



SECURING A SUSTAINABLE FUTURE





TABLE OF CONTENTS

01	ABOUT US
05	MILESTONE
07	VISION & MISSION
09	CORE VALUES
11	COMPANY’S MANAGEMENT

15	COMPLETED PROJECTS
17	ON-GOING PROJECTS
41	SUSTAINABILITY
43	AWARDS
47	PARTNERS

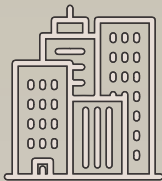
ABOUT US

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.



267

Main Team Projects



IDR **31 Trillion**

Development Projects
2024



7.000

Residential and
Commercials Units



More than

400

Hectares sqm
Development Projects 2024

CORPORATE ACTIONS

2020



IPO

Triniti Land Goes Public.

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

2022



BUY BACK

Triniti Land successfully carried out Stock Buy Back in 2022.

Buy Back Start Date	: 21/02/2022
Buy Back End Date	: 23/05/2022
Buy Back Shares	: 199.000.000
Buy Back Value	: IDR 55.720.000.000
Securities	: 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.

Effective Date	: Des 19, 2022
Listing Date	: Jan 2, 2023
Ratio (New : Old)	: 1 : 30
Price	: Rp 900
Exercise Shares	: 142.246.248
Value	: 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.



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.



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.



2023

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



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



Rachmad, SH
INDEPENDENT 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

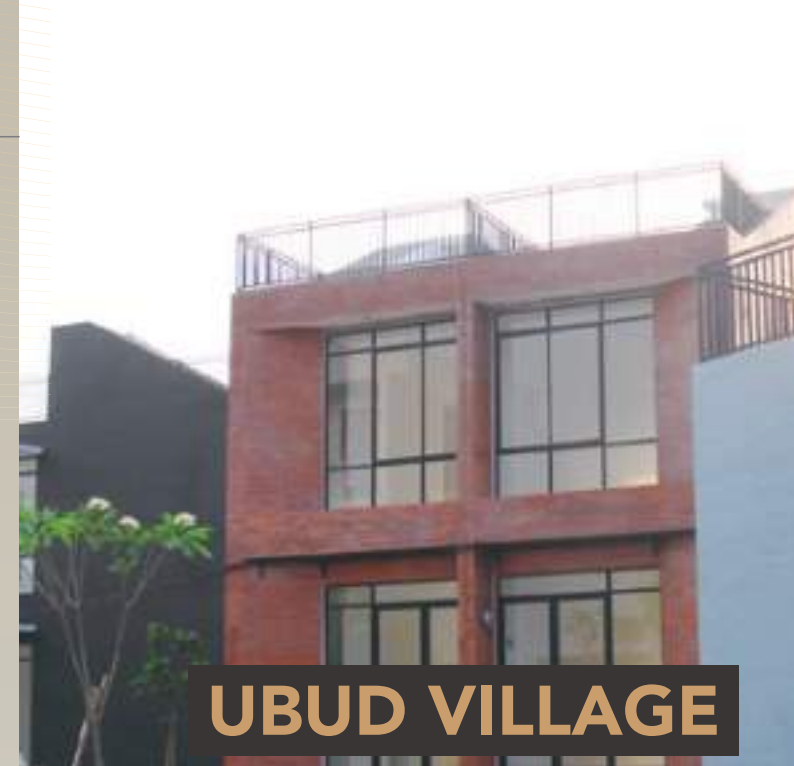
Bandar Lampung, Lampung
Gross Development Value (GDV)
IDR 800 Billion

TanaMori

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

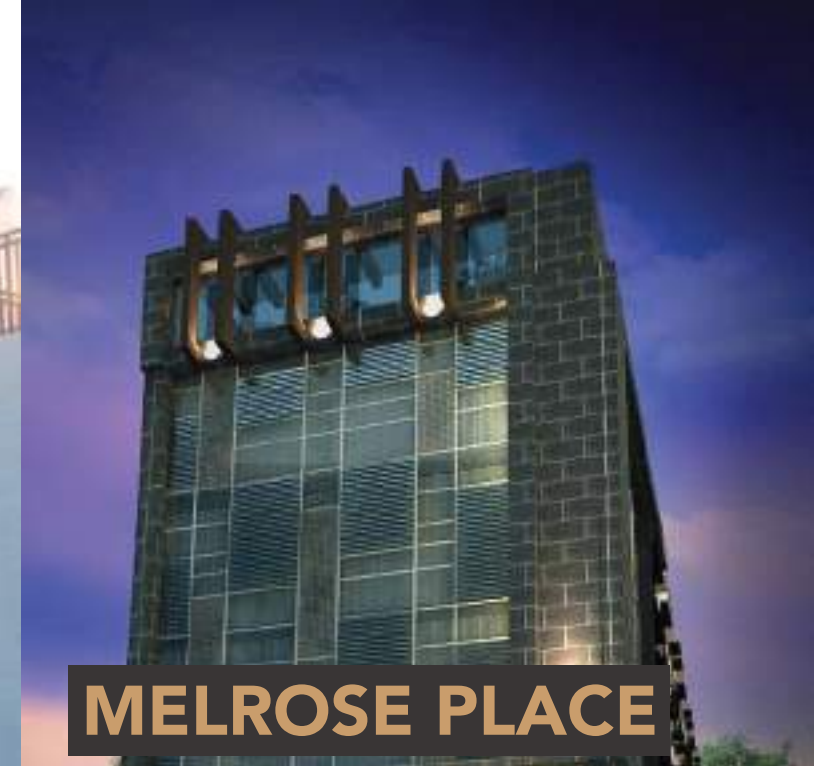


COMPLETED PROJECTS



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

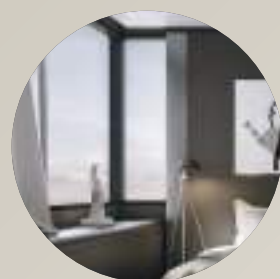




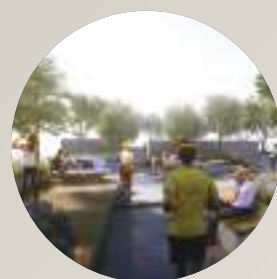
Collins Boulevard, an embodiment of art-inspired living, currently features two iconic towers: Hyde Residence and The Scott. Hyde Residence, with 1,167 units, started handovers in August 2022, while The Scott, consisting of 1,367 units, is still under construction. In addition to luxurious living spaces, 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.



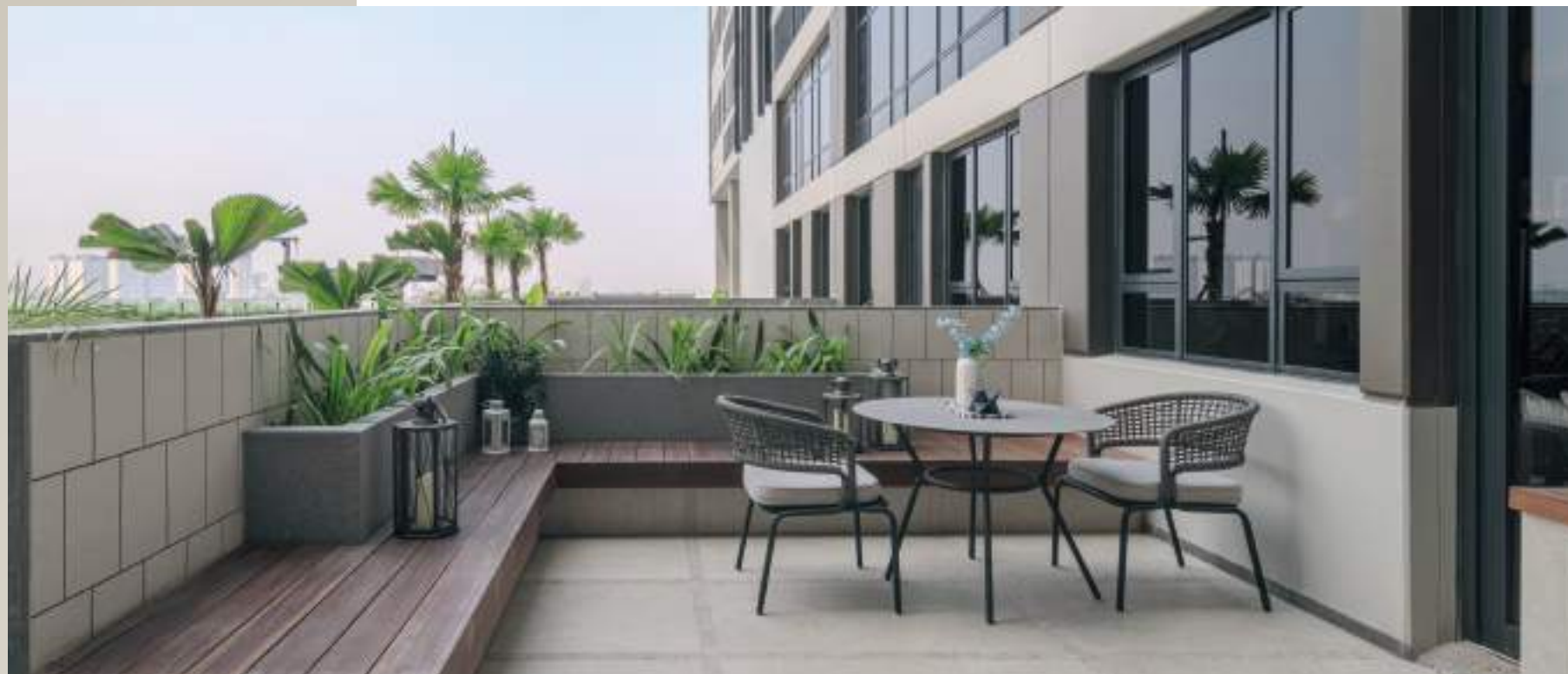
Selected as the **Best Innovative Developer** in 2021 at the Indonesia Property Awards.

01





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



Garden Villa Hyde Residence



Lobby Hyde Residence



Convertible Residence

03



01 | MARKETPLACE

02 | GRAND SWIMMING POOL

03 | JOGGING TRACK

04 | GYM CENTER



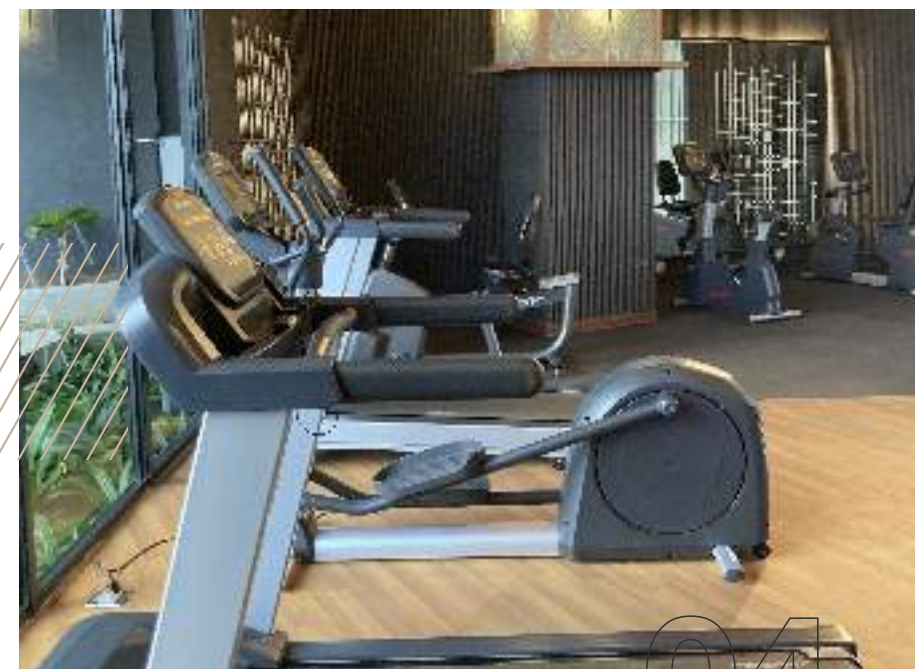
01



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



01 | LOBBY 02 | CONDOVILLA 03 | CLUBHOUSE 04 | SHOPHOUSE





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



01



02



03



04



H

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



01



02



03



04



TANAMORI

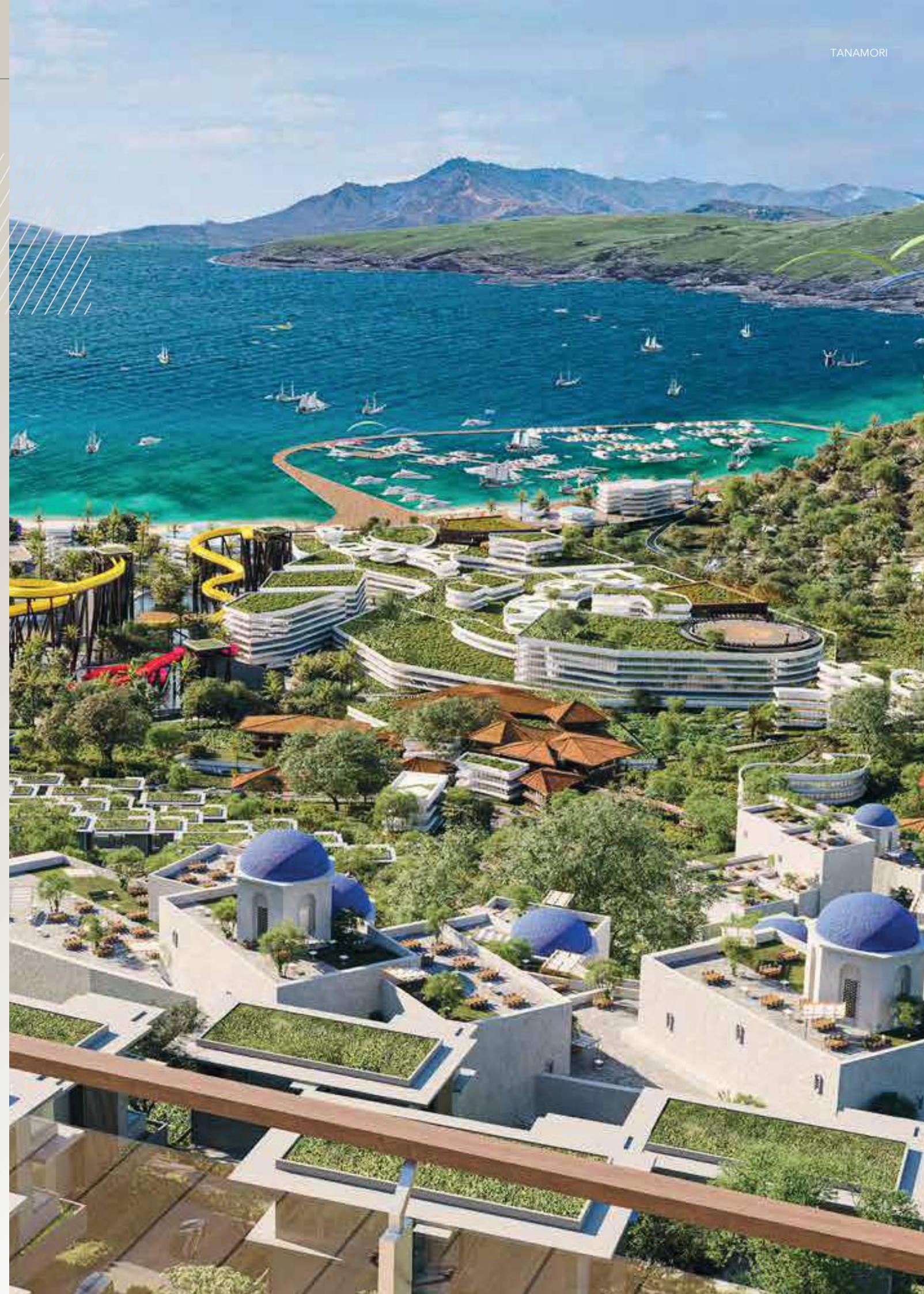
COLLECTION OF WONDERS

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 Trinitas 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

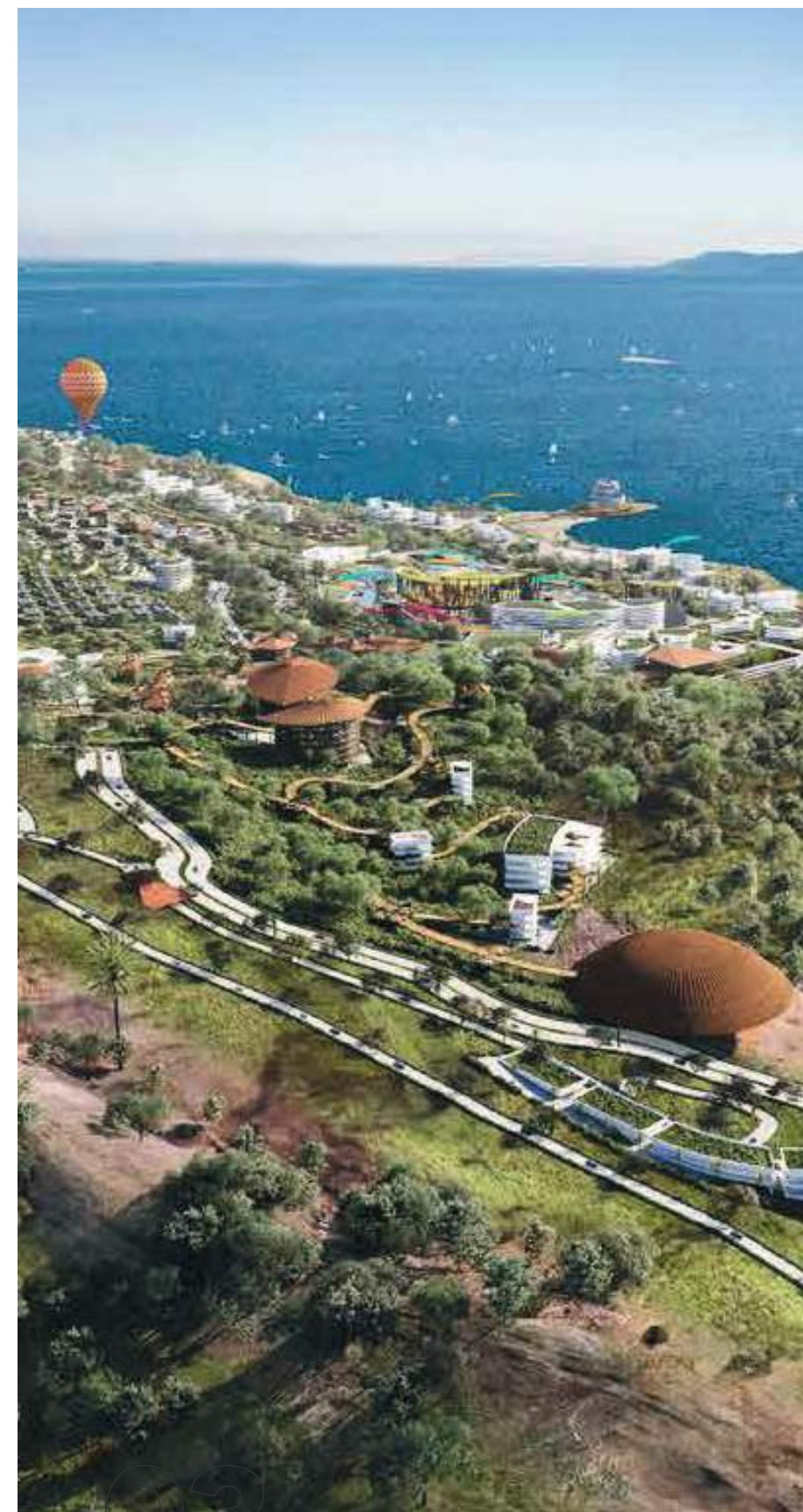




01



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 2023 and 2024, Triniti Land has conducted 28 CSR initiatives aligned with UN SDG Goals 1, 3, 4, and 11.

2023



Mini Food Donation for St. Theresia Foundation
Batam, 19 July 2023



Gymnastics with residents around Holdwell Business Park
Jakarta, 09 December 2023



Stock Saving Training with Nabung Saham
Jakarta, 28 November 2023



Sekolah Pasar Modal Vol. 2 with RHB Sekuritas
Jakarta, 15 December 2023



Disaster Management Assistance with LAZNAS
Jakarta, 05 December 2023



Tote Bag & Pouch for Hajj Pilgrims Aldo
Jakarta, 10 September 2023

2024



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



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



Mini Donation to Riskullah Orphanage
Sentul, 07 April 2024



Donation to Riskullah Orphanage
Jakarta, 15 December 2023



Provision of Urban Animals on Eid al-Adha
Jakarta, 05 December 2023



Provision of Urban Animals on Eid al-Adha
Jakarta, 10 September 2023



AWARDS





TRINITI LAND

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

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



HEAD OFFICE

ARCHITECTURE CONSULTANT



CONTRACTOR





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

PT Perintis Trinitiland Properti Tbk
Email: corsec.trin@trinitiland.com
Website: www.trinitiland.com

DISCLAIMER:

This presentation material has been prepared by Trinitiland, solely for use in this presentation. You must keep the contents of this presentation confidential. These presentation materials are strictly confidential, are presented solely for your information and may not be copied, reproduced or redistributed to others in any way. No representation or warranty, either express or implied, is made as to, and no reliance is placed on, the accuracy, fairness or completeness of the information presented or contained in this presentation. Neither the company nor the Adviser nor any of its associates, advisers or representatives shall be liable for any loss or damage arising from the information presented or contained in this presentation. The information presented or contained in this presentation is current as of the date herein or the date indicated herein with respect to such information and is subject to change

without notice and its accuracy is not guaranteed. Neither the Adviser nor any of its associates, advisers or representatives have not made any effort to update such information after the date indicated herein. This presentation should not be construed as legal, tax, investment or other advice. This presentation does not constitute an offer or invitation to purchase or subscribe for any securities and no part of this presentation nor any information or statement contained herein should form the basis of or be relied upon in connection with any contract or commitment.