Region)

Best Innovative Developers by Asia Property Awards - 2021

## YUKATA SUITES

Best High-End Condo Development by Asia Property Awards - 2018

Best Premium Apartment by Golden Property Awards - 2019



## COLLINS BOULEVARD

- Best Mid-End Condo Development by Asia Property Awards - 2019
- Best Premium Apartment Region Tangerang by Golden Property Award - 2021

## MARC'S BOULEVARD

- Best Low Risa Condo Architectural Design - Asia Property Awards 2019
- Best Residential District Architectural Design - Asia Property Awards 2021
- Paul & Prive: Best Condo Architectural Design - Asia Property Awards 2021
- Glenn The Hive: Highly Commended Best Housing Architectural Design - Asia Property Awards 2021





# PROJECTS OVERVIEW



Completed Project

## UBUD VILLAGE

Lokasi : Sudimara Timur, Ciledug  
Konsep : Rumah & Ruko  
Unit : 360 Unit  
Area : 52,105 M2  
Completed : 2011  
Nilai Proyek : Rp 180 Miliar

## MELROSE PLACE

Lokasi : Palmerah, Jakarta Barat  
Konsep : Rumah & Ruko  
Unit : 200 Unit  
Area : 4,225 m2  
Completed : 2012  
Nilai Proyek : Rp 50 Miliar

## BROOKLYN

Lokasi : Paku Alam, Serpong Utara  
Konsep : Perkantoran Premium,  
Penthouse, SOHO, Apartemen  
Unit : 900 Unit  
Area : 5,851 m2  
Completed : 2016  
Nilai Proyek : Rp 1.2 Triliun



A tall, modern high-rise building with a grid-like facade of windows and balconies, situated in an urban environment.

## SPRINGWOOD RESIDENCE

Lokasi	: Jl. MH Thamrin, Tangerang
Konsep	: Apartemen & Hotel
Unit	: 1400 Unit
Area	: 6700 m <sup>2</sup>
Completed	: 2020
Nilai Proyek	: Rp 900 Miliar

A tall, modern high-rise building with a grid-like facade of windows and balconies, situated in an urban environment. A sign for 'YUKATA SUITES' is visible on a lower section of the building.

## YUKATA SUITES

Lokasi	: Alam Sutera, Tangerang
Konsep	: Apartemen Berkonsep Jepang
Unit	: 343 Unit
Area	: 5000 m <sup>2</sup>
Completed	: 2020
Nilai Proyek	: Rp 916 Miliar

A tall, modern high-rise building with a grid-like facade of windows and balconies, situated in an urban environment. A sign for 'The Smith' is visible on a lower section of the building.

## Completed Project

## THE SMITH

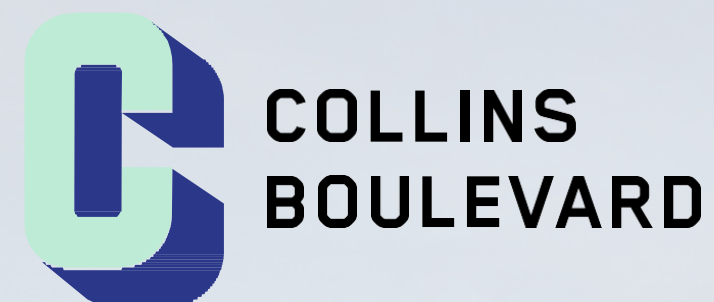
Lokasi	: Alam Sutera, Tangerang
Konsep	: Apartemen, Office, Soho
Unit	: 414 Unit Apartemen, 84 Unit kantor dan 100 Soho
Area	: 1000 m <sup>2</sup>
Completed	: 2020
Nilai Proyek	: Rp 1 Triliun



On Going Project







Collins Boulevard is a mixed-use development project that adopted the “Contemporary Art” concept, which was inspired by a street name called Collins Street in Melbourne, Australia, which the city was called as “One of the Most Livable Cities in the World”. The location of Collins Boulevard is very strategic. It is only 700m from the toll gate and 5 minutes to IKEA Alam Sutera, Living World Mall, Summarecon Mall Serpong, Binus University, St. Laurensia School, and many more.

Currently the Company focus on the development of Collins Boulevard which is expected to be completed in 2024.

ON GOING  
PROJECT







**COLLINS BOULEVARD CONSISTS OF 2 TOWERS, NAMELY HYDE RESIDENCE AND THE SCOTT CONVERTIBLE RESIDENCE.**

In The Scott Convertible Residence, each unit is fully furnished with adjustable furniture which the consumers can change the bedroom into Home Office only in 3 minutes.





**EQUIPPED WITH 5-STAR  
LIKE HOTEL FACILITIES**

1000 METER JOGGING TRACK  
GYM STUDIO

2 GRAND SWIMMING POOL  
PUBLIC PARK DAN ATRIUM LIFESTYLE MALL



# Development Progress as of April 15, 2022



**Area** : 14,385 m2  
**Concept** : Mixed Used Development (Residential, SOHO & Retail)  
**Jumlah Unit** : 2,507 Unit  
**Facilities** : Lifestyle Mall, Jogging Track, Swimming Pool & Gym

**Estimated Project**  
**Tower 1** : October 2022  
**Tower 2** : Q4 2024  
**Project Value:** 2.05 Triliun (2 Tower)



A low-angle, upward-looking photograph of several tall skyscrapers against a cloudy sky. The buildings are dark with many windows, some of which are illuminated from within, creating a grid of light points. The perspective makes the buildings appear to converge towards the top of the frame.

# MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC



An aerial architectural rendering of the Marc's Boulevard development. The image shows several multi-story brick apartment buildings with large windows and balconies. In the center, there is a large swimming pool with people swimming and a basketball court. The area is landscaped with trees and walkways. The background shows a suburban neighborhood with smaller houses and green fields under a clear sky.

# MARC'S BOULEVARD

the pride | the home | the marc

Marc's Boulevard is a Superblock area of 23 HA, from Trinita Land in Batam Center, Batam. It consists of 5 area districts. Those are Paul Marc, Dean Marc, Grant Marc, Will Marc dan Glenn Marc's. Each area has its own advantages according to its designation. So that the residents who live on Marc's Boulevard have the convenience and comfort of every facility close to where they live.



MARC'S BOULEVARD

FINELY CRAFTED BY TRINITY LAND



**8 mins.**

Batam Center Ferry Terminal



**8 mins.**

Mega Mall Batam Center



**10 mins.**

Awal Bros Hospital



**26 mins.**

Hang Nadim International Airport





# Development Progress as of April 18, 2022



Landed House: The Main Gate is 100% completed (as shown in the picture above).





Area : 23 Ha  
Area of building : 180.983 m2  
Concept : Mixed Use Development  
Phase 1 : Condovilla (mid rise apartment), Shophouse & Commercial  
Phase 2 : Landed House  
Condovilla : The Foundation is 100% completed, currently in the middle of the tender process for the construction of the structure

Unit : 976 Units  
Phase I : 279 Units Condovilla & 24 Units Shophouse  
Phase II : 114 Unit Landed House  
Project Value : Rp 5 Trillion  
Start Development : 2020  
Shophouse : The Foundation is 100% completed



# Development Progress as of April 18 2022



Landed House: Glenn The Hive is in the progress for foundation

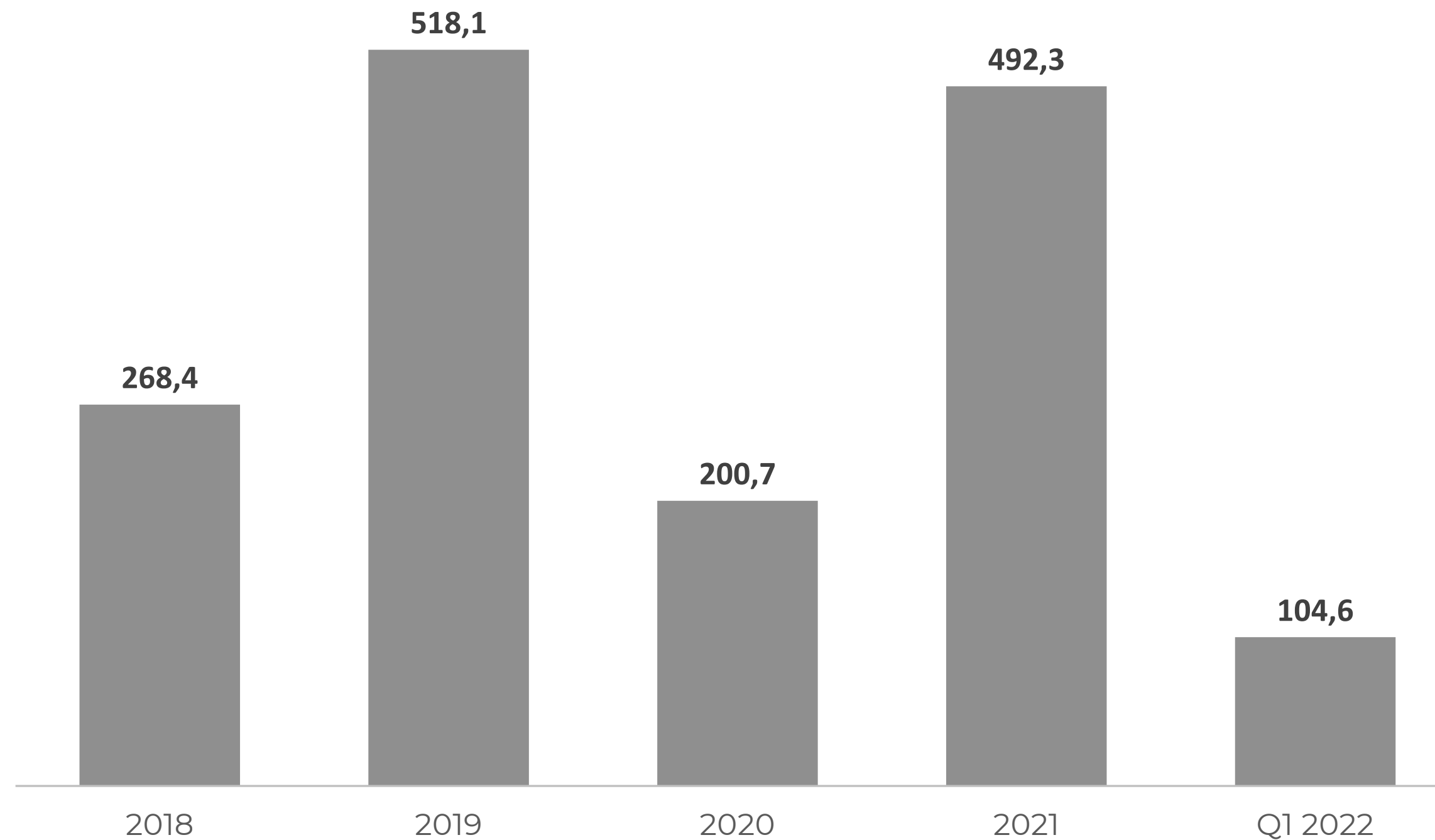




# FINANCIAL PERFORMANCE

## MARKETING SALES 2021

In Billion Rupiah



Throughout first quarter of 2022 Trinit Land recorded marketing sales Rp 104,6 billion. The Collins Boulevard project became the biggest contributor to the company's marketing sales, amounting to 50,19% or Rp 52,5 billion. Collins Boulevard project will be the largest contribution to the company's revenue in 2022 because this project will be handed over in 2022.



# FINANCIAL PERFORMANCE

## Balance Sheet

In Mn Rupiah

	2019	2020	2021	Change
Current Asset	1,010,104	609,975	989,038	62.14%
Non-Current Asset	809,657	862,190	882,829	2.39%
<b>Total Asset</b>	<b>1,819,761</b>	<b>1,472,165</b>	<b>1,871,867</b>	<b>27.15%</b>
Current Liabilities	801,098	308,545	854,469	176.93%
Non-Current Liabilities	489,968	456,968	360,366	-21.14%
<b>Total Liabilities</b>	<b>1,291,066</b>	<b>765,513</b>	<b>1,214,835</b>	<b>58.70%</b>
<b>Total Equity</b>	<b>528,696</b>	<b>706,652</b>	<b>657,033</b>	<b>-7.02%</b>

## Income Statement

In Mn Rupiah

	2019	2020*	2021*
Sales and Revenue	248,710	3,730	2,822
Cost of Sales and Direct Costs	(170,087)	(640)	(1,779)
Gross Profits	78,623	3,090	1,043
Operating Income (Expense)	(65,439)	(43,073)	(63,029)
Operating Profit	13,184	(39,983)	(61,986)
Other Income (Expense)	29,741	47,813	11,617
Earning Before Tax	42,925	7,830	(50,369)
Income Tax Benefit (Expense)	5,435	35	45
Net Income	37,490	7,865	(50,324)
Other Comprehensive Income	6,187	759	482
Comprehensive income	43,677	8,624	(49,842)

\*PSAK 72 began to be implemented in 2020. The implementation of PSAK 72 caused the Company to be unable to record Revenue and Sales before handing over the unit to the customer

## Implementation of PSAK 72

An entity will recognize revenue when (or as) a good or service is transferred to the customer and the customer obtains control of that good or service. Control of an asset refers to an entity's ability to direct the use of and obtain substantially all of the remaining benefits (that is, the potential cash inflows or savings in outflows) from the asset.

- **As of 31 December 2021 amounted to IDR 1.87 Trillion of Total Assets**, higher than the position at the end of December 2020 of IDR 1.47 Trillion.
- **Meanwhile its total liabilities were maintained to increase proportionally** to its assets, or at the position of IDR 1.21 Trillion with equity of IDR 657 Billion as of 31 December 2021
- The Revenue in December 2021 decreased due to the implementation of PSAK 72.
- In 2021, the Company could only record revenue of IDR 2.8 billion throughout the year, even though the Company recorded the Sales Marketing in 2021 was IDR 490.05 billion.
- Then, the revenue of marketing which was mainly derived from the Collins Boulevard Project in Serpong and Marc's Boulevard Project in Batam will be recorded starting from 2022 along with the plan for the handover of both projects.

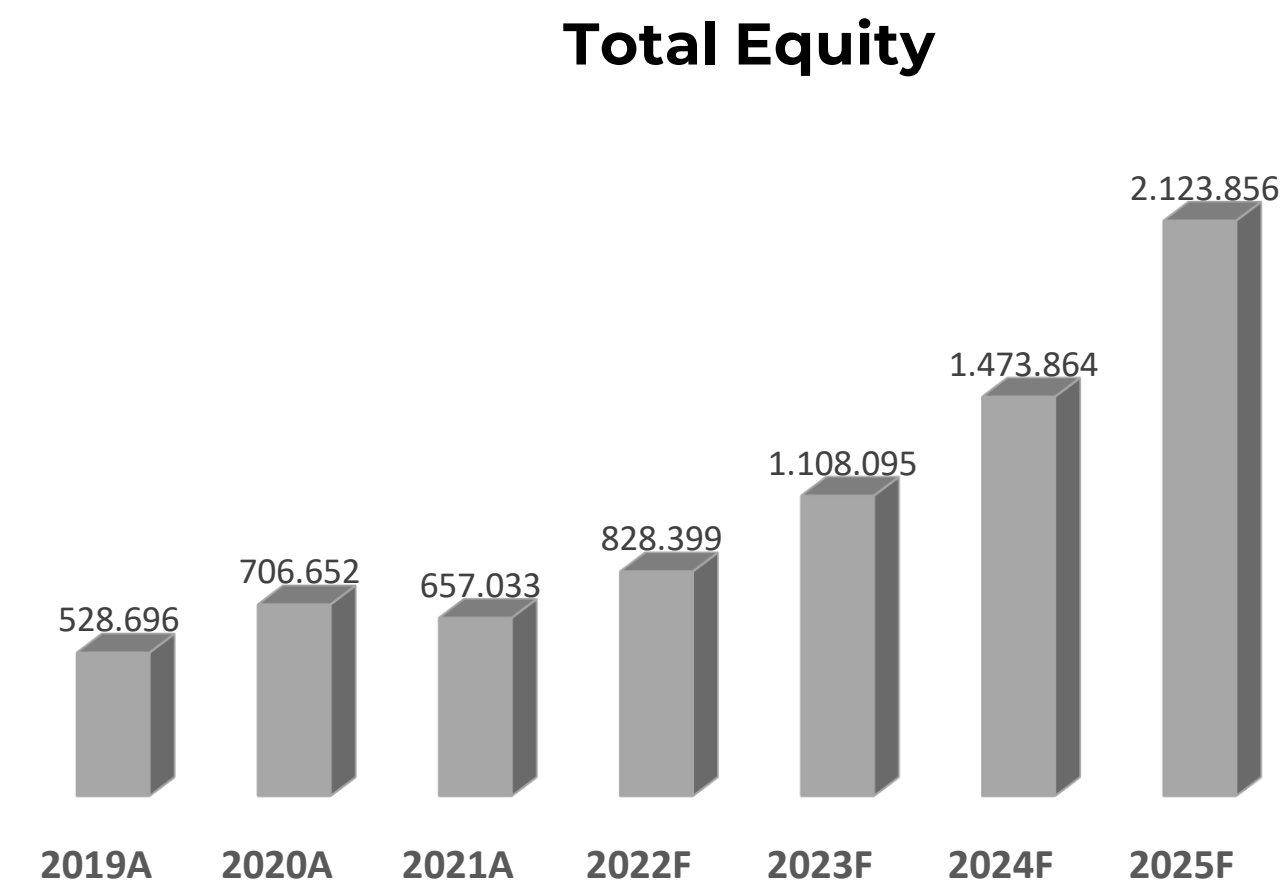
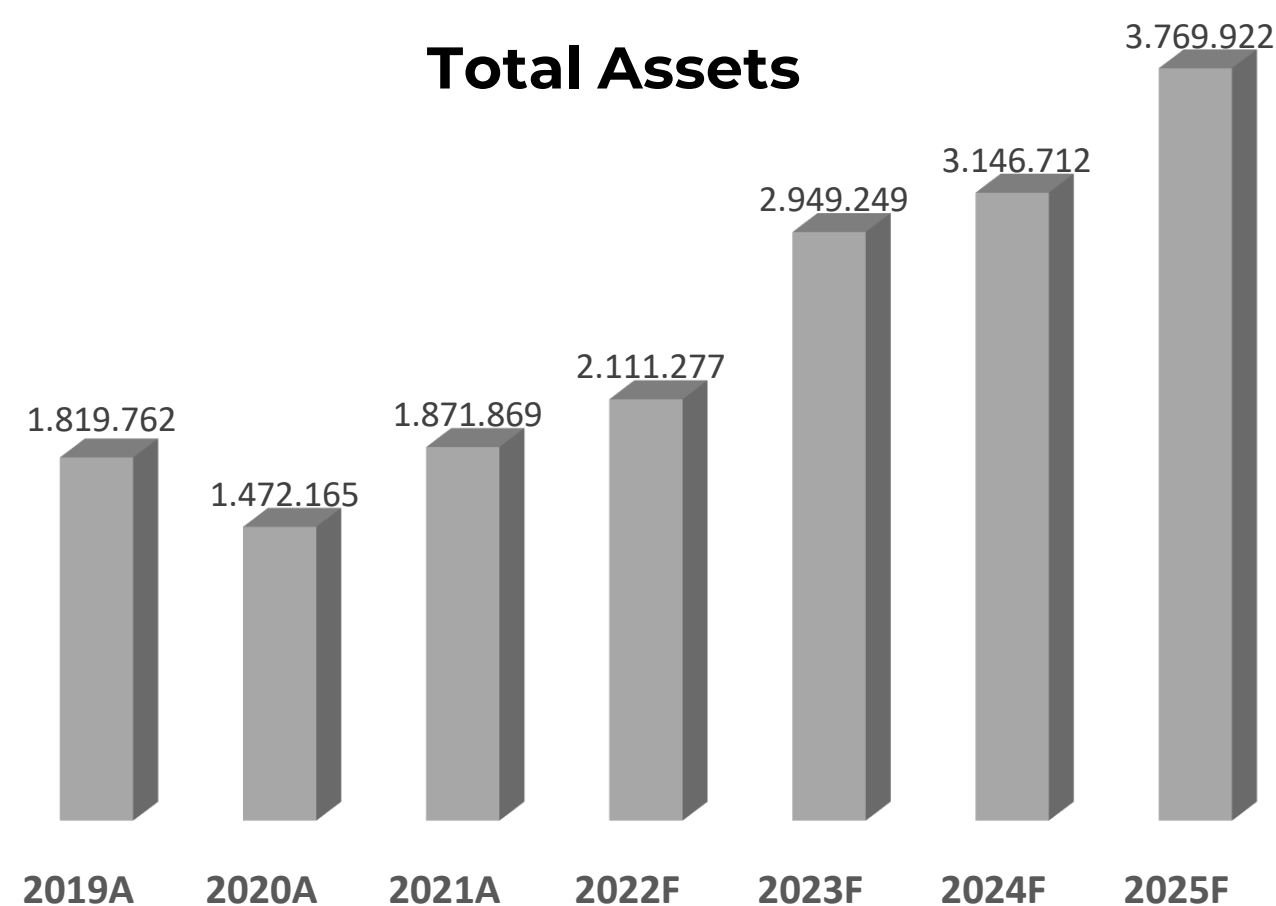
# FINANCIAL PERFORMANCE

In Mn Rupiah

	2019A	2020A	2021A	2022F	2023F	2024F	2025F
<b>Assets</b>							
Current Assets	1.010.104	612.975	1.011.275	1.291.802	2.188.987	2.402.640	3.062.993
Non Current Assets	809.657	859.190	860.595	819.475	760.262	744.072	706.929
<b>Total Assets</b>	<b>1.819.762</b>	<b>1.472.165</b>	<b>1.871.869</b>	<b>2.111.277</b>	<b>2.949.249</b>	<b>3.146.712</b>	<b>3.769.922</b>
<b>Liabilities &amp; Equity</b>							
Short term Liabilities	801.098	357.508	740.882	647.785	1.092.632	1.137.195	1.175.922
Long term Liabilities	489.968	408.005	473.954	635.093	748.521	535.653	470.144
<b>Total Liabilities</b>	<b>1.291.065</b>	<b>765.513</b>	<b>1.214.836</b>	<b>1.282.878</b>	<b>1.841.153</b>	<b>1.672.848</b>	<b>1.646.066</b>
Equity	528.696	706.652	657.033	828.399	1.108.095	1.473.864	2.123.856
<b>Total Liabilities &amp; Equity</b>	<b>1.819.762</b>	<b>1.472.165</b>	<b>1.871.869</b>	<b>2.111.277</b>	<b>2.949.248</b>	<b>3.146.712</b>	<b>3.769.922</b>

In Mn Rupiah

In Mn Rupiah



# INCOME STATEMENT

In Mn Rupiah

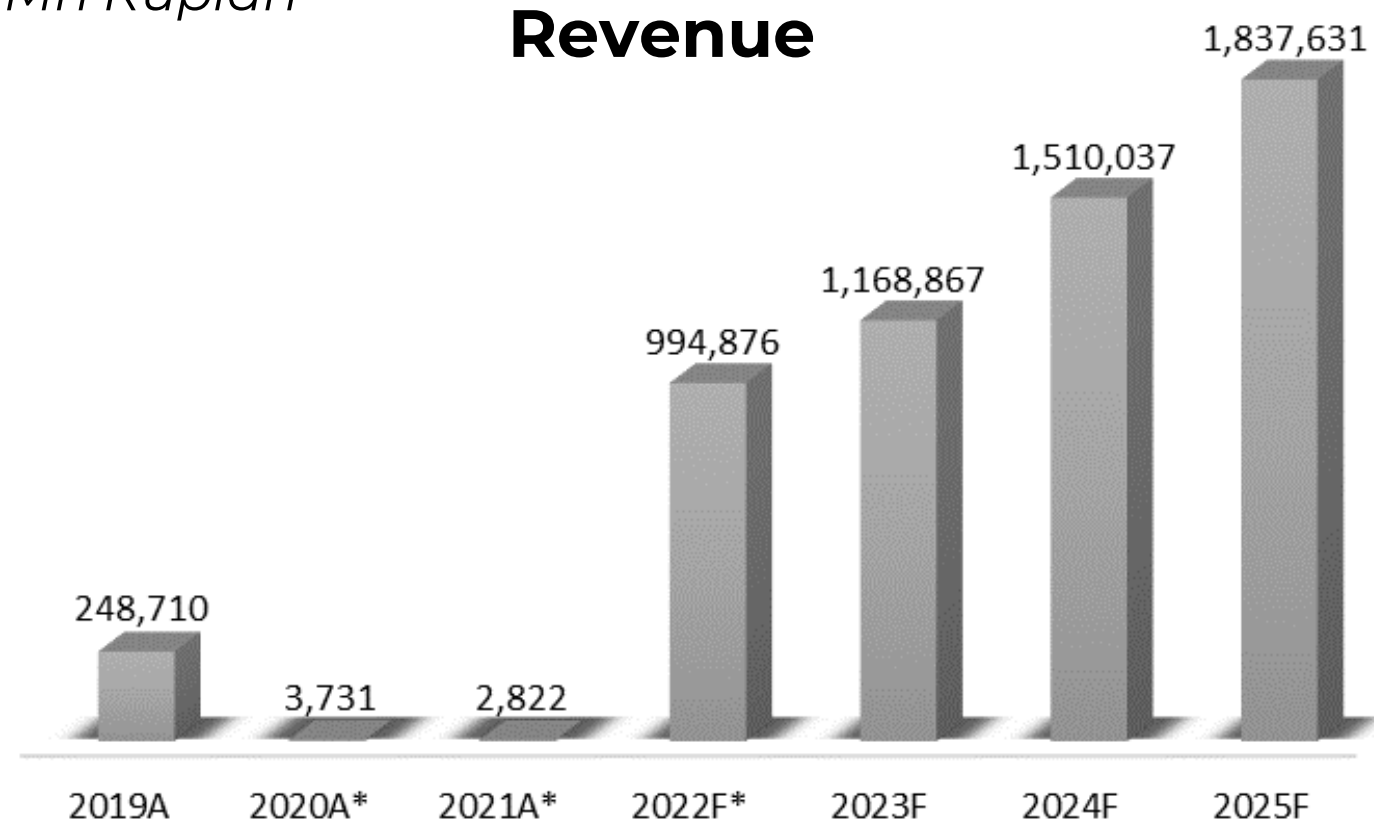
	2019A	2020A*	2021A*	2022F*	2023F	2024F	2025F
<b>Revenue</b>	<b>248,710</b>	<b>3,731</b>	<b>2,822</b>	<b>994,876</b>	<b>1,168,867</b>	<b>1,510,037</b>	<b>1,837,631</b>
Cost of Sales & Direct Cost	(170,087)	(640)	(1,779)	(492,827)	(593,175)	(826,028)	(863,269)
<b>Gross Profit</b>	<b>78,623</b>	<b>3,091</b>	<b>1,042</b>	<b>502,049</b>	<b>575,692</b>	<b>684,010</b>	<b>974,362</b>
Operating Expenses	(40,232)	2,098	(49,004)	(281,335)	(258,181)	(298,206)	(296,782)
<b>Operating Income (Loss)</b>	<b>38,391</b>	<b>5,188</b>	<b>(47,962)</b>	<b>220,714</b>	<b>317,511</b>	<b>385,804</b>	<b>677,580</b>
Profit (Loss) before Tax	42,926	7,830	(50,368)	153,897	284,318	385,804	677,580
<b>Net Profit</b>	<b>37,491</b>	<b>7,865</b>	<b>(50,323)</b>	<b>153,781</b>	<b>279,697</b>	<b>365,768</b>	<b>649,992</b>

\*Not including Profit/(Loss) on joint ventures of JO 1 & 2 and Profit/(Loss) on Subsidiaries (Trinita Dinamik)

\*In 2020 and 2021 the Company has not recorded Revenue due to PSAK 72 regulation.

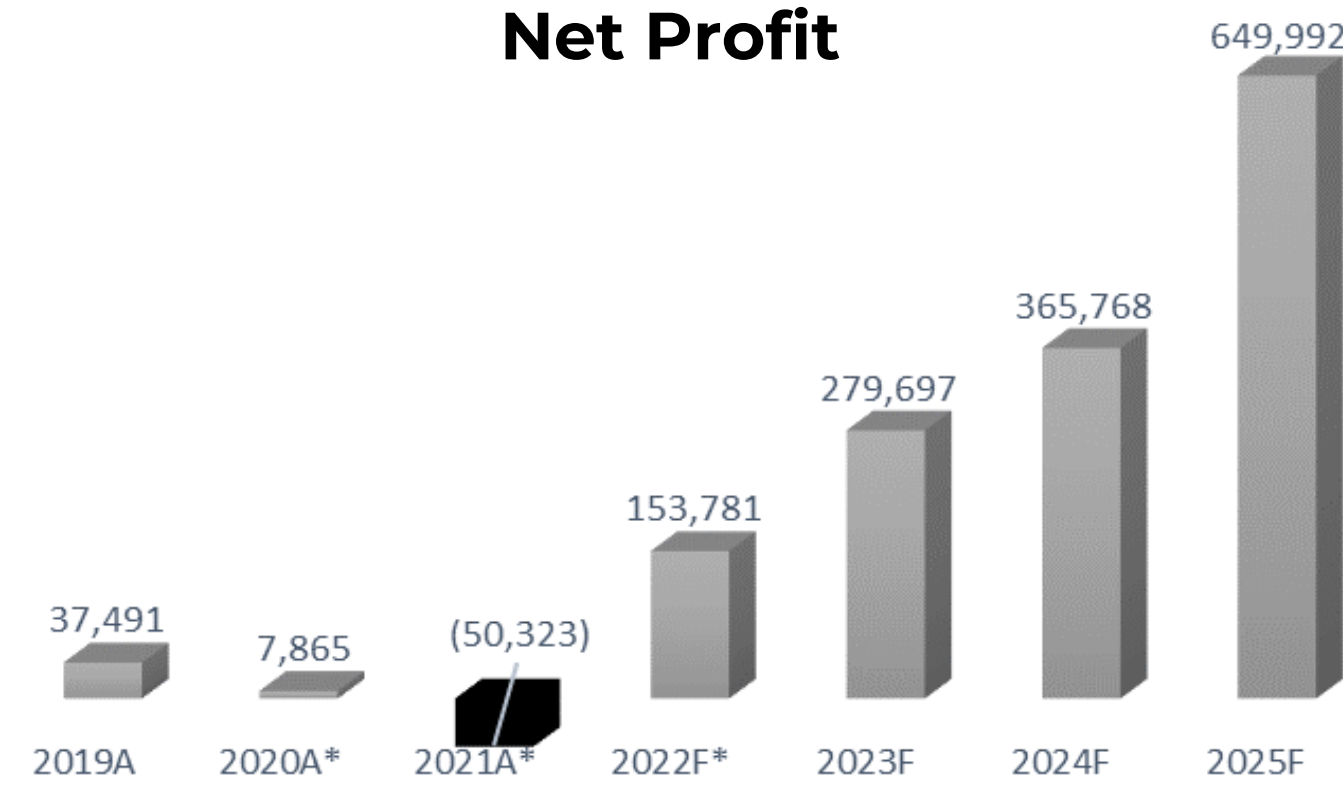
In Mn Rupiah

## Revenue



In Mn Rupiah

## Net Profit







# FUTURE DEVELOPMENT





**HOLDWELL  
BUSINESS  
PARK**

LAMPUNG





Holdwell Business Park is the first property developed by Trinita Land in Bandar Lampung City. Carrying the concept of “Modern Business & Logistics Park”, Holdwell Business Park is expected to become the largest business and commercial center in the city of Lampung which connects the island of Sumatra with other islands. Holdwell presents 200 storage-house units that provide functional flexibility so that residents can have the convenience of doing business or living in Holdwell.



The Storage House building can be utilized for many purpose such as Office, Storage, Showcase, Workshop, Studio, Light Manufacturing, and even for Residential







**Area** : 13.5 HA  
**Concept** : Mixed Used Development (Storage House, Shophouse, SOHO)  
**Project Estimation** : 2023-2027

**Kawasan perkantoran dan pemukiman** : 5.9 HA  
**Kawasan komersial** : 0.7 HA  
**Ruang terbuka hijau** : 2.5 HA



# PRIME REGION

- 10 minutes from Bandar Lampung
- 20 minutes from Raden Inten II International Airport
- 20 minutes from Panjang International Port
- 50 minutes from Bakauheni Port
- 2.5 hours to Jambi
- 3.5 hours to Palembang

 Airport

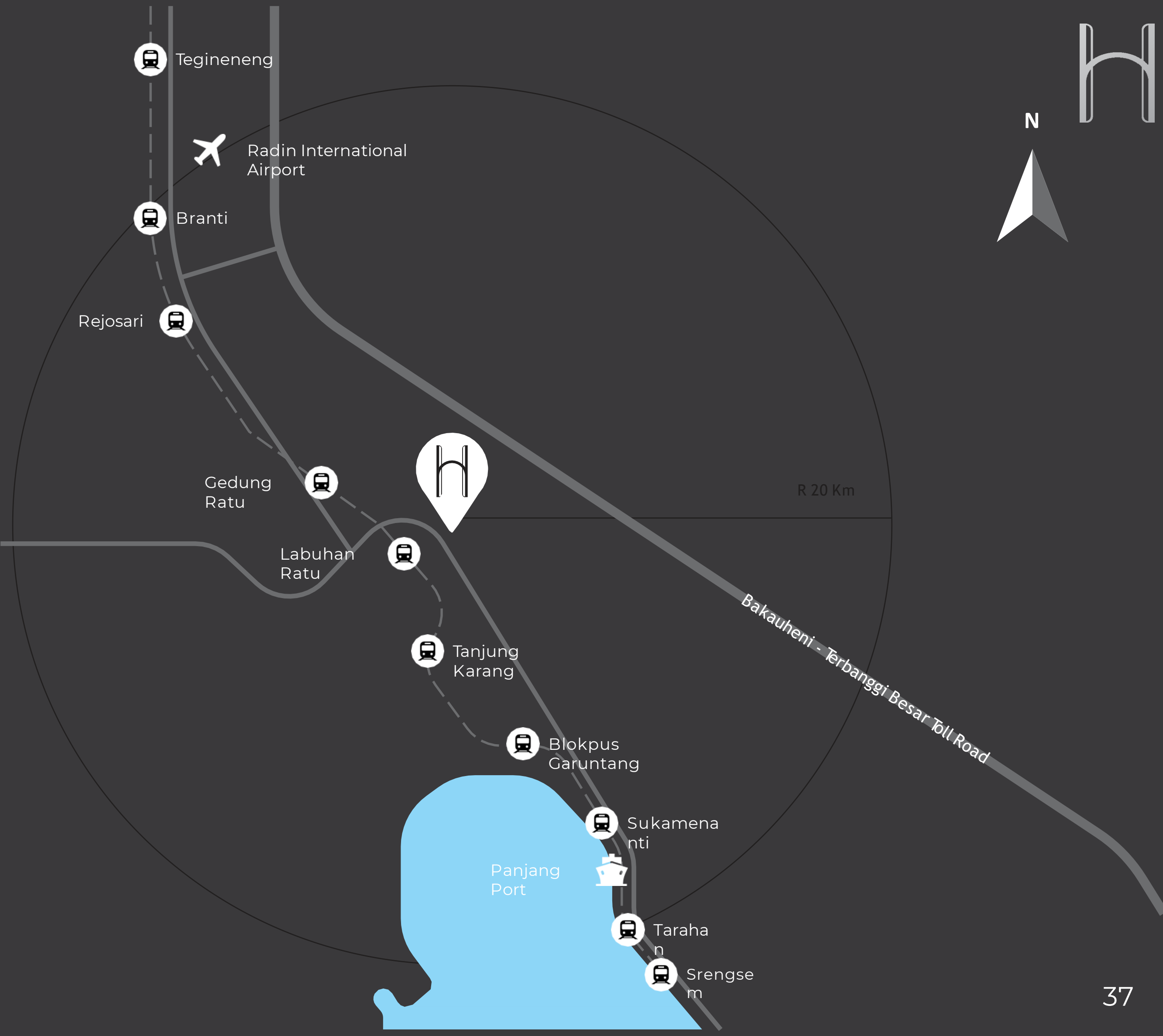
 Port

 Train Station

 Main Road

 Toll Road

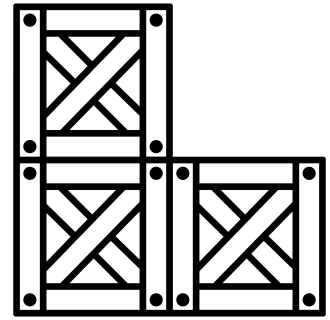
 Railway





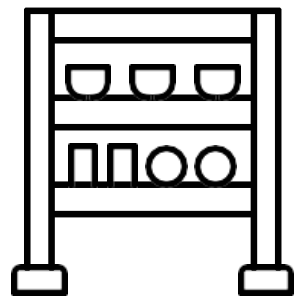
# FUNCTIONS

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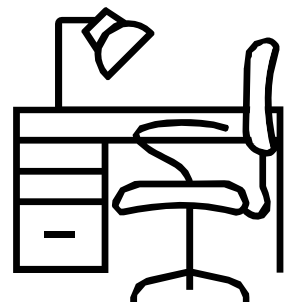
## STORAGESPACE

*Ruang Penyimpanan*



## WORKSHOP, SHOWCASE & SERVICECENTER

*Workshop, Ruang Pameran & Pusat  
Pelayanan*



## OFFICE

*Perkantoran*

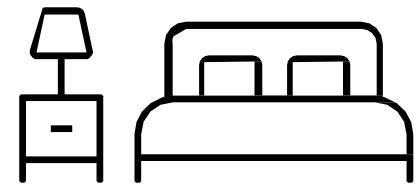
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# FUNCTIONS

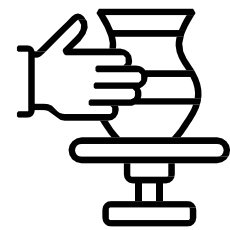
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## RESIDENTIAL

*Kawasan Tempat Tinggal*

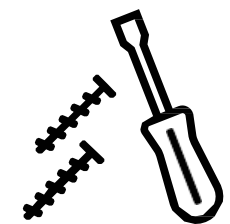
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## HOME INDUSTRY

*Industri Rumahan*

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## LIGHT ASSEMBLY

*Pusat Perakitan*

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# Development of Progress as of April 15, 2022



Currently, around 4.6Ha has been done for Land Clearing. Around 7.4 has been done for lawn flattening





# Sequoia Hills

A BREATHING CITY



Sequoia Hills is the largest residential area developed by Triniti Land. With the concept of "A Breathing City" Sequoia Hills is expected to become a residence with a beautiful environment equipped with modern service facilities to support the daily lives of residents.





Area : 95 HA  
Concept : Mixed Used Development (Residential Cluster, Townhouse,  
Low Rise Residence, Commercial Area, Pop-up Market, F&B Centre)  
Project Estimation : 2022 – 2030







Located in Sentul, Bogor, Sequoia Hills is situated in a strategic location:

**Close to the highway and Light Rail Transit (LRT)**

**3 minutes to Sentul International Circuit**

**10 minutes to AEON Mall**

**10 minutes to EMC Hospital**

**15 Minutes to Sekolah Pelita Harapan**

**10 minutes to Universitas Trisakti Sentul**





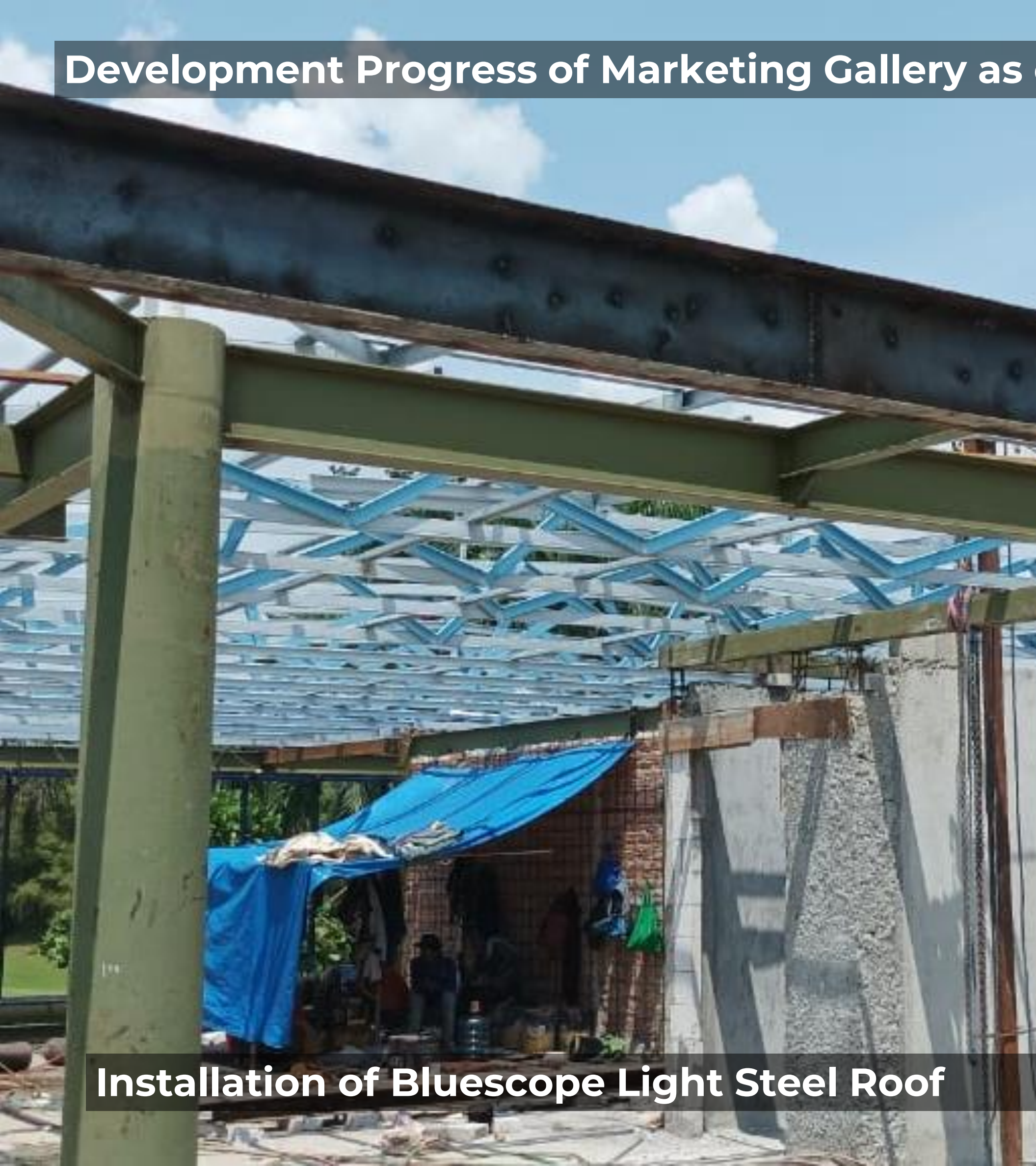
**Development Progress of Marketing Gallery as of April 15, 2022**



**The development progress of Marketing Gallery estimated to be finished by May 2022**



## Development Progress of Marketing Gallery as of April 15, 2022



Installation of Bluescope Light Steel Roof







# TANAMORI

COLLECTION OF WONDERS





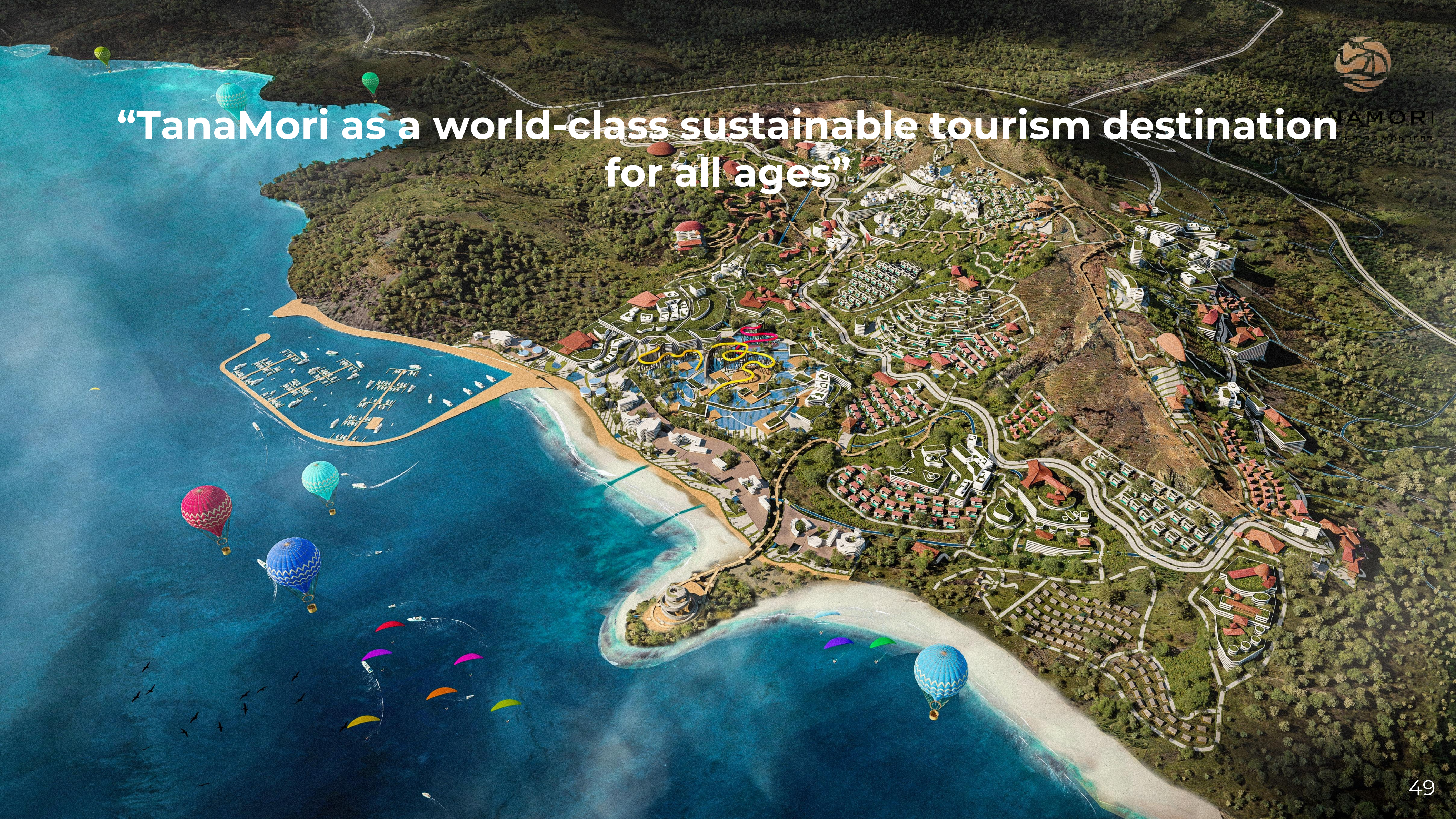
PT Perintis Trinita Properti Tbk signing a cooperation agreement with PT Tanamori Makmur Indonesia & PT Flores Prosperindo on February 25<sup>th</sup> 2022 in Jakarta, in order to develop the project in Tanamori, Manggarai Barat, Nusa Tenggara Timur. The Companies will do a Joint Cooperation to develop the area as a “Master Developer” to become world-class tourism area.



**“TanaMori as a world-class sustainable tourism destination for all ages”**



**TANAMORI**  
Sustainable Tourism Destination





## ■ ABOUT TANAMORI



**TANAMORI**  
COLLECTION OF MONSTERS

TanaMori is a premium and integrated tourism estate project. TanaMori project is geographically located in an area called GoloMori in Flores Island, West Manggarai Regency, East Nusa Tenggara, Indonesia. TanaMori will be developed in 246 Ha land uniquely and strategically located on the western tip of the Flores Island, a gateway to the UNESCO heritage Komodo National Park. The company estimates that the total Gross Development Value (GDV) is IDR 10 trillion and will be carried out in the next 10 to 12 years.

The masterplan of TanaMori has been designed in collaboration with consultants from ARUP, WATG, pdw, Colliers International, ITDC and PT Flores Prosperindo in consultation with local community, local government in West Manggarai Regency and other related stakeholders.

It was decided that the main objective of TanaMori is to be a premium destination for spiritual, wellness and cultural, and also to accommodate delegations for MICE as well as exclusive hub for Komodo National Park. With this objective, TanaMori has a slogan “Explore the Beauty, Keep the Nature”, which encompasses the effort of protecting the nature (and everything that comes along with it) while enjoying it. To achieve this entails comprehensive action plan and careful selection of developers and vendors as well as requires cohesiveness between all stakeholders.







TANAMORI  
COLLECTION OF WONDERS

Sunset view from TanaMori





TANAMORI  
COLLECTION OF WONDERS



Marina Development in the TanaMori Area as a Hub for tourist destinations in the Flores Islands



# LATEST UPDATE ABOUT TANAMORI

“In the past years, We have prepared all critical pieces to realize **Tanamori** as the **NEXT HAPPENING** tourism spot in Indonesia. All is ready on the table”

## Special Economic Zone (KEK)

will be granted shortly, expected in Q2 2022. This is the first KEK in NTT



DEWAN NASIONAL  
KAWASAN EKONOMI KHUSUS  
REPUBLIK INDONESIA

## Notable Consultants

have been engaged for master plan, design, feasibility study, interior and ESG

ARUP

WATG

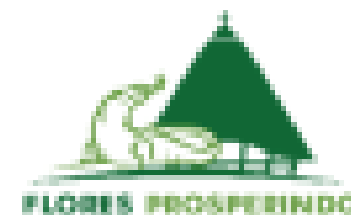
pdw

Colliers

decorum  
GROUP

## 246Ha Land Status Secured

group has been extensively working on land acquisition. All 246Ha of land has been successfully secured with legal ownership certificates



## Infrastructure Development

Development of Road from Laboan Badjo airport to the project and the Internal Infrastructure has been started and expected to be completed by end of the year 2022



# LATEST UPDATE ABOUT TANAMORI SITE PROGRESS





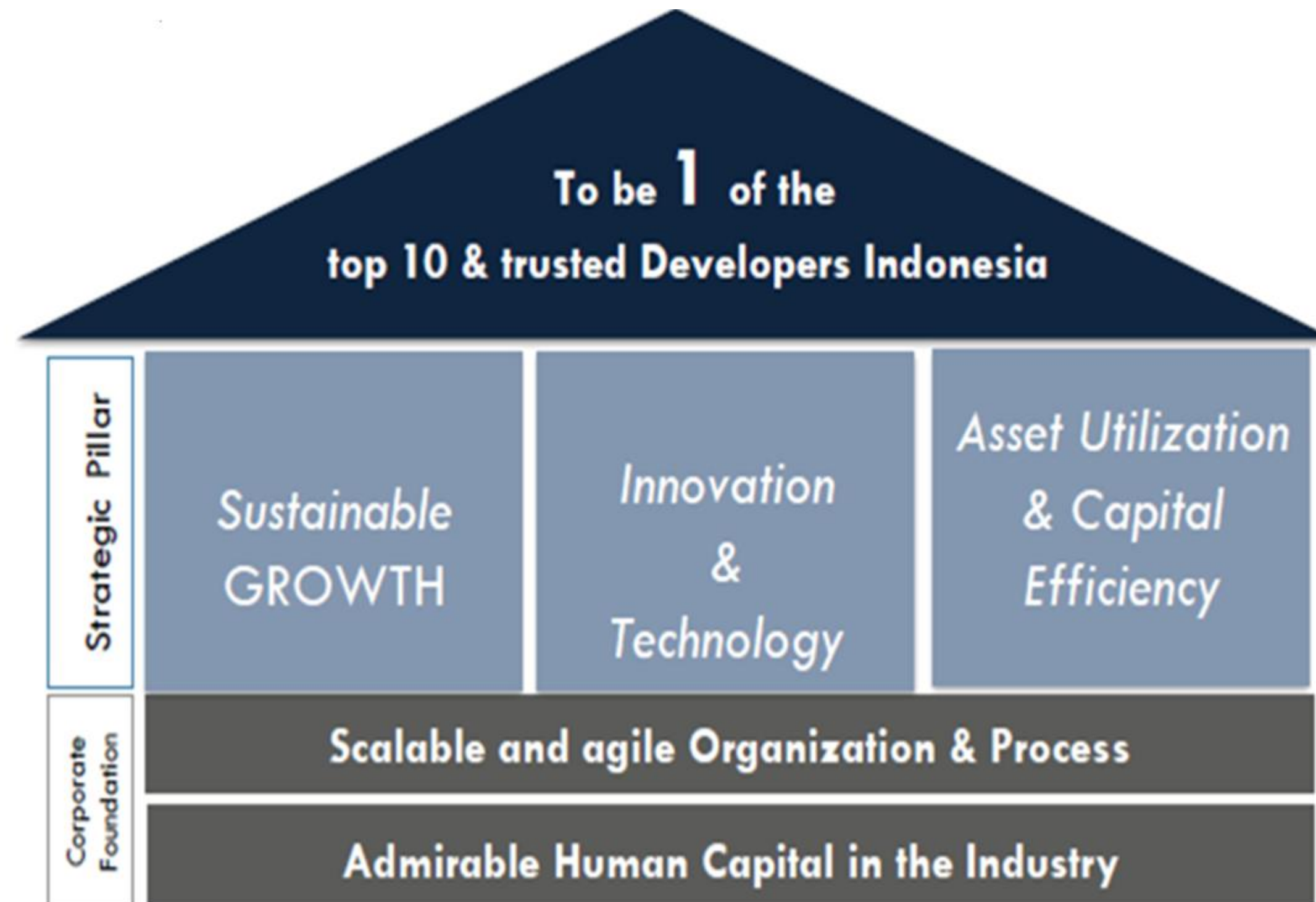


# CORPORATE STRATEGIES



# ■ CORPORATE STRATEGIES

## 3 (THREE) PILLAR CORPORATE STRATEGY







Re-Focus on 3 (three) sectors in the next 3 years, namely Transit Oriented Development (TOD) projects, landed house, dan Logistic Park



Entering a new growth area outside Jabodetabek



Landbank additions and new project through Partnership & Collaboration system with the landlord will be the focus of the Company



## ■ KEY MILESTONE ACHIEVEMENT

Re-Focus on 3 (three) sectors in the next 3 years, namely Transit Oriented Development (TOD) projects, landed house, dan Logistic Park

- The Landed House Project in Lampung has a GDV of IDR 2.3 Trillion
- The Modern Business Park Project in Lampung has a GDV of IDR 800 Billion
- The Landed House in Sentul has a GDV of IDR 13.2 Trillion
- The Project in Labuan Bajo has a GDV of IDR 10 Trillion

Done

Entering a new growth area outside Jabodetabek

- The Company has ventured into areas outside Greater Jakarta (Jabodetabek), namely Sentul, Batam, Lampung, and Labuan Bajo.

Done

Landbank additions and new project through Partnership & Collaboration system with the landlord will be the focus of the Company

- The new projects in Lampung, Sentul, and Labuan Bajo are done through a combination of Partnership and Land Purchase. It is estimated to increase the Company's Assets to IDR 3.5 Trillion by the end of 2025.

Done





Any questions or requests for information should only be directed to the contact listed below.

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