

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 Trinitis Properti Tbk.

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Engaged in Real Estate

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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	:	April 5, 2022
Announcement of the EMGS to the Shareholders of the Company	:	April 12, 2022
Announcement of the Disclosure of Information regarding the Plan of Capital Increase with the Pre-Emptive Rights	:	April 12, 2022
Recording Date of Shareholders list who are entitled to attend the EMGS	:	April 26, 2022
Summon of the EGMS to the Shareholders of the Company	:	April 27, 2022
Holding of EMGS	:	May 19, 2022
Announcement of the Summary of the Results of the EMGS on the IDX Website and the Company’s website	:	May 20, 2022
Submission of the Summary of the Results of the EMGS to Financial Services Authority and IDX	:	May 20, 2022
Registration Statement of the Capital Increase with the Pre-Emptive Rights to Financial Services Authority	:	May 23, 2022
Estimated Date of Registration Statement to be effective by Financial Services Authority	:	June 29, 2022

MAXIMUM AMOUNT OF THE SHARE OFFERED

The Company plans to conduct a Public Offering I by issuing a maximum of 154,428,892 (one hundred fifty-four million four hundred twenty-eight thousand eight hundred ninety-two) new shares with a nominal value of IDR 100, - (one hundred Rupiah) on each share offered with an exercise price of IDR 900,- (nine hundred Rupiah) per share, accompanied by the issuance of Series II Warrants maximum of 154,428,892 (one hundred fifty-four million four hundred twenty-eight thousand eight hundred and ninety-two) 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. Drs. Mawardi, Paryan, Jemino, 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”).

ESTIMATION OF PUT I IMPLEMENTATION PERIOD

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 PROFORMA

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 each Pre-Emptive Rights Transfer Agreement No. 019/PPHMETD/KDI-J-M/III/2022, No. 020/PPHMETD/KDI-P-RM/III/2022, No. 021/PPHMETD/KDI-P-RM/III/2022, No. 023/PPHMETD/KDI-P-RM/III/2022, on March 19, 2022, and Pre-Emptive Rights Transfer Agreement No. 18/PPHMETD/KDI-MAS/IV/2022, on April 11, 2022, from PT Kunci Daud Indonesia (“KDI”), stated that KDI would transfer partially of its rights in the PUT I to Jemino, Paryan, and Drs. Mawardi, and PT Manggarai Anugerah Semesta

Then, according to Pre-Emptive Rights Transfer Agreement No. 014/PPHMETD/KDI-P-RM/III/2022, No. 015/PPHMETD/KDI-P-RM/III/2022, No. 016/PPHMETD/KDI-P-RM/III/2022, No. 017/PPHMETD/KDI-P-RM/III/2022, No. 018/PPHMETD/KDI-P-RM/III/2022, on March 19, 2022, from PT Intan Investama Internasional (“III”), stated that III would transfer partially of its rights in the PUT I to Muhammad Kemal Dinata, and Nadya Raisya Setia Murti.

The following is a description of the Company's capital structure and shareholder composition with the 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 PPHMETD I			After PPHMETD I		
	Amount of Share	Nominal Value	%	Amount of Share	Nominal Value	%
Authorized Capital	12,500,000,000	1,250,000,000,000		12,500,000,000	1,250,000,000,000	
Paid-up Capital						
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%
PT Panca Muara Jaya	264,859,000	26,485,900,000	5.72%	273,687,633	27,368,763,300	5.72%
Public	853,894,905	85,389,490,500	18.43%	895,422,512	89,542,251,193	18.70%
Muhammad Kemal Dinata	-	-	0.00%	9,231,394	923,139,400	0.19%
Drs. Mawardi	-	-	0.00%	2,297,707	229,770,700	0.05%
Paryan	-	-	0.00%	1,275,232	127,523,200	0.03%
Jemino	-	-	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	234,112,855	23,411,285,500	5.05%	241,916,616	24,191,661,600	5.05%
Total of Subscribed Capital and Paid-up Capital	4,632,866,760	463,286,676,000	100.00%	4,787,295,650	478,729,564,993	100.00%
Total of Share in Portfolio	7,867,133,240	786,713,324,000		7,712,704,350	771,270,435,007	

* 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	%
Authorized Capital	12,500,000,000	1,250,000,000,000		12,500,000,000	1,250,000,000,000	
Paid-up Capital						
PT Kunci Daud Indonesia	1,804,000,000	180,400,000,000	37.68%	1,804,000,000	180,400,000,000	36.57%
PT Intan Investama Internasional	1,476,000,000	147,600,000,000	30.83%	1,476,000,000	147,600,000,000	29.92%
PT Panca Muara Jaya	273,687,633	27,368,763,300	5.72%	273,687,633	27,368,763,300	5.55%
Masyarakat	895,422,512	89,542,251,193	18.70%	936,950,119	93,695,011,887	18.99%
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%
Jemino	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	47,892,223	4,789,222,300	1.00%	95,784,446	9,578,444,600	1.94%
Series I Warrant	241,916,616	24,191,661,600	5.05%	249,720,377	24,972,037,700	5.06%
Total of Subscribed Capital and Paid-up Capital	4,787,295,650	478,729,564,993	100.00%	4,932,895,907	493,289,590,687	100.00%
Total of Share in Portfolio	7,712,704,350	771,270,435,007		7,567,104,093	756,710,409,313	

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	%
Authorized Capital	12,500,000,000	1,250,000,000,000		12,500,000,000	1,250,000,000,000	
Paid-up Capital						
PT Kunci Daud Indonesia	1,804,000,000	180,400,000,000	38.90%	1,804,000,000	180,400,000,000	38.11%
PT Intan Investama International	1,476,000,000	147,600,000,000	31.83%	1,476,000,000	147,600,000,000	31.18%
PT Panca Muara Jaya	264,859,000	26,485,900,000	5.71%	264,859,000	26,485,900,000	5.59%
Masyarakat	853,894,905	85,389,490,500	18.41%	853,894,905	85,389,490,500	18.04%
Muhammad Kemal Dinata	-	-	0.00%	9,231,394	923,139,400	0.19%
Drs. Mawardi	-	-	0.00%	2,297,707	229,770,700	0.05%
Paryan	-	-	0.00%	1,275,232	127,523,200	0.03%
Jemino	-	-	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	239,073,618	23,907,361,800	5.15%	239,073,618	23,907,361,800	5.05%
Total of Subscribed Capital and Paid-up Capital	4,637,827,523	463,782,752,300	100.00%	4,734,096,412	473,409,641,200	100.00%
Total of Share in Portfolio	7,862,172,477	786,217,247,700		7,765,903,588	776,590,358,800	

* 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	%
Authorized Capital	12,500,000,000	1,250,000,000,000		12,500,000,000	1,250,000,000,000	
Paid-up Capital						
PT Kunci Daud Indonesia	1,804,000,000	180,400,000,000	38.11%	1,804,000,000	180,400,000,000	37.35%
PT Intan Investama International	1,476,000,000	147,600,000,000	31.18%	1,476,000,000	147,600,000,000	30.56%
PT Panca Muara Jaya	264,859,000	26,485,900,000	5.59%	264,859,000	26,485,900,000	5.48%
Masyarakat	853,894,905	85,389,490,500	18.04%	853,894,905	85,389,490,500	17.68%
Muhammad Kemal Dinata	9,231,394	923,139,400	0.19%	18,462,788	1,846,278,800	0.38%
Drs. Mawardi	2,297,707	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%
Jemino	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	1.43%
PT Manggarai Anugerah Semesta	47,892,223	4,789,222,300	1.01%	95,784,446	9,578,444,600	1.98%
Series I Warrant	239,073,618	23,907,361,800	5.05%	239,073,618	23,907,361,800	4.95%
Total of Subscribed Capital and Paid-up Capital	4,734,096,412	473,409,641,200	100.00%	4,830,365,301	483,036,530,100	100.00%
Total of Share in Portfolio	7,765,903,588	776,590,358,800		7,669,634,699	766,963,469,900	

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	%
Authorized Capital	12,500,000,000	1,250,000,000,000		12,500,000,000	1,250,000,000,000	
Paid-up Capital						
PT Kunci Daud Indonesia	1,804,000,000	180,400,000,000	41.01%	1,804,000,000	180,400,000,000	39.69%
PT Intan Investama International	1,476,000,000	147,600,000,000	33.55%	1,476,000,000	147,600,000,000	32.47%
PT Panca Muara Jaya	264,859,000	26,485,900,000	6.02%	273,687,633	27,368,763,300	6.02%
Masyarakat	853,894,905	85,389,490,500	19.41%	895,422,512	89,542,251,200	19.70%
Muhammad Kemal Dinata	-	-	0.00%	9,231,394	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%
Jemino	-	-	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%
Total of Subscribed Capital and Paid-up Capital	4,398,753,905	439,875,390,500	100.00%	4,545,379,034	454,537,903,400	100.00%
Total of Share in Portfolio	8,101,246,095	810,124,609,500		7,954,620,966	795,462,096,600	

* 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			Before Implementation of Series II Warrants		
	Amount of Share	Nominal Value	%	Amount of Share	Nominal Value	%
Authorized Capital	12,500,000,000	1,250,000,000,000		12,500,000,000	1,250,000,000,000	
Paid-up Capital						
PT Kunci Daud Indonesia	1,804,000,000	180,400,000,000	39.69%	1,804,000,000	180,400,000,000	38.45%
PT Intan Investama International	1,476,000,000	147,600,000,000	32.47%	1,476,000,000	147,600,000,000	31.46%
PT Panca Muara Jaya	273,687,633	27,368,763,300	6.02%	282,516,266	28,251,626,600	6.02%
Masyarakat	895,422,512	89,542,251,200	19.70%	936,950,119	93,695,011,900	19.97%
Muhammad Kemal Dinata	9,231,394	923,139,400	0.20%	18,462,788	1,846,278,800	0.39%
Drs. Mawardi	2,297,707	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%
Jemino	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%
Total of Subscribed Capital and Paid-up Capital	4,545,379,034	454,537,903,400	100.00%	4,692,004,163	469,200,416,300	100.00%
Total of Share in Portfolio	7,954,620,966	795,462,096,600		7,807,995,837	780,799,583,700	

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	%
Authorized Capital	12,500,000,000	1,250,000,000,000		12,500,000,000	1,250,000,000,000	
Paid-up Capital						
PT Kunci Daud Indonesia	1,804,000,000	180,400,000,000	41.01%	1,804,000,000	180,400,000,000	40.13%
PT Intan Investama International	1,476,000,000	147,600,000,000	33.55%	1,476,000,000	147,600,000,000	32.84%
PT Panca Muara Jaya	264,859,000	26,485,900,000	6.02%	264,859,000	26,485,900,000	5.89%
Masyarakat	853,894,905	85,389,490,500	19.41%	853,894,905	85,389,490,500	19.00%
Muhammad Kemal Dinata	-	-	0.00%	9,231,394	923,139,400	0.21%
Drs. Mawardi	-	-	0.00%	2,297,707	229,770,700	0.05%
Paryan	-	-	0.00%	1,275,232	127,523,200	0.03%
Jemino	-	-	0.00%	1,059,920	105,992,000	0.02%
Nadya Raisya Setia Murti	-	-	0.00%	34,512,413	3,451,241,300	0.77%
PT Manggarai Anugerah Semesta	-	-	0.00%	47,892,223	4,789,222,300	1.07%
Total of Subscribed Capital and Paid-up Capital	4,398,753,905	439,875,390,500	100.00%	4,495,022,794	449,502,279,400	100.00%
Total of Share in Portfolio	8,101,246,095	810,124,609,500		8,004,977,206	800,497,720,600	

*Remaining HMETD 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 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			Before Implementation of Series II Warrants		
	Amount of Share	Nominal Value	%	Amount of Share	Nominal Value	%
Authorized Capital	12,500,000,000	1,250,000,000,000		12,500,000,000	1,250,000,000,000	
Paid-up Capital						
PT Kunci Daud Indonesia	1,804,000,000	180,400,000,000	40.13%	1,804,000,000	180,400,000,000	39.29%
PT Intan Investama International	1,476,000,000	147,600,000,000	32.84%	1,476,000,000	147,600,000,000	32.15%
PT Panca Muara Jaya	264,859,000	26,485,900,000	5.89%	264,859,000	26,485,900,000	5.77%
Masyarakat	853,894,905	85,389,490,500	19.00%	853,894,905	85,389,490,500	18.60%
Muhammad Kemal Dinata	9,231,394	923,139,400	0.21%	18,462,788	1,846,278,800	0.40%
Drs. Mawardi	2,297,707	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%
Jemino	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	1.50%
PT Manggarai Anugerah Semesta	47,892,223	4,789,222,300	1.07%	95,784,446	9,578,444,600	2.09%
Total of Subscribed Capital and Paid-up Capital	4,495,022,794	449,502,279,400	100.00%	4,591,291,683	459,129,168,300	100.00%
Total of Share in Portfolio	8,004,977,206	800,497,720,600		7,908,708,317	790,870,831,700	

DEPOSIT OF SHARE IN OTHER FORMS

The objectives of the PUT I implementation are the acquisition of assets in the form of land in Labuan Bajo, special economic zone, Jalan Lintas Labuan Bajo Golo Mori, Golo Mori Village, Komodo District, West Manggarai Regency, West Nusa Tenggara province with an area of 193,400 m² owned by PT Manggarai

Anugerah Semesta and on Jalan Soekarno Hatta, RT 002 LK 02, Labuhan Dalam Village, Tanjung Glad District, Bandar Lampung City, Lampung province with an area of 93,018 m² owned by Mr. Muhammad Kemal Dinata, Mr. Drs. Mawardi, Mr. Paryan, Mr. Jemino and Mrs. Nadya Raisya Setia Murti by means of 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 Inbreng 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	Certificate Issuance Date	No. & Date of Survey Certificate	Area (m ²)	Inbreng Value (share)	Transaction Value (IDR)
1273/L.D	Muhammad Kemal Dinata	October 19, 2011	357/Labuhan Dalam/2011 October 14, 2011	17,750	9,231,394	8,308,254,600
1596	Drs. Mawardi	February 25, 2014	78/Labuhan Dalam/2013 October 11, 2013	4,418	2,297,707	2,067,936,300
1700	Paryan	December 18, 2014	87/Labuhan Dalam/2014 August 22, 2014	811	421,783	379,604,700
1699	Paryan	January 07, 2015	88/Labuhan Dalam/2014 August 22, 2014	1,641	853,449	768,104,100
1698	Jemino	December 22, 2014	89/Labuhan Dalam/2014 August 22, 2014	2,038	1,059,920	953,928,000
1686	Nadya Raisya Setia Murti	September 11, 2014	50/Labuhan Dalam/2014 April 24, 2014	13,000	6,761,021	6,084,918,900
1685	Nadya Raisya Setia Murti	September 11, 2014	51/Labuhan Dalam/2014 April 24, 2014	11,585	6,025,110	5,422,599,000
1547	Nadya Raisya Setia Murti	October 21, 2013	51/Labuhan Dalam/2014 June 14, 2013	33,890	17,625,462	15,862,915,800
983	Nadya Raisya Setia Murti	April 6, 2009	51/Labuhan Dalam/2014	7,885	4,100,820	3,690,738,000
TOTAL					48,376,666	43,538,999,400

Labuan Bajo Asset

Certificate Number	The Name of the Rights Holder	Certificate Issuance Date	No. & Date of Survey Certificate	Area (m ²)	Inbreng Value (share)	Transaction Value (IDR)	
Plot A							
00013	PT. Manggarai Anugerah Semesta	August 8, 2015	50/Golo Mori/2015 March 30, 2015	22,860	5,660,891	5,094,801,900	
00016	PT. Manggarai Anugerah Semesta	August 8, 2015	51/Golo Mori/2015 March 30, 2015	24,960	6,180,920	5,562,828,000	
00023	PT. Manggarai Anugerah Semesta	August 8, 2015	44/Golo Mori/2015 March 30, 2015	21,310	5,277,059	4,749,353,100	
00024	PT. Manggarai Anugerah Semesta	August 8, 2015	49/Golo Mori/2015 March 30, 2015	28,060	6,948,582	6,253,723,800	
Sub-Total 1				97,190			
Plot B							
00041	PT. Manggarai Anugerah Semesta	August 8, 2015	58/Golo Mori/2015 March 30, 2015	27,150	6,723,236	6,050,912,400	
00040	PT. Manggarai Anugerah Semesta	August 8, 2015	59/Golo Mori/2015 March 30, 2015	23,170	5,737,657	5,163,891,300	
00038	PT. Manggarai Anugerah Semesta	August 8, 2015	62/Golo Mori/2015 March 30, 2015	20,980	5,195,340	4,675,806,000	
00015	PT. Manggarai Anugerah Semesta	August 8, 2015	66/Golo Mori/2015 March 30, 2015	24,910	6,168,538	5,551,684,200	
Sub-Total 2				96,210			
TOTAL					193,400	47,892,223	43,103,000,700

PERKIRAAN RENCANA PENGGUNAAN DANA

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:

- Acquisition Asset Transaction in form of land In Labuan Bajo with an area of 193.400 m² which owned by PT Manggarai Anugerah Semesta (“MAS) through forms other than money payment, that will be implemented/deposited partially of HMETD of PT Kunci Daud Indonesia (“KDI”) as the major shareholders which will be transferred to MAS with the amount of 47.892.223 New Share, worth of Rp43.103.000.700,-;

2. Acquisition Asset Transaction in form of land In Labuan Bajo with an area of 93.018 m² which owned by oleh Muhammad Kemal Dinata, Nadya Raisya Setia Murti, Drs. Drs. Mawardi, Paryan, dan Jemino through forms other than money payment, that will be implemented/deposited partially of HMETD of PT Kunci Daud Indonesia (“**KDI**”) and PT Intan Investama Internasional (“**III**”) as Major Shareholders, whose will be transferred to Muhammad Kemal Dinata, Nadya Raisya Setia Murti, Drs. Drs. Mawardi, Paryan, and Jemino with the amount of 58.052.000 New Shares, worth of Rp43.538.999.400,-; and
3. Payment of long-term loan to Affiliated Parties and as 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 m² which is owned by PT Manggarai Anugerah Semesta and in Lampung with an area of 93,018 m² which is owned by Mr. Muhammad Kemal Dinata, Mr. Drs. Mawardi, Mr. Paryan, Mr. Jemino 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, Drs. Mawardi, Paryan, Jemino 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. Drs. Mawardi, Mr. Paryan, Mr. Jemino 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. 00152/2.0095-01/PI/03/0046/1/IV/2022 dated April 6, 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 December 31, 2021 for the purpose of buying and selling by means of payment in forms other than cash (“Inbreng”)

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.	Uraian	Nilai Pasar (Rp)
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. - Land 193,400 m ²	43.977.000.000
Sub-Total		43.977.000.000
2.	Vacant land located on Jalan Soekarno Hatta, RT 002 LK 02, Labuhan Dalam Village, Tanjung Senang District, Bandar Lampung City - Lampung Province - Land 93,018 m ²	43.691.000.000
Sub-Total		43.691.000.000
Total		87.668.000.000

Summary of the Fairness Opinion Report on the Proposed Acquisition of Land Assets by Inbreng

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 Memorandum of Agreement No. 0004/SPK/MSE-01/ES/I/202 on January 20, 2021. KJPP has arranged Fairness Opinion Report on the Proposed Transaction with Report No. 00015/2.0113-03/BS/03/0340/1/IV/2022, on April 11, 2022.

Party Identity

The parties involved in the Proposed Transaction include:

- PT Perintis Trinita Properti Tbk
- PT Manggarai Anugerah Semesta
- Muhammad Kemal Dinata
- Drs. Drs. Mawardi

- Paryan
- Jemino
- 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:

- The Fairness Opinion is 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:

- a. Transaction analysis;
- b. Qualitative analysis and quantitative analysis of the transaction plan;
- c. Analysis of the fairness of the transaction value;
- d. 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.

Background

PT Perintis Trinita Properti Tbk (or hereinafter referred to as the “Company”) plans to carry out Loan Payment Transactions with a total amount of IDR28,611,433,673, each of which will be paid to Septian Starlin in the amount of IDR 7,252,984,604, Johannes L. Andayaprana IDR 3,144,324,688, -, Chandra IDR 5,298,706,233, Dr. Ir. Matius Jusuf MM, MBA for IDR 8,749,894,862 and Ishak Chandra IDR 4,165,523,286. These parties are parties affiliated with the Company.

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) 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.

The Transaction Plan stipulates provisions regarding trade transactions as described in the Regulation of the Financial Services Authority of the Republic of Indonesia No. 42/POJK.04/2020, April 20, 2020 concerning Affiliated Transactions and Conflict of Interest Transactions (hereinafter referred to as "Regulation No. 42/POJK. 04/2020") because they are carried out with parties affiliated with the Company. The Proposed Transaction also does not meet the provisions related to material transactions as defined in the Regulation of the Financial Services Authority of the Republic of Indonesia No. 17/POJK.04/2020, April 20, 2020 regarding Material Transactions and Changes in Business Activities (hereinafter referred to as "Regulation No. 17/POJK. 04/2020") because the value of the planned transaction is below 20% of the Company's equity as of December 31, 2021

Summary of the Fairness Opinion Report on the Proposed Loans Payment Transaction to Affiliated Parties by the Company.

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 Memorandum of Agreement No. 0004/SPK/MSE-01/ES/I/202 on January 20, 2021. KJPP has arranged Fairness Opinion Report on the Proposed Transaction with Report No. 00016/2.0113-03/BS/03/0340/1/IV/2022, on April 11, 2022.

Party Identity

The parties involved in the Proposed Transaction include:

- PT Perintis Trinita Properti Tbk
- Septian Starlin
- Johanes L. Andayaprana
- Chandra
- Dr. Ir. Matius Jusuf MM, MBA
- Ishak Chandra

Object of Fairness Assessment

The object of the Fairness Opinion is the Proposed Loan Payment Transaction conducted by the Company to the Affiliated Parties

Purpose and Objectives of Giving Fairness Opinion

The purpose and objective of this appraisal report is to provide a Fairness Opinion on the Payment of Loan by the Company in the amount of IDR28,611,433,673, - (twenty-eight billion six hundred eleven million four hundred thirty-three thousand six hundred seventy three rupiah).

Assumptions and Limiting Conditions

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

- The Fairness Opinion is 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 consideration of 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, the appraiser believe that the Proposed LoanPayment Transaction to affiliated parties to be carried out by the Company is Fair..

OVERVIEW OF THE COMPANY'S IMPORTANT FINANCIAL DATA

These important financial data come from the Company's Consolidated Financial Statements for the years ended on December 31, 2021, 2020, and 2019, which have been audited by KAP Anwar & Partners based on the Auditing Standards set by IAPI, with a fair opinion without exception, signed by Christiadi Tjahnadi.

(in thousands Rupiah)

Description	December 31		
	2021	2020	2019
Asset Total	1.871.869.145	1.472.164.984	1.819.761.502
Liability Total	1.214.835.891	765.513.292	1.291.065.386
Equity Total	657.033.254	706.651.692	528.696.117

(in thousands Rupiah)

Description	December 31		
	2021	2020	2019
Sales and Revenue*	2.821.724	3.730.862	248.709.731
Cost of goods sold	(1.779.228)	(640.156)	(170.086.685)
Gross Profit	1.042.496	3.090.706	78.623.046
Net Profit for the year	(50.322.824)	7.865.426	37.491.067
Other Comprehensive income	481.570	759.614	6.186.879
Comprehensive Profit for the Year	(49.841.254)	8.625.040	43.677.946
Total Net Profit Attributable to			
- Holding Entity Owner	(30.843.277)	17.818.119	26.480.525
- Non-Controlling Interests	(19.479.547)	(9.952.693)	11.010.542
Total Comprehensive Profit Attributable to:			
- Holding Entity Owner	(30.148.241)	18.636.815	32.557.719
- Non-Controlling Interests	(19.693.013)	(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.

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 Plan of the Transaction and PUT I that will be held on Thursday, May 19, 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 of Capital Increase with Pre-Emptive Rights ("PMHMETD") by utilizing Financial Statements for December 31, 2021, at the earliest to the Shareholders through Limited Public Offering I ("PUT I") including share deposit in forms other than money by land inbreng in utilizing Asset Valuation Report at the earliest on December 31, 2021.
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 Trinitas Properti Tbk's PUT I funds, namely for payments to affiliated parties, 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

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Kantor Pusat Non-Operasional

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