

INFORMATION DISCLOSURE TO SHAREHOLDERS REGARDING LIMITED PUBLIC OFFER ("LPO I") IN ORDER TO RELEASE THE RIGHT ISSUES

THIS INFORMATION LISTED ON THIS INFORMATION DISCLOSURE IS SIGNIFICANT AND IMPORTANT TO NOTE BY PT PERINITIS TRINITI PROPERTI TBK'S SHAREHOLDERS REGARDING THE PLAN TO INCREASE COMPANY'S CAPITAL THROUGH PRE-EMPTIVE RIGHTS ("HMETD").

INFORMATION DISCLOSURE IS IMPORTANT RELATED TO COMPANY'S PLAN TO TAKE LIMITED PUBLIC OFFER ("LPO I") TO INCREASE COMPANY'S CAPITAL THROUGH PRE-EMPTIVE RIGHTS ("HMETD"). THIS INFORMATION DISCLOSURE WAS MADE AND ANNOUNCED TO COMPLY WITH PERATURAN OTORITAS JASA KEUANGAN REPUBLIK INDONESIA ("OJK") NO. 32/POJK.4/2015 ABOUT INCREASING COMPANY'S CAPITAL THROUGH RIGHT ISSUES AS CHANGED IN PERATURAN OJK NO. 14/POJK.04/2019 TAHUN 2019.

IF YOU EXPERIENCED DIFFICULTY TO UNDERSTAND THE INFORMATION THAT LISTED IN THIS INFORMATION DISCLOSURE, YOU SHOULD CONSULT IT WITH BROKER-DEALER, FUND MANAGER, PUBLIC ACCOUNTANT, AND/OR OTHER PROFESSIONAL ADVISOR.



PT Perintis Trinitis Properti Tbk.

Main Business Activities:
Engaged in the field of real estate

Headquarter:

Brooklyn Premium Office No. A01-A03 JL
Sutera Boulevard Kav 22-26 Alam
Sutera, Tangerang Selatan, Indonesia
Telp : 021 30066688
Fax : 021 80821403
Email : corsec.trin@trinitiland.com
Web : www.trinitiland.com

Non-Operational Headquarter:

District 8 SCBD, Prosperity Tower
18th floor A/J, JL Senopati Raya, Senayan,
Jakarta Selatan, Indonesia
Telp : 021 50111999
Fax : 021 50986116
Email : corsec.trin@trinitiland.com
Web : www.trinitiland.com

ALL THE INFORMATIONS THAT INCLUDED IN THIS INFORMATION DISCLOSURE WAS A PROPOSAL, THAT IS SUBJECTED TO EXTRAORDINARY GENERAL MEETING (EGMS) AND PROSPECTUS THAT WILL BE DISCLOSED IN ORDER TO INCREASE COMPANY'S CAPITAL THROUGH RIGHT ISSUE ("HMETD").

INFORMATIONS THAT INCLUDED IN THIS INFORMATION DISCLOSURE WAS JUST BEING INFORMATION, AND WAS NOT INTENDED AS, AND THEREFOR IT WAS NOT, OFFER, RECOMMENDATION, OR INVITATION TO PARTICIPATE OR TO ACQUIRE COMPANY'S SHARE.

PROLEGOMENON

Information that listed on this Information Disclosure were delivered to shareholders related to the Limited Public Offering (“LPO I”) to shareholders in order to increase company’s capital through right issue (“HMETD”) that will be carried out by complying with POJK 32/2015, as changed in peraturan OJK No. 14/ 2019.

LPO I INFORMATION

Announcement of Extraordinary General Meeting of Shareholders (“EGMS”) agenda to the Financial Services Authority (“OJK”)	:	April 5 th , 2022
Right issue’s announcement towards company’s shareholders.	:	April 12 th , 2022
Information Disclosure announcement regarding the plan to increase company’s capital through right issue (“HMETD”).	:	April 12 th , 2022
Recording date for shareholders that has right to attend in EGMS	:	April 26 th , 2022
Calling for EGMS towards company’s shareholders	:	April 27 th , 2022
Announcement of Changes/Additional Disclosure of Information regarding the Plan to Increase the Company’s Capital Through Right Issue	:	May 13 th , 2022
Holding of EGMS	:	May 27 th , 2022
Announcement of EGMS summary result in Indonesia Stock Exchange website and the Company’s website	:	May 30 th , 2022
Submit the EGMS’s result towards OJK and Indonesia Stock Exchange	:	May 30 th , 2022
Right issue’s registration statement to OJK	:	May 31 st , 2022
The estimation of effective date by OJK	:	July 6 th , 2022

MAXIMUM NUMBER OF SHARES OFFERED

Company is planning to perform Limited Public Offering (“LPO I”) by issuing 147,795,558 (one hundred forty seven million seven hunder ninety five thousand five hundred fifty eight) new shares with nominal value of IDR100,- (one hundred rupiah) per share accompanied by publication of 147,795,558 (one hundred forty seven million seven hunder ninety five thousand five hundred fifty eight) Series II Warrat. Each 30 (thirty) old shares holder will possess 1 (one) Pre-emptive Rights that could give the holders to acquire 1 (one) new stocks that will be owned at exercise price of IDR900,- (nine hundred rupiah) per share that must be paid fully when order the Pre-emptive Rights. the number of shares that will be issued has been calculated based on company’s capital needs and the exercise price. Series II Warrant will be issued following the new stock which are given free as incentive for the shareholders and/or Pre-emptive Rights holder that exercise its rights. Every Series II Warrant are entitled to purchase 1 (one) new share of the Company. Each Series II Warrant in the form of a fraction will be rounded down. The implementation of the issuance of shares resulting from the issuance of Series II Warrants will be delegated to the Board of Directors and/or Board of Commissioners of the Company for which approval will be requested at the Company's EGMS.

On the implementation of LPO I, PT Kunci Daud Indonesia (“KDI”) and PT Intan Investama Internasional (“III”) as the major shareholders have stated that they will transfer their Rights partially in LPO I to Muhammad Kemal Dinata, Drs. Mawardi, Paryan, Jumino, Nadya Raisya Setia Murti, and PT Manggarai Anugerah Semesta. Those parties will take part of KDI and III Rights by other forms of payment other than cash (“Inbreng”).

The number of Pre-emptive Rights that transferred from KDI and III each are 52.525.082 and 43.743.807 respectively with the details are as followed:

	HMETD III	
	Total HMETD	Transaction Value (Rp)
Muhammad Kemal Dinata	9.231.394	8.308.254.600
Nadya Raisya Setia Murti	34.512.413	31.061.171.700
Total	43.743.807	39.369.426.300
	HMETD KDI	
	Total HMETD	Transaction Value (Rp)
DRS Mawardi	2.297.707	2.067.936.300
Paryan	1.275.232	1.147.708.800
Jumino	1.059.920	953.928.000
PT Manggarai Anugerah Semesta	47.892.223	43.103.000.700
Total	52.525.082	47.272.573.800

KDI's remaining Preemptive rights ("HMETD") of 19,634,918 New Shares and the remaining Preemptive Rights III of 15,296,193 New Shares that are not transferred will be allocated to shareholders or other HMETD proof holders who place an order greater than their rights proportionally based on the number of Preemptive Rights that have been exercised by each -each shareholder or holder of HMETD proof who subscribed for Additional Shares.

Until this Information Disclosure is published, the total of company's Series I Warrant still exist 233.450.275 (two hundred thirty-three million four hundred fifty thousand and two hundred seventy-five) Series I Warrant.

ESTIMATION PERIOD OF IMPLEMENTATION LPO I

Company's planning on implementation of LPO I will be done immediately after obtaining approval from EGMS, remembering that according to regulations Peraturan Otoritas Jasa Keuangan Nomor 32/POJK.04/2015 *juncto* Peraturan Otoritas Jasa Keuangan Nomor 14/POJK.04/2019 the implementation of LPO I will be done in a period of not more than 12 (twelve) month since the EGMS approval date.

EFFECT OF LPO I PLAN ON STOCK OWNERSHIP PERFORMANCE

By issuing LPO I, company hopes to get as much funding as possible IDR133.106.002.200,-

Company offers as much as 147,795,558 new shares or 3,09% from equity after the implementation of LPO I where every 30 old stocks will have right to 1 Pre-emptive Rights. In case there is shareholders that do not exercise the Pre-emptive Rights that acquired from LPO I, then their ownership in the company will be deluted 3,09% maximum.

Based on each Pre-Emptive Rights Transfer Agreement No. 019/PPHMETD/KDI-J-RM/III/2022, No. 020/PPHMETD/KDI-M-RM/III/2022, No. 021/PPHMETD/KDI-P-RM/III/2022, No. 023/PPHMETD/KDI-PRM/III/2022, on March 19, 2022, and Pre-Emptive Rights Transfer Agreement No. 18/PPHMETD/KDIMAS/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/III-NRSM-RM/III/2022, No. 015/PPHMETD/III-MKD-RM/III/2022, No. 016/PPHMETD/III-NRSM-RM/III/2022, No. 017/PPHMETD/III-NRSM-RM/III/2022, No 018/PPHMETD/III-NRSM-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.

This following is presented the capital structure and shareholder structure:

The performance of capital structure and shareholder structure if the outstanding Series 1 Warrants are 233.450.275 warrants based on monthly reports of the shareholder composition for the April 2022 period that

published by BAE entirely implemented by series I warrant holder until the publication date of the list of shareholders (DPS) entitled to Pre-emptive Rights or recording date.

Performance 1.1 KDI and III Assumption on transfer their Rights partially to land owner, then other shareholder and Series I Warrant Holder that exercise their rights.

The performance of capital and shareholder structure before and after LPO I, but before Series II Warrants are exercise are as followed:

	Before PMHMETD I		After PMHMETD I		
	# of Shares	Nominal Value	# of Shares	Nominal Value	%
Authorized Capital	12.500.000.000	1.250.000.000.000	12.500.000.000	1.250.000.000.000	
Paid-In Capital					
PT Kunci Daud Indonesia	1.804.000.000	180.400.000.000	1.804.000.000	180.400.000.000	37,74%
PT Intan Investama International	1.476.000.000	147.600.000.000	1.476.000.000	147.600.000.000	30,87%
PT Panca Muara Jaya	264.859.000	26.485.900.000	273.687.633	27.368.763.300	5,72%
Public	655.557.485	65.555.748.500	690.473.846	69.047.384.593	14,44%
Muhammad Kemal Dinata	-	-	9.231.394	923.139.400	0,19%
Drs. Mawardi	-	-	2.297.707	229.770.700	0,05%
Paryan	-	-	1.275.232	127.523.200	0,03%
Jumino	-	-	1.059.920	105.992.000	0,02%
Nadya Raisya Setia Murti	-	-	34.512.413	3.451.241.300	0,72%
PT Manggarai Anugerah Semesta	-	-	47.892.223	4.789.222.300	1,00%
Series I Warrant	233.450.275	23.345.027.500	241.231.950	24.123.195.000	5,05%
Total Subscribed and Paid-In Capital Before Treasury Shares	4.433.866.760	443.386.676.000	4.581.662.318	458.166.231.793	95,84%
Shares Reclaimed *	199.000.000	19.900.000.000	199.000.000	19.900.000.000	4,16%
Total Subscribed and Paid-In capital	4.632.866.760	463.286.676.000	4.780.662.318	478.066.231.793	100,00%
Total Shares in Portfolio	7.867.133.240	806.613.324.000	7.918.337.682	791.833.768.207	

*Remaining Pre-emptive Rights ("HMETD") of KDI and III will be transferred to the public

Performance 1.2 Assumption all Series II Warrant that obtained by shareholders have entirely been exercise into new stocks.

Company's capital structure performance that placed and fully paid before and after the exercise of Series II Warrant are as followed:

	Before Series II Warrant		After Series II Warrant		
	# of Shares	Nominal Value	# of Shares	Nominal Value	%
Authorized Capital	12.500.000.000	1.250.000.000.000	12.500.000.000	1.250.000.000.000	
Paid-In Capital					
PT Kunci Daud Indonesia	1.804.000.000	180.400.000.000	1.804.000.000	180.400.000.000	36,60%
PT Intan Investama International	1.476.000.000	147.600.000.000	1.476.000.000	147.600.000.000	29,95%
PT Panca Muara Jaya	273.687.633	27.368.763.300	282.516.266	28.251.626.600	5,73%
Public	690.473.846	69.047.384.593	725.390.207	72.539.020.687	14,72%
Muhammad Kemal Dinata	9.231.394	923.139.400	18.462.788	1.846.278.800	0,37%
Drs. Mawardi	2.297.707	229.770.700	4.595.414	459.541.400	0,09%
Paryan	1.275.232	127.523.200	2.550.464	255.046.400	0,05%
Jumino	1.059.920	105.992.000	2.119.840	211.984.000	0,04%
Nadya Raisya Setia Murti	34.512.413	3.451.241.300	69.024.826	6.902.482.600	1,40%
PT Manggarai Anugerah Semesta	47.892.223	4.789.222.300	95.784.446	9.578.444.600	1,94%
Series I Warrant	241.231.950	24.123.195.000	249.013.625	24.901.362.500	5,05%
Total Subscribed and Paid-In Capital Before Treasury Shares	4.581.662.318	458.166.231.793	4.729.457.876	472.945.787.587	95,96%
Shares Reclaimed *	199.000.000	19.900.000.000	199.000.000	19.900.000.000	4,04%
Total Subscribed and Paid-In capital	4.780.662.318	478.066.231.793	4.928.457.876	492.845.787.587	100,00%
Total Shares in Portfolio	7.719.337.682	791.833.768.207	7.770.542.124	777.054.212.413	

Performance 2.1 Assumption KDI and III transfer their Rights partially to landowner, then other shareholder and Series I Warrant Holder that exercise their rights

The performance of capital structure and shareholder structure before and after LPO I, but before Series II Warrant exercised are as followed:

	Before PMHMETD I		After PMHMETD I		
	# of Shares	Nominal Value	# of Shares	Nominal Value	%
Authorized Capital	12,500,000,000	1,250,000,000,000	12,500,000,000	1,250,000,000,000	
Paid-In Capital					
PT Kunci Daud Indonesia	1,804,000,000	180,400,000,000	1,804,000,000	180,400,000,000	38.15%
PT Intan Investama International	1,476,000,000	147,600,000,000	1,476,000,000	147,600,000,000	31.21%
PT Panca Muara Jaya	264,859,000	26,485,900,000	264,859,000	26,485,900,000	5.60%
Public	655,557,485	65,555,748,500	655,557,485	65,555,748,500	13.86%
Muhammad Kemal Dinata	-	-	9,231,394	923,139,400	0.20%
Drs. Mawardi	-	-	2,297,707	229,770,700	0.05%
Paryan	-	-	1,275,232	127,523,200	0.03%
Jumino	-	-	1,059,920	105,992,000	0.02%
Nadya Raisya Setia Murti	-	-	34,512,413	3,451,241,300	0.73%
PT Manggarai Anugerah Semesta	-	-	47,892,223	4,789,222,300	1.01%
Series I Warrant	233,450,275	23,345,027,500	233,450,275	23,345,027,500	4.94%
Total Subscribed and Paid-In Capital Before Treasury Shares	4,433,866,760	443,386,676,000	4,530,135,649	453,013,564,900	95.79%
Shares Reclaimed *	199,000,000	19,900,000,000	199,000,000	19,900,000,000	4.21%
Total Subscribed and Paid-In capital	4,632,866,760	463,286,676,000	4,729,135,649	472,913,564,900	100.00%
Total Shares in Portfolio	7,867,133,240	806,613,324,000	7,969,864,351	796,986,435,100	

*Remaning righs that has nod been exercised will be returned to portfolio

Performance 2.2 Assumption Series II Waran that acquired by land owner has been fullt exercised into company's new stocks.

Capital structure performance that placed and fully paid before and after the exercise of Series II Warrant are as followed:

	Before Series II Warrant		After Series II Warrant		
	# of Shares	Nominal Value	# of Shares	Nominal Value	%
Authorized Capital	12,500,000,000	1,250,000,000,000	12,500,000,000	1,250,000,000,000	
Paid-In Capital					
PT Kunci Daud Indonesia	1,804,000,000	180,400,000,000	1,804,000,000	180,400,000,000	37.39%
PT Intan Investama International	1,476,000,000	147,600,000,000	1,476,000,000	147,600,000,000	30.59%
PT Panca Muara Jaya	264,859,000	26,485,900,000	264,859,000	26,485,900,000	5.49%
Public	655,557,485	65,555,748,500	655,557,485	65,555,748,500	13.59%
Muhammad Kemal Dinata	9,231,394	923,139,400	18,462,788	1,846,278,800	0.38%
Drs. Mawardi	2,297,707	229,770,700	4,595,414	459,541,400	0.10%
Paryan	1,275,232	127,523,200	2,550,464	255,046,400	0.05%
Jumino	1,059,920	105,992,000	2,119,840	211,984,000	0.04%
Nadya Raisya Setia Murti	34,512,413	3,451,241,300	69,024,826	6,902,482,600	1.43%
PT Manggarai Anugerah Semesta	47,892,223	4,789,222,300	95,784,446	9,578,444,600	1.99%
Series I Warrant	233,450,275	23,345,027,500	233,450,275	23,345,027,500	4.84%
Total Subscribed and Paid-In Capital Before Treasury Shares	4,530,135,649	453,013,564,900	4,626,404,538	462,640,453,800	95.88%
Shares Reclaimed *	199,000,000	19,900,000,000	199,000,000	19,900,000,000	4.12%
Total Subscribed and Paid-In capital	4,729,135,649	472,913,564,900	4,825,404,538	482,540,453,800	100.00%
Total Shares in Portfolio	7,770,864,351	796,986,435,100	7,873,595,462	787,359,546,200	

STOCKS DEPOSIT IN OTHER FORMS

The puIDRose of the LPO I includes the acquisition of assets In form of land in Labuan bajo, special economic area, Labuan Bajo - Golo Mori highroad, Golo Mori Village, Komodo Sub-District, West Manggarai Regency, West Nusa Tenggara Province as wide as 193.400 m² that owned by PT Manggarai Anugerah Semesta and in Soekarno Hatta street, RT 002 LK 02, Kelurahan Labuhan Dalam, Kecamatan Tanjung Senang, Kota Bandar Lampung, Lampung Province as wide as 93.018 m² that owned by Mr. Muhammad Kemal Dinata, Mr. Mawardi, Mr. Paryan, Mr. Jumino and Mrs. Nadya Raisya Setia Murti whose payment will be made in forms other than cash ("Inbreng").

Payment of shares that made in the form of other than cash must meet the following conditions:

- Directly related to the planned use of funds; and
- Use an appraiser to state fairness opinion about the transaction deposit of shares in forms other than money, where in accordance with the provision of Pasal 9 ayat (2) POJK 32/2015 *jo* POJK 14/2019, time periode between the assessment and the date of deposit in a form other than money maximum 6 (six) months.

Inbreng transaction will be carried out by taking into account the exercise price of LPO I at IDR900,- (nine hundred rupiah), the details are as followed:

Lampung Assets

Certificate Number	Right Holder Name	Certificate Issue Date	Measuring letter	Area (m2)	Swap price (Stock)	Transaction Value
			No. & Date			
1273/L.D	Muhammad Kemal Dinata	19 October 2011	357/Labuhan Dalam/2011 14 October 2011	17,750	9,231,394	8,308,254,600
1596	Drs. Mawardi	25 February 2014	78/Labuhan Dalam/2013 11 October 2013	4,418	2,297,707	2,067,936,300
1700	Paryan	18 December 2014	87/Labuhan Dalam/2014 22 August 2014	811	421,783	379,604,700
1699	Paryan	07 January 2015	88/Labuhan Dalam/2014 22 August 2014	1,641	853,449	768,104,100
1698	Jumino	22 December 2014	89/Labuhan Dalam/2014 22 August 2014	2,038	1,059,920	953,928,000
1686	Nadya Raisya Setia Murti	11 September 2014	50/Labuhan Dalam/2014 24 April 2014	13,000	6,761,021	6,084,918,900
1685	Nadya Raisya Setia Murti	11 September 2014	51/Labuhan Dalam/2014 24 April 2014	11,585	6,025,110	5,422,599,000
1547	Nadya Raisya Setia Murti	21 October 2013	39/Labuhan Dalam/2013 14 June 2013	33,890	17,625,462	15,862,915,800
983/L. D	Nadya Raisya Setia Murti	06 April 2009	21/Labuhan Dalam/2009	7,885	4,100,820	3,690,738,000
TOTAL					48,376,666	43,538,999,400

Labuan Bajo Assets

Certificate Number	Right Holder Name	Certificate Issue Date	Measuring letter	Area (m2)	Swap price (Stock)	Transaction Value	
			No. & Date				
Land A							
00013	PT Manggarai Anugerah Semesta	08 August 2015	50/Golo Mori/2015 30 March 2015	22,860	5,660,890	5,094,801,000	
00016	PT Manggarai Anugerah Semesta	08 August 2015	51/Golo Mori/2015 30 March 2015	24,960	6,180,920	5,562,828,000	
00023	PT Manggarai Anugerah Semesta	08 August 2015	44/Golo Mori/2015 30 March 2015	21,310	5,277,059	4,749,353,100	
00024	PT Manggarai Anugerah Semesta	08 August 2015	49/Golo Mori/2015 30 March 2015	28,060	6,948,582	6,253,723,800	
Sub-Total 1				97,190	24,067,451	21,660,705,900	
Land B							
00041	PT Manggarai Anugerah Semesta	08 August 2015	58/Golo Mori/2015 30 March 2015	27,150	6,723,236	6,050,912,400	
00040	PT Manggarai Anugerah Semesta	08 August 2015	59/Golo Mori/2015 30 March 2015	23,170	5,737,657	5,163,981,300	
00038	PT Manggarai Anugerah Semesta	08 August 2015	62/Golo Mori/2015 30 March 2015	20,980	5,195,340	4,675,806,000	
00015	PT Manggarai Anugerah Semesta	08 August 2015	66/Golo Mori/2015 30 March 2015	24,910	6,168,539	5,551,685,100	
Sub-Total 2				96,210	23,824,772	21,442,384,800	
TOTAL					193,400	47,892,223	43,103,090,700

ESTIMATION PLAN FOR THE USE OF FUNDS

The funds that 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. A total of IDR 43,103,000,700,- will be used for the acquisition of assets in the form of land in Labuan Bajo covering an area of 193,400 m² owned by PT Manggarai Anugerah Semesta ("MAS"), whose payment will be made in forms other than cash, namely through the implementation/deposit of part 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.
2. A total of IDR 43,538,999,400,- will be used for the acquisition of assets in the form of land in Lampung covering an area of 93,018 m² which is owned by Muhammad Kemal Dinata, Madya Raisya Setia Murti, Drs. Mawardi, Paryan, and Juminto whose payment 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") 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 Juminto with a total of 58,052,000 New Shares;

3. A total of IDR 28,611,433,673,- will be used for payment of long-term debt to affiliated parties, namely Septian Starlin, Johnes L Andayaptana, Chandra, DR. Ir. Matthew Jusuf, MM, MBA, and Ishak Chandra with the following details:

1st Party:

Lender : Septian Starlin
Affiliate Relationship : President Commissioner of the Company and President Director of KDI which KDI is the Shareholders of the Company
Loan Value : Up to IDR 15.000.000.000,-
Remaining Debt per Des 31st, 2021 : IDR 8.555.485,-
PuIDRose of the Loan : Operational of the Company
Due Date : Desember 12th, 2024

2nd Party:

Lender : Johanes L Andayaprana
Affiliate Relationship : Director of the Company and Commissioner of KDI which KDI is the Shareholders of the Company
Loan Value : Up to IDR 7.500.000.000,-
Remaining Debt per Des 31st, 2021 : IDR 3.538.564,-
Purpose of the Loan : Operational of the Company
Due Date : Desember 12th, 2024

3rd Party:

Lender : Chandra
Affiliate Relationship : Director of the Company and Director of III which III is the Shareholders of the Company
Loan Value : Up to IDR 13.500.000.000,-
Remaining Debt per Des 31st, 2021 : IDR 6.668.706,-
Purpose of the Loan : Operational of the Company
Due Date : Desember 12th, 2024

4th Party:

Lender : DR. Ir. Matius Jusuf, MM, MBA
Affiliate Relationship : President Commissioner of the Company and President Commissioner of III which III is the Shareholders of the Company
Loan Value : Up to IDR 18.000.000.000,-
Remaining Debt per Des 31st, 2021 : IDR 9.549.895,-
Purpose of the Loan : Operational of the Company
Due Date : Desember 12th, 2024

5th Party:

Lender : Ishak Chandra
Affiliate Relationship : President Director and Director of KDI which KDI is the Shareholders of the Company
Loan Value : Up to IDR 7.500.000.000,-
Remaining Debt per Des 31st, 2021 : IDR 4.460.523,-
Purpose of the Loan : Operational of the Company
Due Date : Desember 12th, 2024

Based on the Audited Financial Statement per 31 December 2021, the amount of affiliated party debt was IDR32.773.173.797,- and the company plans to repay IDR IDR28.611.433.673,- of debt as summarized in the following table:

Lender	Limit	31 Dec 2021	Debt Payment
Septian Starlin	15,000,000	8,555,485	7,252,985
Johanes L Adayaprana	7,500,000	3,538,564	3,144,325
Chandra	13,500,000	6,668,706	5,298,706
DR. Ir. Matius Jusuf, MM, MBA	18,000,000	9,549,895	8,749,895
Ishak Chandra	7,500,000	4,460,523	4,165,523
Total		32,773,174	28,611,434

(In Thousands Rupiah)

4. The remaining fund will be used for the Company's working capital, which is operational reimbursement and commitment cost for Projects and Land in Lampung and Labuan Bajo, technical services for business consulting and management fee, and procurement in the form of land grading.

Meanwhile, all the capital that obtained from exercising the Series II Warrant if exercised 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 as the "company") plans to carry out an asset takeover transaction of land in Labuan Bajo that covers an area of 193.400 m² that owned by PT Manggarai Anugerah Semesta and in Lampung with an area of 93.018 m² that owned by Mr. Muhammad Kemal Dinata, Mr. Mawardi, Mr. Paryan, Mr. Jumino and Mrs. Nadya Raisya Setia Murti whose payment will be made in forms other than cash ("Inbreng") that will be used by the company and/or its subsidiaries in line with the company's business activities in the property sector for purchasing new land and business development/ company & subsidiary's new project.

The Proposed Transaction is part of the proposed Limited Public Offering I or LPO I by issuing Pre-emptive Rights (HMETD") to the shareholders. The Company will issue a maximum of 147,795,558 (one hundred forty seven million seven hundred ninety five thousand five hundred fifty-eight) new shares. The new shares offered in this LPO I are not entirely taken by the Pre-emptive 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 "III") as the Company's Major Shareholders have stated that some of their rights will be mentioned in the LPO I to PT Manggarai Anugerah Semesta, Mr. Muhammad Kemal Dinata, Mr. Mawardi, Mr. Paryan, Mr. Jumino and Mrs. Nadya Raisya Setia Murti. These parties will take part of the rights of KDI and III whose payment will be made in forms other than cash ("Inbreng").

As a form of payment for the Pre-emptive Rights shares (HMETD) 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 for the assets takeover by means of inbreng by the Companies in form of land in Labuan Bajo is IDR. 43,103,000,700,- (forty three billion five hundred three million seven hundred Rupiah) and in Lampung for IDR 43,538,999,400,- (forty three billion five hundred thirty eight million nine hundred ninety nine thousand four hundred thousand Rupiah). The Company's Internal Consolidated Financial Statements as of December 31, 2021, the value of the Proposed Transaction is 13.18% of the Company's total equity which is IDR.657.033.254.000,- (six hundred fifty seven billion thirty three million two hundred fifty four thousand rupiah).

Information about the assets to be traded (Imbreng):

- 1) Labuan Bajo Land

Labuan Bajo Land that located in the TanaMori area is a world-class Tourism Area developed by the Company. With the concept of "World-Class Digital Sustainable Tourism Destination next to Komodo

National Park”, the TanaMori area is expected to become a world-class sustainable digital tourism destination, which is most in demand by both foreign and local tourists of all age groups.

No.	Owner's Name	Certificate Basis	Rights Expiration Date	Number and Date Certificate Check	Notes
1.	PT Manggarai Anugerah Semesta ("MAS")	SHGB 00013/Golo Mori	17 May 2049	2549/2022 25 April 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
2.	MAS	SHGB 00015/ Golo Mori	17 May 2049	2542/2022 25 April 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
3.	MAS	SHGB 00016/ Golo Mori	17 May 2049	2548/2022 25 April 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
4.	MAS	SHGB 00023/ Golo Mori	23 May 2049	2546/2022 25 April 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
5.	MAS	SHGB 00024/ Golo Mori	23 May 2049	2543/2022 25 April 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
6.	MAS	SHGB 00038/ Golo Mori	23 May 2049	2544/2022 tanggal 25 April 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
7.	MAS	SHGB 00040/ Golo Mori	23 May 2049	2545/2022 t25 April 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
8.	MAS	SHGB 00041/ Golo Mori	23 May 2049	2547/2022 25 April 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.

2) Bandar Lampung Land

Bandar Lampung Land will be built as a property area with the concept of " Business Park" and is expected to become the largest business and commercial center in the city of Lampung that connects the island of Sumatra with other islands. The company plans to present storage-house units that provide functional flexibility so that residents can have the convenience of doing business or living.

No.	Owner's Name	Certificate Basis	Number and Date Certificate Check	Notes
1.	Muhammad Kemal Dinata	SHM 1273/ Labuhan Dalam	3517/2022 21 February 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
2.	Drs. Mawardi	SHM 1596/ Labuhan Dalam	3631/2022 22 February 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
3.	Paryan	SHM 1700/ Labuhan Dalam	3486/2022 4 February 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
4.	Paryan	SHM 1699/ Labuhan Dalam	3490/2022 4 February 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
5.	Jumino	SHM 1698/ Labuhan Dalam	3480/2022 4 February 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.

6.	Nadya Raisya Setia Murti	SHM 1686/ Labuhan Dalam	3560/2022 4 February 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
7.	Nadya Raisya Setia Murti	SHM 1685/ Labuhan Dalam	3570/2022 4 February 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
8.	Nadya Raisya Setia Murti	SHM 1547/ Labuhan Dalam	3493/2022 21 February 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.
9.	Nadya Raisya Setia Murti	SHM 983/ Labuhan Dalam	3494/2022 21 February 2022	Not being pledged, not being blocked, there are no confiscations, there are no disputes/conflicts/cases.

ANALYSIS THE IMPACT OF THE TRANSACTION PLAN ON THE COMPANY'S FINANCIAL CONDITIONS AND SHAREHOLDERS.

Impact on the Company's Financial Condition: Pengaruh terhadap Kondisi Keuangan Perseroan:

The statement of the Company's consolidated financial position performance as described below was prepared by the Company's management based on the Company's consolidated financial statements for the year ended December 31, 2021 which have been audited by Anwar & Partners with the following assumptions:

- The Proposed Transaction is carried out with the assumption that it has occurred on December 31, 2021.
- The puIDRose of this Proposed Transaction is to synergize with the Company's business plan in business development in the property sector.
- Adjustment of advances amounting to IDR17,762,568,427,- represents adjustments to the costs of carrying out construction work and management services & business consulting.
- Adjustment of real estate assets of IDR.86,642,000,100 with details of Land in Lampung IDR. 43,538,999,400 and Land in Labuan Bajo IDR. 43,103,000,700
- Adjustment of other payables to related parties amounting to IDR28,611,433,673,- represents an adjustment to the payment of long-term debt to related parties.
- The share capital adjustment amounting to IDR14,779,556,800,- is an adjustment for 147,795,558 shares from the PUT I with a par value of IDR100,- per share with an offering price of IDR900,- per share.
- Adjustment of premium for shares amounting to IDR118,236,446,400,- is the difference between the nominal value of IDR100,- per share and the exercise price of IDR900,- per share

	Before the Transaction Plan	Changes	After the Transaction Plan
Current Assets	991,315,045	17,762,568	1,009,077,613
Non- Current Assets	880,554,100	86,642,000	967,196,100
Total Assets	1,871,869,145	104,404,568	1,976,273,713
Non-current Liabilities	851,307,898	-	851,307,898
Current Liabilities	363,527,993	(28,611,434)	334,916,559
Equity	657,033,254	138,986,003	796,049,256
Total Liabilities and Equity	1,871,869,145	110,374,569	1,976,273,713

	Before the Transaction Plan	After the Transaction Plan
Debt to Equity Ratio	1.85	1.50
Debt to Asset Ratio	0.65	0.60
Asset to Equity Ratio	2.85	2.50

Impact on the Company's Shareholders:

This additional capital has an effect on 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 3.09%

Summary of Asset Valuation Report

Identification of Asset Valuation Object

This valuation includes non-operational assets, as follows:

1. Vacant land with an area of 193,400 m² located in the Special Economic Zone, Jalan Lintas Labuan Bajo-Golomori, Golomori Village, Kodomo District, West Mangarai Regency, East Nusa Tenggara Province.
2. Vacant land with an area of 93,018 m² located at Soekarno Hatta Street, RT 002, LK 02, Labuhan Dalam Village, Tanjung Senang District, Bandar Lampung City – Lampung Province.

Purpose and Objectives of Asset Valuation

Based on Asset Valuation Report No. 00168/2.0095-01/PI/03/0046/1/V/2022 dated May 6th, 2022 issued by RUKY, SAFRUDIN & REKAN PUBLIC ASSESSMENT SERVICES OFFICE, the puIDRose and objective of this assignment is to determine the Market Value of the Valuation Object as of the date December 31, 2021 for the puIDRose of buying and selling.

Standard Assesment

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.

Conclusion

No.	Description	Market Value (IDR)
1.	Empty 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.	Empty land located on Jalan Soekarno Hatta, RT 002 LK 02, Labuhan Dalam Village, Tanjung Glad District, Bandar Lampung City - Lampung Province - Land 93.018 m ²	43.691.000.000
Sub Total		43.691.000.000
Total Amount		87.668.000.000

Summary of the Fairness Opinion Report on the Proposed Acquisition of Land Assets Transaciton (“Inbreng”)

KJPP Syarif, Endang & Partners is a Public Appraisal Service Company that 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 00022/2.0113-03/BS/03/0340/1/V/2022, May 24th, 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 whose payment will be made in forms other than cash (“**Inbreng**”) by the Company.

Fairness Assessment Objective

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 whose payment will be made 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 Report is a Non-disclaimer opinion.
- We have reviewed the documents used in the Fairness Opinion.
- In complying the 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 Financial Statements Performance submitted by the Company by reflecting the fairness of the financial projections and the ability to achieve them (fiduciary duty).
- 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.
- Appraisers is responsible for the Fairness Opinion Report and the resulting conclusions.
- Appraiser has obtained information on the legal status of the Fairness Opinion object from the assignor.

Assesment Approaches and Methods

The approaches and methods used are:

- a. Transaction Analysis;
The Proposed Transaction is not an Affiliated Transaction as referred to in Regulation no. 42/POJK.04/2020, because it was carried out with third parties who are not affiliated with TRIN.
The Proposed Transaction does not include material transactions in accordance with Regulation No. 17/POJK.04/2020 (“**POJK 17/2020**”) regarding Material Transactions and Changes in Main Business Activities because the percentage of transaction value to equity is 13.19%, below the provisions in POJK 17/2020 which states that a transaction is categorized as material transactions if the transaction value is equal to 20% or more of the equity of the Public Company.
- b. Qualitative and quantitative analysis of the transaction plan;
The qualitative advantage is that TRIN can develop its business in the property sector and provide additional land that can be developed so that it can be better known to the public as a company that continues to grow.
A qualitative disadvantage is that if the Company's performance does not match the target in the financial projections, it will certainly affect the perspective of TRIN stakeholders.

Based on the results of the incremental analysis, the Proposed Transaction can provide added value to assets of IDR99.08 billion. Where the added value was mainly from the addition of real estate assets of IDR.86.64 billion. In terms of equity, it is estimated that there will be additional capital from rights issue of IDR103.20 billion.

c. Fairness of the transaction value analysis;

With a Proposed Transaction value of IDR 86,642,000,100 (Eighty Six Billion Six Hundred Forty Two Million One Hundred Rupiah) and a Market Value of IDR 87,668,000,000 (eighty seven billion six hundred sixty eight million Rupiah) , the value of the Proposed Transaction is 1.17% lower than the Market Value and still within the reasonable range. Thus, we believe that the transaction value is fair.

d. Analysis of other relevant factors.

Funds that obtained from the LPO I to TRIN Shareholders from the issuance of Preemptive Rights, after deducting the issuance costs which are the obligations of TRIN will be used for the acquisition of assets in the form of land in Labuan Bajo covering an area of 193,400 m² and in Lampung an area of 93,018 m², payment payables to related parties, and advances in the execution of construction works.

Fairness opinion on the transaction

Based on the analysis that were 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, the appraiser concludes that the Proposed Transaction for the acquisition of assets in the form of land in Labuan Bajo and in Lampung whose payment will be made in forms other than cash (“Inbreng”) by the Company is Fair.

COMPANY'S IMPORTANT FINANCIAL DATA OVERVIEW

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

(in Thousand Rupiah)

Description	31 December	
	2021	2020
Total Asset	1.871.869.145	1.472.164.984
Total Liabilities	1.214.835.891	765.513.292
Total Equity	657.033.254	706.651.692

(in Thousand Rupiah)

Description	31 December	
	2021	2020
Sales and Revenue*	2.821.724	3.730.862
Cost of Good Sold	(1.779.228)	(640.156)
Gross Profit	1.042.496	3.090.706
Net Profit (Loss) for the Year	(50.322.824)	4.212.055
Other Comprehensive income	481.570	759.614
Comprehensive Income (Loss) for the Year	(49.841.254)	4.971.669
Total Net Profit Attributed to:		
- Parent Entity Owner	(30.843.277)	14.164.748
- Non-Controlling Interest	(19.479.547)	(9.952.693)
Total Comprehensive income attributed to:		
- Parent Entity Owner	(30.148.241)	14.983.444
- Non-Controlling Interest	(19.693.013)	(10.011.775)

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

INDEPENDENT PARTIES THAT WERE APPOINTED IN THE TRANSACTION PLAN

1. Independent Auditor : Public Accounting Company Anwar & Rekan
2. Legal Consultant : Andreas, Sheila & Partners Law Office
3. Appraiser (Asset Valuation) : KJPP Ruky, Safrudin & Rekan
4. Appraiser (Fairness Opinion) : KJPP Syarif, Endang dan Rekan
5. Public Noraty : Rudy Siswanto, SH

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

This Information Disclosure 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 Transaction Plan and the LPO I Plan will be held on Friday, May 27th, 2022 at 10.00 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 Granting Pre-emptive Rights ("PMHMETD") with warrants accompanied by using Financial Statements no later than December 31, 2021 to shareholders through Limited Public Offering ("LPO I") including the payment of share in forms other than money, namely by way of imbreng land using the Asset Valuation Report no later than December 31, 2021.
2. Approval to amend Article 4 Paragraph 2 of the The Company's articles of Association after the completion of PMHMETD.
3. Granting power of attorney to the Board of Directors and/or Board of Commissioners of the The Company to carry out all actions deemed necessary in the context of PMHMETD with warrants in accordance with the

provision of the applicable laws and regulations, including granting power and authority to the Board of Commissioners of the The Company to state a separate notarial deed regarding changes to the The Company's articles of association due to PMHMETD.

4. Approval for the use of PT Perintis Trinitis Properti Tbk's LPO I funds, namely for payments to related parties, asset takeover transactions, the payment which will be made in forms other than money (imbreg), as well as for the The Company's working capital, in accordance with the applicable laws and regulations, particularly in the field of capital market.

In relation to the Planned LPO I and the amendment to the articles of association, the Company intends to seek approval from the Company's EGMS which will be held on Thursday, 19 May 2022 with due observance of the provisions stipulated in Article 11 of the Company's Articles of Association, which are as follows:

- The Company's EGMS may be held if at the EGMS:
 - 1) In Agenda 1, 2 and 3, more than 2/3 of the total shares with voting rights are present or represented has been met.
 - 2) In the 4th Agenda, more than 1/2 (one half) of the total shares with voting rights
- If the decision taken based on deliberation for consensus is not reached, then the decision is made based on the affirmative vote of the shareholders/their legal proxies who represent more than 1/2 (one half) of the total votes legally cast in the EGMS.
- In circumstances where 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 made based on the affirmative vote of the shareholders/their legal proxies who represent 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 in accordance with the requirements regarding the summons for the EGMS, as well as the quorum and decision-making requirements as determined by the Financial Services Authority (OJK) 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 this Pre-emptive Rights, you can submit it to the Company at the email address: corsec.trin@trinitiland.com

PT Perintis Trinitis Properti Tbk
Non-Operational Headquarter

District 8 SCBD, Prosperity
Tower, Lantai 18 A/J,
JL Senopati Raya, Senayan,
South Jakarta, Indonesia

Phone : 021 50111999

Fax : 021 50986116

Email : corsec.trin@trinitiland.com

Web : www.trinitiland.com