

COMPANY UPDATE

PT. PERINTIS TRINITI PROPERTI TBK. (TRIN)

JAN 2025

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INVESTOR RELATIONS DEPARTMENT

Published 06 Feb 2025

MARKET INDICATOR

POPULATION 281.6 MILLION

JAN 2025

MINIMUM WAGE

IDR 5.39 MILLION

JAN 2025 (JKT)

CURRENCY

16.319

FEB 2025

STOCK MARKET

6.929

FEB 2025

INFLATION RATE

0.76% (MoM)JAN 2025

CONSUMER PRICE INDEX

105.99

JAN 2025

GDP PER CAPITA

4.35K USD DEC 2024

GDP GROWTH

5.02% (QoQ) Q4 2024 **INTEREST RATE**

5.75% JAN 2025

M2 MONEY SUPPLY

IDR 9.21M BILLION

DEC 2024

LOAN GROWTH

10.39% (MoM)DEC 2024

FOREIGN DIRECT INVESTMENT

IDR 232.7 TRILLIONQ3 2024

PROPERTY PRICE INDEX

1.46% Q3 2024

CONSUMER CONFIDENCE LEVEL

127.7 DEC 2024

Source: Trading Economics

SHAREHOLDERS INFORMATION

Share Information

Listing Date : 15 January 2020

Nominal: Rp 100 / share

IPO Price : Rp 200 / share

IPO Shares : 648.83 M

Shareholders Composition (As of 31 Jan, 2025)

- **PT Kunci Daud Indonesia** 1,804,000,000 shares, 39.64%
- PT Intan Investama International 1,476,000,000 shares, 32.43%
- PT Panca Muara Jaya 264,859,000 shares, 5.82%
- Public
 807,598,346 shares, 17.74%
- **Treasury** 199,000,000 shares, 4,37%

Total: 4,551,457,346 shares

As of 06 Feb, 2025



ABOUT TRINITILAND

Established in 2009, **PT Perintis Triniti Properti Tbk** started its journey from a 5 hectare land development project called Ubud Village. After that, the Company built Melrose Place with the concept of shophouse (shop and house) and small home offices (house and office) which can be used as a dormitory. The development of the Company's iconic projects began in 2014 through projects such as Brooklyn Apartment and Yukata Suites.

Furthermore, Trinti Land developed Marc's Boulevard- a 23-hectare superblock in Batam Center, Batam. In 2021, the Company began preparations for the Modern Business Park project, namely Holdwell 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 that, another project called Sequoia Hills, carries the concept of "A Breathing City" which will be a residence with a beautiful environment equipped with modern city-scale facilities to support the daily lives of residents in the Sentul area. Apart from these ongoing projects, the Company has also prepared various new projects to welcome existing prospects, one of which is the Tanamori project in Labuan Bajo.

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

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



MILESTONE

- · PT Perintis Triniti Properti berdiri pada tanggal 13 Maret 2009
 - · Pembangunan proyek pertama Perseroan, Ubud Village,
- Development of the Company's first project, Ubud Village.
 - · PT Perintis Triniti Properti was established on March 13, 2009



Pembangunan proyek Melrose Place Dormitory.

Development of the Melrose Place Dormitory project.



- Mencatatkan sahamnya dan melakukan perdagangan saham perdana di Bursa
- . Groundbreaking Proyek Mars,'s Boulevard, Paul & Prive.
- Listed its shares and conducting initial stock trading in Indonesia Stock Exchange.
- Groundbreaking of Marc's Boulevard, Paul & Prive project.



Memperoleh pernyataan efektif dari Otoritas Jasa Keuangan atas aksi korporasi

Kerjasama Operasi (KSO) antara Perseroan dengan PT Waskita Karya dalam membangun proyek Brooklyn.

Joint venture between Waskita Karya and Triniti Land in establishing Brooklyn



Kerjasama Operasi (KSO) antara Pe dengan PT Waskita Karya dalam m proyek Yukata Suites.

Joint venture between Waskita K Triniti Land in establishing Yukat



Tahap persiapan pembangunanpr Marc's Boulevard.

Preparatory stage of development. Marc's Boulevard project.



· Handover of the first tower Collins Boulevard Apartment. . Obtain an effective statement from the Financial Services Authority regarding the

· Pelaksanaan Ruybook Saham TRIN.

Implementation of TRIN Share Buyback.

Company's Right Issue corporate action.

Right fusion Personnans.

Serah terima Apartemen Collins Boulevard tower pertama.



- Penunjukan anggota Dewan Komisaris baru Perserban.
- Groundbreaking Proyek Marc's Boulevard, Paul & Prive.
- · Persiapan Proyek Holdwell Business Park, Lampung,
- Topping Off tower pertama Collins Boulevard, Hyde Residence.
- Persiapan Proyek Sequoia Hills, Sentul.
- Appointment of new member of the Company's Board of Commissioners.
- · Groundbreaking of Marc's Boulevard, Paul & Prive project.
- · Preparation of Holdwell Business Park, Lampung project.
- Topping Off of the first tower of Collings Boulevard, Hyde Residence.
- Preparation of Sequoia Hills, Sentul project.



2023

- Pencatatan HMETD di Bursa Efek Indonesia
- Peletakan batu pertama Holdwell Business Park
- Peresmian Rumah Contoh Cluster II Seguola Hills.
- Penunjukan Kontraktor Pembangunan Tower II Collins Boulevard
- Listing of HMETD in IDX
- Groundbreaking of Holdwell Business Park
- Show Unit Inauguration of Sequoia Hills Cluster II Model House
- + Contractor Appointment for the Construction of Collins Boulevard Tower II





Tahap persiapan pembangunan proyek Collins Boulevard.

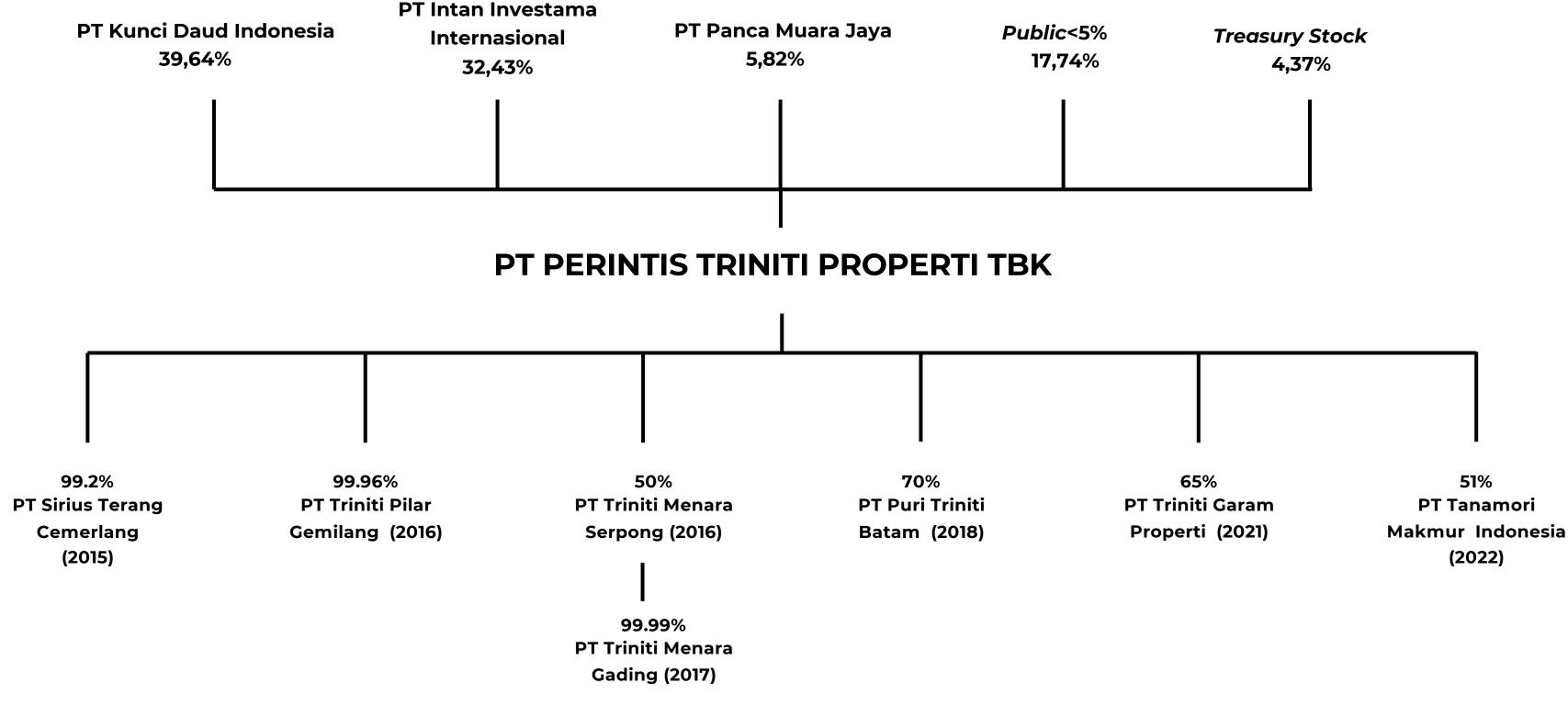
Preparatory stage of development of the Collins Boulevard project.





COMPANY STRUCTURE

As of 31 Jan, 2025





REGION MAP



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

Project Selesai

Completed project

Ubud Village Nilai Project 180 Miliar Project Value 180 Billion

Melrose Place Nilai Project Rp 50 Miliar

Project Value IDR 50 Billion

Brooklyn Nilai Project Rp 1,2 Triliun Project Value IDR 1,2 Trillion

Springwood Residence

Nilai Project Rp 900 Miliar Project Value IDR 900 Billion

Yukata Suites

Nilai Project Rp 900 Miliar Project Value IDR 900 Billion

The Smith

Nilai Project Rp 1 Triliun Project Value IDR 1 Trillion

Project Berjalan

On Going Project

Collins Boulevard

Nilai Project 2,05 Triliun (2 Tower) Project Value 2,05 Trillion (2 Tower)

Marc's Boulevard

Nilai Project 5 Trilliun Project Value 5 Trillion

Holdwell Business Park (Lampung)

Gross Development Value (GDV) Modern Business Park Rp 800 Miliar

GDV of Modern Business Park IDR 800 Billion

Sequoia Hills

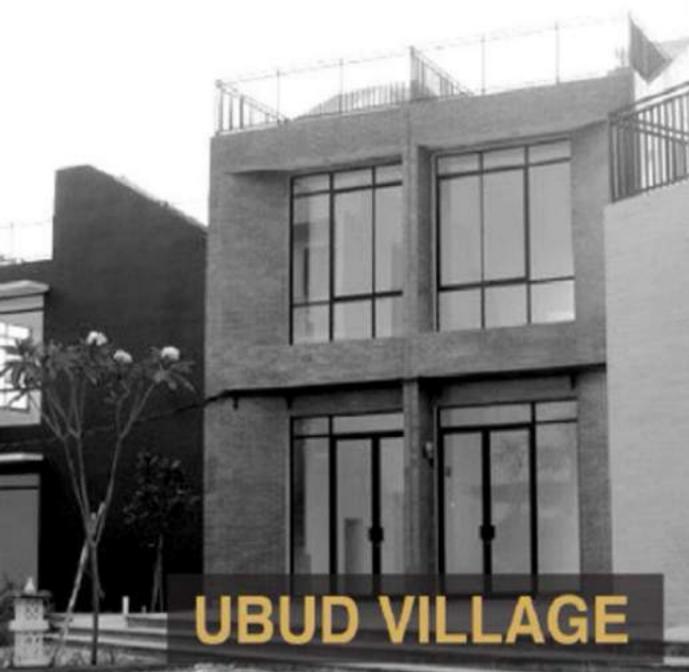
Gross Development Value (GDV) Rp 13,2 Triliun GDV IDR 13,2 Trillion

Tana Mori, Labuan Bajo

Gross Development Value (GDV) Rp 10 Triliun GDV IDR 10 Trillion



Completed Project



Lokasi : Sudimara Timur, Ciledug

Konsep : Rumah & Ruko

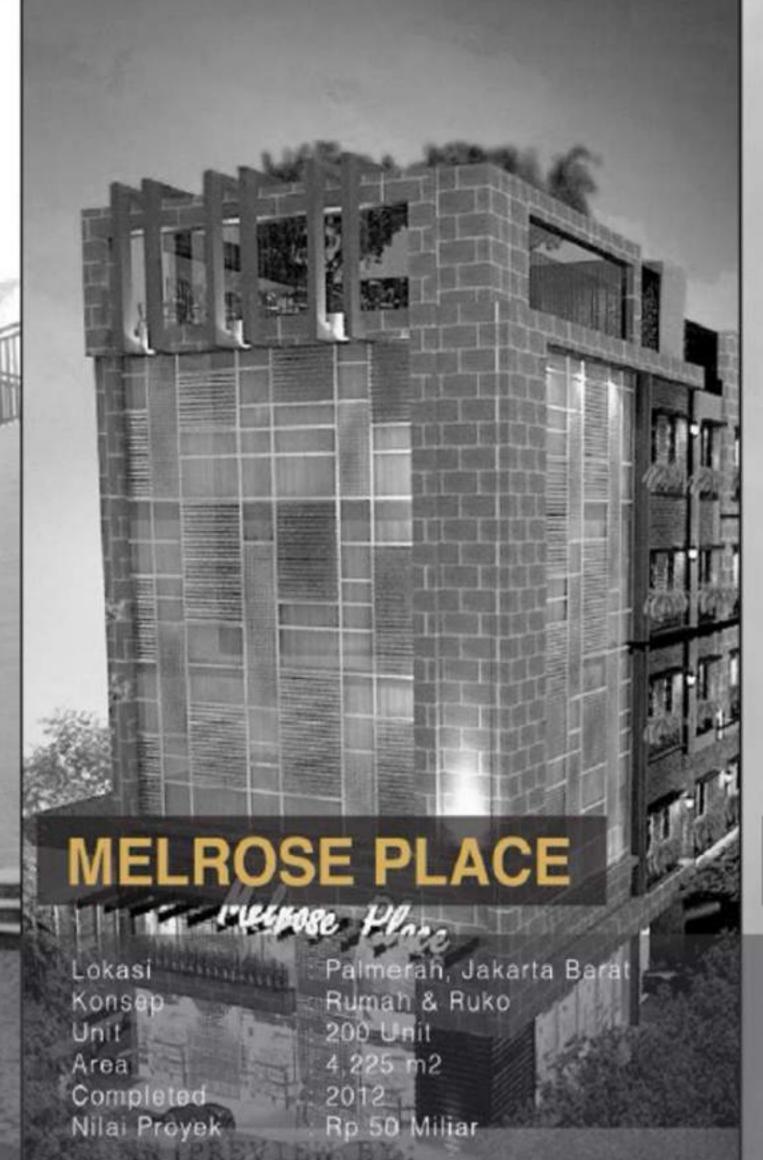
Unit : 360 Unit

: 52,105 M2

Completed : 2011

Area

Nilai Proyek : Rp 180 Miliar





SPRINGWOOD RESIDENCE

JI. MH Thamrin, Tangerang

Apartemen & Hotel

1400 Unit

Rp 900 Miliar

6700 m2

2020

Lokasi

Konsep

Completed

Nilai Proyek

Unit

Area

Lokasi Konsep Unit Area Completed Nilai Proyek

Alam Sutera, Tangerang Apartemen Berkonsep Jepang 343 Unit 5000 m2 2020 Rp 916 Miliar

YUKATA SUITES

Completed Project THE SN

Lokasi Konsep Unit

Completed

Nilai Proyek

Area

Alam Sutera, Tangerang Apartemen, Office, Soho

414 Unit Apartemen, 84 Unit

kantor dan 100 Soho

: 1000 m2 : 2020

Ap 1 Trilium

ON-GOING PROJECTS







Area : 1.43 Ha

Concept : Mixed Used Development

> (Residential, SoHo, Area Retail, Lifestyle Plaza)

Project Value: Rp 2,05 Trillion (2 Tower) **Facilities**

: Lifestyle Plaza, Jogging

Track, Swimming Pool & Gym



Terpilih sebagai Best Innovative Developer tahun 2021 di ajang Indonesia Property Awards,



Di Design oleh Arsitek No 1 Singapore DPA, yang juga merupakan Arsitek dari Singapore National Stadium dan Dubai Mall.



Window Bay Development pertama di Serpong. Yaitu sebuah konsep penambahan luas kamar sebesar 10%, dengan mengalihan fungsi Balkon menjadi Sofa Bed & AC cabinet.



Public Space seluas 3,8 hektar yang terdiri dari 1,6 hektar F&B Plaza, 1 hektar Resort Facilities, 6,000 sqm Sky Park, 2,000 sqm Collins Park.



THE SCOTT

Collins Boulevard is a mixed-use development project that adopts the concept "Contemporary Art", inspired by a street name called Collins Street in Melbourne, Australia, which is dubbed as "One of the Most Livable Cities in the World".



COLLINS

Future

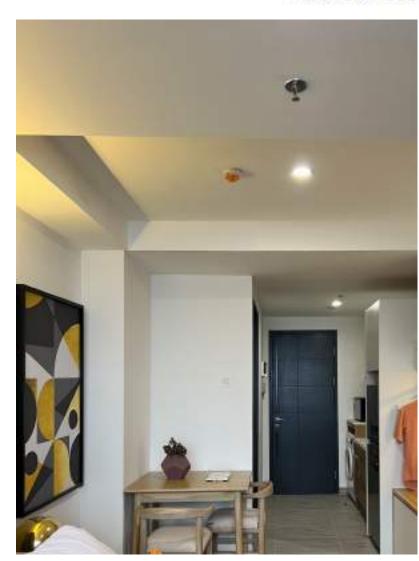












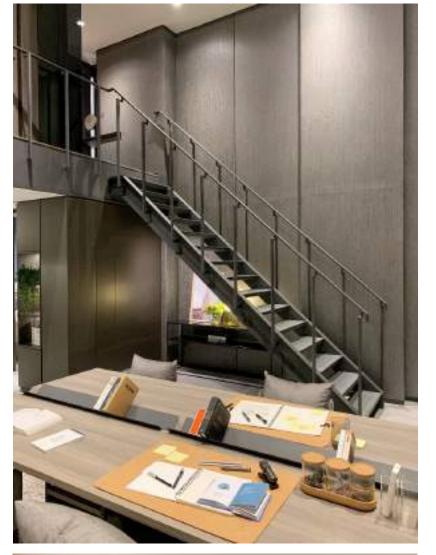














COLLINS BOULEVARD CONSISTS OF 2 TOWERS,

HYDE RESIDENCE AND THE SCOTT CONVERTIBLE RESIDENCE

At The Scott Convertible Residence, each unit has been equipped with customizable furniture so that consumers can convert a bedroom into a Home Office in just 3 minutes.

EQUIPPED WITH 5 STAR HOTEL FACILITIES

1000 METER JOGGING TRACK **GYM STUDIO**

2 BIG SWIMMING POOL PUBLIC PARK & ATRIUM LIFESTYLE PLAZA



PROGRESS COLLINS BOULEVARD

As of 31 Jan, 2025

1 HYDE RESIDENCE (TOWER I)



BUILDING STRUCTURE REINFORCEMENT OF THE SCOTT (TOWER II)



INSTALLATION OF EXCAVATION SLOPE REINFORCEMENT (TOWER II)











PROGRESS MARC'S BOULEVARD

As of 31 Jan, 2025

- ONSTRUCTION MAIN GATE GLENN THE HIVE (LANDED HOUSE)
- TOPPING OFF GLENN THE HIVE (LANDED HOUSE)



3 CONSTRUCTION OF SHOPHOUSES





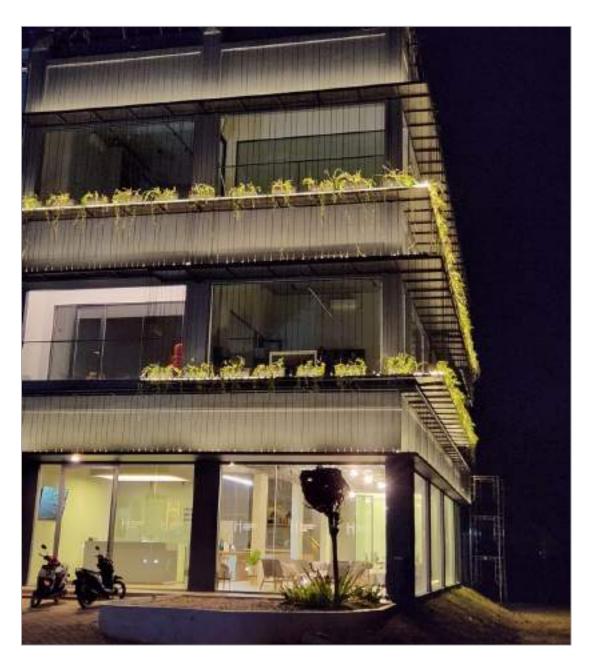
HOLDWELL BUSINESS PARK

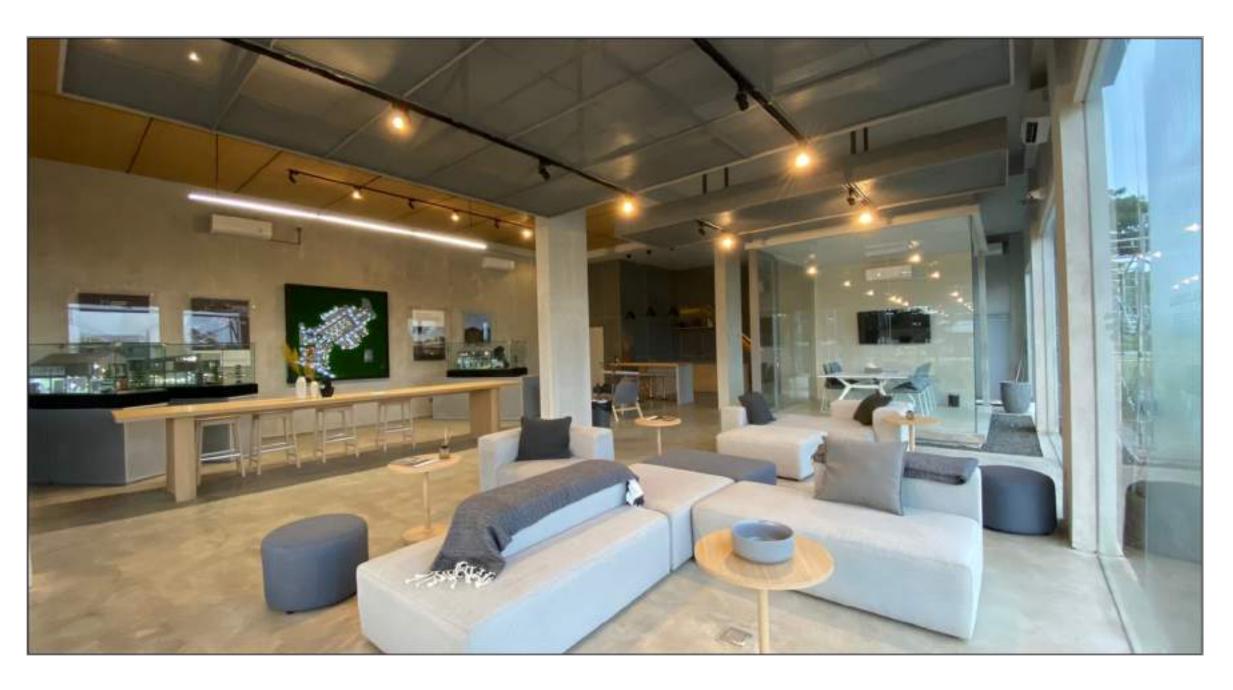




CURRENT SITUATION IN HOLDWELL BUSINESS PARK

HOLDWELL BUSINESS LOUNGE





PROGRESS HOLDWELL BUSINESS PARK

As of 31 Jan, 2025

INFRASTRUCTURE PHASE 1

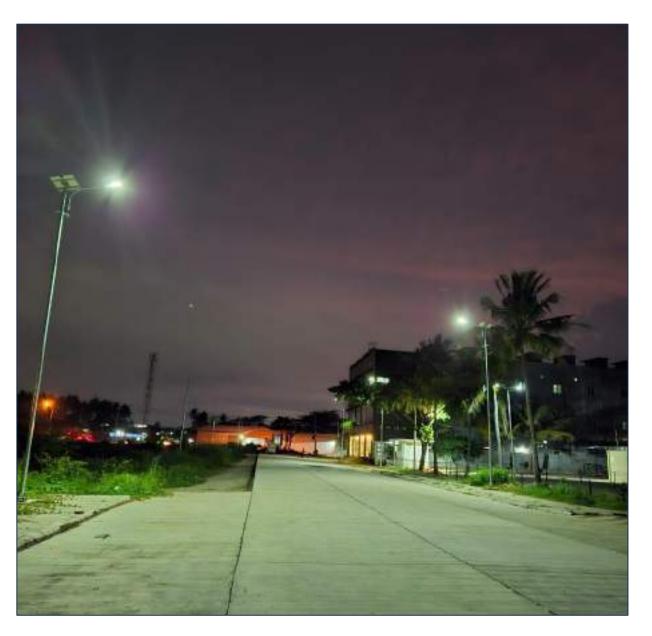


PROGRESS HOLDWELL BUSINESS PARK

As of 31 Jan, 2025

2 INSTALLATION OF PUBLIC STREET LIGHTING









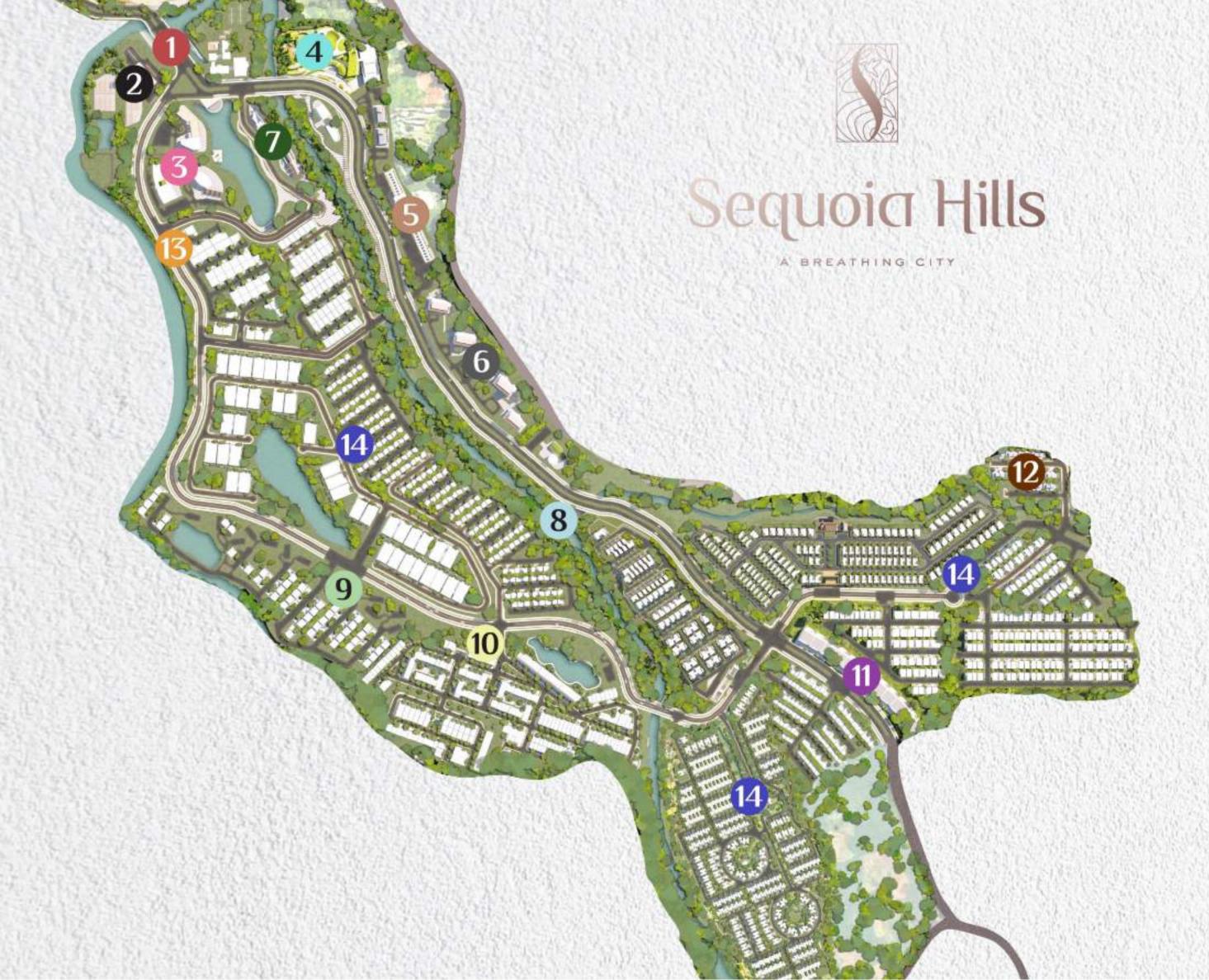
Sequoia Hills

A BREATHING CITY



Sequoia Hills is a residential area of landed houses that carries the concept of "A Breathing City" with a beautiful environment equipped with modern city-scale facilities to support the daily lives of Sentul area residents.





MASTERPLAN

- Entrance Gate
- 2 Living Gallery
- Country Club
- 4 Sequoia Falls Food Adventure
- Commercials
- 6 Condovilla
- 7 Botanic Garden
- 8 River Park and Trails
- 9 Forest Park
- 10 Organic Market
- Commercial Mixed-Use
- Wellness Center
- Bicycle Loop
- 14 Landed Houses

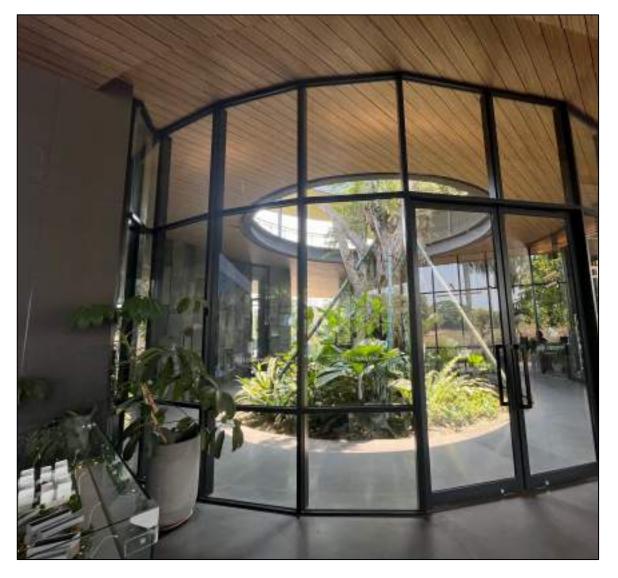
CURRENT SITUATION IN SEQUOIA HILLS

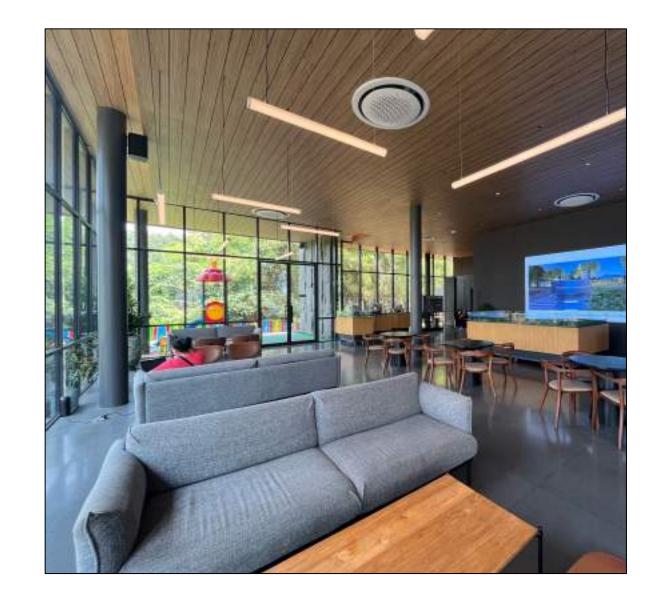
As of 31 Jan, 2025







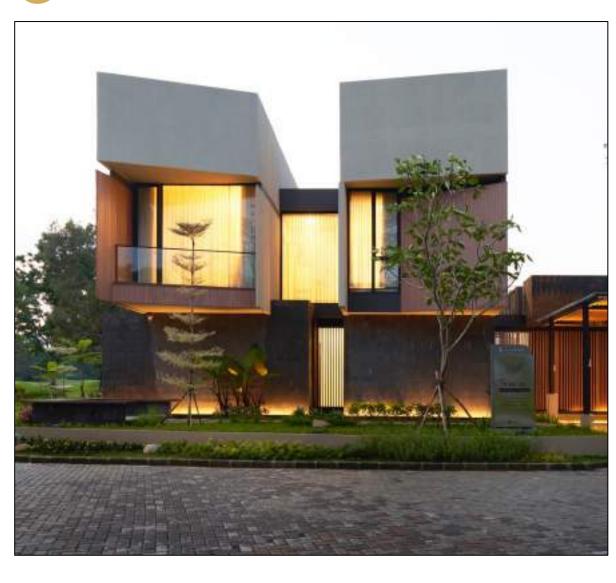




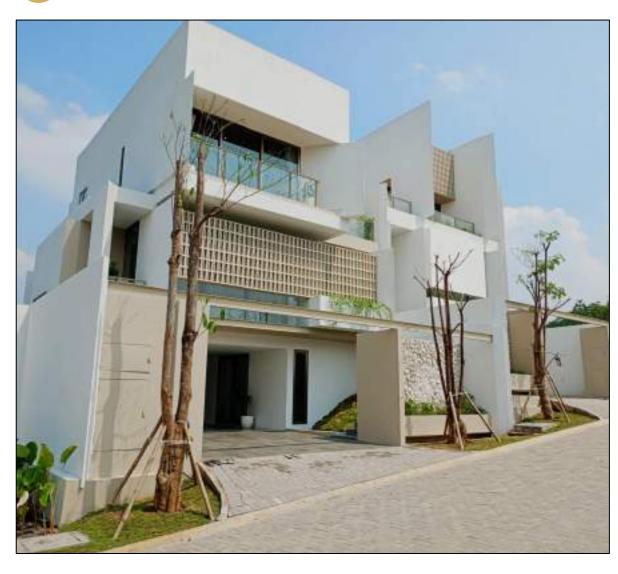
PROGRESS SEQUOIA HILLS

As of 31 Jan, 2025

1 SHOWHOUSE EARTHVILLE (CLUSTER II)



2 SHOWHOUSE MONO (CLUSTER III)



3 CONSTRUCTION SHOWHOUSE CLUSTER IV



PROGRESS SEQUOIA HILLS

As of 31 Jan, 2025

MASS PRODUCTION THE LEROY (CLUSTER I)



BRIDGE 1 MAIN GATE



CONSTRUCTION GATE STRUCTURE THE LEROY (CLUSTER I)







TANAMORI

COLLECTION OF WONDER

7 COLLECTION OF WONDERS

Area: 246 Ha

Concept: Premium Tourist
Destination City (Luxury Villas, Retail
and Commercial Complex, Theme
Park and Entertainment Center,

Ready to Build Land)

Project Value: Rp 10 Trillion

Facilities: Marina Living, Theme Parks, Crowd & Commercial Center, Edu City,

Public Facilities, Wellness Center



World Class Facilities & Infrastructure



Super Premium Destination



Sustainable Tourism Development



Magnificent View



Center of International Events



Supportive People & Culture



Potential Hyper Growth Region



CURRENT SITUATION IN TANAMORI

INFRASTRUCTURE CONSTRUCTION

Construction of major roads, underground power facilities, and fiber optic cables has been completed throughout TanaMori





2 GOLO MORI CONVENTION CENTER (GMCC) by ITDC

Golo Mori Convention Center (GMCC) is a 5-star luxury MICE center enveloped in the charm and charisma of West Manggarai culture.





BEACH CLUB

A place to enjoy a relaxing sunset by the bay.





JETTY

Creating new access from TanaMori to Rinca Island, the largest island in Komodo National Park as well as water activities.







FUTURE DEVELOPMENT

AWANTARA

Awantara (20Ha) will be the center of activity in TanaMori and Labuan Bajo consisting of Tourist Information Center, FnB and Retail Outlets, Recreation Park, Branded Villa, Glamping, and Hotel & Resort.





UFZ with revealium wellness hub

The UFZ Training Camp is a cutting-edge facility that will be the center for the world's fighters to hone their skills in the best of combat sports.





S NOURISH

Nourish Villa nestled amidst verdant hills represents a harmonious blend of contemporary design and the stunning natural beauty of the TanaMori landscape.







MARKETING REVENUE

In Million Rupiah 129.105 140.000 120.000 100.000 58.451 80.000 60.000 40.000 20.000 Jan-24 Jan-25

■Jan-24 ■Jan-25

Up to January 2025, Triniti Land was able to achieve a **122%** increase in Marketing Revenue compared to the same period of last year. The Company successfully generated **IDR 129.1 million** in Marketing Revenue, a substantial leap from the IDR 58.4 million recorded in Jan 2023.

The primary driver behind this significant growth is the success of **Sequoia Hills**, a prestigious landed housing project located in Sentul, Bogor. Currently under construction, Sequoia Hills has captured the attention of both investors and homebuyers alike, with its three premium residential offerings—**The Leroy, Earthville, and Mono**— demonstrating strong sales performance. The project has contributed a substantial IDR 84.6 million, accounting for **65%** of Triniti Land's total Marketing Revenue, cementing its role as a key contributor to the Company's impressive growth.

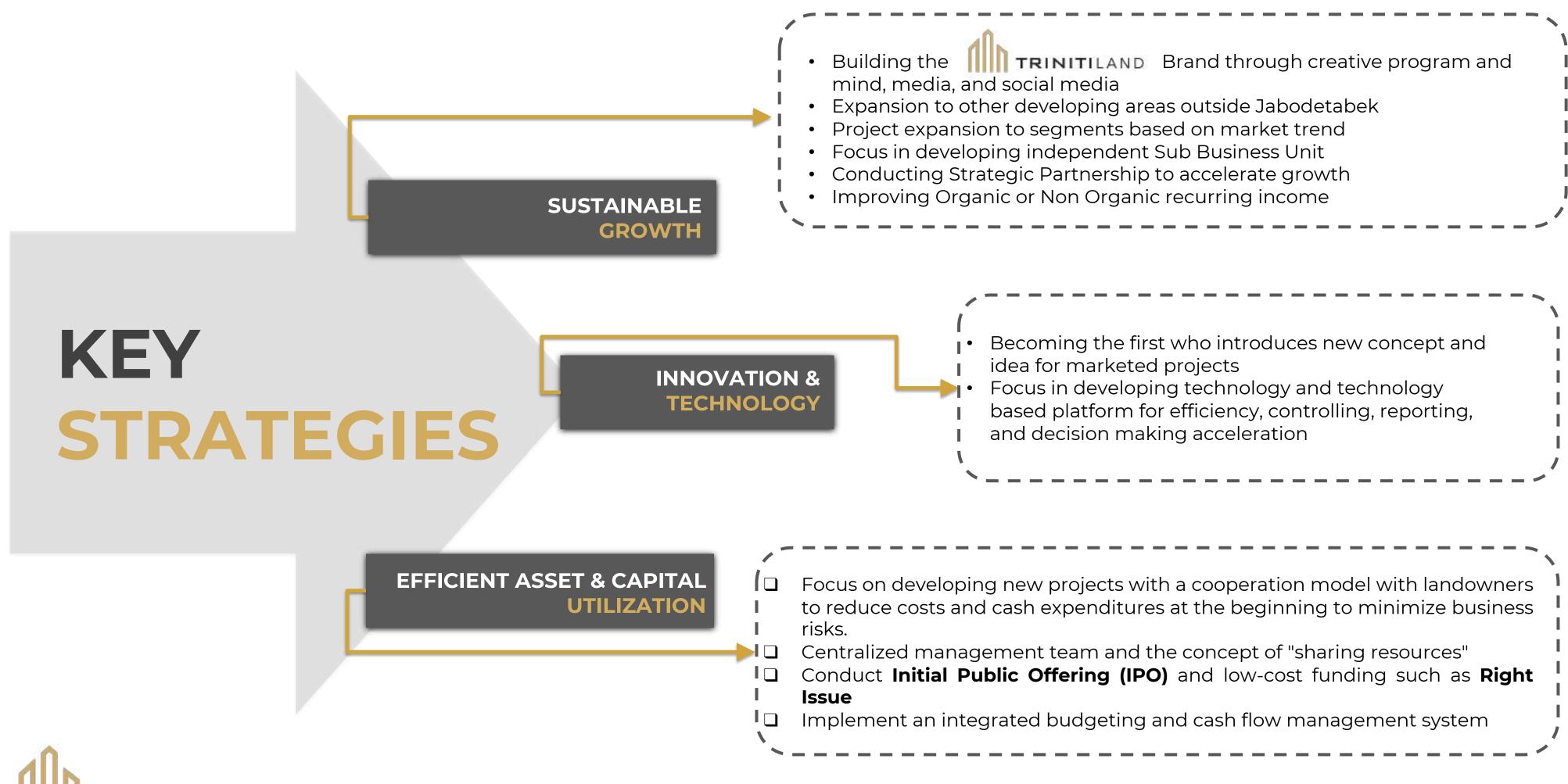


FINANCIAL PERFORMANCE

PROFIT AND LOSS (in millions rupiah)	2019	2020	2021	2022	2023	9M 2023	9M 2024
Sales and Revenues	248.709	3.730	2.821	275.599	82.317	62.279	97.782
Cost of Sales and Direct Cost	(170.086)	(640)	(1.779)	(143.032)	(48.597)	(49.733)	(76.870)
Gross Profits	78.623	3.090	1.042	132.567	33.720	12.546	20.912
Operating Profit	13.183	(43.635)	(61.232)	44.797	(134.947)	(12.967)	(45.669)
Net Profit (Loss) For The Year	37.491	4.212	(50.322)	28.044	(146.450)	(13.735)	(49.479)
Total Comprehensive Income (Loss) Attributable to Owners of the Parent	26.480	14.164	(30.843)	690.340	(91.337)	(45.775)	(26.060)
BALANCE SHEET (in millions rupiah)	2019	2020	2021	2022	2023	FY 2023	9M 2024
Assets							
Current Assets	1.010.104	612.974	991.315	1.149.653	1.421.718	1.421.718	1.446.138
Non-Current Assets	809.657	859.190	880.554	927.324	790.821	790.821	789.891
Total Assets	1.819.761	1.472.164	1.871.869	2.076.977	2.212.539	2.212.539	2.236.030
Liabilities and Equity						i	
Current Liabilities	801.097	357.508	851.307	1.106.941	1.162.360	1.162.360	1.199.680
Non-Current Liabilities	489.967	408.005	363.527	327.966	427.413	427.413	463.040
Total Liabilities	1.291.064	765.513	1.214.834	1.434.907	1.589.773	1.589.774	1.662.721
Equity	528.696	706.651	657.033	642.070	622.765	622.765	573.309
Total Liabilities and Equity	1.819.760	1.472.164	1.871.867	2.076.977	2.212.538	2.212.539	2.236.030

RATIO	2019	2020	2021	2022	2023	9M 2023	9M 2024
Current Ratio (x)	1.26	1.98	1.16	1.04	1.22	1.04	1.19
Total Liabilities to Total Equity (x)	2.44	1.08	1.85	2.23	2.55	2.17	2.88
Total Liabilities to Total Equity (x)*	2.20	0.73	1.18	1.60	1.95	*1.40	*2.14
Net Profit to Total Assets (%)	2.40%	0.34%	-2.66%	1.40%	-6.66%	-3.05%	-2.87%
Net Profit to Total Equity (%)	8.26%	0.70%	-7.59%	4.53%	-23.67%	-9.65%	-11.14%
						4	







Kantor Pusat: Brooklyn Premium Office

Jl. Sutera Boulevard Kav 22-26 Alam Sutera

Tangerang Selatan Indonesia 15320

Telp: 021 80821403/02180821333

<u>corsec.trin@trintiland.com</u>

Kantor Pusat Non Operasional: District 8 SCBD, Prosperity Tower

Lantai 18 A/J, Jl. Senopati Raya, Senayan

Jakarta Selatan, Indonesia 12190

Telp/Fax: 021 50111999/02150986116

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