



# CORPORATE PRESENTATION

PT PERINTIS TRINITI PROPERTI TBK. (TRIN)

1H 2022



# SHAREHOLDER INFORMATION

## Share Information

Listing Date : 15 January 2020  
Nominal : Rp 100 / share  
IPO Price : Rp 200 / share  
IPO Share : 648.83 M

## Shareholders Composition

- **PT Kunci Daud Indonesia**  
1,804,000,000 shares, 41.01%
- **PT Intan Investama International**  
1,476,000,000 shares, 33.55%
- **PT Panca Muara Jaya**  
264,859,000 shares, 6.02%
- **Public**  
853,894,905 shares, 19.42%

**Total : 4,398,753,905 shares**

## TRIN Overview

as of 15 September, 2022



Prev. Close	352	Day's Range	350 - 360	Revenue	1.66B
Open	354	52 wk Range	195 - 705	EPS	-10.65
Volume	4,977,300	Market Cap	1.48T	Dividend (Yield)	N/A (N/A)
Average Vol. (3m)	10,862,123	P/E Ratio	-33.99	Beta	-0.675
1-Year Change	60%	Shares Outstanding	4,205,476,000	Next Earnings Date	-



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# COMPANY OVERVIEW



## ■ COMPANY PROFILE

Initiated in 2009, **PT Perintis Trinita Properti Tbk (IDX: TRIN)**, known as **TRINITA LAND** commenced its journey with its first 5-hectare land development project, Ubud Village. Developments of iconic project began since 2014 until now, introducing thoughtful lands namely Brooklyn, Springwood Residence, Yukata Suites, The Smith, Collins Boulevard and Marc's Boulevard.

In 2022, Trinita Land will climb to the next level, introducing their brand new and more Sustainable Project, Holdwell Business Park, Sequoia Hills and a project in Labuan Bajo, NTT. These three project will be launched on 2022 with development horizon up to 10 years with total Gross Development Value up to Rp 27 trillion

### VISION

To be one of the top 10 and Trusted Developers in Indonesia by initiating a leading standard platform in the industry; innovation, punctuality and high investment values for both stakeholders and consumers.

### MISSION

- Collaborating with world class consultants, architects and building managements to establish iconic projects for countless generations.
- Initiating and building a "Trend Setter & Innovative" project concept for the Existing market, Niche & new millennial generation.
- Recruiting professional workforce by enforcing welfare needs and careers prospects.





**JAKARTA, TANGERANG & BATAM**

**Project Selesai**  
Completed project

**Ubud Village**  
Nilai Project 180 Miliar  
Project Value 180 Billion

**Melrose Place**  
Nilai Project 50 Miliar  
Project Value 50 Billion

**Brooklyn**  
Nilai Project 1,2 Triliun  
Project Value 1.2 Trillion

**Springwood Residence**  
Nilai Project 900 Miliar  
Project Value 900 Billion

**Yukata Suites**  
Nilai Project 900 Miliar  
Project Value 900 Billion

**The Smith**  
Nilai Project 1 Triliun  
Project Value 1 Trillion

**Project Berjalan**  
On Going Project

**Collins Boulevard**  
Nilai Project 2,05 Triliun (2 Tower)  
Project Value 2,05 Trillion (2 Tower)

**Marc's Boulevard**  
Nilai Project 5 Triliun  
Project Value 5 Trillion

**Holdwell Business Park (Lampung)**  
*Gross Development Value (GDV)* Modern Business  
Park 800 Miliar  
GDV of Modern Business Park 800 Billion

**Sequoia Hills**  
*Gross Development Value (GDV)* 13,2 Triliun  
GDV 13,2 Trillion

**Tana Mori, Labuan Bajo**  
*Gross Development Value (GDV)* 10 Triliun  
GDV 10 Trillion



# MILESTONE



Project Development of Melrose Place Dormitory

2011



KSO Cooperation between Waskita Karya Realty and Trinito Land in establishing Brooklyn

2014



Project Development of The Smith

2016



Collins Boulevard Project Preparation

2018



Listed in IDX with the stock code of TRIN

2020



Project Preparation in Tana Mori, Labuan Bajo

2022

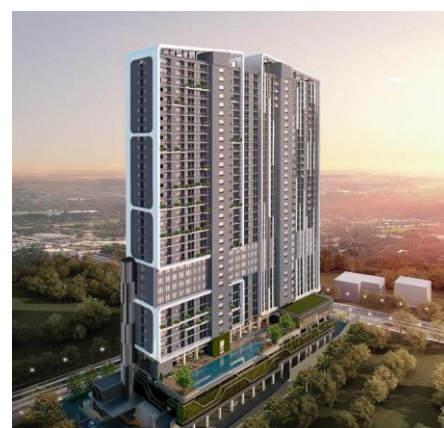
2009

PT Perintis Trinito Properti Tbk was established on March 13, 2009, with Ubud Village First Project



2013

Project Development of Springwood Residence



2015

KSO Cooperation between Waskita Karya Realty and Trinito Land in developing Brooklyn



2019

Marc's Boulevard Project Preparataion



2021

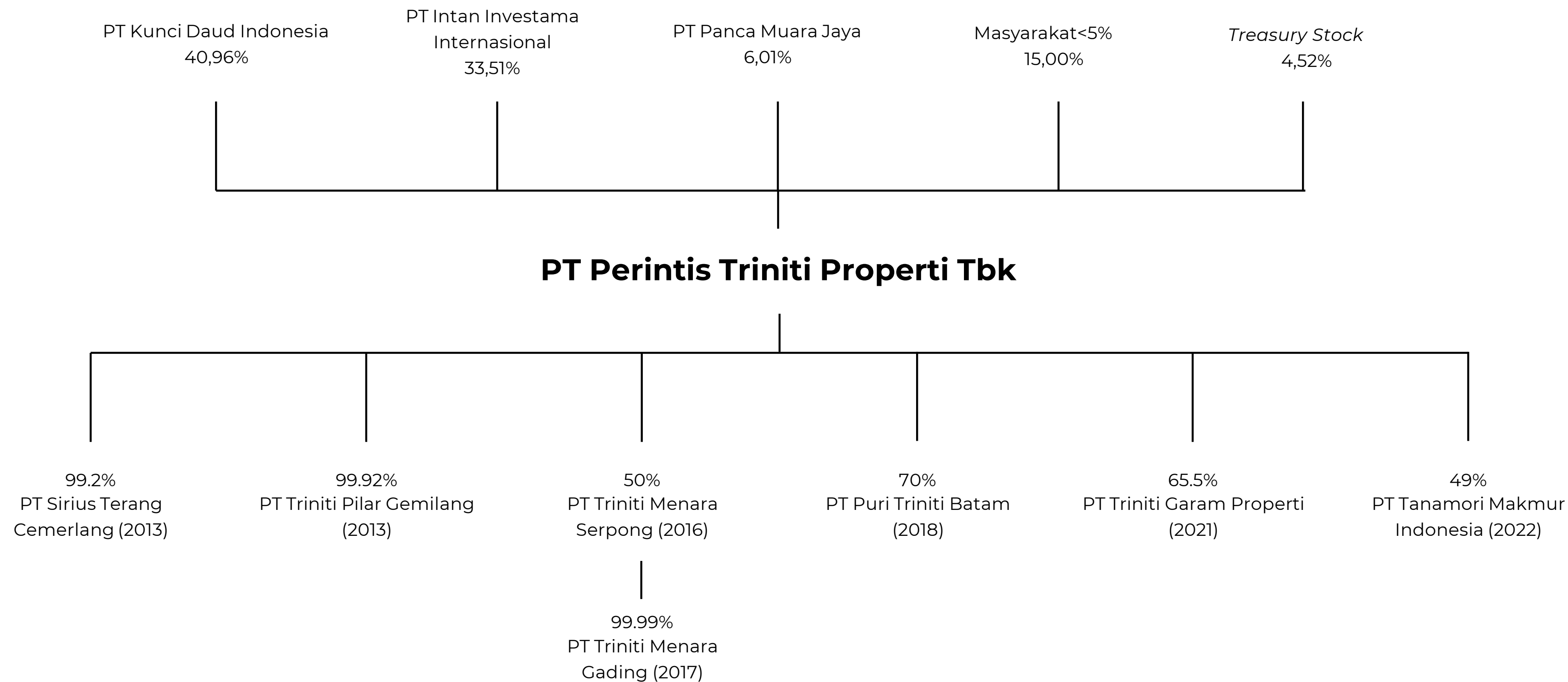
- Appointment of new members of Company BOC
- Groundbreaking Project Marc's Boulevard, Paul & Prive.
- Holdwell Business Park, Lampung Project Preparation
- Topping Off Collins Boulevard's First Tower: Hyde Residence.
- Sequoia Hills, Sentul Project Preparation





# COMPANY STRUCTURE

## AS OF AUGUST 2022





# MANAGEMENT

## Board of Commissioners



**Septian Starlin**  
Komisarisi Utama



**Dr. Ir. Matius Yusuf MM, MBA**  
Komisarisi



**Dr. Ir. Erman Suparno, MBA, Msi**  
Komisarisi Independen



**Rachmad, SH**  
Komisarisi Independen

## Board of Directors



**Ishak Chandra**  
Direktur Utama



**Chandra**  
Wakil Direktur Utama



**Johanes L. Andayaprana**  
Direktur



**Stanley Setiadi**  
Direktur



**Dr. Yohanes Eddy Christianto, SE.AK. MBA**  
Direktur Independen



# AWARDS



## Trinit Land

TOP 10 BEST DEVELOPER 2022  
BCI Asia Awards

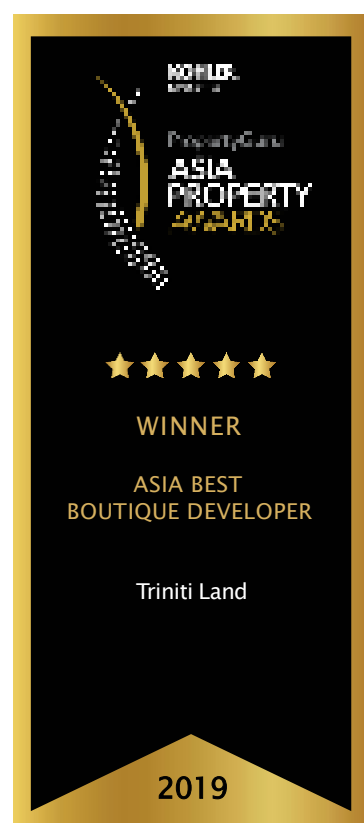
BEST INNOVATIVE DEVELOPERS  
Asia Property Awards 2021

## The Smith

PROMISING NEWCOMER 2021  
IDX Channel Anugerah Inovasi Indonesia Awards 2021

## Collins Boulevard

BEST PREMIUM APARTMENT REGION TANGERANG  
Golden Property Award - 2021



## Marc's Boulevard

BEST RESIDENTIAL DISTRICT ARCHITECTURAL DESIGN

## Indonesia Property Awards 2021

## Paul & Prive at Marc's Boulevard

BEST CONDO ARCHITECTURAL DESIGN  
Indonesia Property Awards 2021

## Glenn The Hive

HIGHLY COMMENDED BEST HOUSING ARCHITECTURAL DESIGN  
Indonesia Property Awards 2021

## Previous

## Trinit Land

BEST BOUTIQUE DEVELOPER IN ASIA

## The Smith

BEST HIGH-END CONDO DEVELOPMENT (GREATER JAKARTA)

## Collins Boulevard

BEST MID CONDO DEVELOPMENT

## Springwood Residence

BEST MID END CONDO DEVELOPMENT

## Yukata Suites

BEST HIGH-END CONDO DEVELOPMENT





# CORPORATE ACTION RIGHT ISSUE



## ■ CORPORATE ACTION

The Company plans to conduct a Public Offering I by issuing a maximum of **147,795,558** (one hundred forty-seven million seven hundred ninety-five thousand five hundred and fifty-eight) new shares with a nominal value of **Rp100,-** (one hundred Rupiah) per share accompanied by the issuance of Series II Warrants with a maximum of 147,795,558 (one hundred and forty seven million seven hundred ninety five thousand five hundred and fifty eight) Warrants.

Each holder of **30 (thirty) Old Shares** has **1 (one) Preemptive Rights**, where each 1 (one) Preemptive Rights gives the holder the right to purchase 1 (one) New Share which is offered at an **Exercise Price of Rp.900,-** (nine hundred Rupiah) per share. which must be paid in full at the time of submitting an order for the exercise of Rights.

Every **1 (one) ordinary share** in the name of the shareholder whose name is recorded in the register of shareholders of the Company in the context of PMHMETD I whether it is the result of the exercise of the Preemptive Rights, obtains **1 (one) Series II Warrant** which is granted free of charge which can be exercised by **Implementation Price is Rp. 1,100,-** (one thousand one hundred Rupiah)



## ■ CORPORATE ACTION

All proceeds from PMHMETD I, after deducting emission costs, will be used for:

1. A total of Rp43,103,000,700,- will be used for the acquisition of assets in the form of land in Labuan Bajo covering an area of 193,400m<sup>2</sup> 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 Preemptive Rights. PT Kunci Daud Indonesia (“KDI”) as the Major Shareholder which was transferred to MAS totaling 47,892,223 New Shares;
2. A total of Rp43,538,999,400,- will be used for the acquisition of assets in the form of land in Lampung covering an area of 93,018m<sup>2</sup> 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, with a total of 48,376,666 Rights transfers;
3. Rp28,611,433,673, - will be used for payment of long-term debt to affiliated parties
4. The remainder will be used for the Company's working capital, namely reimbursement of operational and commitment costs for Projects and Land in Lampung and Labuan Bajo, technical services for business consulting and management costs, and procurement in the form of land backfill.





# PROJECTS OVERVIEW



Completed Project

## UBUD VILLAGE

Lokasi	: Sudimara Timur, Ciledug
Konsep	: Rumah & Ruko
Unit	: 360 Unit
Area	: 52,105 M2
Completed	: 2011
Nilai Proyek	: Rp 180 Miliar

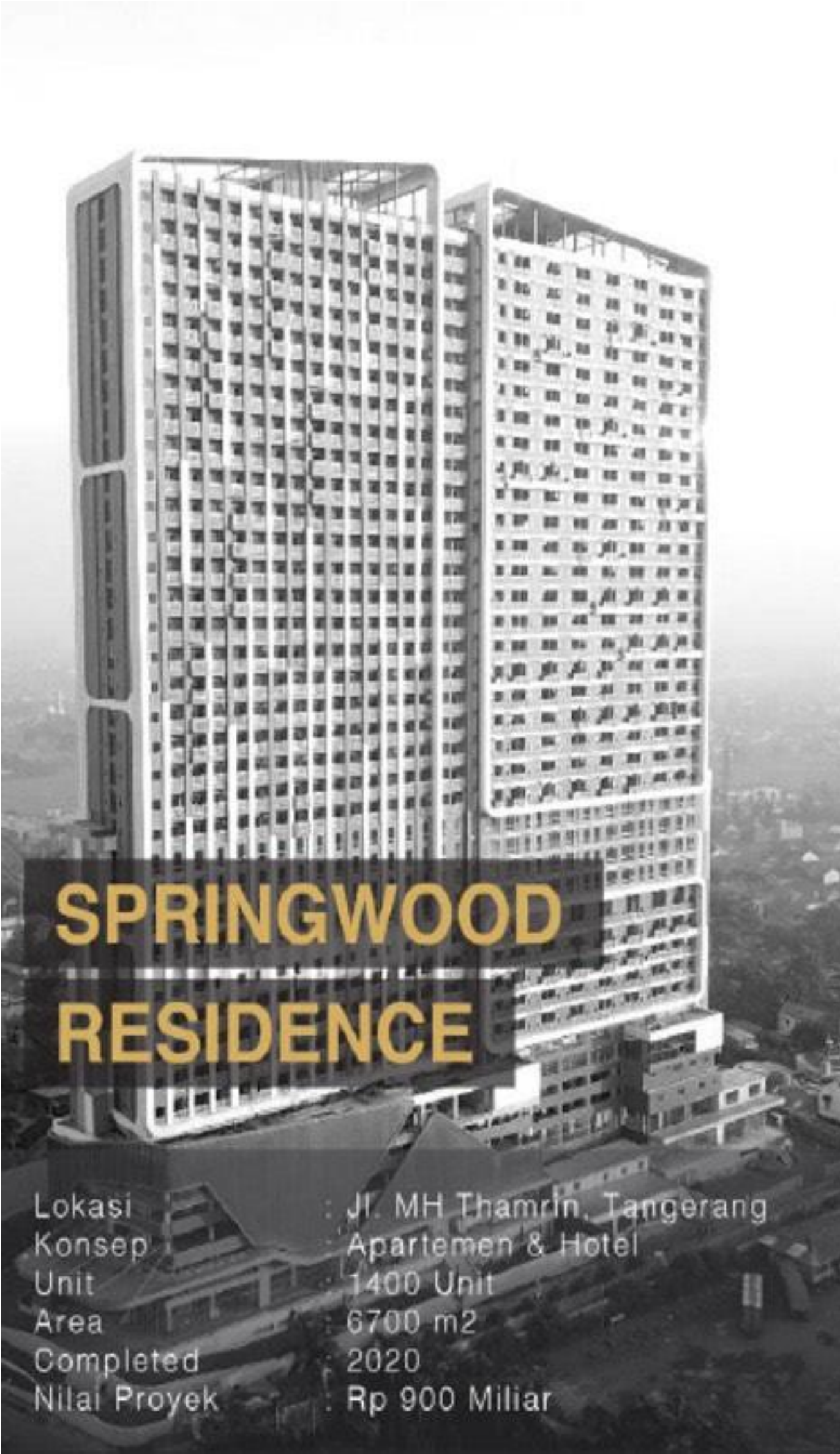
## MELROSE PLACE

Lokasi	: Palmerah, Jakarta Barat
Konsep	: Rumah & Ruko
Unit	: 200 Unit
Area	: 4,225 m2
Completed	: 2012
Nilai Proyek	: Rp 50 Miliar

## BROOKLYN

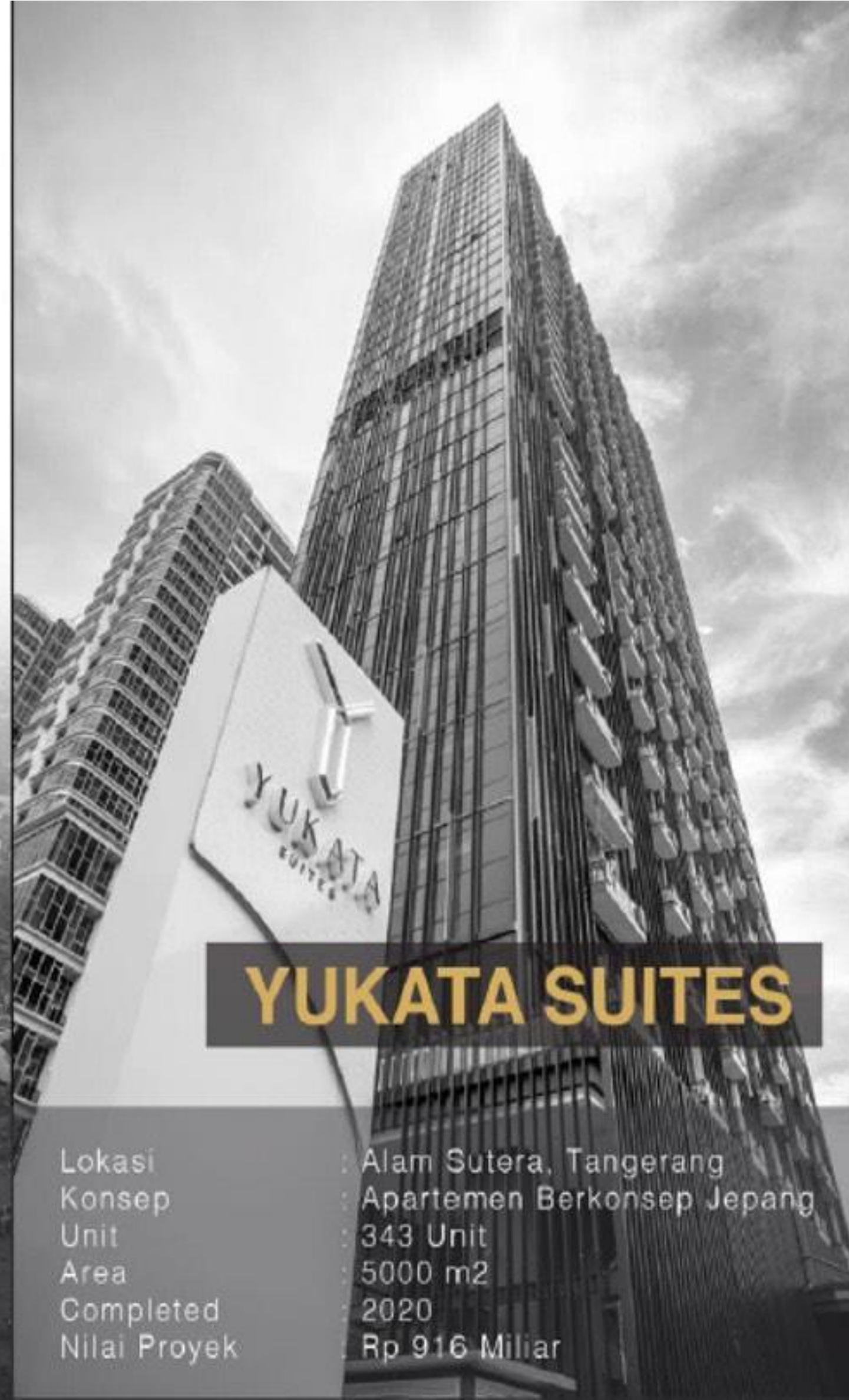
Lokasi	: Paku Alam, Serpong Utara
Konsep	: Perkantoran Premium, Penthouse, SOHO, Apartemen
Unit	: 900 Unit
Area	: 5,851 m2
Completed	: 2016
Nilai Proyek	: Rp 1,2 Triliun





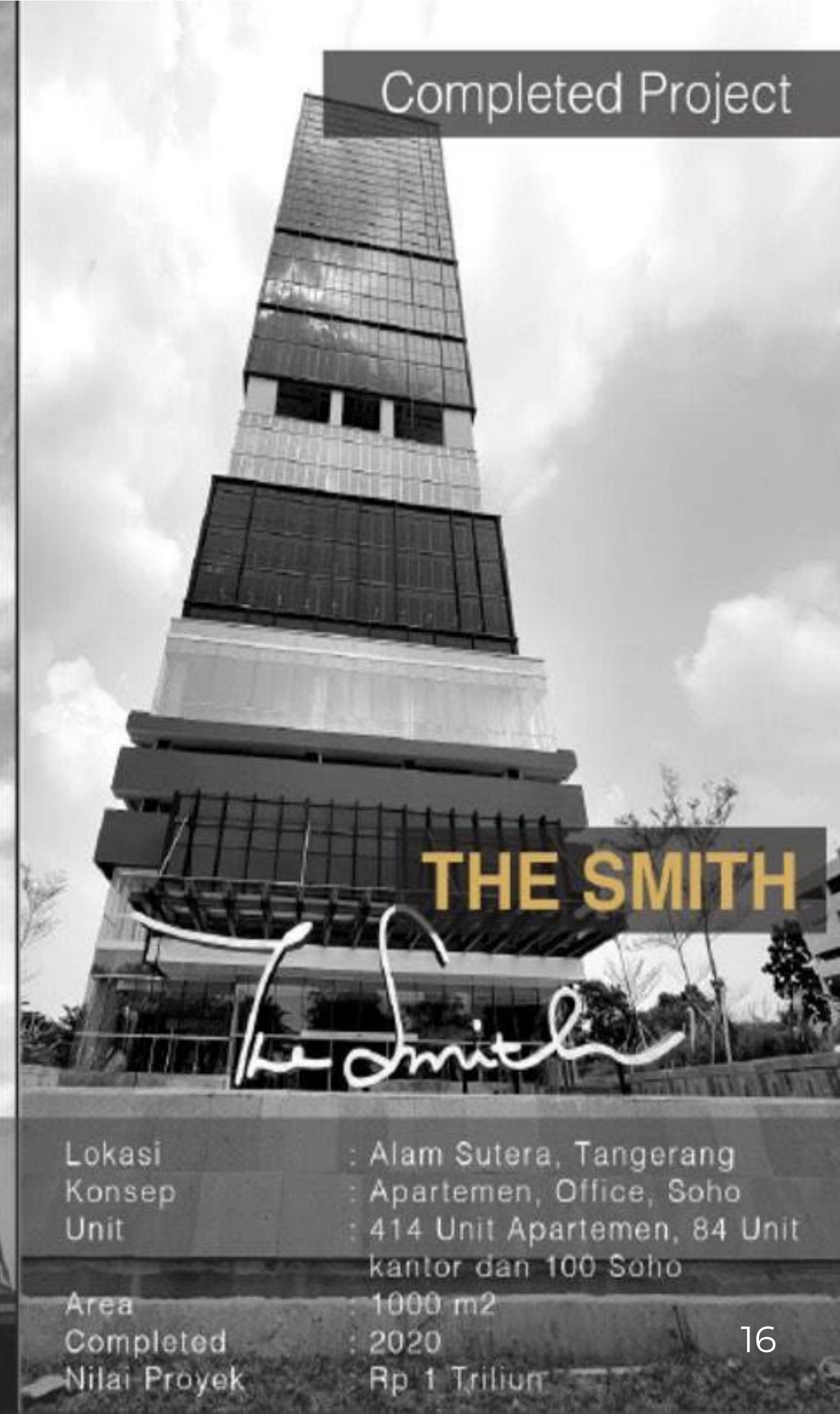
## SPRINGWOOD RESIDENCE

Lokasi	: Jl. MH Thamrin, Tangerang
Konsep	: Apartemen & Hotel
Unit	: 1400 Unit
Area	: 6700 m2
Completed	: 2020
Nilai Proyek	: Rp 900 Miliar



## YUKATA SUITES

Lokasi	: Alam Sutera, Tangerang
Konsep	: Apartemen Berkonsep Jepang
Unit	: 343 Unit
Area	: 5000 m2
Completed	: 2020
Nilai Proyek	: Rp 916 Miliar



## Completed Project

## THE SMITH

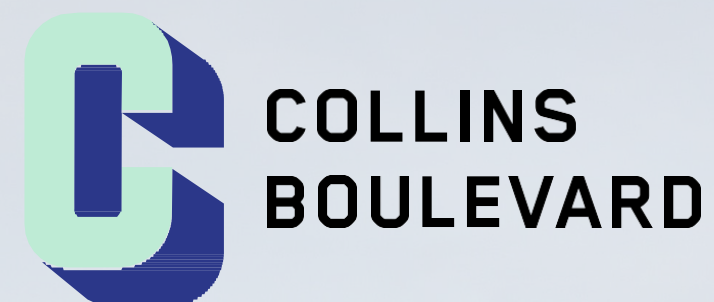
Lokasi	: Alam Sutera, Tangerang
Konsep	: Apartemen, Office, Soho
Unit	: 414 Unit Apartemen, 84 Unit kantor dan 100 Soho
Area	: 1000 m2
Completed	: 2020
Nilai Proyek	: Rp 1 Triliun



On Going Project







Collins Boulevard is a mixed-use development project that adopted the “Contemporary Art” concept, which was inspired by a street name called Collins Street in Melbourne, Australia, which the city was called as “One of the Most Livable Cities in the World”. The location of Collins Boulevard is very strategic. It is only 700m from the toll gate and 5 minutes to IKEA Alam Sutera, Living World Mall, Summarecon Mall Serpong, Binus University, St. Laurensia School, and many more.

Currently the Company focus on the development of Collins Boulevard which is expected to be completed in 2024.

ON GOING  
PROJECT







**COLLINS BOULEVARD CONSISTS OF 2 TOWERS, NAMELY HYDE RESIDENCE AND THE SCOTT CONVERTIBLE RESIDENCE.**

In The Scott Convertible Residence, each unit is fully furnished with adjustable furniture which the consumers can change the bedroom into Home Office only in 3 minutes.





**EQUIPPED WITH 5-STAR  
LIKE HOTEL FACILITIES**

1000 METER JOGGING TRACK  
GYM STUDIO

2 GRAND SWIMMING POOL  
PUBLIC PARK DAN ATRIUM LIFESTYLE MALL



# DEVELOPMENT PROGRESS

as of September 2022



**Area** : 14,385 m2  
**Concept** : Mixed Used Development (Residential, SOHO & Retail)  
**Jumlah Unit** : 2,507 Unit  
**Facilities** : Lifestyle Mall, Jogging Track, Swimming Pool & Gym

**Estimated Project**  
**Tower 1** : October 2022\*  
**Tower 2** : Q4 2024  
**Project Value:** 2.05 Triliun (2 Tower)  
  
\*As of Aug 2022, handover has started



HANDOVER STARTED FROM  
25 AUGUST 2022





A low-angle, upward-looking photograph of several tall skyscrapers against a cloudy sky. The buildings are dark with many windows, some of which are illuminated from within, creating a grid-like pattern of light and dark. The perspective makes the buildings appear to converge towards the top of the frame.

# MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC



An aerial architectural rendering of the Marc's Boulevard development. The image shows a large, modern residential complex with multiple stories, featuring a mix of brick and glass facades. The complex is surrounded by lush greenery, including trees and landscaped areas. In the foreground, there is a large swimming pool with people swimming and a basketball court. The background shows a suburban neighborhood with smaller houses and more trees. The sky is clear and blue.

# MARC'S BOULEVARD

the pride | the home | the marc

Marc's Boulevard is a Superblock area of 23 HA, from Triniti Land in Batam Center, Batam. It consists of 5 area districts. Those are Paul Marc, Dean Marc, Grant Marc, Will Marc dan Glenn Marc's. Each area has its own advantages according to its designation. So that the residents who live on Marc's Boulevard have the convenience and comfort of every facility close to where they live.



MARC'S BOULEVARD

FINELY CRAFTED BY TRINITY LAND



**8 mins.**

Batam Center Ferry Terminal



**8 mins.**

Mega Mall Batam Center



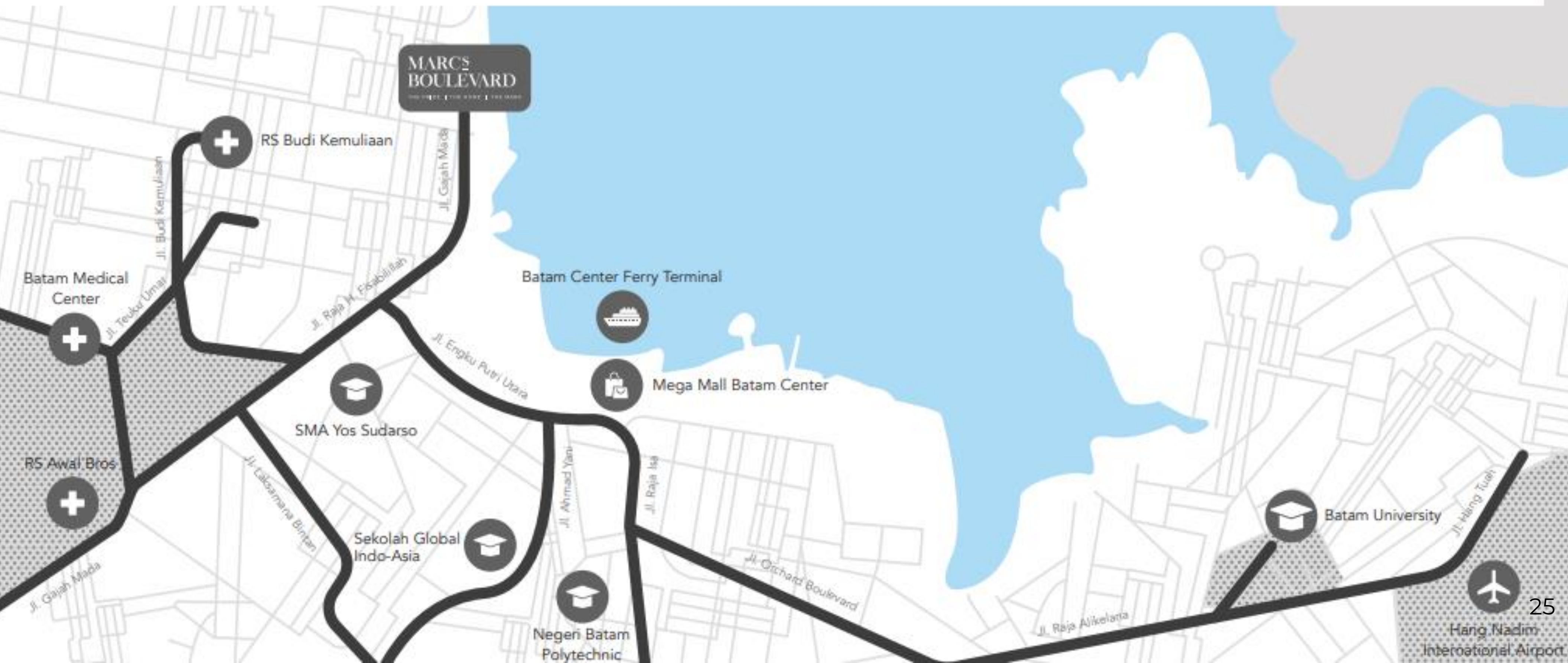
**10 mins.**

Awal Bros Hospital



**26 mins.**

Hang Nadim International Airport

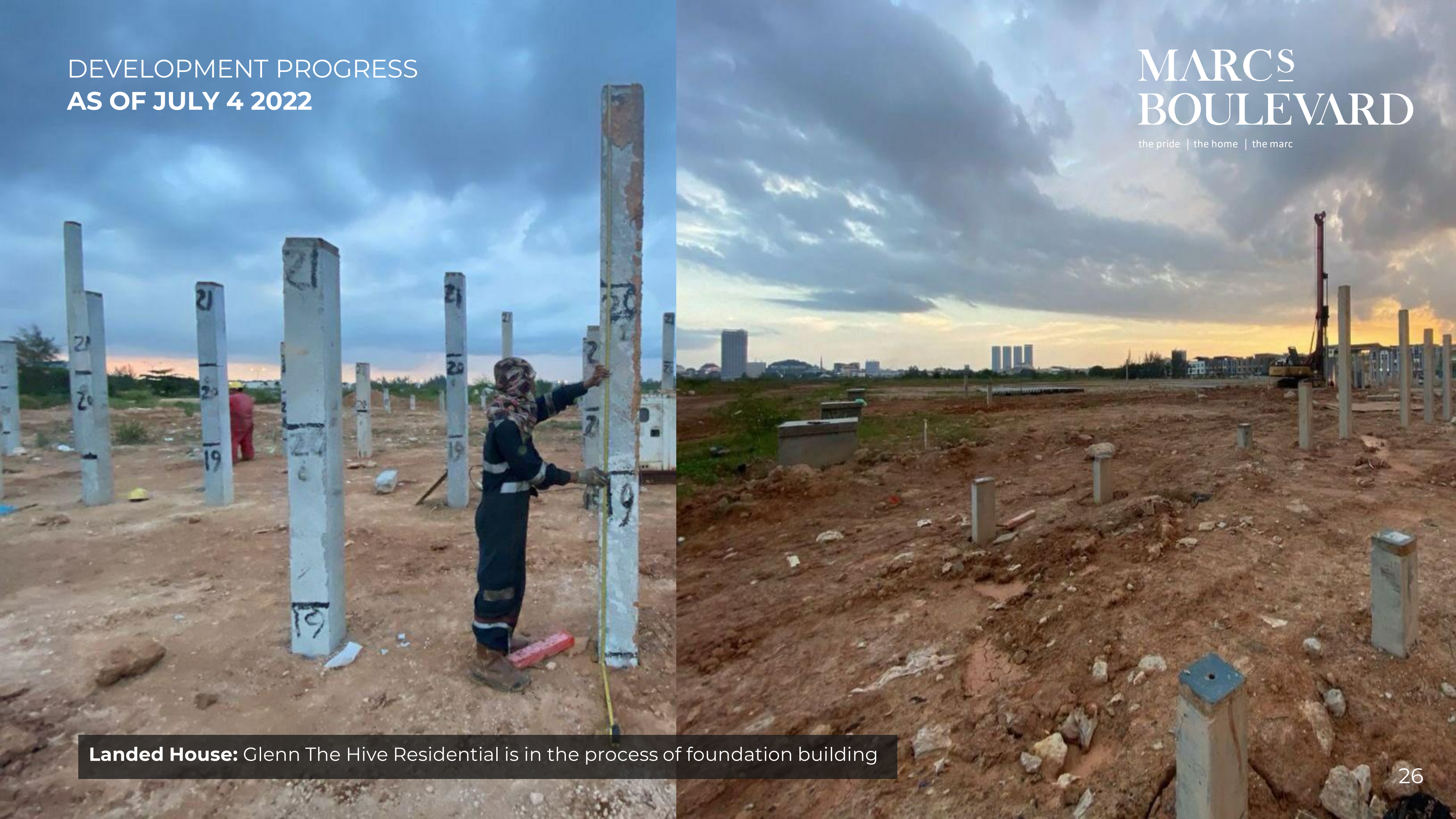




DEVELOPMENT PROGRESS  
AS OF JULY 4 2022

MARCS  
BOULEVARD

the pride | the home | the marc



**Landed House:** Glenn The Hive Residential is in the process of foundation building



# DEVELOPMENT PROGRESS AS OF JULY 4 2022

4 Jul 2022 10.42.39  
Ocarina  
Kota Batam  
Kepulauan Riau  
Indonesia



**Condovilla :** Currently, the contractors are in the preparation stage to start the structural work

# MARCS BOULEVARD

the pride | the home | the marc



4 Jul 2022 14.10.31



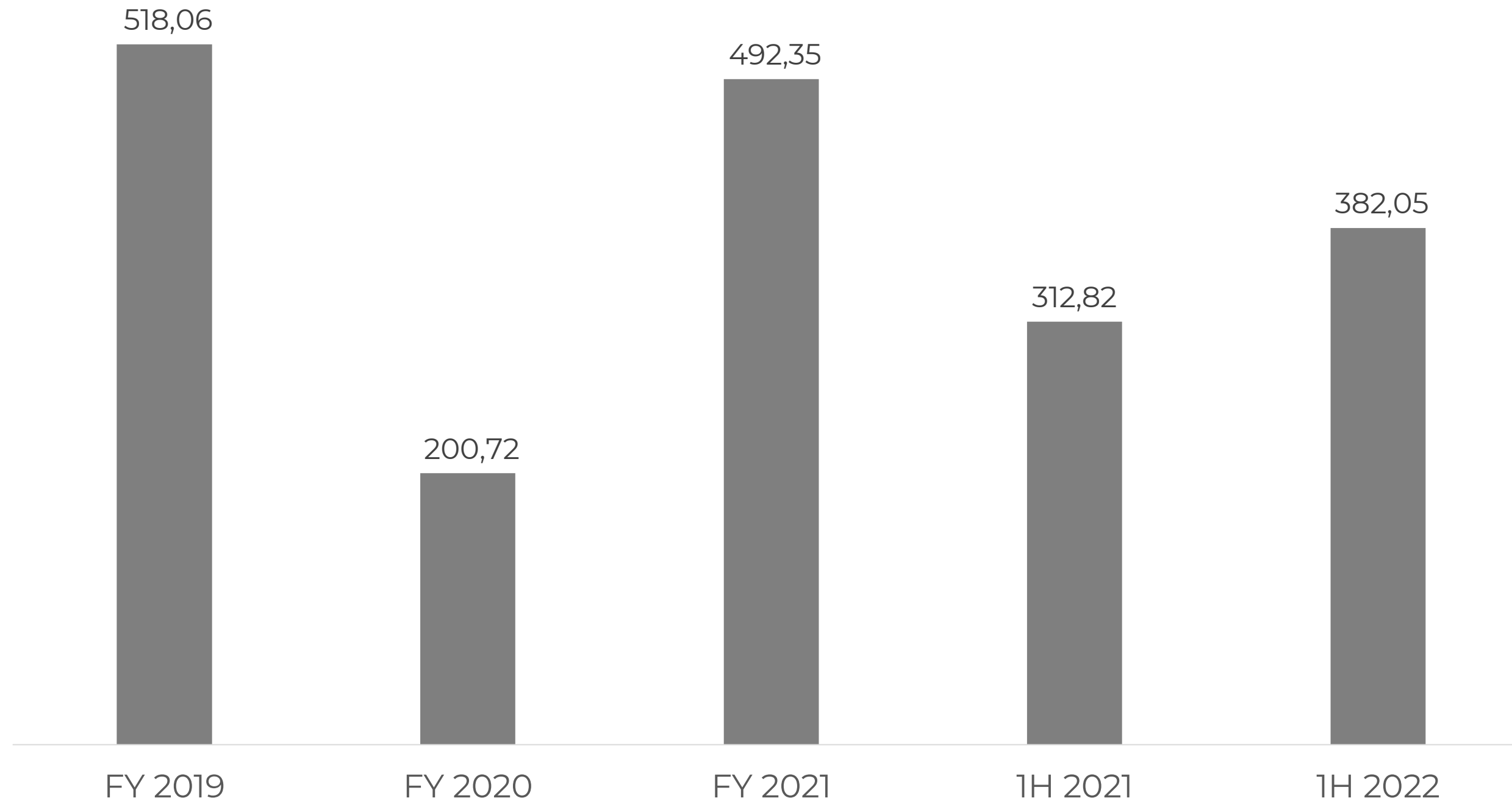


# FINANCIAL PERFORMANCE



## MARKETING SALES 2022

*In Billion Rp*



Throughout the 1<sup>st</sup> half of 2022 Triniti Land recorded Rp 382.05 billion of marketing sales, which increased 22,13% from the same period of last year. The Sequoia Hills project was the biggest contributor to the Company's marketing sales, which amounted to Rp 149,2 miliar or 39,06% of total marketing sales in 1H22.





# The Leroy

100 BROADWAY WALK

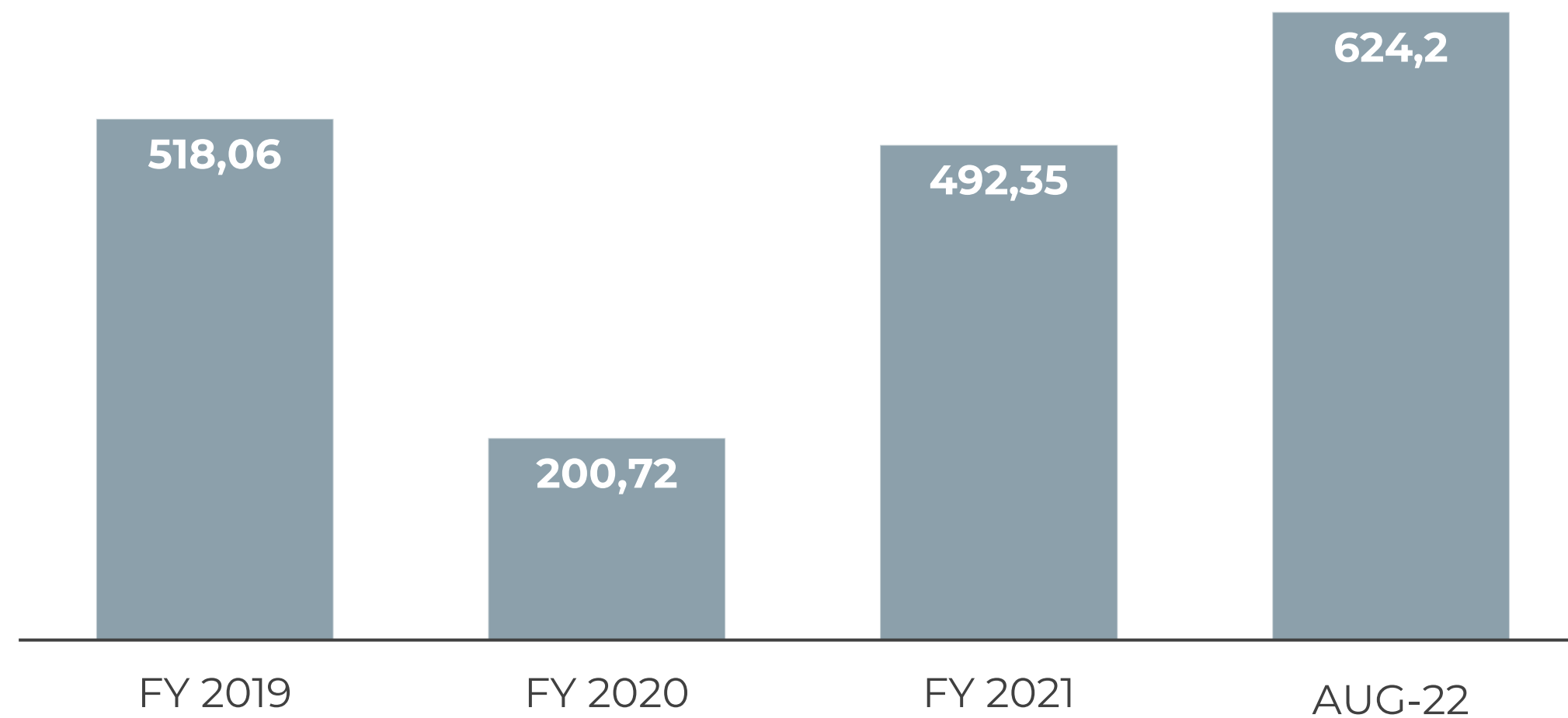
## MASTER STOCK

- Type 8
- Type 8 Corner
- Type 8 Irregular
- Type 10
- Type 10 Corner
- Type 10 Irregular
- Type 12 A
- Type 12 A Corner
- Type 12 B Gr. Boulevard
- Type 12 B Corner Gr. Boulevard
- (A) Community Center
- (B) Jogging Track



## MARKETING SALES AUGUST

*In Billion Rp*



The biggest contributor to the Company's Marketing Sales this year comes from the Sequoia Hills Project in Sentul which have sold out its first cluster, The Leroy as per August 2022.



# FINANCIAL PERFORMANCE

## Balance Sheet

In Million Rupiah

	31-Dec-20	31-Dec-21	30-Jun-22
<b>Aset</b>			
Current Assets	609.974.786	991.315.045	1.151.843.875
Non-Current Assets	862.190.198	880.554.100	908.770.269
<b>Total Assets</b>	<b>1.472.164.984</b>	<b>1.871.869.145</b>	<b>2.060.614.144</b>
<b>Liabilities and Equities</b>			
Current Liabilities	308.544.968	851.307.898	1.249.215.042
Non-Current Liabilities	456.968.324	363.527.993	240.228.844
<b>Total Liabilities</b>	<b>765.513.292</b>	<b>1.214.835.891</b>	<b>1.489.443.886</b>
<b>Equities</b>	706.651.692	657.033.254	571.170.258
<b>Total Liabilities &amp; Equities</b>	<b>1.472.164.984</b>	<b>1.871.869.145</b>	<b>2.060.614.144</b>

## Income Statement

In Thousand Rupiah

	FY2019	FY2020	FY2021	1H 2021	1H 2022
Revenue	248.709.731	3.730.862	2.821.724	1.862.274	698.530
Cost of Sales and Direct Costs	(170.086.685)	(640.156)	(1.779.228)	(903.280)	(112.248)
<b>Gross Profit</b>	<b>78.623.046</b>	<b>3.090.706</b>	<b>1.042.496</b>	<b>958.994</b>	<b>586.282</b>
Operating Income (Expense)	(65.439.144)	(46.726.569)	(62.274.506)	(25.299.061)	(40.213.485)
<b>Operating Profit</b>	<b>13.183.902</b>	<b>(43.635.863)</b>	<b>(61.232.010)</b>	<b>(24.340.067)</b>	<b>(39.627.203)</b>
Other Income (Expense)	24.570.740	47.812.838	10.864.360	4.978.287	(2.867.588)
<b>Earnings Before Tax</b>	<b>37.754.642</b>	<b>4.176.975</b>	<b>(50.367.650)</b>	<b>(19.361.780)</b>	<b>(42.494.791)</b>
Income Tax Benefit (Expense)	(263.575)	35.080	44.826	11.207	8.581
<b>Net Income (Loss)</b>	<b>37.491.067</b>	<b>4.212.055</b>	<b>(50.322.824)</b>	<b>(19.350.573)</b>	<b>(42.486.210)</b>
Other Comprehensive Income	6.186.879	759.614	481.570	120.392	679.820
<b>Comprehensive Income (Loss)</b>	<b>43.677.946</b>	<b>4.971.669</b>	<b>(49.841.254)</b>	<b>(19.230.181)</b>	<b>(41.806.390)</b>

## Implementation of PSAK 72

The Company will recognize revenue when (or as) a good or service is transferred to the customer and the customer obtains control of that good or service. Control of an asset refers to an entity's ability to direct the use of and obtain substantially all of the remaining benefits (that is, the potential cash inflows or savings in outflows) from the asset.

- **As of June 30 2022, the Company's Total Asset amounted to Rp 2,06 Trillion**, higher than the position at the end of December 2021 which was Rp 1,87 Trillion.
- **The Company's Total liabilities and equities**, each amounted to Rp 1,49 Trillion dan Rp 571 Billion
- **Meanwhile, the Company's revenue as of June 30, 2022 was recorded at Rp. 699 million.** The revenue came from service and marketing revenues. The Company has not been able to record revenue since 2020 due to the implementation of **PSAK 72**, even though from 2020 to 30 June 2022 the Company's total Marketing Sales amounted to Rp 797 billion.

\*PSAK 72 mulai diterapkan pada tahun 2020. Penerapan PSAK 72 menyebabkan Perseroan tidak dapat mencatat Pendapatan dan Penjualan sebelum menyerahkan unit kepada pelanggan



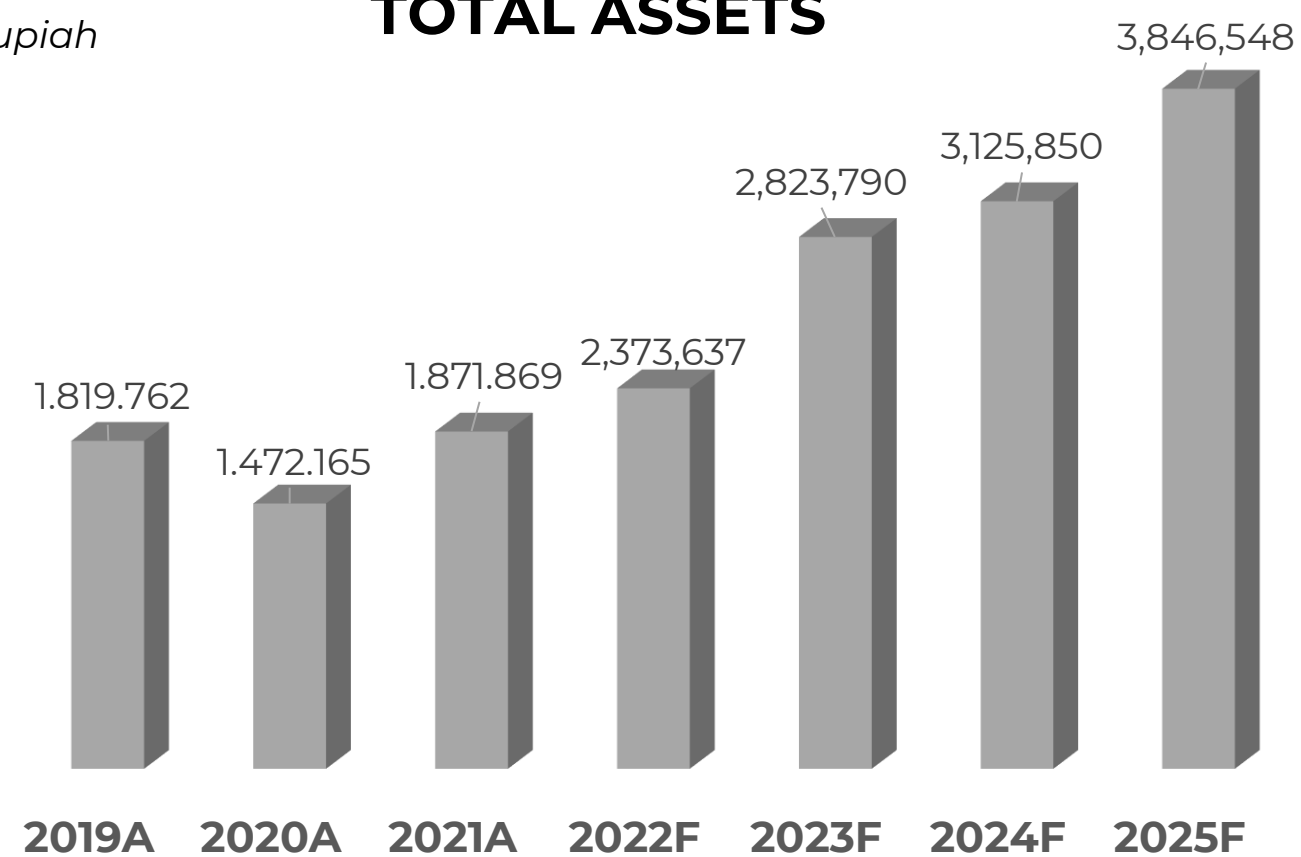
# BALANCE SHEET PROJECTION 2022-2025

In Million Rupiah

	2019A	2020A	2021A	2022F	2023F	2024F	2025F
<b>Assets</b>							
Current Assets	1.010.104	612.975	1.011.275	1.620.737	2.180.365	2.615.071	3.376.951
Non Current Assets	809.657	859.190	860.595	752.900	643.425	510.780	469.597
<b>Total Assets</b>	<b>1.819.762</b>	<b>1.472.165</b>	<b>1.871.869</b>	<b>2.373.637</b>	<b>2.823.790</b>	<b>3.125.850</b>	<b>3.846.548</b>
<b>Liabilities &amp; Equity</b>							
Short term Liabilities	801.098	357.508	740.882	678.297	1.131.198	1.185.227	1.328.239
<i>Cash Advance Customer</i>	126.574	243.226	437.303	603.251	1.010.987	1.074.009	1.234.477
<i>Others Short term Liabilities</i>	674.524	114.282	303.579	75.045	120.210	111.218	93.762
Long term Liabilities	489.968	408.005	473.954	951.012	830.618	679.362	554.244
<b>Total Liabilities</b>	<b>1.291.065</b>	<b>765.513</b>	<b>1.214.836</b>	<b>1.629.308</b>	<b>1.961.816</b>	<b>1.864.589</b>	<b>1.882.483</b>
Equity	528.696	706.652	657.033	744.329	861.973	1.261.261	1.964.065
<b>Total Liabilities &amp; Equity</b>	<b>1.819.762</b>	<b>1.472.165</b>	<b>1.871.869</b>	<b>2.373.637</b>	<b>2.823.790</b>	<b>3.125.850</b>	<b>3.846.548</b>

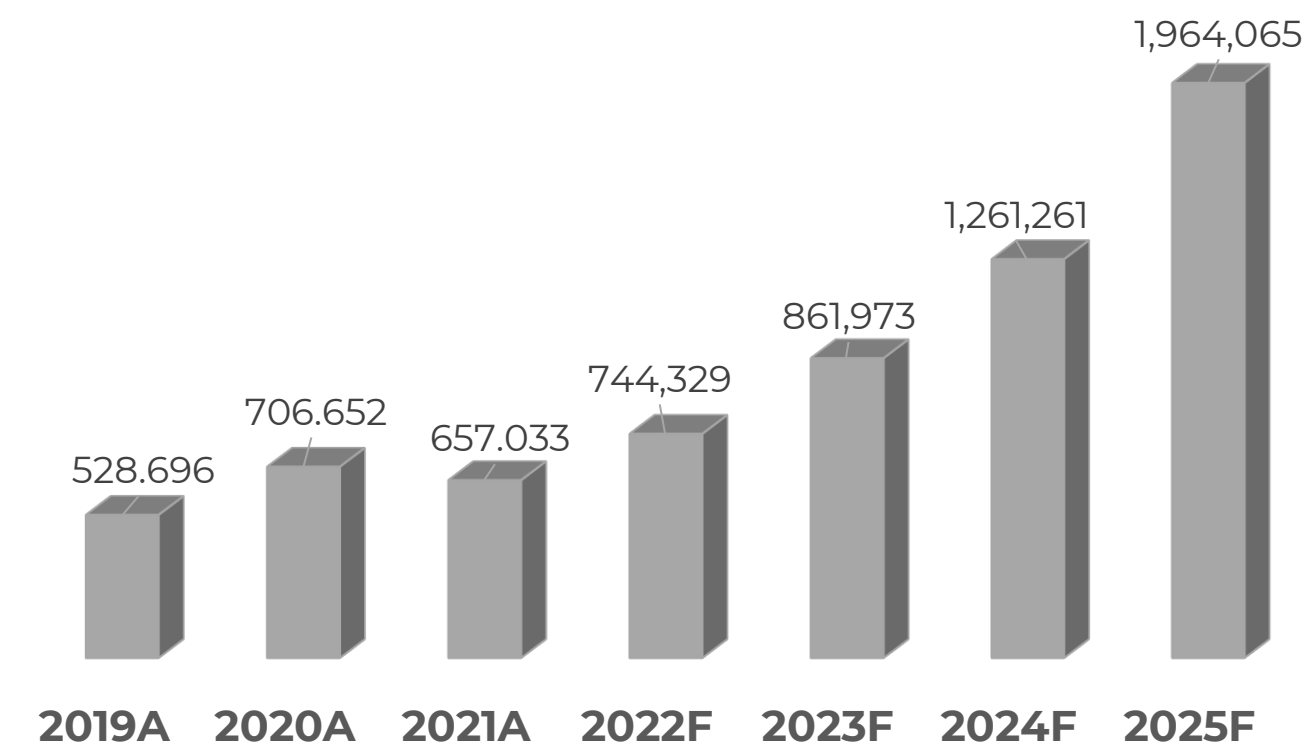
In Million Rupiah

## TOTAL ASSETS



In Million Rupiah

## TOTAL EQUITY





# INCOME STATEMENT PROJECTION 2022-2025

In Million Rupiah

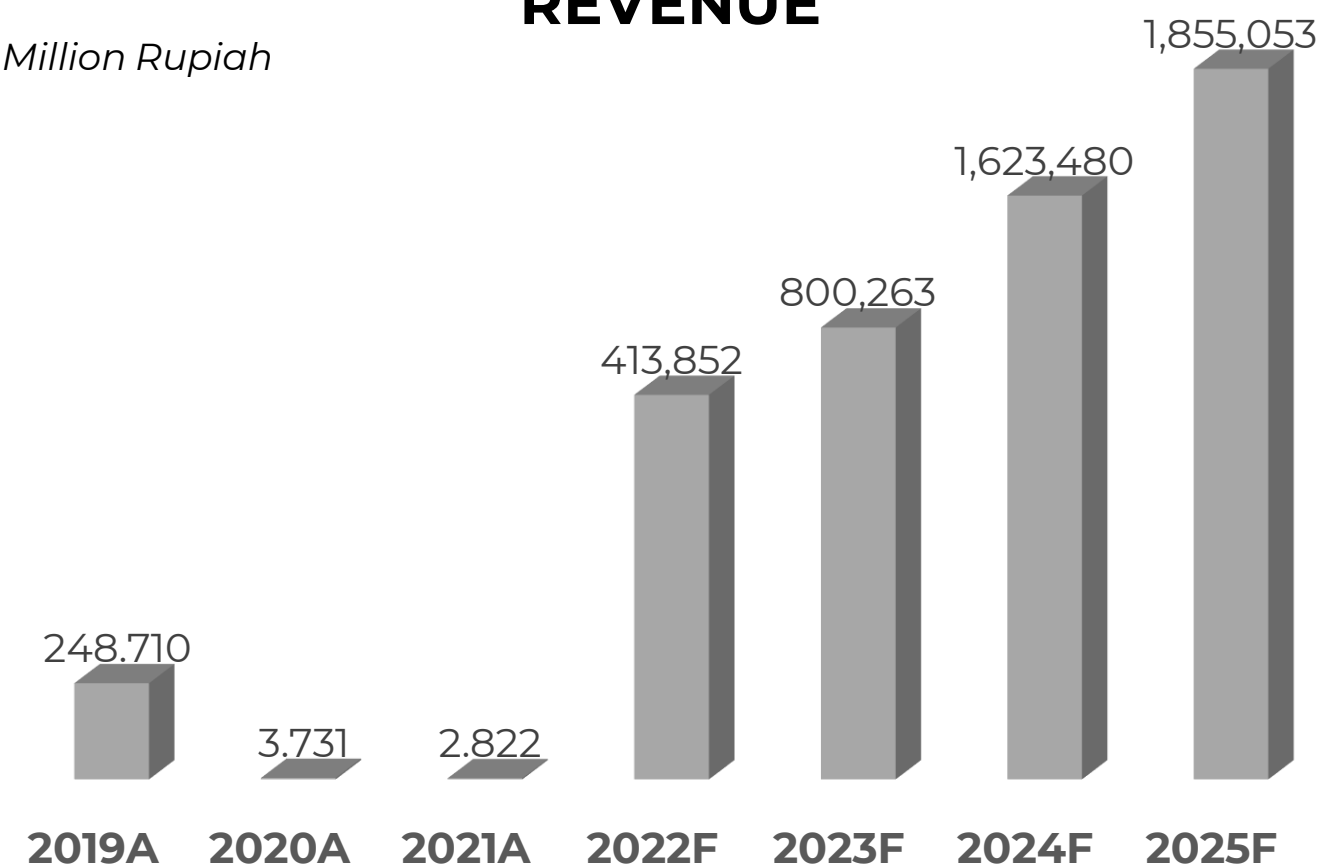
	2019	2020A*	2021A*	2022F	2023F	2024F	2025F
<b>Revenue</b>	<b>248.710</b>	<b>3.731</b>	<b>2.822</b>	<b>413.852</b>	<b>800.263</b>	<b>1.623.480</b>	<b>1.855.053</b>
Cost of Sales & Direct Cost	(170.087)	(640)	(1.779)	(218.236)	(426.148)	(837.651)	(833.353)
<b>Gross Profit</b>	<b>78.623</b>	<b>3.091</b>	<b>1.042</b>	<b>195.616</b>	<b>374.115</b>	<b>785.829</b>	<b>1.021.700</b>
Operating Expenses	(40.232)	(11.819)	(55.466)	(151.148)	(284.374)	(376.145)	(308.900)
<b>Operating Income (Loss)</b>	<b>38.391</b>	<b>(8.729)</b>	<b>(54.424)</b>	<b>44.468</b>	<b>89.741</b>	<b>409.684</b>	<b>712.800</b>
Profit (Loss) before Tax	42.926	7.830	(50.368)	62.285	117.644	399.288	702.804
<b>Net Profit</b>	<b>37.491</b>	<b>7.865</b>	<b>(50.323)</b>	<b>62.285</b>	<b>117.644</b>	<b>399.288</b>	<b>702.804</b>

\*Not including Profit/(Loss) on joint ventures of JO 1 & 2 and Profit/(Loss) on Subsidiaries (Triniti Dinamik)

\*In 2020 and 2021 the Company has not recorded Revenue due to PSAK 72 regulations

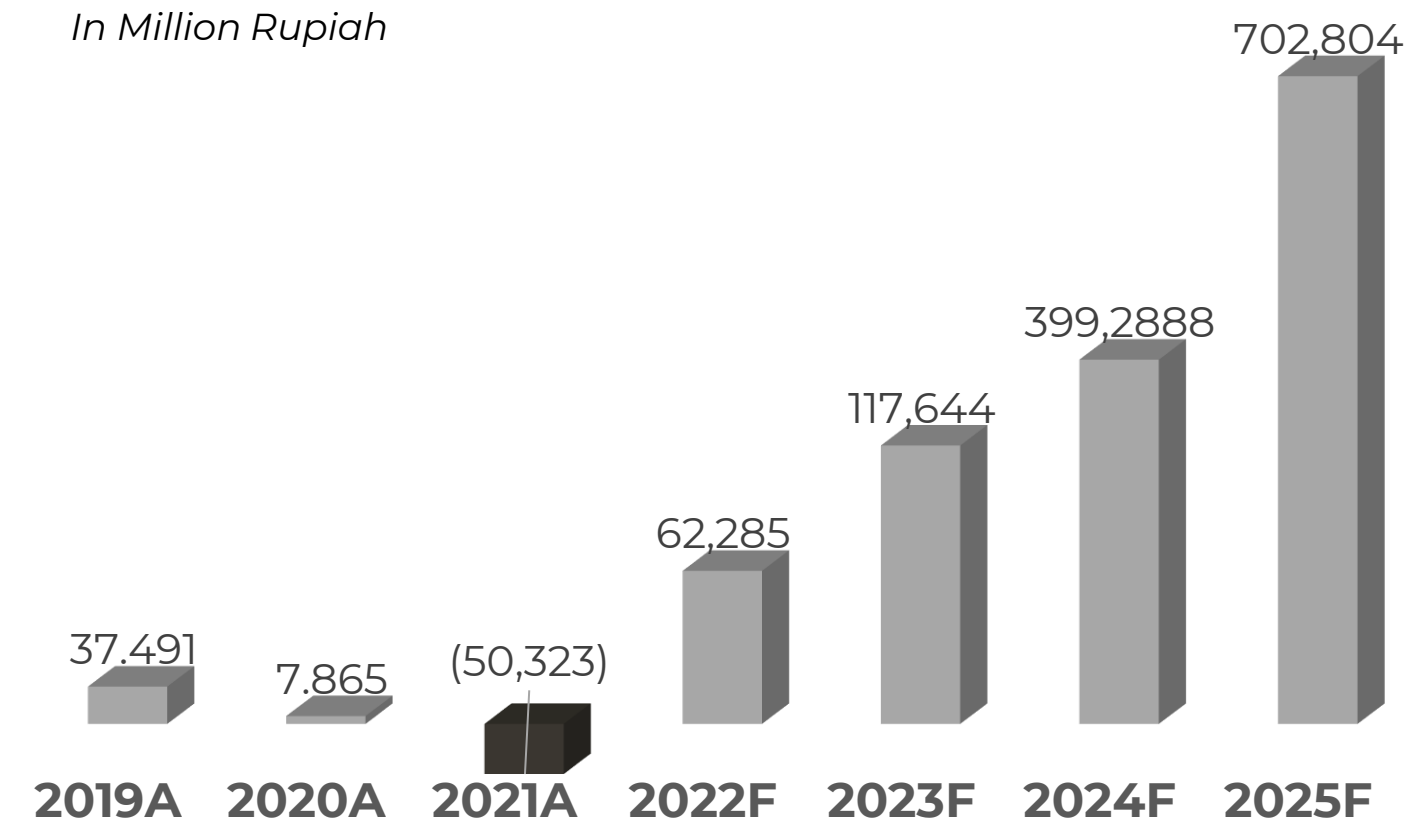
## REVENUE

In Million Rupiah



## NET PROFIT

In Million Rupiah







# ON-GOING PROJECT





# **HOLDWELL BUSINESS PARK**



# TO DO WELL

Introducing a fresh air in Bandar Lampung central business district, Holdwell is a modern business park architected within a lush garden setting. Located on the advantageous main business district area, we offer you a multifunction STORAGE HOUSE design for a cost-efficient business strategy and big impact productivity, READY TO BUILD LAND for higher flexibility and SUPPORTING COMMERCIAL & RETAIL CENTER for balancing the business with Leisure.

In Holdwell, all details matter. This means a more efficient business conduct, optimum security for your business assets, soaring productivity, and convenient living. Our design purpose also aims for greater contentment and adequate relaxation. Everything that we develop is for your business to do well.

*Memperkenalkan Holdwell Business Park yang dibangun dengan arsitektur hijau sehingga menghidupkan spirit produktivitas bernuansa segar di Pusat Kawasan Bisnis Bandar Lampung. Terletak di kawasan bisnis yang strategis, Holdwell Business Park menawarkan STORAGE HOUSE multifungsi dengan efisiensi biaya sehingga menjadi solusi untuk strategi bisnis yang optimal, READY TO BUILD LAND untuk tingkat flexibility yang tinggi dan SUPPORTING COMMERCIAL & RETAIL CENTER untuk menyeimbangkan antara bisnis dan leisure.*

*Di Holdwell, setiap detail pembangunan sangat diperhitungkan. Sehingga lebih banyak ragam usaha dapat terealisasi, kegiatan operasional yang semakin lancar, keamanan aset yang terjamin dan kenyamanan untuk bisnis anda. Holdwell dirancang untuk menyeimbangkan kepuasan bekerja dan kenyamanan dalam berelaksasi. Semua elemen dipadukan dengan harmonis agar segala bidang usaha dapat berjalan dengan baik.*





**Area** : 13.5 HA  
**Concept** : Mixed Used Development (Storage House, Shophouse, SOHO)  
**Project Estimation** : 2023-2027

**Kawasan perkantoran dan pemukiman** : 5.9 HA  
**Kawasan komersial** : 0.7 HA  
**Ruang terbuka hijau** : 2.5 HA



# PRIME REGION

- 10 minutes from Bandar Lampung
- 20 minutes from Raden Inten II International Airport
- 20 minutes from Panjang International Port
- 50 minutes from Bakauheni Port
- 2.5 hours to Jambi
- 3.5 hours to Palembang

 Airport

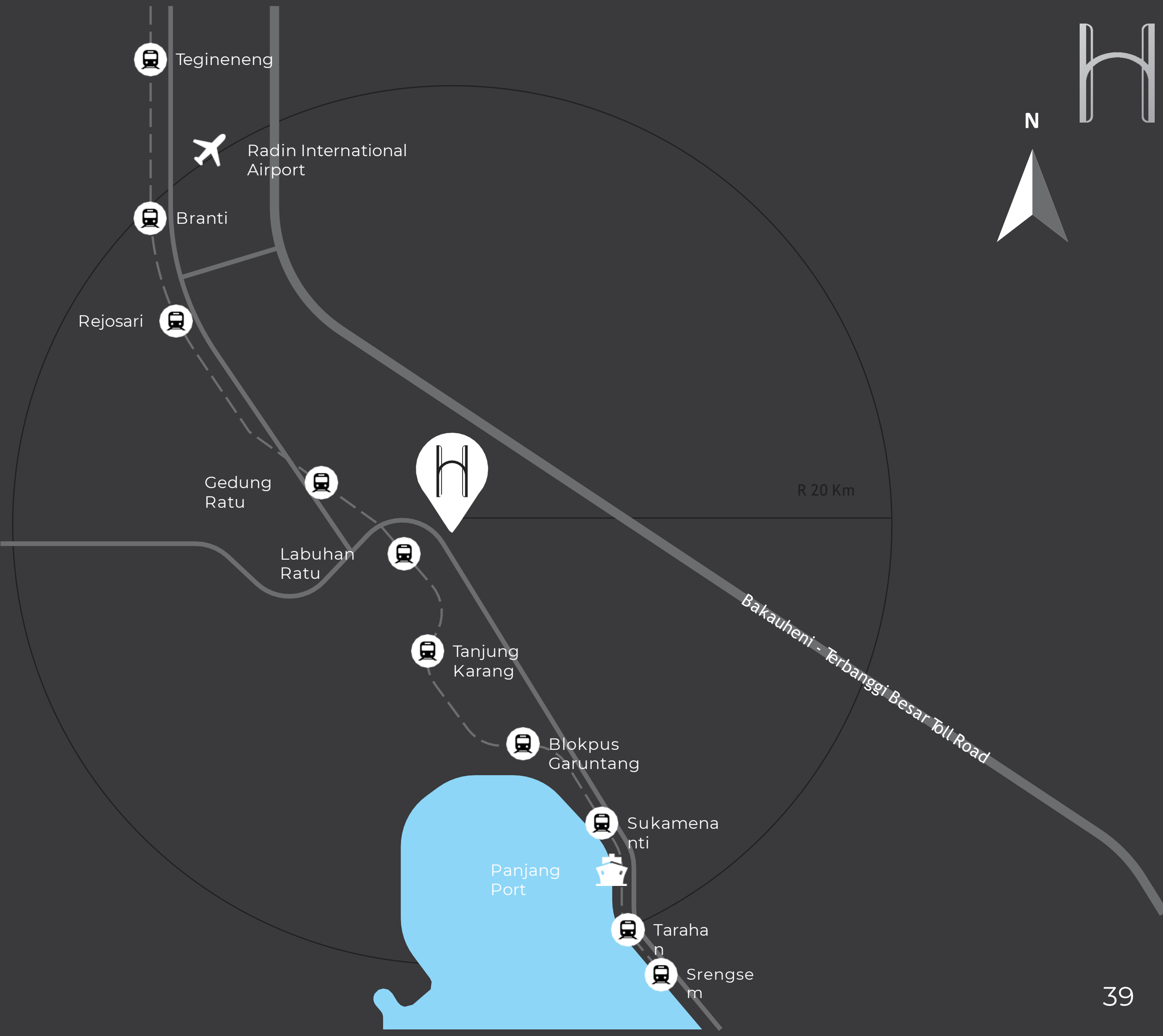
 Port

 Train Station

 Main Road

 Toll Road

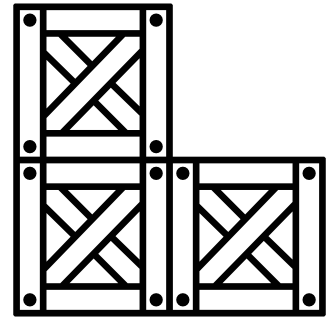
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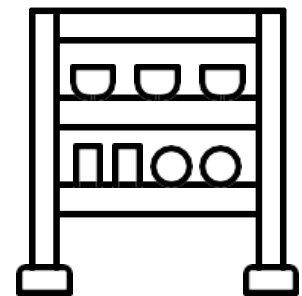
# FUNCTIONS

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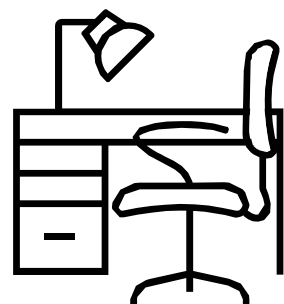
## STORAGESPACE

*Ruang Penyimpanan*



## WORKSHOP, SHOWCASE & SERVICECENTER

*Workshop, Ruang Pameran & Pusat  
Pelayanan*



## OFFICE

*Perkantoran*

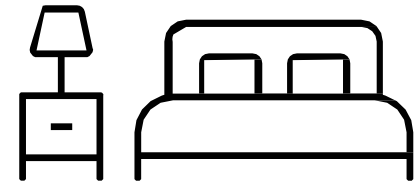
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# FUNCTIONS

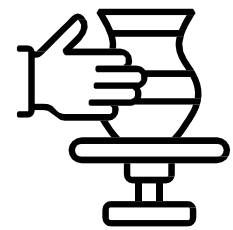
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## RESIDENTIAL

*Kawasan Tempat Tinggal*

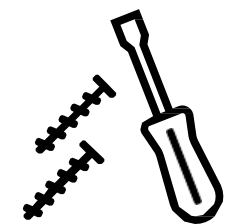
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## HOME INDUSTRY

*Industri Rumahan*

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## LIGHT ASSEMBLY

*Pusat Perakitan*

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## DEVELOPMENT PROGRESS

AS OF 5 SEPTEMBER 2022



Landscape work has reached 59% of the total work that has to be done. Some trees and plants have also been planted.



CONSTRUCTION PROGRESS OF  
MARKETING GALLERY  
**AS OF 5 SEPTEMBER 2022**



Currently, the Marketing Gallery has reached the stage of civil works which is about 54% done





# Sequoia Hills

A BREATHING CITY



Sequoia Hills is the largest residential area developed by Triniti Land. With the concept of "A Breathing City" Sequoia Hills is expected to become a residence with a beautiful environment equipped with modern service facilities to support the daily lives of residents.





Area : 95 HA  
Concept : Mixed Used Development (Residential Cluster, Townhouse,  
Low Rise Residence, Commercial Area, Pop-up Market, F&B Centre)  
Project Estimation : 2022 – 2030







Located in Sentul, Bogor, Sequoia Hills is situated in a strategic location:

**Close to the highway and Light Rail Transit (LRT)**

**3 minutes to Sentul International Circuit**

**10 minutes to AEON Mall**

**10 minutes to EMC Hospital**

**15 Minutes to Sekolah Pelita Harapan**

**10 minutes to Universitas Trisakti Sentul**







Sequoia Hills

A BREATHING CITY

## LIVING GALLERY SEQUOIA PER SEPTEMBER 2022

The construction of Living Gallery Sequoia has been completed on July 31 2022 and we have also started marketing for 2 clusters, namely The Leroy & Earthville, whereby The Leroy clustered have sold out as of August 2022.





# TANAMORI

COLLECTION OF WONDERS







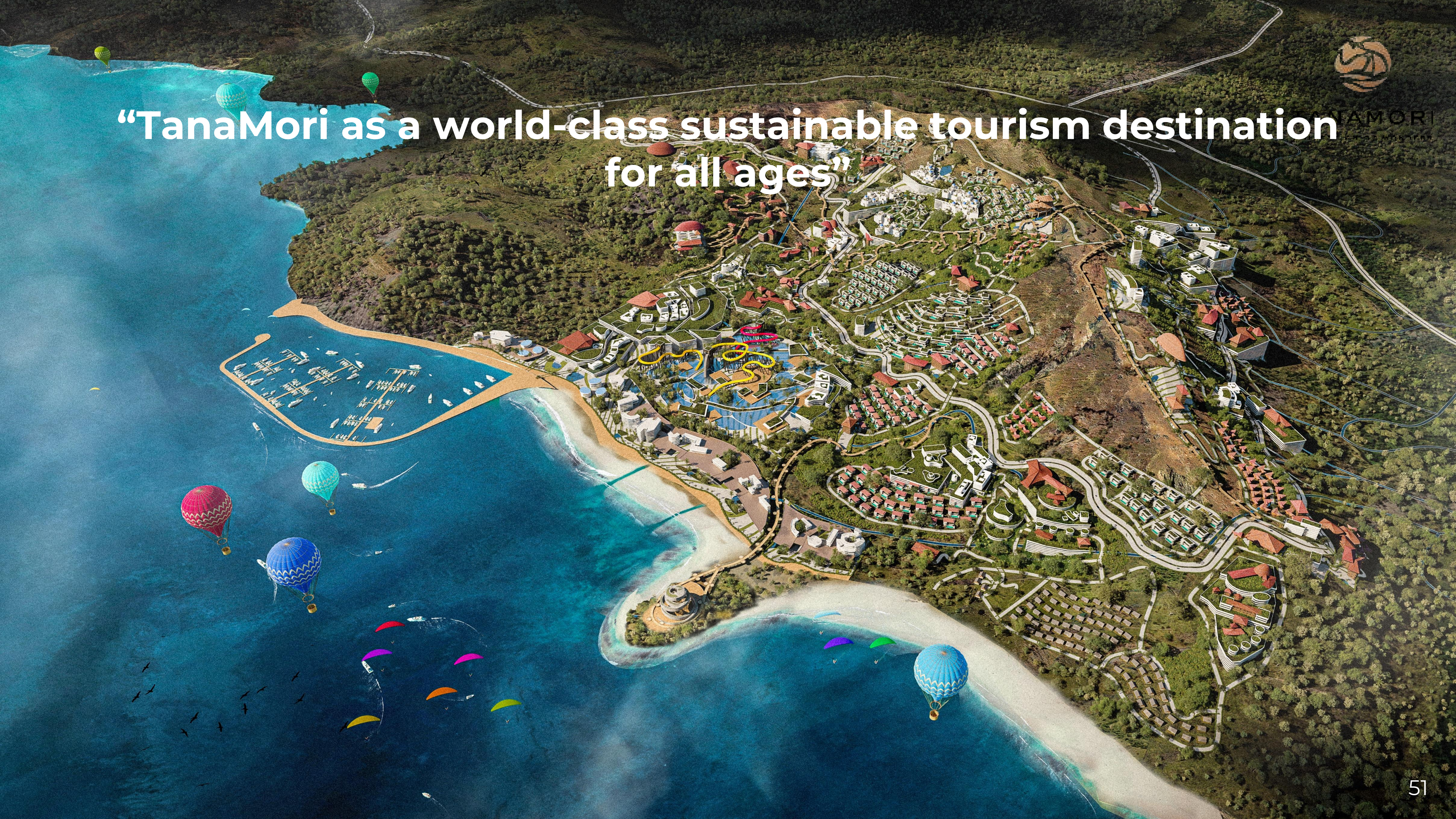
PT Perintis Trinita Properti Tbk signing a cooperation agreement with PT Tanamori Makmur Indonesia & PT Flores Prosperindo on February 25<sup>th</sup> 2022 in Jakarta, in order to develop the project in Tanamori, Manggarai Barat, Nusa Tenggara Timur. The Companies will do a Joint Cooperation to develop the area as a “Master Developer” to become world-class tourism area.



**“TanaMori as a world-class sustainable tourism destination for all ages”**



**TANAMORI**  
Sustainable Tourism Destination





## ■ ABOUT TANAMORI



**TANAMORI**  
COLLECTION OF MONSTERS

TanaMori is a premium and integrated tourism estate project. TanaMori project is geographically located in an area called GoloMori in Flores Island, West Manggarai Regency, East Nusa Tenggara, Indonesia. TanaMori will be developed in 246 Ha land uniquely and strategically located on the western tip of the Flores Island, a gateway to the UNESCO heritage Komodo National Park. The company estimates that the total Gross Development Value (GDV) is IDR 10 trillion and will be carried out in the next 10 to 12 years.

The masterplan of TanaMori has been designed in collaboration with consultants from ARUP, WATG, pdw, Colliers International, ITDC and PT Flores Prosperindo in consultation with local community, local government in West Manggarai Regency and other related stakeholders.

It was decided that the main objective of TanaMori is to be a premium destination for spiritual, wellness and cultural, and also to accommodate delegations for MICE as well as exclusive hub for Komodo National Park. With this objective, TanaMori has a slogan “Explore the Beauty, Keep the Nature”, which encompasses the effort of protecting the nature (and everything that comes along with it) while enjoying it. To achieve this entails comprehensive action plan and careful selection of developers and vendors as well as requires cohesiveness between all stakeholders.







TANAMORI  
COLLECTION OF WONDERS

Sunset view from TanaMori





TANAMORI  
COLLECTION OF WONDERS



Marina Development in the TanaMori Area as a Hub for tourist destinations in the Flores Islands



## ■ LAST UPDATE ABOUT TANAMORI



**TANAMORI**  
COLLECTION OF MONSTERS

MOU signing with PLN, WIR Group, and Taman Safari Indonesia





## ■ LAST UPDATE ABOUT TANAMORI



TANAMORI  
COLLECTION OF WONDERS

TanaMori was announced as a Sustainable and Inclusive Economic Growth Project at the G20 Event





## ROAD CONSTRUCTION PROGRESS PER SEPTEMBER 2022



**TANAMORI**  
COLLECTION OF WONDERS

Currently in the process of developing the infrastructure of Tana Mori. Road construction progress is almost complete



The construction progress of the Convention Center by ITDC in support of the G20 2022 Ceremonial Event and the 2023 ASEAN Summit.



**TANAMORI**  
COLLECTION OF MONDRIAN





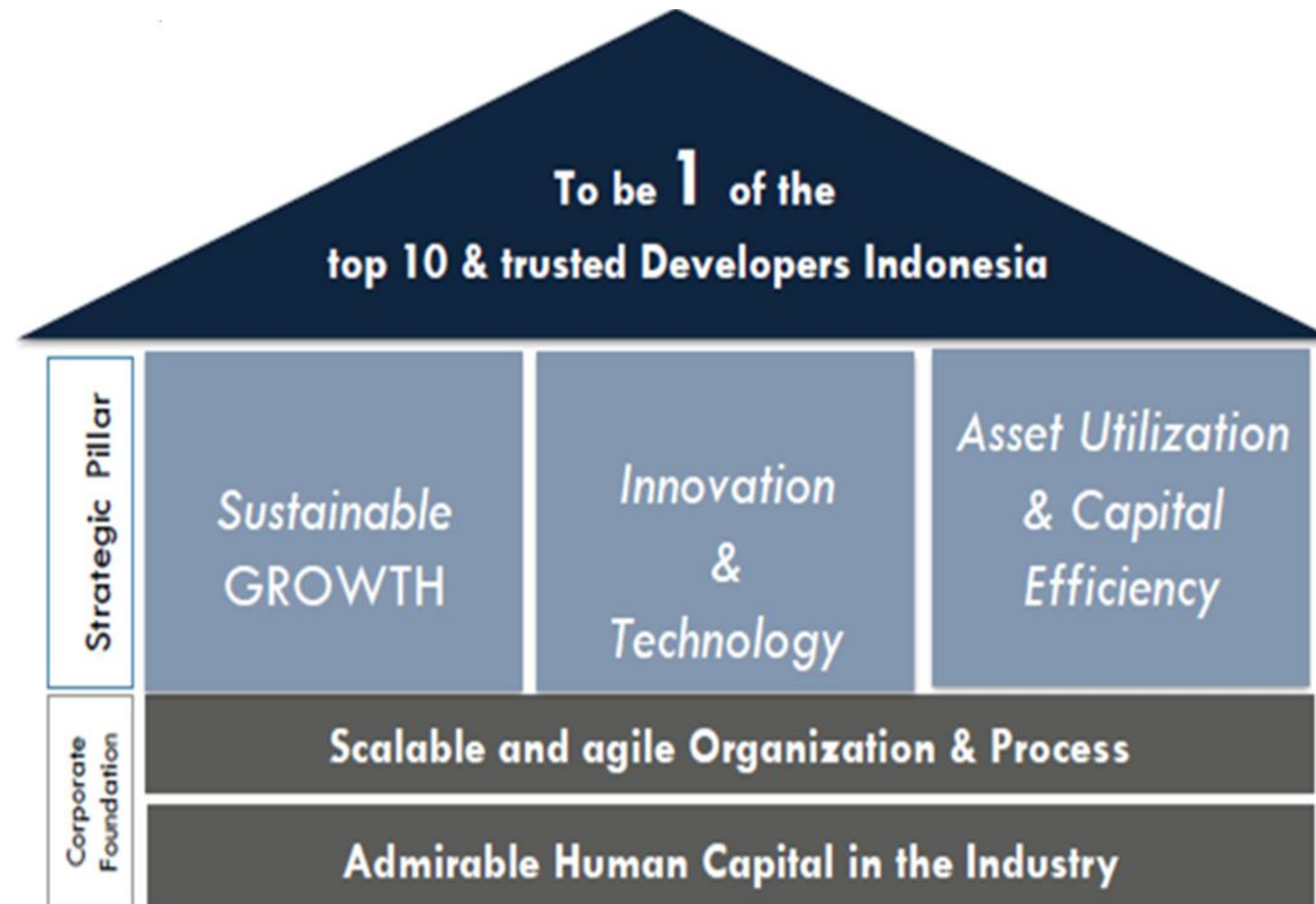


# CORPORATE STRATEGIES



# ■ CORPORATE STRATEGIES

## THREE PILLARS OF CORPORATE STRATEGY







Re-Focus on 3 (three) sectors in the next 3 years, namely Transit Oriented Development (TOD) projects, landed house, dan Logistic Park



Entering a new growth area outside Jabodetabek



Landbank additions and new project through Partnership & Collaboration system with the landlord will be the focus of the Company



## ■ KEY MILESTONE ACHIEVEMENT

Re-Focus on 3 (three) sectors in the next 3 years, namely Transit Oriented Development (TOD) projects, landed house, dan Logistic Park

- The Landed House Project in Lampung has a GDV of IDR 2.3 Trillion
- The Modern Business Park Project in Lampung has a GDV of IDR 800 Billion
- The Landed House in Sentul has a GDV of IDR 13.2 Trillion
- The Project in Labuan Bajo has a GDV of IDR 10 Trillion

Done

Entering a new growth area outside Jabodetabek

- The Company has ventured into areas outside Greater Jakarta (Jabodetabek), namely Sentul, Batam, Lampung, and Labuan Bajo.

Done

Landbank additions and new project through Partnership & Collaboration system with the landlord will be the focus of the Company

- The new projects in Lampung, Sentul, and Labuan Bajo are done through a combination of Partnership and Land Purchase. It is estimated to increase the Company's Assets to IDR 3.5 Trillion by the end of 2025.

Done





Any questions or requests for information should only be directed to the contact listed below.

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