

**DISCLOSURE OF INFORMATION TO SHAREHOLDERS IN CONNECTION WITH THE LIMITED PUBLIC OFFERING I (“PUT I”) FOR THE ISSUANCE OF PRE-EMPTIVE RIGHTS (“HMETD”)**

**THE INFORMATION CONTAINED IN THIS DISCLOSURE OF INFORMATION IS IMPORTANT AND NEEDS TO BE CONCERNED TO THE SHAREHOLDERS OF PT PERINTIS TRINITI PROPERTI TBK IN CONNECTION WITH THE PLAN FOR INCREASING CAPITAL BY GIVING THE PRE-EMPTIVE RIGHTS.**

**THIS DISCLOSURE OF INFORMATION IS IMPORTANT REGARDING THE PLAN OF THE COMPANY TO CONDUCT A LIMITED PUBLIC OFFERING I FOR INCREASING CAPITAL BY THE PRE-EMPTIVE RIGHTS (“HMETD”). THIS DISCLOSURE OF INFORMATION IS MADE AND ANNOUNCED IN COMPLIANCE WITH THE REGULATION OF THE FINANCIAL SERVICES AUTHORITY REGULATION OF THE REPUBLIC INDONESIA (“OJK”) NO. 32/POJK.4/2015 CONCERNING INCREASING CAPITAL FOR A PUBLIC COMPANY BY GIVING PRE-EMPTIVE RIGHTS, AS AMENDED BY FINANCIAL SERVICES AUTHORITY REGULATION NO. 14/POJK.4/2019 YEAR 2019.**

**IF YOU HAVE ANY DIFFICULTIES TO UNDERSTAND THE INFORMATION CONTAINED IN THIS DISCLOSURE OF INFORMATION, YOU SHOULD CONSULT WITH ANY SECURITIES TRADERS, INVESTMENT MANAGER, LEGAL COUNSEL, PUBLIC ACCOUNTANT AND/OR OTHER PROFESSIONALS ADVISORS.**



**PT Perintis Trinitiland Tbk.**

**Main Business Activities:**

Engaged in Real Estate

**Head Office:**

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**ALL INFORMATION CONTAINED IN THIS DISCLOSURE OF INFORMATION IS A PROPOSAL, SUBJECT TO THE APPROVAL OF THE EMGS AND THE PROSPECTUS THAT WILL BE ISSUED IN THE ORDER OF INCREASE OF CAPITAL BY ISSUING PRE-EMPTIVE RIGHTS.**

**THE INFORMATION CONTAINED IN THIS DISCLOSURE OF INFORMATION IS INFORMATION ONLY, AND IS NOT INTENDED AS, AND ACTUALLY NOT CONSIST, OFFER, RECOMMEND OR INVITATION TO TAKE PARTS OR OBTAIN SECURITIES IN THE COMPANY.**

## INTRODUCTION

The information as stated in this Disclosure of Information is conveyed to the Shareholders of the Company in connection with the Limited Public Offering I (“PUT I”) to the shareholders in the context of Additional Capital of the Company by granting Pre-Emptive Rights (“HMETD”) which will be carried out with comply with the provisions of POJK 32/2015, as amended by Financial Services Authorities Regulations No. 14/2019.

## PUT I INFORMATION

|  |   |                |
|--|---|----------------|
| Notice for the Extraordinary General Meeting of Shareholders (“EMGS) Agenda to Financial Services Authority      | : | March 18, 2022 |
| Announcement of the EMGS to the Shareholders of the Company  | : | March 25, 2022 |
| Announcement of the Disclosure of Information regarding the Plan of Capital Increase with the Pre-Emptive Rights | : | March 25, 2022 |
| Recording Date of Shareholders list who are entitled to attend the EGMS  | : | April 8, 2022  |
| Invitation of the EGMS to the Shareholders of the Company  | : | April 11, 2022 |
| Holding of EGMS  | : | May 4, 2022    |
| Announcement of the Summary of the Results of the EGMS on the IDX Website and the Company’s website              | : | May 6, 2022    |
| Submission of Summary of the Results of the EGMS to Financial Services Authority and IDX                         | : | May 6, 2022    |
| Statement of Capital Increase with Pre-Emptive Rights Registration to Financial Services Authority               | : | May 13, 2022   |
| Estimated Date of Statement to be effective by Financial Services Authority                                      | : | June 30, 2022  |

## MAXIMUM AMOUNT OF THE SHARE OFFERED

The Company plans to conduct a Public Offering I by issuing a maximum of 154,428,891 (one hundred fifty-four million four hundred twenty-eight thousand eight hundred ninety-one) new shares with a nominal value of IDR 100,- (one hundred Rupiah) per share accompanied by the issuance of Series II Warrants maximum of 154,428,891 (one hundred fifty-four million four hundred twenty-eight thousand eight hundred and ninety-one) Warrants. The number of shares to be issued has been calculated based on the Company's funding requirements and the price of the exercise of the Pre-emptive Rights. Series II Warrants are issued accompanying new shares which are given free of charge as an incentive for the Company's shareholders and/or Preemptive Rights holders who exercise their Preemptive Rights.

In the implementation of the PUT I, PT Kunci Daud Indonesia (“KDI”) and PT Intan Investama Internasional (“III”) as the Company's Major Shareholders have stated that they will transfer some of their rights in the PUT I to Muhammad Kemal Dinata, Drs. Mawardi, Paryan, Jumino, Nadya Raisya Setia Murti, and PT Manggarai Anugerah Semesta. These parties will take part of the rights of KDI and III by means of payment in forms other than money (“Inbreng”).

## ESTIMATED PERIOD OF PUT I

The Company plans that the implementation of the PUT I will be carried out immediately after obtaining approval from the EGMS, keeping in mind that according to the Financial Services Authority Regulation Number 32/POJK.04/2015 in conjunction with the Financial Services Authority Regulation Number 14/POJK.04/2019 the implementation of the PUT I will be carried out by the Company within a period of not more than 12 (twelve) months from the date of approval of the EGMS.

## THE IMPACT OF PUT I PLAN ON SHARE OWNERSHIP PROFORM

By conducting the PUT I, the Company hopes to obtain a maximum of IDR138,986,002,800,-.

The Company offers a maximum of 154,428,891 new shares or 3.23% of the paid-up capital after the implementation of the PUT I where each holder of 30 old shares will be entitled to 1 Preemptive Rights. In the event that there are shareholders of the Company who do not exercise the Pre-emptive Rights obtained in the PUT I, their share ownership in the Company may be diluted by a maximum of 3.23%.

Based on letters from PT Kunci Daud Indonesia (“KDI”) and PT Intan Investama Internasional (“III”) dated February 14, 2022, KDI and III stated that they would transfer some of their rights in the PUT I to Muhammad Kemal Dinata, Nadya Raisya Setia Murti, Drs. Mawardi, Paryan, Jumino, PT Manggarai Anugerah Semesta.

The following is a description of the Company's capital structure and shareholder composition with two main assumptions, namely:

Proforma 1: Series I Warrants have been exercised into shares of the Company; and

Proforma 2: Series I Warrants are not exercised into shares of the Company.

### **Proforma 1**

#### **Proforma 1.1 Assumptions KDI and III transfer part of their Preemptive Rights to the Land Owner, then the community and Series I Warrant holders exercise their Preemptive Rights.**

The proforma of the Company's capital structure and shareholder composition before the PUT I and after the PUT I, but before the Series I Warrants are exercised are as follows:

|  | Before PMHMETD I     |                        |                | After PMHMETD I        |                        |                |
|--|----------------------|------------------------|----------------|------------------------|------------------------|----------------|
|  | Amount of Share      | Nominal Value          | %              | Amount of Share        | Nominal Value          | %              |
| <b>Authorized Capital</b>                              | 12,500,000,000       | 1,250,000,000,000      |                | 12,500,000,000         | 1,250,000,000,000      |                |
| <b>Paid-up Capital</b>                                 |                      |                        |                |                        |                        |                |
| PT Kunci Daud Indonesia                                | 1,804,000,000        | 180,400,000,000        | 38.94%         | 1,804,000,000          | 180,400,000,000        | 37.68%         |
| PT Intan Investama Internasional                       | 1,476,000,000        | 147,600,000,000        | 31.86%         | 1,476,000,000          | 147,600,000,000        | 30.83%         |
| Public   | 1,113,793,142        | 111,379,314,200        | 24.04%         | 1,163,984,024          | 116,398,402,407        | 24.31%         |
| Muhammad Kemal Dinata                                  |                      |                        | 0.00%          | 9,321,394              | 923,139,400            | 0.19%          |
| Drs. Mawardi   |                      |                        | 0.00%          | 2,297,707              | 229,770,700            | 0.05%          |
| Paryan   |                      |                        | 0.00%          | 1,275,394              | 127,523,200            | 0.03%          |
| Jumino   |                      |                        | 0.00%          | 1,059,920              | 105,992,000            | 0.02%          |
| Nadya Raisya Setia Murti                               |                      |                        | 0.00%          | 34,512,413             | 3,451,241,300          | 0.72%          |
| PT Manggarai Anugerah Semesta                          |                      |                        | 0.00%          | 47,892,223             | 4,789,222,300          | 1.00%          |
| Series I Warrant                                       | 239,073,618          | 23,907,361,800         | 5.16%          | 24,704,273             | 24,704,273,800         | 5.16%          |
| <b>Total of Subscribed Capital and Paid-up Capital</b> | <b>4,632,866,760</b> | <b>463,286,676,000</b> | <b>100.00%</b> | <b>478,729,565,107</b> | <b>478,729,565,107</b> | <b>100.00%</b> |
| <b>Total of Share in Portfolio</b>                     | <b>7,867,133,240</b> | <b>786,713,324,000</b> |                | <b>7,712,704,349</b>   | <b>771,270,434,893</b> |                |

\* the remaining HMETD belonging to KDI and III will be transferred to the public

#### **Proforma 1.2 Assume that all Series II Warrants obtained by shareholders have been fully exercised into new shares in the Company.**

The proforma of the Company's issued and fully paid capital structure before and after the exercise of Series II Warrants is as follows:

|  | Before implementation of Series II Warrants |                        |                | After Implementation Of Series II Warrants |                        |                |
|--|---|------------------------|----------------|--|------------------------|----------------|
|  | Amount of Share                             | Nominal Value          | %              | Amount of Share                            | Nominal Value          | %              |
| <b>Authorized Capital</b>                              | 12,500,000,000                              | 1,250,000,000,000      |                | 12,500,000,000                             | 1,250,000,000,000      |                |
| <b>Paid-up Capital</b>                                 |   |                        |                |  |                        |                |
| PT Kunci Daud Indonesia                                | 1,804,000,000                               | 180,400,000,000        | 37.68%         | 1,804,000,000                              | 180,400,000,000        | 36.51%         |
| PT Intan Investama Internasional                       | 1,476,000,000                               | 147,600,000,000        | 30.83%         | 1,476,000,000                              | 147,600,000,000        | 29.87%         |
| Public   | 1,163,984,024                               | 116,398,402,407        | 24.31%         | 1,214,174,906                              | 121,417,490,613        | 24.57%         |
| Muhammad Kemal Dinata                                  | 9,231,394                                   | 923,139,400            | 0.19%          | 18,462,788                                 | 1,846,278,800          | 0.37%          |
| Drs. Mawardi   | 2,297,707                                   | 229,770,700            | 0.05%          | 4,595,414                                  | 459,541,400            | 0.09%          |
| Paryan   | 1,275,232                                   | 127,523,200            | 0.03%          | 2,550,464                                  | 255,046,400            | 0.05%          |
| Jumino   | 1,059,920                                   | 105,992,000            | 0.02%          | 2,119,840                                  | 211,984,000            | 0.04%          |
| Nadya Raisya Setia Murti                               | 34,512,413                                  | 3,451,241,300          | 0.72%          | 69,024,826                                 | 6,902,482,600          | 1.40%          |
| PT Manggarai Anugerah Semesta                          | 4,789,223                                   | 4,789,222,300          | 1.00%          | 95,784,446                                 | 9,578,444,600          | 1.94%          |
| Series Warrant I                                       | 247,042,738                                 | 24,704,273,800         | 5.16%          | 255,011,858                                | 25,501,185,800         | 5.16%          |
| <b>Total of Subscribed Capital and Paid-up Capital</b> | <b>4,787,295,651</b>                        | <b>478,729,565,107</b> | <b>100.00%</b> | <b>4,941,724,542</b>                       | <b>494,172,454,213</b> | <b>100.00%</b> |
| <b>Total of Share in Portfolio</b>                     | <b>7,712,704,349</b>                        | <b>771,270,434,893</b> |                | <b>7,558,275,458</b>                       | <b>755,827,545,787</b> |                |

#### **Proforma 1.3 Assumptions KDI and III students have some of the Preemptive Rights granted to the Land Owners, then the Public and the holders of Series I Warrants do not exercise the Preemptive Rights that are kept.**

The proforma of the Company's capital structure and shareholder composition before the PUT I and after the PUT I, but before the Series I Warrants are exercised are as follows:

|  | Before PMHMETD I     |                        |                | After PMHMETD I      |                        |                |
|--|----------------------|------------------------|----------------|----------------------|------------------------|----------------|
|  | Amount of Share      | Nominal Value          | %              | Amount of Share      | Nominal Value          | %              |
| <b>Authorized Capital</b>                              | 12,500,000,000       | 1,250,000,000,000      |                | 12,500,000,000       | 1,250,000,000,000      |                |
| <b>Paid-up Capital</b>                                 |                      |                        |                |                      |                        |                |
| PT Kunci Daud Indonesia                                | 1,804,000,000        | 180,400,000,000        | 38.77%         | 1,804,000,000        | 180,400,000,000        | 37.98%         |
| PT Intan Investama International                       | 1,476,000,000        | 147,600,000,000        | 31.72%         | 1,476,000,000        | 147,600,000,000        | 31.08%         |
| Public   | 1,113,793,142        | 111,379,314,200        | 23.94%         | 1,163,984,024        | 111,379,314,200        | 23.45%         |
| Muhammad Kemal Dinata                                  |                      |                        | 0.00%          | 9,321,394            | 923,139,400            | 0.19%          |
| Drs. Mawardi   |                      |                        | 0.00%          | 2,297,707            | 229,770,700            | 0.05%          |
| Paryan   |                      |                        | 0.00%          | 1,275,394            | 127,523,200            | 0.03%          |
| Jumino   |                      |                        | 0.00%          | 1,059,920            | 105,992,000            | 0.02%          |
| Nadya Raisya Setia Murti                               |                      |                        | 0.00%          | 34,512,413           | 3,451,241,300          | 0.73%          |
| PT Manggarai Anugerah Semesta                          |                      |                        | 0.00%          | 47,892,223           | 4,789,222,300          | 1.01%          |
| Series I Warrant                                       | 259,311,390          | 25,931,149,000         | 5.57%          | 259,311,490          | 25,931,149,000         | 5.46%          |
| <b>Total of Subscribed Capital and Paid-up Capital</b> | <b>4,653,104,632</b> | <b>465,310,463,299</b> | <b>100.00%</b> | <b>4,749,373,521</b> | <b>474,937,352,100</b> | <b>100.00%</b> |
| <b>Total of Share in Portfolio</b>                     | <b>7,846,895,368</b> | <b>784,689,536,800</b> |                | <b>7,750,626,479</b> | <b>775,062,647,900</b> |                |

\*The remaining HMETD that is not exercised will be returned to the portfolio

### Proforma 1.4 Assumption of Series II Warrants obtained by Land Owners have been fully exercised into new shares in the Company.

The proforma of the Company's issued and fully paid capital structure before and after the exercise of Series II Warrants is as follows:

|  | Before implementation of Series II Warrants |                        |                | After Implementation Of Series II Warrants |                        |                |
|--|---|------------------------|----------------|--|------------------------|----------------|
|  | Amount of Share                             | Nominal Value          | %              | Amount of Share                            | Nominal Value          | %              |
| <b>Authorized Capital</b>                              | 12,500,000,000                              | 1,250,000,000,000      |                | 12,500,000,000                             | 1,250,000,000,000      |                |
| <b>Paid-up Capital</b>                                 |   |                        |                |  |                        |                |
| PT Kunci Daud Indonesia                                | 1,804,000,000                               | 180,400,000,000        | 37.68%         | 1,804,000,000                              | 180,400,000,000        | 37.23%         |
| PT Intan Investama International                       | 1,476,000,000                               | 147,600,000,000        | 31.08%         | 1,476,000,000                              | 147,600,000,000        | 30.46%         |
| Public   | 1,113,793,142                               | 111,379,314,200        | 23.45%         | 1,113,793,142                              | 111,379,314,200        | 22.99%         |
| Muhammad Kemal Dinata                                  | 9,231,394                                   | 923,139,400            | 0.19%          | 18,462,788                                 | 1,846,278,800          | 0.38%          |
| Drs. Mawardi   | 2,797,707                                   | 229,770,700            | 0.05%          | 4,595,414                                  | 459,541,400            | 0.09%          |
| Paryan   | 1,275,232                                   | 127,523,200            | 0.03%          | 2,550,464                                  | 255,046,400            | 0.05%          |
| Jumino   | 1,059,920                                   | 105,992,000            | 0.02%          | 2,119,840                                  | 211,984,000            | 0.04%          |
| Nadya Raisya Setia Murti                               | 34,512,413                                  | 3,451,241,300          | 0.73%          | 69,024,826                                 | 6,902,482,600          | 1.42%          |
| PT Manggarai Anugerah Semesta                          | 47,892,223                                  | 4,789,222,300          | 1.01%          | 95,784,446                                 | 9,578,444,600          | 1.98%          |
| Series Warrant I                                       | 247,042,738                                 | 25,931,149,000         | 5.46%          | 259,311,490                                | 25,931,149,000         | 5.35%          |
| <b>Total of Subscribed Capital and Paid-up Capital</b> | <b>4,749,373,521</b>                        | <b>474,937,352,100</b> | <b>100.00%</b> | <b>4,845,645,410</b>                       | <b>484,564,241,000</b> | <b>100.00%</b> |
| <b>Total of Share in Portfolio</b>                     | <b>7,750,626,479</b>                        | <b>775,062,647,900</b> |                | <b>7,654,357,590</b>                       | <b>765,435,759,000</b> |                |

### Proforma 2

#### Proforma 2.1 Assumptions KDI and III transfer part of their Preemptive Rights to the Land Owner, then the community and Series I Warrant holders exercise their Preemptive Rights

The proforma of the Company's capital structure and shareholder composition before the PUT I and after the PUT I, but before the Series I Warrants are exercised are as follows:

|  | Before PMHMETD I     |                        |                | After PMHMETD I      |                        |                |
|--|----------------------|------------------------|----------------|----------------------|------------------------|----------------|
|  | Amount of Share      | Nominal Value          | %              | Amount of Share      | Nominal Value          | %              |
| <b>Authorized Capital</b>                              | 12,500,000,000       | 1,250,000,000,000      |                | 12,500,000,000       | 1,250,000,000,000      |                |
| <b>Paid-up Capital</b>                                 |                      |                        |                |                      |                        |                |
| PT Kunci Daud Indonesia                                | 1,804,000,000        | 180,400,000,000        | 41.06%         | 1,804,000,000        | 180,400,000,000        | 39.73%         |
| PT Intan Investama International                       | 1,476,000,000        | 147,600,000,000        | 33.59%         | 1,476,000,000        | 147,600,000,000        | 32.51%         |
| Public   | 1,113,793,142        | 111,379,314,200        | 25.35%         | 1,163,984,024        | 116,398,402,400        | 25.64%         |
| Muhammad Kemal Dinata                                  |                      |                        | 0.00%          | 9,321,394            | 923,139,400            | 0.20%          |
| Drs. Mawardi   |                      |                        | 0.00%          | 2,297,707            | 229,770,700            | 0.05%          |
| Paryan   |                      |                        | 0.00%          | 1,275,232            | 127,523,200            | 0.03%          |
| Jumino   |                      |                        | 0.00%          | 1,059,920            | 105,992,000            | 0.02%          |
| Nadya Raisya Setia Murti                               |                      |                        | 0.00%          | 34,512,413           | 3,451,241,300          | 0.76%          |
| PT Manggarai Anugerah Semesta                          |                      |                        | 0.00%          | 47,892,223           | 4,789,222,300          | 1.05%          |
| <b>Total of Subscribed Capital and Paid-up Capital</b> | <b>4,393,793,142</b> | <b>439,379,314,200</b> | <b>100.00%</b> | <b>4,540,252,913</b> | <b>454,025,291,300</b> | <b>100.00%</b> |
| <b>Total of Share in Portfolio</b>                     | <b>8,106,206,858</b> | <b>810,620,685,800</b> |                | <b>7,959,747,087</b> | <b>795,974,708,700</b> |                |

\* the remaining HMETD belonging to KDI and III will be transferred to the Public

#### Proforma 2.2 Assume that all Series II Warrants obtained by shareholders have been fully exercised into new shares in the Company.

The proforma of the Company's issued and fully paid capital structure before and after the exercise of Series II Warrants is as follows:

|  | Before implementation of Series II Warrants |                        |        | After Implementation Of Series II Warrants |                        |                |
|--|---|------------------------|--------|--|------------------------|----------------|
|  | Amount of Share                             | Nominal Value          | %      | Amount of Share                            | Nominal Value          | %              |
| <b>Authorized Capital</b>                              | 12,500,000,000                              | 1,250,000,000,000      |        | 12,500,000,000                             | 1,250,000,000,000      |                |
| <b>Paid-up Capital</b>                                 |   |                        |        |  |                        |                |
| PT Kunci Daud Indonesia                                | 1,804,000,000                               | 180,400,000,000        | 39.73% | 1,804,000,000                              | 180,400,000,000        | 38.49%         |
| PT Intan Investama International                       | 1,476,000,000                               | 147,600,000,000        | 32.51% | 1,476,000,000                              | 147,600,000,000        | 31.49%         |
| Public   | 1,163,984,024                               | 116,398,402,400        | 25.64% | 1,214,174,906                              | 121,417,490,600        | 25.91%         |
| Muhammad Kemal Dinata                                  | 9,231,394                                   | 923,139,400            | 0.20%  | 18,462,788                                 | 1,846,278,800          | 39.00%         |
| Drs. Mawardi   | 2,797,707                                   | 229,770,700            | 0.05%  | 4,595,414                                  | 459,541,400            | 0.10%          |
| Paryan   | 1,275,232                                   | 127,523,200            | 0.03%  | 2,550,464                                  | 255,046,400            | 0.05%          |
| Jumino   | 1,059,920                                   | 105,992,000            | 0.02%  | 2,119,840                                  | 211,984,000            | 0.05%          |
| Nadya Raisya Setia Murti                               | 34,512,413                                  | 3,451,241,300          | 0.76%  | 69,024,826                                 | 6,902,482,600          | 1.47%          |
| PT Manggarai Anugerah Semesta                          | 47,892,223                                  | 4,789,222,300          | 1.05%  | 95,784,446                                 | 9,578,444,600          | 2.04%          |
| <b>Total of Subscribed Capital and Paid-up Capital</b> | <b>4,540,252,913</b>                        | <b>454,025,291,300</b> |        | <b>4,686,712,684</b>                       | <b>468,671,268,400</b> | <b>100.00%</b> |
| <b>Total of Share in Portfolio</b>                     | <b>7,959,747,087</b>                        | <b>795,974,708,700</b> |        | <b>7,813,287,316</b>                       | <b>781,328,731,600</b> |                |

**Proforma 2.3 Assumptions KDI and III transfer part of their Preemptive Rights to the Land Owner, then the community does not exercise their Preemptive Rights.**

The proforma of the Company's capital structure and shareholder composition before the PUT I and after the PUT I, but before the Series I Warrants are exercised are as follows:

|  | Before PMHMETD I     |                        |                | After PMHMETD I      |                      |                |
|--|----------------------|------------------------|----------------|----------------------|----------------------|----------------|
|  | Amount of Share      | Nominal Value          | %              | Amount of Share      | Nominal Value        | %              |
| <b>Authorized Capital</b>                              | 12,500,000,000       | 1,250,000,000,000      |                | 12,500,000,000       | 1,250,000,000,000    |                |
| <b>Paid-up Capital</b>                                 |                      |                        |                |                      |                      |                |
| PT Kunci Daud Indonesia                                | 1,804,000,000        | 180,400,000,000        | 41.06%         | 1,804,000,000        | 180,400,000,000      | 40.18%         |
| PT Intan Investama International                       | 1,476,000,000        | 147,600,000,000        | 33.59%         | 1,476,000,000        | 147,600,000,000      | 32.87%         |
| Public   | 1,113,793,142        | 111,379,314,200        | 25.35%         | 1,113,793,142        | 1,113,793,142        | 24.81%         |
| Muhammad Kemal Dinata                                  |                      |                        | 0.00%          | 9,321,394            | 9,231,394            | 0.21%          |
| Drs. Mawardi   |                      |                        | 0.00%          | 2,297,707            | 2,297,707            | 0.05%          |
| Paryan   |                      |                        | 0.00%          | 1,275,232            | 1,275,232            | 0.03%          |
| Jumino   |                      |                        | 0.00%          | 1,059,920            | 1,059,920            | 0.02%          |
| Nadya Raisya Setia Murti                               |                      |                        | 0.00%          | 34,512,413           | 34,512,413           | 0.77%          |
| PT Manggarai Anugerah Semesta                          |                      |                        | 0.00%          | 47,892,223           | 47,892,223           | 1.07%          |
| <b>Total of Subscribed Capital and Paid-up Capital</b> | <b>4,393,793,142</b> | <b>439,379,314,200</b> | <b>100.00%</b> | <b>4,490,062,031</b> | <b>4,490,062,031</b> | <b>100.00%</b> |
| <b>Total of Share in Portfolio</b>                     | <b>8,106,206,858</b> | <b>810,620,685,800</b> |                | <b>8,009,937,969</b> | <b>8,009,937,969</b> |                |

\* Remaining Rights that are not exercised will be returned to the portfolio

**Proforma 2.4 Assumption of Series II Warrants obtained by Land Owners have been fully exercised into new shares in the Company.**

The pro forma of the Company's issued and fully paid capital structure before and after the exercise of Series II Warrants is as follows:

|  | Before implementation of Series II Warrants |                        |                | After Implementation Of Series II Warrants |                          |                |
|--|---|------------------------|----------------|--|--------------------------|----------------|
|  | Amount of Share                             | Nominal Value          | %              | Amount of Share                            | Nominal Value            | %              |
| <b>Authorized Capital</b>                              | 12,500,000,000                              | 1,250,000,000,000      |                | 12,500,000,000                             | 1,250,000,000,000        |                |
| <b>Paid-up Capital</b>                                 |   |                        |                |  |                          |                |
| PT Kunci Daud Indonesia                                | 1,804,000,000                               | 180,400,000,000        | 40.18%         | 1,804,000,000                              | 180,400,000,000          | 39.33%         |
| PT Intan Investama International                       | 1,476,000,000                               | 147,600,000,000        | 32.87%         | 1,476,000,000                              | 147,600,000,000          | 32.18%         |
| Public   | 1,113,793,142                               | 111,379,314,200        | 24.81%         | 1,113,793,142                              | 111,379,314,200          | 24.29%         |
| Muhammad Kemal Dinata                                  | 9,231,394                                   | 923,139,400            | 0.21%          | 18,462,788                                 | 1,846,278,800            | 0.40%          |
| Drs. Mawardi   | 2,797,707                                   | 229,770,700            | 0.05%          | 4,595,414                                  | 459,541,400              | 0.10%          |
| Paryan   | 1,275,232                                   | 127,523,200            | 0.03%          | 2,550,464                                  | 255,046,400              | 0.06%          |
| Jumino   | 1,059,920                                   | 105,992,000            | 0.02%          | 2,119,840                                  | 211,984,000              | 0.05%          |
| Nadya Raisya Setia Murti                               | 34,512,413                                  | 3,451,241,300          | 0.77%          | 69,024,826                                 | 6,902,482,600            | 1.51%          |
| PT Manggarai Anugerah Semesta                          | 47,892,223                                  | 4,789,222,300          | 1.07%          | 95,784,446                                 | 9,578,444,600            | 2.09%          |
| <b>Total of Subscribed Capital and Paid-up Capital</b> | <b>4,490,062,031</b>                        | <b>449,006,203,100</b> | <b>100.00%</b> | <b>4,586,330,920</b>                       | <b>4,586,333,092,200</b> | <b>100.00%</b> |
| <b>Total of Share in Portfolio</b>                     | <b>8,009,937,969</b>                        | <b>800,993,796,900</b> |                | <b>7,913,669,080</b>                       | <b>791,366,908,000</b>   |                |

## DEPOSIT OF SHARE IN OTHER FORMS

The purpose of this PUT I is to take over assets in the form of land in Labuan Bajo covering an area of 193,400 m<sup>2</sup> which is owned by PT Manggarai Anugerah Semesta and in Lampung covering an area of 93,018 m<sup>2</sup> which is owned by Mr Muhammad Kemal Dinata, Mr Mawardi, Mr Paryan, Mr Jumino and Mrs Nadya Raisya Setia Murti through payment in a form other than cash ("Inbreng").

Deposits for shares made in other forms other than money must meet the following conditions:

- Directly related to the planned use of funds; and
- Using an appraiser to express an opinion on the fairness of the payment transaction for shares in a form other than money, which is following the provisions of Article 9 paragraph (2) of POJK 32/2015 in conjunction

with POJK 14/2019, the period between the date of assessment and the date of payment of shares in a form other than maximum 6 (six) months.

The Inbreg transaction is carried out taking into account the Implementation Price of PUT I is IDR 900,- (Nine hundred Rupiah), with the following details:

#### Lampung Asset

| Certificate Number | The Name of the Rights Holder | Area (m2) | Inbreg Value (share) | Transaction Value (IDR) |
|--------------------|-------------------------------|-----------|----------------------|-------------------------|
| 1273               | Muhammad Kemal Dinata         | 17,750    | 9,231,394            | 8,308,254,600           |
| 1596               | Drs. Mawardi                  | 4,418     | 2,297,707            | 2,067,936,300           |
| 1700               | Paryan                        | 811       | 421,783              | 379,604,700             |
| 1699               | Paryan                        | 1,641     | 853,449              | 768,104,100             |
| <b>Sub-Total 1</b> |                               |           | <b>12,804,333</b>    | <b>11,523,899,700</b>   |
| 1698               | Jumino                        | 2,038     | 1,059,920            | 953,928,000             |
| 1686               | Nadya Raisya Setia Murti      | 13,000    | 6,761,021            | 6,084,918,900           |
| 1685               | Nadya Raisya Setia Murti      | 11,585    | 6,025,110            | 5,422,599,000           |
| 1547               | Nadya Raisya Setia Murti      | 33,890    | 17,625,462           | 15,862,915,800          |
| 983                | Nadya Raisya Setia Murti      | 7,885     | 4,100,820            | 3,690,738,000           |
| <b>Sub-Total 2</b> |                               |           | <b>35,572,333</b>    | <b>32,015,099,700</b>   |
| <b>TOTAL</b>       |                               |           | <b>48,376,666</b>    | <b>43,538,999,400</b>   |

#### Labuan Bajo Asset

| Certificate Number | The Name of the Rights Holder  | Area (m2) | Inbreg Value (share) | Transaction Value (IDR) |
|--------------------|--------------------------------|-----------|----------------------|-------------------------|
| 00013              | PT. Manggarai Anugerah Semesta | 22,860    | 5,660,891            | 5,094,801,900           |
| 00016              | PT. Manggarai Anugerah Semesta | 24,960    | 6,180,920            | 5,562,828,000           |
| 00023              | PT. Manggarai Anugerah Semesta | 21,310    | 5,277,059            | 4,749,353,100           |
| 00024              | PT. Manggarai Anugerah Semesta | 28,060    | 6,948,582            | 6,253,723,800           |
| 00041              | PT. Manggarai Anugerah Semesta | 27,150    | 6,723,236            | 6,050,912,400           |
| 00040              | PT. Manggarai Anugerah Semesta | 23,170    | 5,737,657            | 5,163,891,300           |
| 00038              | PT. Manggarai Anugerah Semesta | 20,980    | 5,195,340            | 4,675,806,000           |
| 00015              | PT. Manggarai Anugerah Semesta | 24,910    | 6,168,538            | 5,551,684,200           |
| <b>TOTAL</b>       |                                |           | <b>47,892,223</b>    | <b>43,103,000,700</b>   |

### ESTIMATED USE OF PUT I FUNDS

Funds obtained from the PUT I to the Shareholders of the Company in the context of the issuance of Preemptive Rights, after deducting the issuance costs which are the Company's obligations, will be used to:

1. Approximately 32.70% (thirty-two point seven percent) will be used for transactions for the acquisition of assets in the form of land in Labuan Bajo covering an area of 193,400m2 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 Pre-emptive Rights of PT Kunci Daud Indonesia ("KDI") as the Major Shareholder which was transferred to MAS in the amount of 47,892,223 New Shares worth IDR.43,103,000,700,-;
2. Approximately 33.03% (thirty three point zero three percent) will be used for transactions for the acquisition of assets in the form of land in Lampung covering an area of 93,018m2 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, namely through the exercise/deposit of a portion of the Pre-emptive Rights of PT Kunci Daud Indonesia ("KDI") and PT Intan Investama Internasional ("III") as the Major Shareholders which were transferred to Muhammad Kemal Dinata, Nadya Raisya Setia Murti, Drs. Mawardi, Paryan, and Jumino with a total of 58,052,000 New Shares worth IDR43,538,999,400,-; and
3. Approximately 34.27% (thirty four point two seven percent) will be used for payment of long-term debt to the Company's shareholders and working capital.

Meanwhile, the funds obtained from the Series II Warrant Exercise, if implemented by the warrant holder, will be used for the Company's working capital.

## DESCRIPTION OF THE TRANSACTION PLAN

### **BACKGROUND**

PT Perintis Trinita Properti Tbk (or hereinafter referred to as the ("**Company**") plans to carry out an asset takeover transaction in the form of land in Labuan Bajo covering an area of 193,400 m<sup>2</sup> which is owned by PT Manggarai Anugerah Semesta and in Lampung with an area of 93,018 m<sup>2</sup> which is owned by Mr. Muhammad Kemal Dinata, Mr. Mawardi, Mr. Paryan, Mr. Jumino and Ms. Nadya Raisya Setia Murti by means of payment in forms other than cash ("**Inbreng**") which will be used by the Company and/or its subsidiaries in line with the Company's business activities in the property sector for the purchase of new land and business development. / company & subsidiary new projects.

The Proposed Transaction is part of the proposed Limited Public Offering I or PUT I by issuing Pre-emptive Rights (HMETD) to the shareholders of the Company. The Company will issue a maximum of 154,428,892 (one hundred fifty four million four hundred twenty eight thousand eight hundred ninety two) new shares. The new shares offered in this PUT I are not entirely taken by the Preemptive Rights holder, then the new shares will be transferred to another party.

PT Kunci Daud Indonesia (or hereinafter referred to as ("**KDI**") and PT Intan Investama Internasional (or hereinafter referred to as ("**III**") as the Company's Major Shareholders have stated that they will transfer part of their rights in the PUT I to PT Manggarai Anugerah Semesta, Mr. Muhammad Kemal Dinata, Mawardi, Paryan, Jumino and Nadya Raisya Setia Murti. These parties will take part of the rights of KDI and III by means of payment in forms other than cash ("**Inbreng**").

As a form of payment for the Preemptive Rights shares by PT Manggarai Anugerah Semesta, Mr. Muhammad Kemal Dinata, Mr. Mawardi, Mr. Paryan, Mr. Jumino and Mrs. Nadya Raisya Setia Murti, the value of the Transaction Plan for the takeover of assets in the form of land in Labuan Bajo and in Lampung in an inbred manner by The Company is valued at IDR.86,642,000,100,- (eighty six billion six hundred forty-two million one hundred Rupiah). Based on the Company's Internal Consolidated Financial Statements as of 31 December 2021, the value of the Proposed Transaction is 13.01% of the total equity of the Company which is IDR.665.887.311.000,- (six hundred sixty five billion eight hundred eighty seven million three hundred eleven thousand Rupiah).

### **Asset Valuation Report Summary**

#### **Identification of Asset Valuation Object**

This valuation covers non-operating assets, as follows:

1. Vacant land with an area of 193,400 square meters located in the Special Economic Zone, Jalan Lintas Labuan Bajo - Golomori, Golomori Village, Komodo District, West Manggarai Regency, East Nusa Tenggara Province
2. Vacant land with an area of 93,018 square meters located on Jalan Soekarno Hatta, RT 002 LK 02, Labuhan Dalam Village, Tanjung Happy District, Bandar Lampung City - Lampung Province.

#### **Purpose and Objectives of Asset Valuation**

Based on Asset Valuation Report No. 00129/2.0095-01/PI/03/0046/1/II/2022 dated March 10, 2022 issued by RUKY, SAFRUDIN & REKAN PUBLIC ASSESSMENT SERVICES OFFICE, the purpose and objective of this assignment is to determine the Market Value of the Valuation Object as of the date 30 September 2021 for the purpose of buying and selling.

#### **Rating Standard**

The analyzes, opinions, and conclusions made by the appraisers, as well as the appraisal report have been prepared in compliance with the provisions of the Indonesian Appraisal Code of Ethics (KEPI) and based on the Indonesian Appraisal Standards (SPI) and Bapepam-LK Regulation VIII.C.4.

## Asset Valuation Approach

The income approach is used to get the Property Market Value by using the DCF method with the Land Development technique. This process includes projecting land development into a number of properties, making an analysis of the income and associated costs and discounting net income into an indication of value.

## Value Conclusion

| No.                   | Description   | Market Value (IDR)    |
|-----------------------|---|-----------------------|
| 1.                    | Vacant land located in the Special Economic Zone, Labuan Bajo – Golo Mori Road, Golo Mori Village, Komodo District, West Manggarai Regency, East Nusa Tenggara Province.<br>- Land 193,400 m <sup>2</sup> | 43.468.000.000        |
| <b>Sub Quantity</b>   |   | <b>43.468.000.000</b> |
| 2.                    | Vacant land located on Jalan Soekarno Hatta, RT 002 LK 02, Labuhan Dalam Village, Tanjung Senang District, Bandar Lampung City - Lampung Province<br>- Land 93,018 m <sup>2</sup>                         | 43.907.000.000        |
| <b>Sub Quantity</b>   |   | <b>43.907.000.000</b> |
| <b>Total Quantity</b> |   | <b>87.375.000.000</b> |

## Fairness Opinion Report Summary

KJPP Syarif, Endang & Partners is a Public Appraisal Service Office that already has a license and is registered based on the Business License of the Public Appraisal Office No. 2.12.0113 and Public Appraiser License No. B-1.12.00340 issued by the Minister of Finance of the Republic of Indonesia and registered as a Capital Market Supporting Professional at the Financial Services Authority (OJK) with a Registered Certificate (STTD) No. STTD.PB-08/PM.2/2018.

Based on the Work Agreement Letter No. 0004/SPK/MSE-01/ES/I/2022, dated January 20, 2022, KJPP has prepared a Fairness Opinion Report on the Proposed Transaction with Report No. 00006/2.0113-03/BS/03/0340/1/III/2022, dated March 15, 2022.

## Party Identity

The parties involved in the Proposed Transaction include:

- PT Perintis Trinita Properti Tbk
- PT Manggarai Anugerah Semesta
- Muhammad Kemal Dinata
- Mawardi
- Paryan
- Jumino
- Nadya Raisya Setia Murti

## Object of Fairness Assessment

The object of the Fairness Opinion is the Proposed Transaction for the acquisition of assets in the form of land in Labuan Bajo and in Lampung by means of payment in forms other than cash (“Inbreng”) by the Company.

## Purpose of Fairness Assessment

The purpose and objective of the Fairness Opinion is to provide a Fairness Opinion on the Transaction Plan for the acquisition of assets in the form of land in Labuan Bajo and in Lampung by means of payment in forms other than cash (“Inbreng”) by the Company.

## Assumptions and Limiting Conditions

The assumptions and limiting conditions used in the preparation of this Fairness Opinion are:

- This Fairness Opinion Report is a non-disclaimer opinion.



- We have reviewed the documents used in the Fairness Opinion.
- In compiling this report, the assessor relied on the accuracy and completeness of the information provided by the Company or data obtained from publicly available information and other information and research that we deem relevant.
- The appraiser uses financial projections before and after the Proposed Transaction as well as the Proforma Financial Statements submitted by the Company by reflecting the fairness of the financial projections and the ability to achieve them (fiduciary duty).
- The Appraiser is responsible for the implementation of the Appraisal and the fairness of the adjusted financial projections.
- The resulting report is open to the public unless there is confidential information, which may affect the Company's operations.
- The appraiser is responsible for the Fairness Opinion Report and the resulting conclusions.
- The appraiser has obtained information on the legal status of the Fairness Opinion object from the assignor.

## Approaches and Methods of Assessment

The approaches and methods used are:

- Transaction analysis;
- Qualitative analysis and quantitative analysis of the transaction plan;
- Analysis of the fairness of the transaction value;
- Analysis of other relevant factors.

## Fairness Opinion on Transaction

Based on the analysis we carried out on the Fairness of the Proposed Transaction which includes transaction analysis, qualitative analysis and quantitative analysis of the Proposed Transaction, analysis of the fairness of the transaction value, and analysis of other relevant factors, we are of the opinion that the Proposed Transaction for the acquisition of assets in the form of land in Labuan Bajo and in Lampung by means of payment in forms other than cash (“Inbreng”) by the Company is Fair.

## OVERVIEW OF THE COMPANY'S IMPORTANT FINANCIAL DATA

Data-data keuangan penting tersebut berasal dari Laporan Keuangan Konsolidasian Internal Perseroan dan menjadi tanggung jawab manajemen untuk tahun yang berakhir pada tanggal 31 Desember 2021 dan Laporan Keuangan Konsolidasian Perseroan untuk tahun-tahun yang berakhir pada tanggal 31 Desember 2020, dan 2019, yang telah diaudit oleh KAP Anwar & Rekan berdasarkan Standar Audit yang ditetapkan oleh IAPI, dengan opini Wajar Tanpa Pengecualian, yang ditandatangani oleh Christiadi Tjahnadi.

(in thousand Rupiah)

| Description     | December 31   |               |               |
|-----------------|---------------|---------------|---------------|
|                 | 2021**        | 2020          | 2019          |
| Total Aset      | 1.869.361.104 | 1.472.164.984 | 1.819.761.502 |
| Total Liability | 1.213.473.792 | 765.513.292   | 1.291.065.386 |
| Total Equity    | 655.887.311   | 706.651.692   | 528.696.117   |

\*\*unaudited

(dalam ribuan Rupiah)

| Description                                 | December 31  |              |               |
|---|--------------|--------------|---------------|
|   | 2021**       | 2020         | 2019          |
| Sales and Revenue*                          | 2.821.724    | 3.730.862    | 248.709.731   |
| Cost of goods sold                          | (1.793.635)  | (640.156)    | (170.086.685) |
| Gross profit                                | 1.028.089    | 3.090.706    | 78.623.046    |
| Net Profit for the year                     | (52.311.923) | 7.865.426    | 37.491.067    |
| Penghasilan Komprehensi                     | 440.906      | 759.614      | 6.186.879     |
| Comprehensive Profit for the Year           | (51.871.017) | 8.625.040    | 43.677.946    |
| Total Net Profit Attributable to            |              |              |               |
| - Holding Entity Owner                      | (52.229.233) | 17.818.119   | 26.480.525    |
| - Non-Controlling Interests                 | (82.690)     | (9.952.693)  | 11.010.542    |
| Total Comprehensive Profit Attributable to: |              |              |               |
| - Holding Entity Owner                      | (51.788.327) | 18.636.815   | 32.557.719    |
| - Non-Controlling Interests                 | (82.690)     | (10.011.775) | 11.120.227    |

\* PSAK 72 was enacted 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.

\*\*unaudited

## **ANALYSIS OF THE EFFECT OF THE TRANSACTION PLAN ON THE COMPANY'S FINANCIAL CONDITIONS AND SHAREHOLDERS**

### **Impact on the Company's Financial Condition:**

In connection with this deposit in the Capital Increase, the Company can strengthen the Company's capital structure, develop business activities and improve the Company's performance, increase and expand the Company's investment, as well as other allocations that support the Company's business growth, so that it will have a positive effect on equity and assets, especially cash position. Company after the transaction.

### **Impact on the Company's Shareholders:**

This additional capital affects the shareholders of the Company who do not exercise their rights. Shareholders of the Company who do not exercise their rights to subscribe for new shares in a limited public offering will be diluted by a maximum of 3.23%.

### **INDEPENDENT PARTIES APPOINTED IN THE PLAN OF THE TRANSACTION**

- |                                 |   |
|---------------------------------|---|
| 1. Independent Auditor          | : Public Accounting Firm Anwar & Partners |
| 2. Legal Consultant             | : Andreas, Sheila & Partners Law Office   |
| 3. Appraiser (Asset Assessment) | : KJPP Ruky, Safrudin & Partners          |
| 4. Appraiser (Fairness Opinion) | : KJPP Syarif, Endang, and Partners       |
| 5. Notary                       | : Rudy Siswanto, SH                       |

### **STATEMENT OF THE COMPANY'S BOARD OF COMMISSIONERS AND BOARD OF DIRECTORS**

This Disclosure of Information has been approved by the Board of Commissioners and the Board of Directors of the Company, therefore the Board of Commissioners and Board of Directors of the Company are responsible for the correctness of the material information submitted and the opinions expressed in this information disclosure are fair and correct and there is no other material information that has not been disclosed that could cause the information submitted is incorrect or misleading.

## **EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS**

The EGMS related to the proposed Transaction and the proposed PUT I will be held on Wednesday, May 4, 2022, at 14.00 WIB at District 8 SCBD, Prosperity Tower, Floor 18 A/J, Jl Senopati Raya, Senayan, South Jakarta with the following agenda:

1. Approval of the plan to Increase Capital by Providing Pre-emptive Rights ("**PMHMETD**") to shareholders through a Limited Public Offering I ("**PUT I**"), including the payment of shares in other forms than money, namely by way of land inbreng.
2. Approval to amend Article 4 paragraph 2 of the Company's articles of association after the completion of the PMHMETD process.
3. Granting power of attorney to the Board of Directors and/or Board of Commissioners of the Company to carry out all actions deemed necessary in the context of PMHMETD following the provisions of the applicable laws and regulations, including granting power and authority to the Board of Commissioners of the Company to state in a separate notarial deed regarding changes to the Company's articles of association due to PMHMETD.
4. Approval for the use of PT Perintis Trinitis Properti Tbk's PUT I funds, namely for payments to shareholders, asset takeover transactions whose payments will be made in forms other than money (inbreng), as well as for the Company's working capital, following the applicable laws and regulations, in particular in the field of capital market.

In connection with the proposed PUT I and amendments to the articles of association, the Company intends to seek approval from the Company's EGMS which will be held on Wednesday, May 4, 2022, with due observance of the provisions stipulated in Article 11 of the Company's Articles of Association, which are as follows:

- The EGMS of the Company may be held if at the EGMS more than 1/2 (one half) of the total shares with voting rights are present or represented. If the decision taken based on deliberation for consensus is not reached, then the decision is taken based on the affirmative vote of the shareholders/their legal proxies representing more than 1/2 (one half) of the total votes legally cast in the EGMS.
- If the quorum referred to above is not achieved, a second EGMS may be held provided that the second EGMS is valid and entitled to make decisions if at the EGMS at least 1/3 (one third) of the total shares with voting rights are present or represented. If the decision taken based on deliberation for consensus is not reached, then the decision is taken based on the affirmative vote of the shareholders/their legal proxies representing more than 1/2 (one half) of the total votes legally cast in the EGMS.
- If the second EGMS quorum is not reached, a third EGMS will be summoned, after obtaining approval from and following the requirements regarding the summons for the EGMS, as well as the quorum and decision-making requirements as determined by the Financial Services Authority at the request of the Company.

If the Proposed Transaction is not approved by the EGMS, the plan can only be resubmitted 12 months after the EGMS is held.

## ADDITIONAL INFORMATION

To obtain additional information regarding the plan to increase capital with these Pre-emptive Rights, you can submit it to the Company at the email address: [corsec.trin@trinitiland.com](mailto:corsec.trin@trinitiland.com)

**PT Perintis Trinitis Properti Tbk**  
**Kantor Pusat Non-Operasional**

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