



CORPORATE PRESENTATION

PT PERINTIS TRINITI PROPERTI TBK. (TRIN)

FY 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

(as of 30 December 2022)

- **PT Kunci Daud Indonesia**
1,804,000,000 shares, 40.96%
- **PT Intan Investama International**
1,476,000,000 shares, 33.51%
- **PT Panca Muara Jaya**
264,859,000 shares, 6.01%
- **Public**
853,894,905 shares, 15.00%
- **Treasury Stock**
199,000,000 shares, 4.52%

Total : 4,404,475,865 shares

TRIN Overview

as of December 30, 2022 [i](#)



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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 Rp 50 Miliar
Project Value IDR 50 Billion

Brooklyn

Nilai Project Rp 1,2 Triliun
Project Value IDR 1.2 Trillion

Springwood Residence

Nilai Project Rp 900 Miliar
Project Value IDR 900 Billion

Yukata Suites

Nilai Project Rp 900 Miliar
Project Value IDR 900 Billion

The Smith

Nilai Project Rp 1 Triliun
Project Value IDR 1 Trillion

Project Berjalan

On Going Project

Collins Boulevard

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

Marc's Boulevard

Nilai Project 5 Triliun
Project Value 5 Trillion

Holdwell Business Park (Lampung)

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

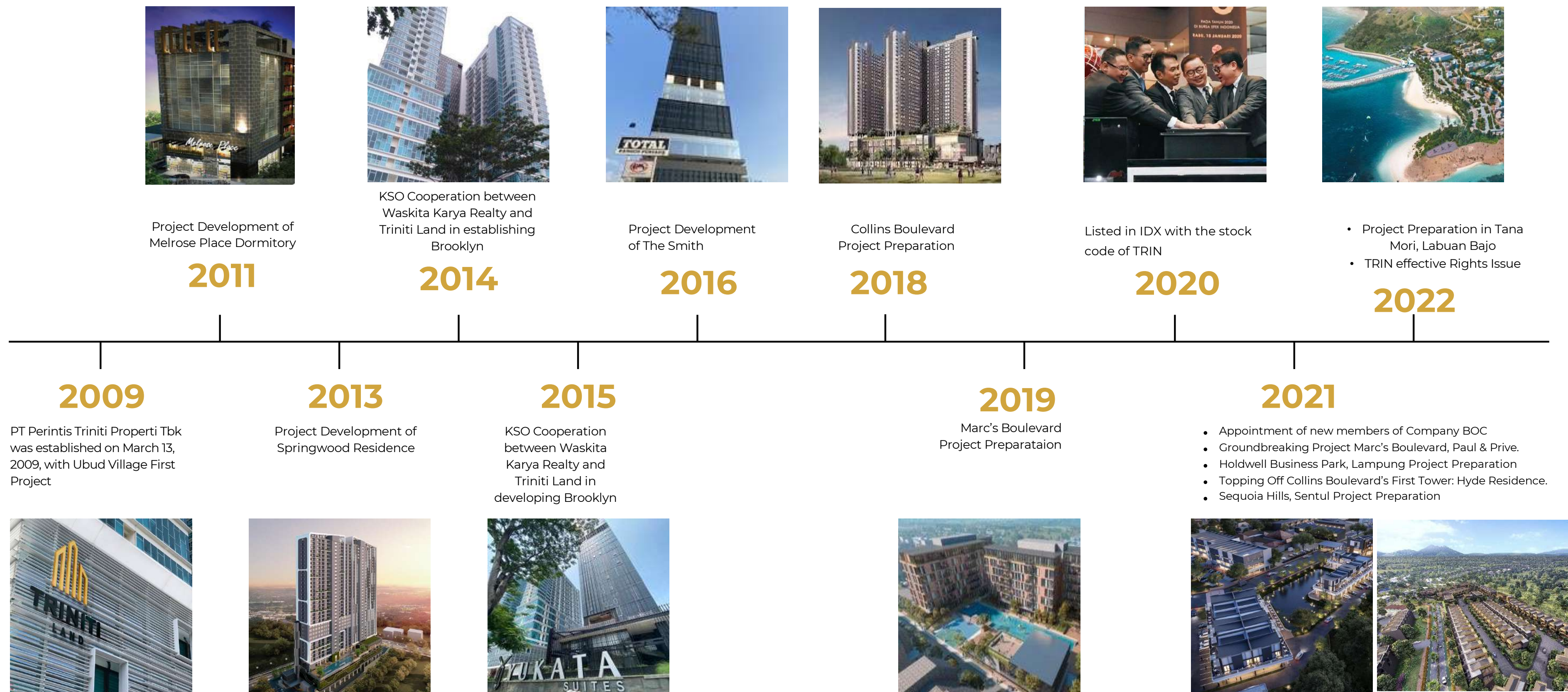
Sequoia Hills

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

Tana Mori, Labuan Bajo

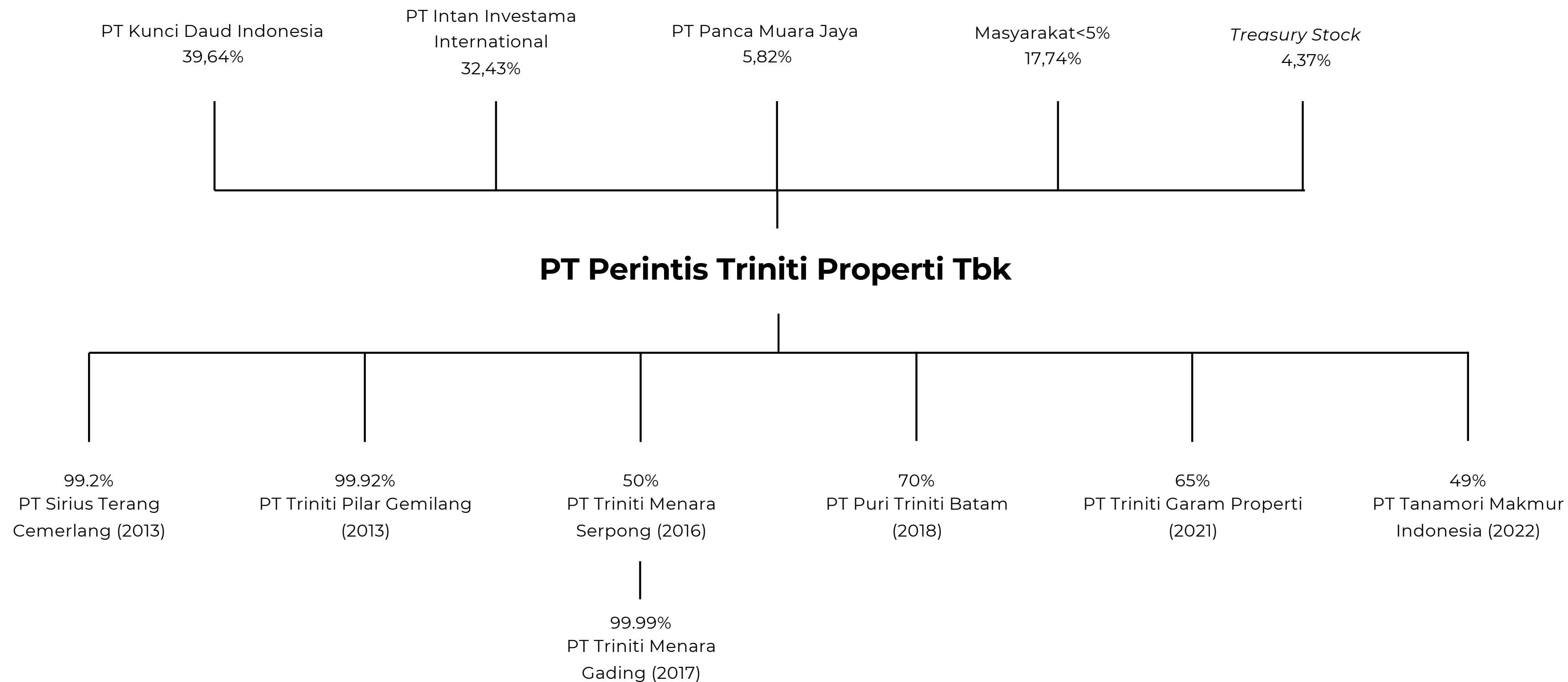
Gross Development Value (GDV) Rp 10
Triliun
GDV IDR 10 Trillion

MILESTONE



COMPANY STRUCTURE

AS OF DECEMBER 30, 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

Best Lifestyle Developer 2022
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

MOST FAVORITE APARTMENT PROJECT (REGION BATAM) 2022
BEST RESIDENTIAL DISTRICT ARCHITECTURAL DESIGN

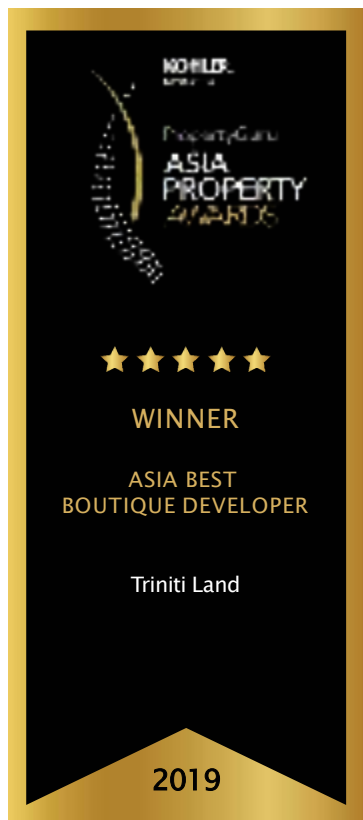
Indonesia Property Awards 2021

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



Sequoia Hills

Best Housing Landscape Architectural
Asia Property Awards 2022

Holdwell Business Park

Best Retail Architectural Design (Greater Indonesia)
Asia Property Awards 2022

Tanamori

Best Resort Masterplan Design
Asia Property Awards 2022

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

- **TRIN has successfully carried out its Rights Issue and managed to raise a total of IDR 132.13 billion with an exercise price of IDR 900 per share. The Company also issued Series II Warrants with an exercise price of IDR 1.100 per share.** Through this corporate action, the Company managed to issue 146,814,424 new shares and 146,814,424 Series II Warrants.
- **The Rights Issue conducted by the Company was deemed to be attractive by the public and resulted to an oversubscribed rights issue.** This achievement pushes TRIN to continue its planned expansion in 2023, which is expected to improve financial performance in the coming years.
- From the results of the Rights Issue, **TRIN managed to take over 193,400m² of land in Labuan Bajo and 93,018m² of land in Lampung** by way of capital injection in a form other than money (*inbreng*). The company has carried out *inbreng* during the Rights trading period (January 2-13 2023). The signing of the *inbreng* land deed in Labuan Bajo will be carried out on January 11, 2023 and the signing of the *inbreng* land deed in Lampung will be carried out on January 12, 2023.

Rights Issue Structure

Issuer	PT Perintis Trinita Properti Tbk.
Preemptive Rights ratio	30:1
Preemptive Rights Amount	146.814.424
Preemptive Rights Exercise Price	IDR 900
Preemptive Rights Value	IDR 132.132.981.600
Warrant Ratio	1:1
Warrant Amount	146.814.424 Series II Warrants
Warrant Exercise Price	IDR 1.100

Series II Warrant	
Trading Start Date	02/01/2023
Trading End Date	24/12/2025
Subscription Start Date	18/07/2023
Subscription End Date	30/12/2025



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

A tall, modern high-rise building with a grid-like facade of windows and balconies, situated in an urban environment.

SPRINGWOOD RESIDENCE

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

A tall, modern high-rise building with a grid-like facade of windows and balconies, situated in an urban environment. A sign in the foreground reads "YUKATA SUITES".

YUKATA SUITES

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

A tall, modern high-rise building with a grid-like facade of windows and balconies, situated in an urban environment. A sign in the foreground reads "The Smith".

Completed Project

THE SMITH

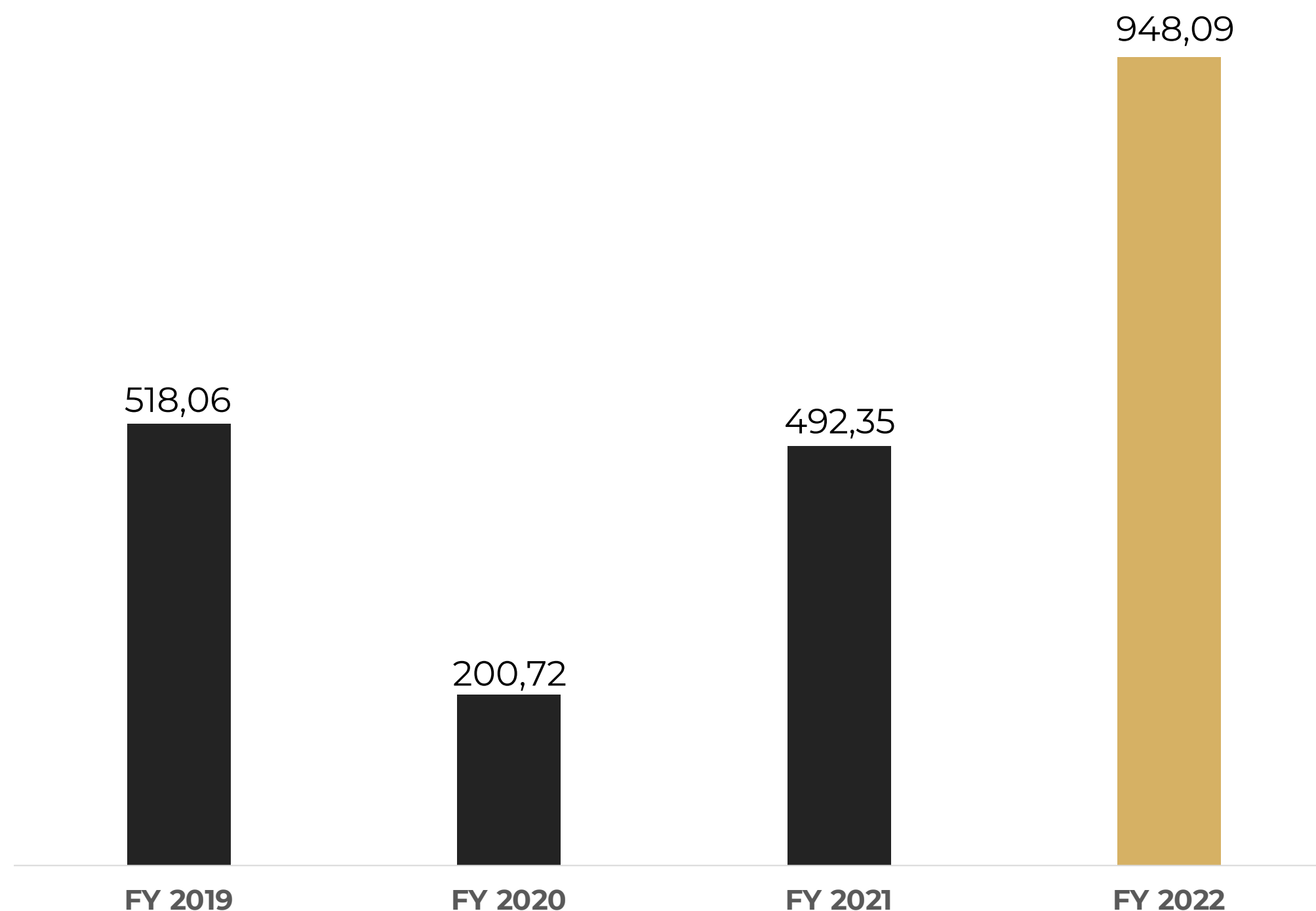
Lokasi : Alam Sutera, Tangerang
Konsep : Apartemen, Office, Soho
Unit : 414 Unit Apartemen, 84 Unit kantor dan 100 Soho
Area : 1000 m²
Completed : 2020
Nilai Proyek : Rp 1 Triliun



FINANCIAL PERFORMANCE

MARKETING SALES 2022

In Billion Rp

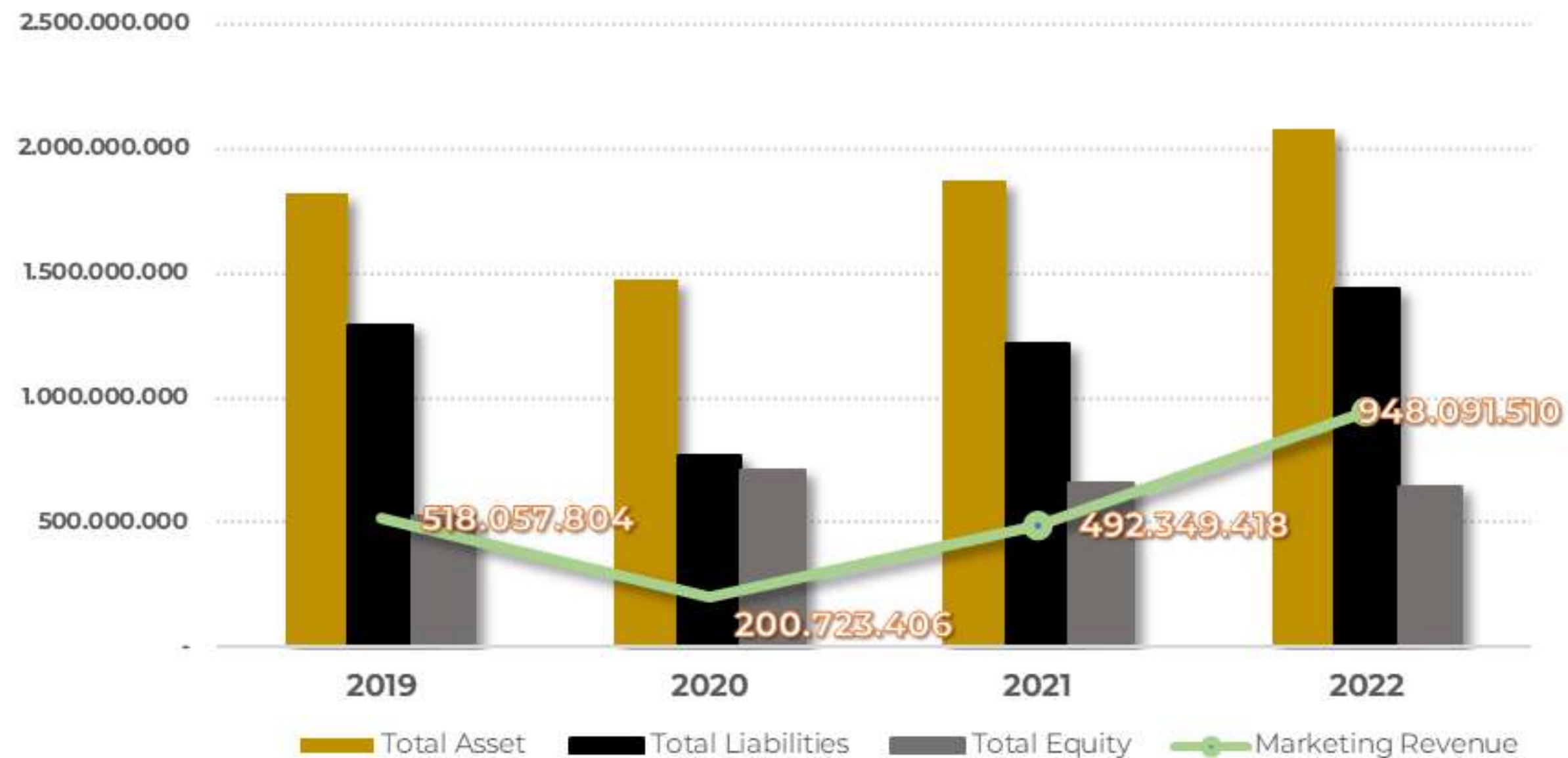


In 2022, Trinita Land was able to record a 92.5% increase in total marketing sales volume compared to the same period of last year. Total marketing sales in 2022 was IDR 948.09 billion, up IDR 492.35 billion from the year before.

The biggest contributor to the Company's marketing sales in 2022 comes from the Sequoia Hills landed house project in Sentul which amounted to IDR 489.75 billion or 52% of the total marketing sales in 2022. Sequoia Hills have sold out its first cluster, The Leroy as of August 2022 and have also launched its second cluster, Earthville in October 2022. The sharp growth in marketing sales YoY for projects that are not in Tangerang is aligned with Trinita Land's goal to expand its footprint beyond Alam Sutera and the Tangerang area.

PERFORMANCE OVER THE YEARS

in thousand rupiahs



Triniti Land has enjoyed a remarkable growth from 2019 to 2022. Total marketing sales in 2022 was recorded at IDR 948.09 billion, with a compound annual growth rate (CAGR) of 64% from IDR 518.057 billion in 2019. In 2020 however, Triniti Land's total marketing sales fell by 61% due to the Covid-19 pandemic, as property was one of the most impacted sectors. After a momentary setback, Triniti Land was able to bounce back and rise above the housing market a year after the pandemic and recorded a 145% growth from the previous year from IDR 200.72 billion to IDR 492.34 billion

in thousand rupiahs	2019	2020	2021	2022
Marketing Revenue	518.057.804	200.723.406	492.349.418	948.091.510
Total Asset	1.819.761.502	1.472.164.984	1.871.869.145	2.076.978.640
Total Liabilities	1.291.065.386	765.513.292	1.214.835.891	1.434.907.753
Total Equity	528.696.117	706.651.692	657.033.254	642.070.887



The Leroy

100 HOMES

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

FINANCIAL PERFORMANCE

Balance Sheet

In Thousands Rupiah

	31-Dec-20	31-Dec-21	30-Sep-22	31-Dec-22
Assets				
Current Assets	609.974.786	991.315.045	1.183.446.344	1.149.653.752
Non-Current Assets	862.190.198	880.554.100	927.137.230	927.324.888
Total Assets	1.472.164.984	1.871.869.145	2.110.583.574	2.076.978.640
Liabilities and Equity				
Current Liabilities	308.544.968	851.307.900	1.034.796.111	1.106.941.234
Non-Current Liabilities	456.968.324	363.527.993	460.512.825	327.966.519
Total Liabilities	765.513.292	1.214.835.893	1.495.308.936	1.434.907.753
Equity	706.651.692	657.033.254	615.274.638	642.070.887
Total Liabilities and Equity	1.472.164.984	1.871.869.147	2.110.583.574	2.076.978.640

Income Statement

In Thousands Rupiah

	FY2019	FY2020	FY2021	FY2022
Revenue	248.709.731	3.730.862	2.821.724	275.599.180
Cost of Sales and Direct Costs	(170.086.685)	(640.156)	(1.779.228)	(143.032.796)
Gross Profits	78.623.046	3.090.706	1.042.496	132.566.384
Operating Income (Expense)	(65.439.144)	(46.726.569)	(62.274.506)	(103.853.781)
Operating Profit	13.183.902	(43.635.863)	(61.232.010)	28.712.603
Earnings Before Tax	37.754.642	4.176.975	(50.367.650)	27.996.902
Income Tax Benefit (Expense)	(263.575)	35.080	44.826	9.257
Net Income (Loss)	37.491.067	4.212.055	(50.322.824)	28.006.159
Other Comprehensive Income	6.186.879	759.614	481.570	532.047
Comprehensive Income (Loss)	43.677.946	4.971.669	(49.841.255)	28.538.206

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.

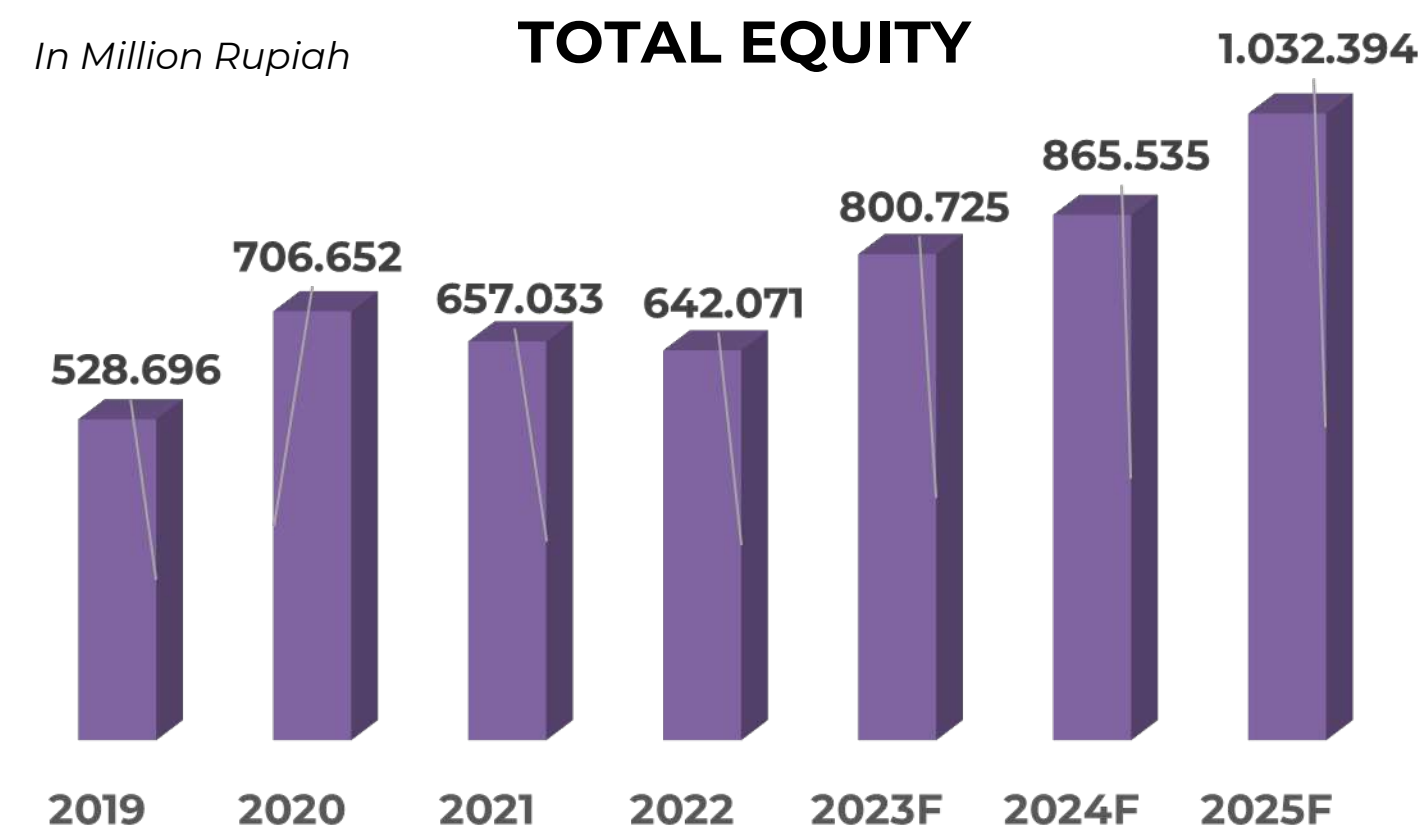
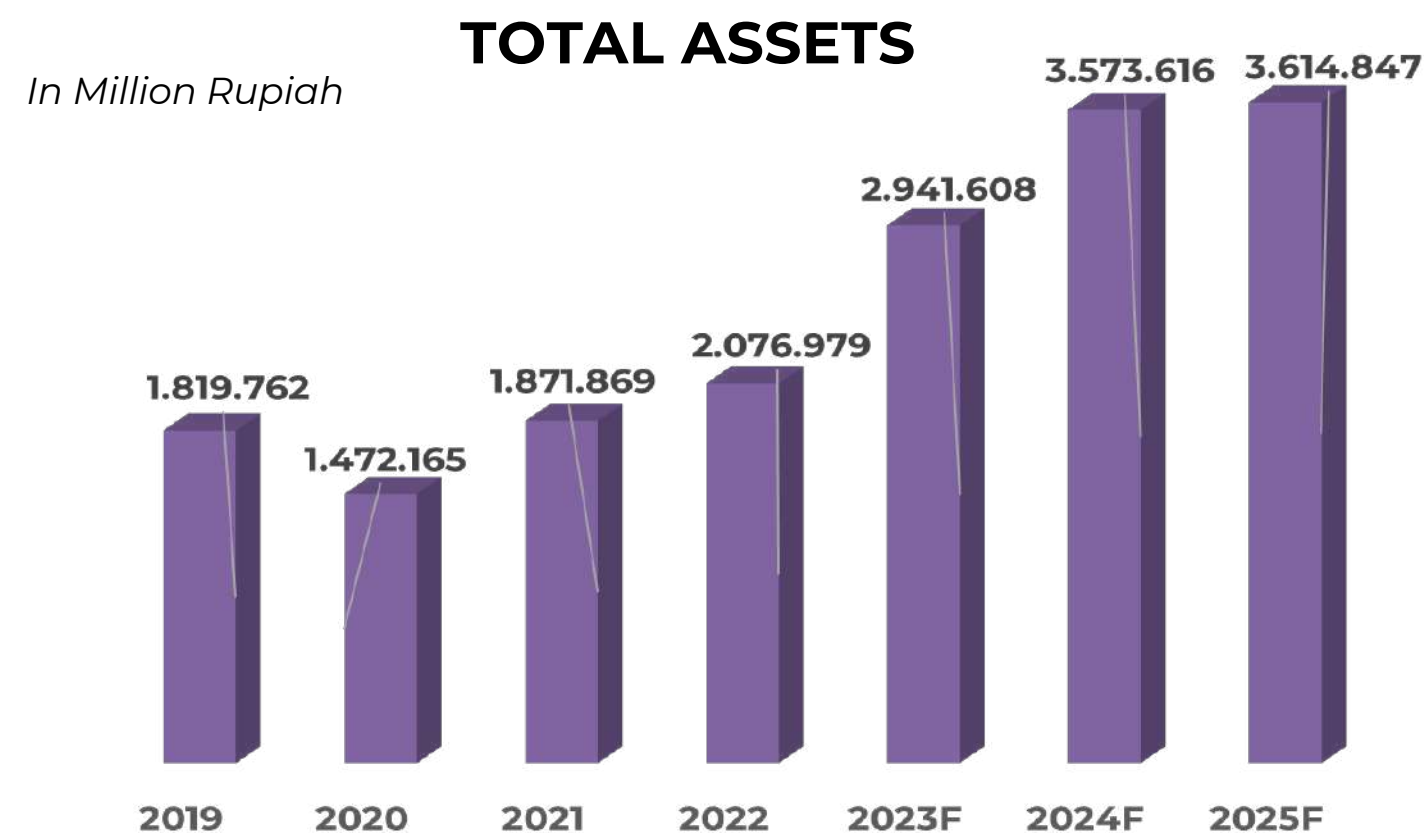
- **As a result of the handovers that started in Q3 2022 at Collins Boulevard, the company was able to record a revenue of IDR 275.59 billion by December 31 2022**, a 9667% increase from Full Year 2021 Results (FY21) which was recorded at IDR 2.82 billion.
- **The Company's Net Income increased 156% in FY22 compared to the same period of last year.** In FY22, net income was recorded at IDR 28 billion, while in FY21, the company recorded a net loss of 50.32 billion as a result of PSAK 72.
- **The Company's Total Asset amounted to IDR 2.07 trillion**, which was 11% higher than the position at the end of 31 December 2021 at IDR 1.87 trillion as a result of equity issuance and growth in retained earnings.
- **The Company's Total Liabilities and Equities each amounts to IDR 1.43 trillion and IDR 642 billion respectively.** The increase in current liabilities is due to an increase in sales advances which currently cannot be recorded because they have not been handed over (PSAK 72).

*PSAK 72 started being implemented in 2020. The application of PSAK 72 caused the Company to be unable to record Revenue and Sales before handing over units to customers

BALANCE SHEET PROJECTION 2023-2025

In Million Rupiah

	2019	2020	2021	2022	2023F	2024F	2025F
Assets							
Current Assets	1.010.104	612.975	1.011.275	1.198.392	2.015.463	2.647.100	2.687.959
Non Current Assets	809.657	859.190	860.595	878.586	926.145	926.516	926.888
Total Assets	1.819.762	1.472.165	1.871.869	2.076.979	2.941.608	3.573.616	3.614.847
Liabilities & Equity							
Short term Liabilities	801.098	357.508	740.882	1.247.669	1.387.004	1.718.442	1.736.084
<i>Cash Advance Customer</i>	<i>126.574</i>	<i>243.226</i>	<i>437.303</i>	<i>406.184</i>	<i>456.839</i>	<i>638.791</i>	<i>972.210</i>
<i>Others Short term Liabilities</i>	<i>674.524</i>	<i>114.282</i>	<i>303.579</i>	<i>841.485</i>	<i>930.165</i>	<i>1.079.651</i>	<i>763.874</i>
Long term Liabilities	489.968	408.005	473.954	187.238	753.879	989.639	846.368
Total Liabilities	1.291.065	765.513	1.214.836	1.434.908	2.140.883	2.708.081	2.582.453
Equity	528.696	706.652	657.033	642.071	800.725	865.535	1.032.394
Total Liabilities & Equity	1.819.762	1.472.165	1.871.869	2.076.979	2.941.608	3.573.616	3.614.847



INCOME STATEMENT PROJECTION 2023-2025

In Million Rupiah

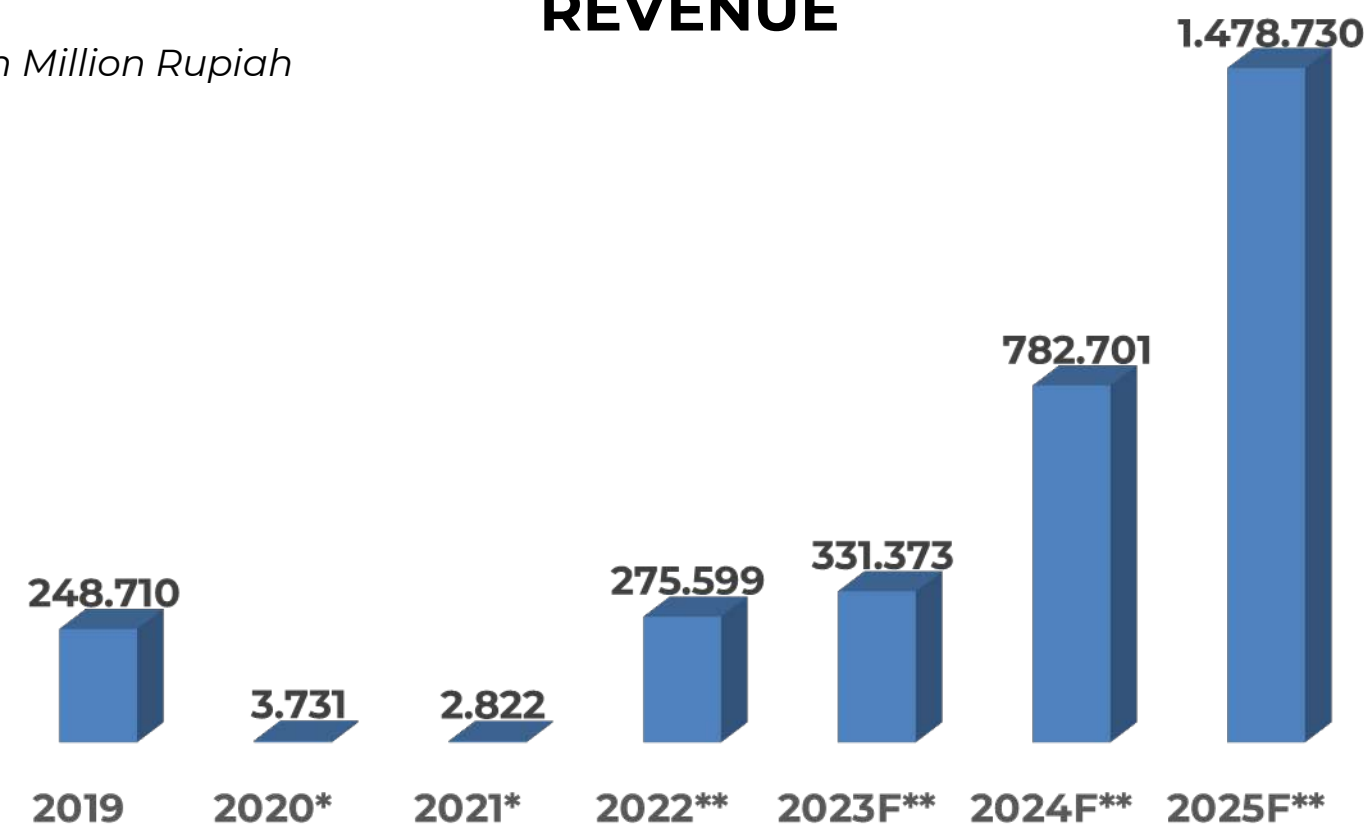
	2019	2020*	2021*	2022**	2023F**	2024F**	2025F**
Revenue	248.710	3.731	2.822	275.599	331.373	782.701	1.478.730
Cost of Sales & Direct Cost	(170.087)	(640)	(1.779)	(143.033)	(201.042)	(461.612)	(882.908)
Gross Profit	78.623	3.091	1.042	132.566	130.330	321.090	595.823
Operating Expenses	(45.900)	(39.841)	(61.420)	(83.214)	(75.422)	(98.357)	(217.067)
Operating Income (Loss)	32.724	(36.750)	(60.378)	49.353	54.909	222.733	378.755
Profit (Loss) before Tax	42.926	7.830	(50.368)	34.895	33.241	86.735	207.930
Net Profit	37.491	7.865	(50.323)	28.044	29.738	64.810	166.859

- Not including Profit/(Loss) on joint ventures of JO 1 & 2 and Profit/(Loss) on Subsidiaries (Trinita Dinamik)
- Revenue from Sales in the JV has been consolidated in the Projection of TRIN's Financial Statements. However, in the Sales from JO only records Net Profit in accordance with the portion in the JO.

* In 2020 and 2021 the Company not yet recognize Revenue due to PSAK 72/IFRS 15 regulation of Revenue from Contracts with Customers
 ** Total gross land area of Sentul project ±92 hectare, with JV (TGP -19ha) and JO (72ha) cooperation models

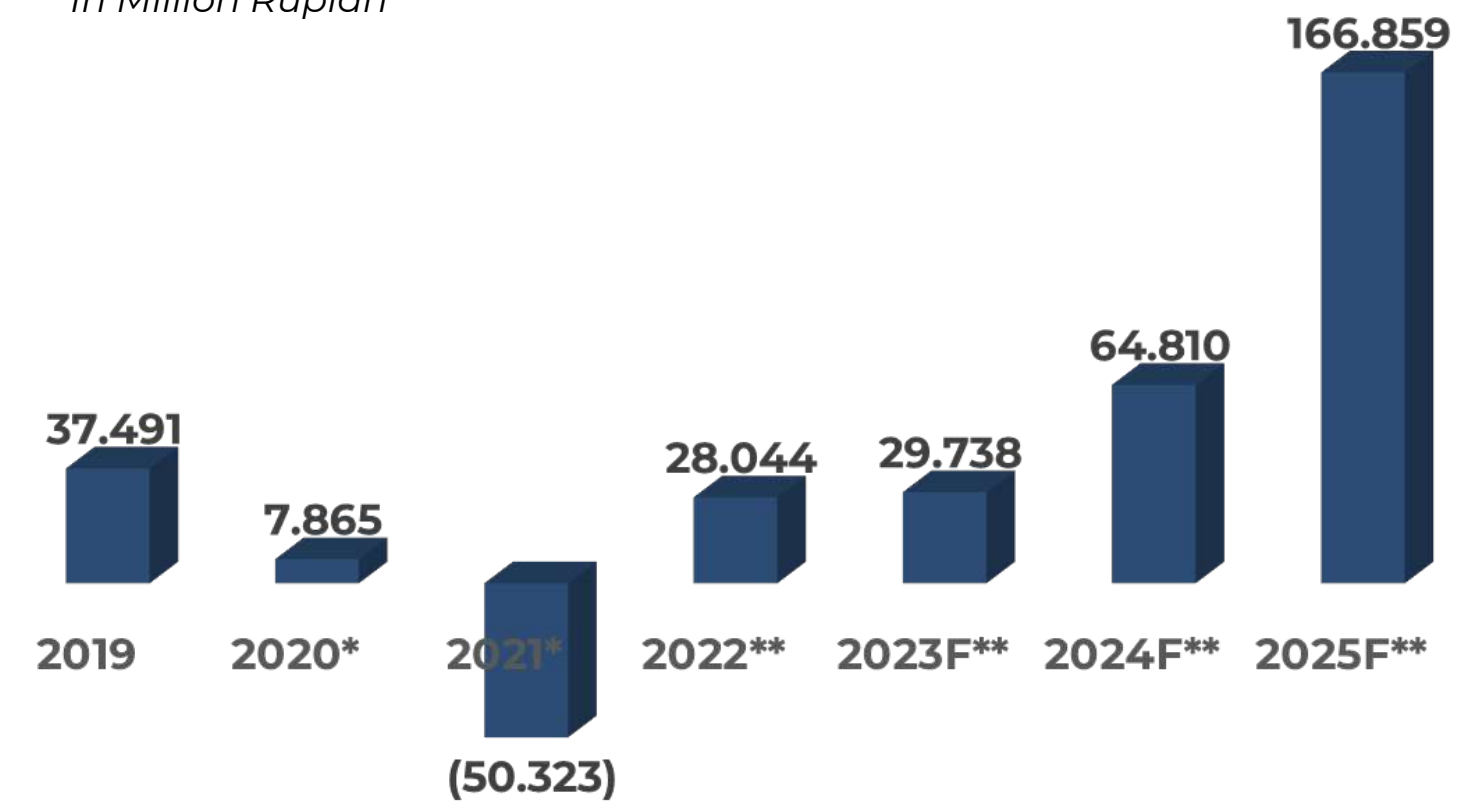
REVENUE

In Million Rupiah



NET PROFIT

In Million Rupiah





ON-GOING PROJECT

On Going Project





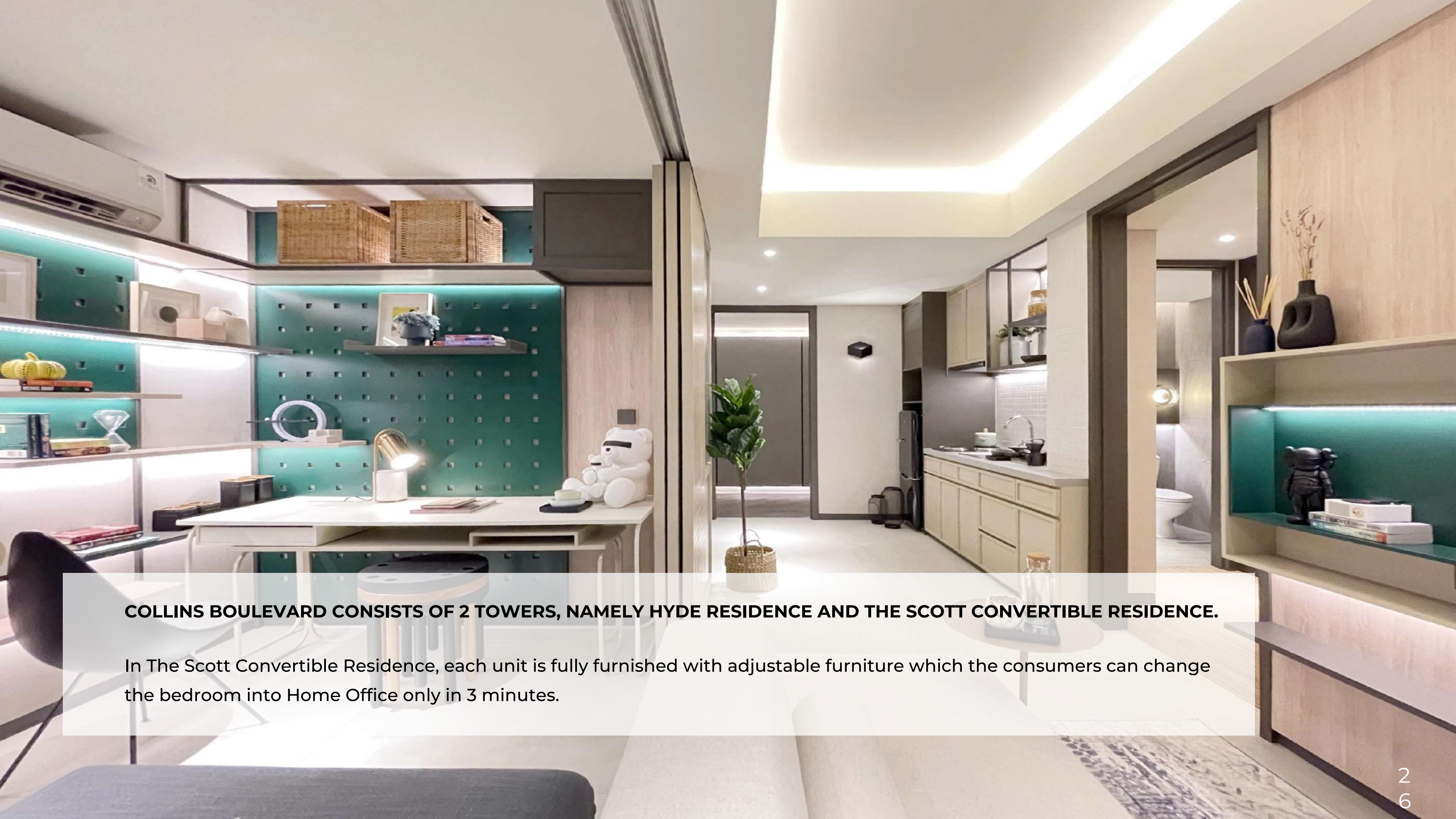
Collins Boulevard is a mixed-use development project that adopted the “Contemporary Art” concept, which was inspired by a street name called Collins Street in Melbourne, Australia, which the city was called as “One of the Most Livable Cities in the World”. The location of Collins Boulevard is very strategic. 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

PROJ
ECT



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

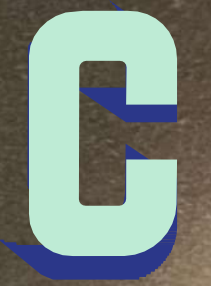
As of December 30, 2022



Area : 14,385 m2
Concept : Mixed Used Development (Residential, SOHO & Retail)
Jumlah Unit : 2.05 Triliun (2 Tower)
Facilities : Lifestyle Plaza, Jogging Track, Swimming Pool & Gym

Estimated Project
Tower 1 : August 2022
(handover has started)
Tower 2 : Q4 2024
Project Value : 2.05 Triliun (2 Tower)

Main Lobby of The Hyde Residence Tower



Artistic Hallway

Hand over of Collins Boulevard has been started as of August 2022

A low-angle, upward-looking photograph of several tall skyscrapers in a city, likely New York City, during the "blue hour" or dusk. The sky is a pale, hazy blue. The buildings are dark, with many windows glowing with warm, yellow light from interior lights. The perspective creates a sense of height and scale, with the buildings converging towards the top of the frame. The overall mood is sophisticated and urban.

MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

MARCS BOULEVARD

the pride | the home | the marc

Marc's Boulevard is a Superblock area of 23 HA, from Trinita 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 TRINITI 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 OF MAIN GATE GLENN THE HIVE

As of December 30, 2022

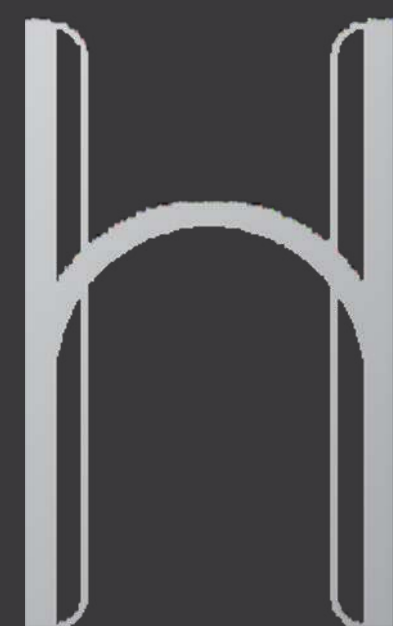
MARCS
BOULEVARD

the pride | the home | the marc





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



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
Office and Residential Area	: 5.9 HA
Commercial Area	: 0.7 HA
Urban Green Space	: 2.5 HA

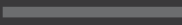
PRIME REGION

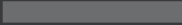
- 10 minutes from Bandar Lampung
- 20 minutes from Raden Inten II International Airport
- 20 minutes from Panjang International Port
- 50 minutes from Bakauheni Port
- 2.5 hours to Jambi
- 3.5 hours to Palembang

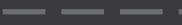
 Airport

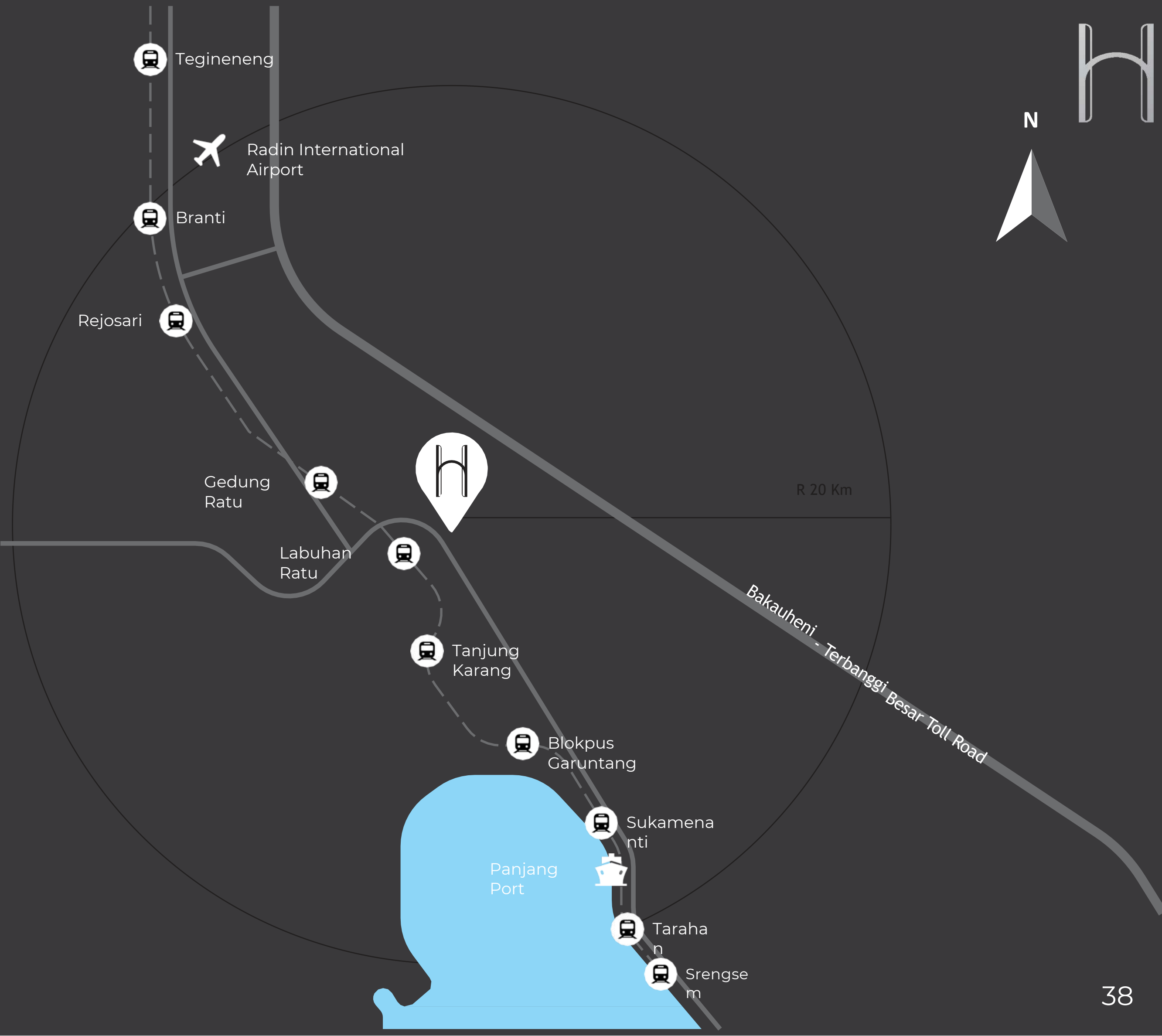
 Port

 Train Station

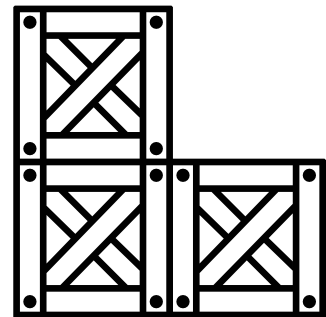
 Main Road

 Toll Road

 Railway

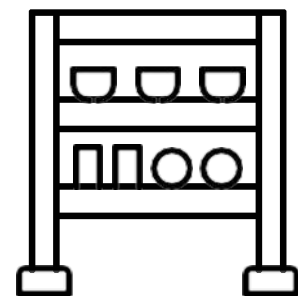


FUNCTIONS



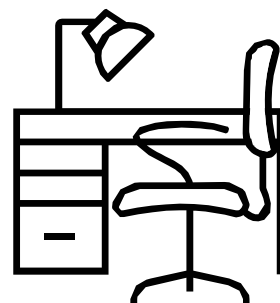
STORAGE SPACE

Ruang Penyimpanan



WORKSHOP, SHOWCASE & SERVICE CENTER

Workshop, Ruang Pameran & Pusat Pelayanan



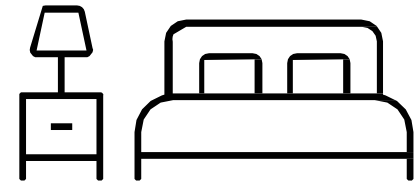
OFFICE

Perkantoran

h

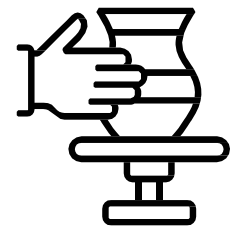


FUNCTIONS



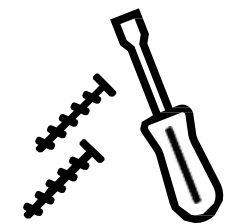
RESIDENTIAL

Kawasan Tempat Tinggal



HOME INDUSTRY

Industri Rumahan



LIGHT ASSEMBLY

Pusat Perakitan



CONSTRUCTION PROGRESS OF MARKETING GALLERY

As of December 30, 2022





**LANDSCAPE PROGRESS OF
MARKETING GALLERY**
As of December 30, 2022

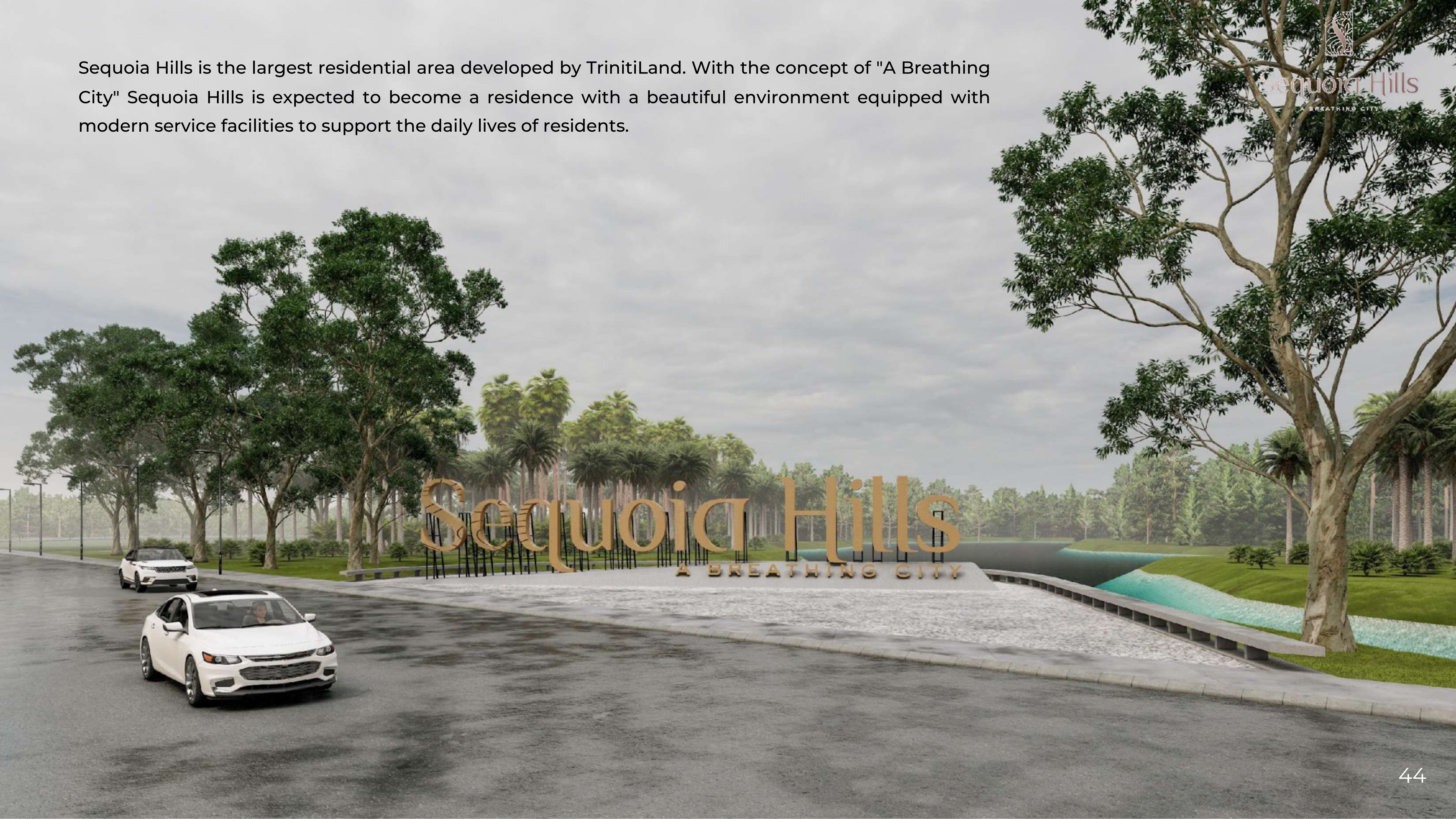




Sequoia Hills

A BREATHING CITY

Sequoia Hills is the largest residential area developed by TrinitiLand. 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



LIVING GALLERY SEQUOIA HILLS



The construction of Living Gallery Sequoia Hills was completed on July 31, 2022. Sequoia Hills has the first rooftop Tee Box in Southeast Asia.



DEVELOPMENT PROGRESS

As of December 30, 2022

Preparation progress for Cluster 2 show unit



Preparation progress for fence building at show unit



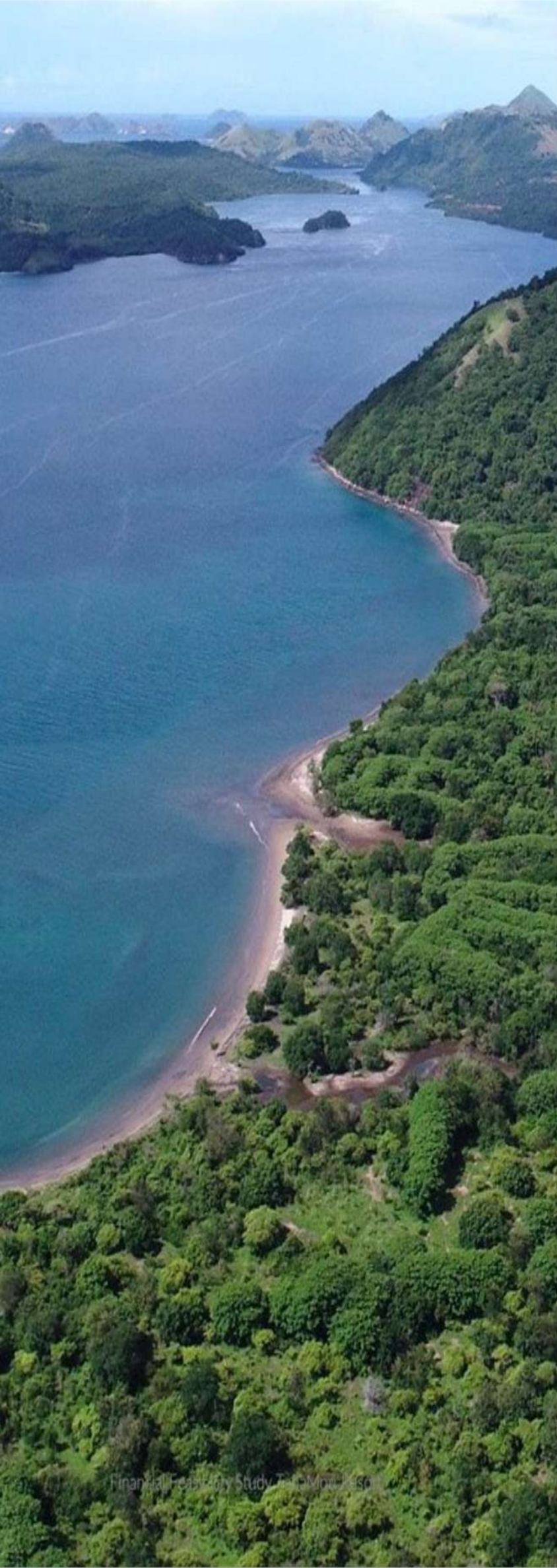
Land Boundary Work Progress for Cluster Leroy



TANAMORI

COLLECTION OF WONDERS





PT Perintis Trinita Properti Tbk signing a cooperation agreement with PT Tanamori Makmur Indonesia & PT Flores Prosperindo on February 25th 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



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



TANAMORI
COLLECTION OF WONDERS

■ ABOUT TANAMORI

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



ROAD CONSTRUCTION PROGRESS

As of December 30, 2022



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

The construction progress of the Convention Center by ITDC in Tanamori, Labuan Bajo, in supporting ASEAN Summit 2023.

(As of December 30, 2022)



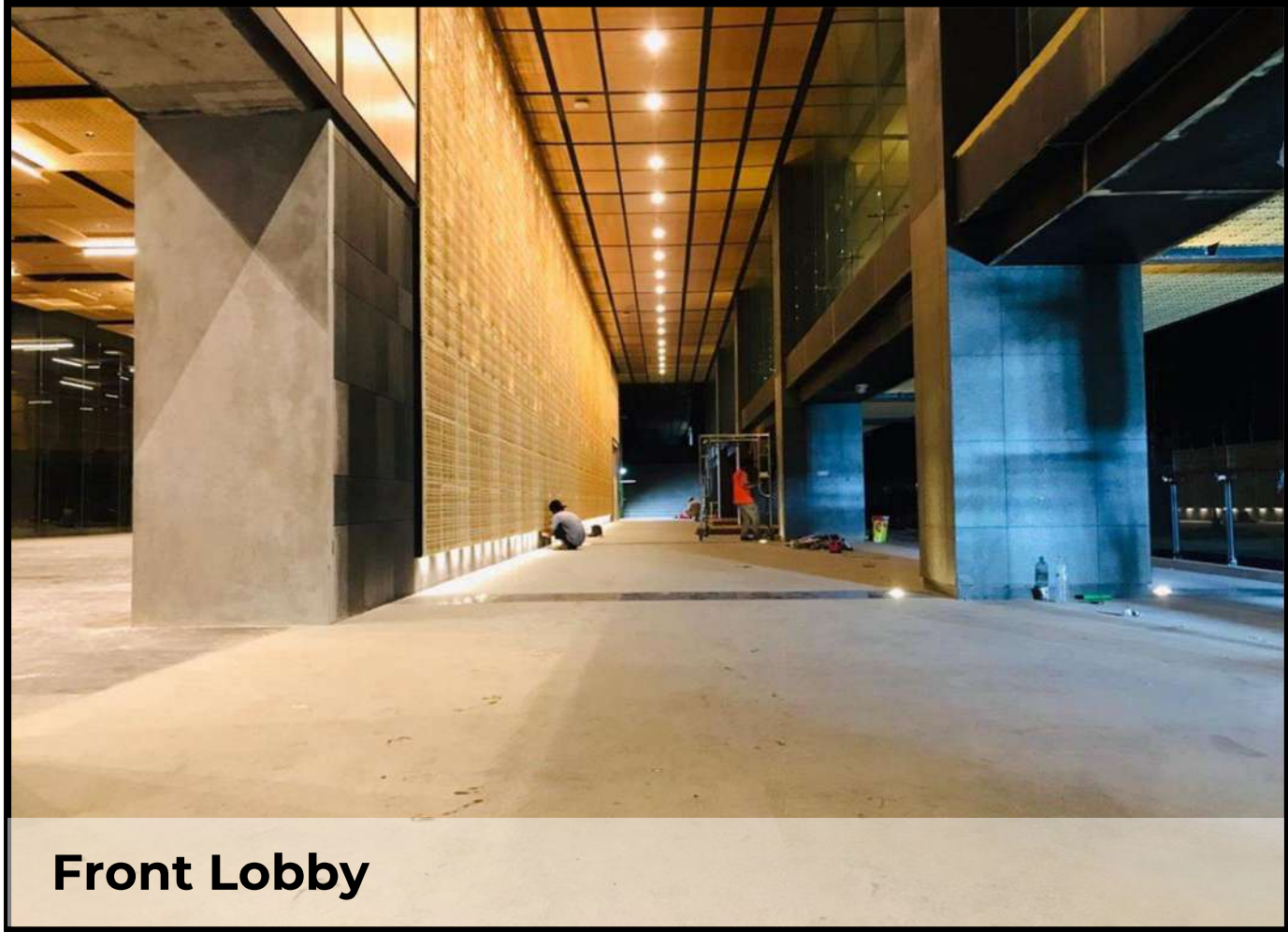
Helicopter View



Outdoor Area



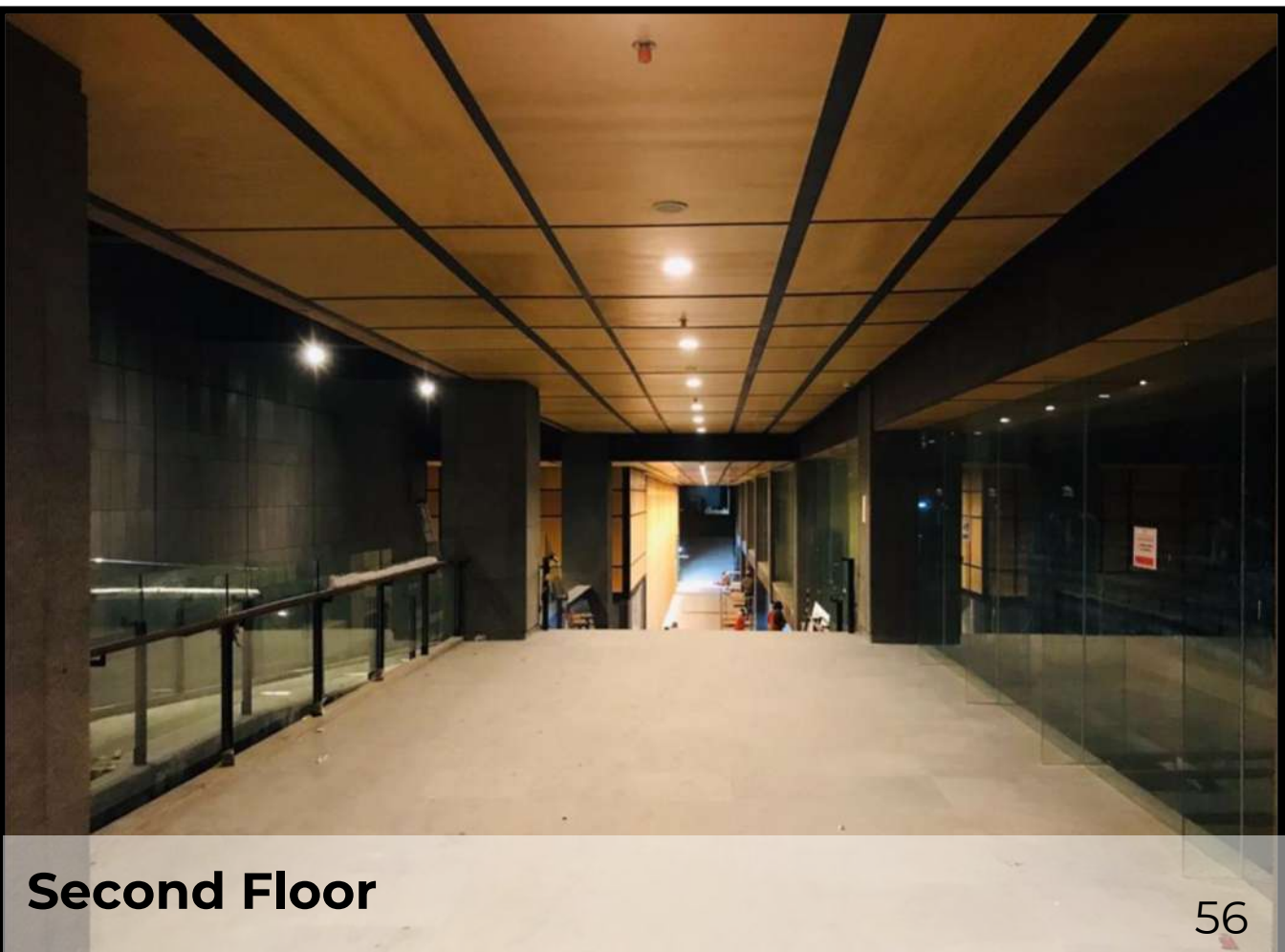
Outdoor View



Front Lobby



Lobby



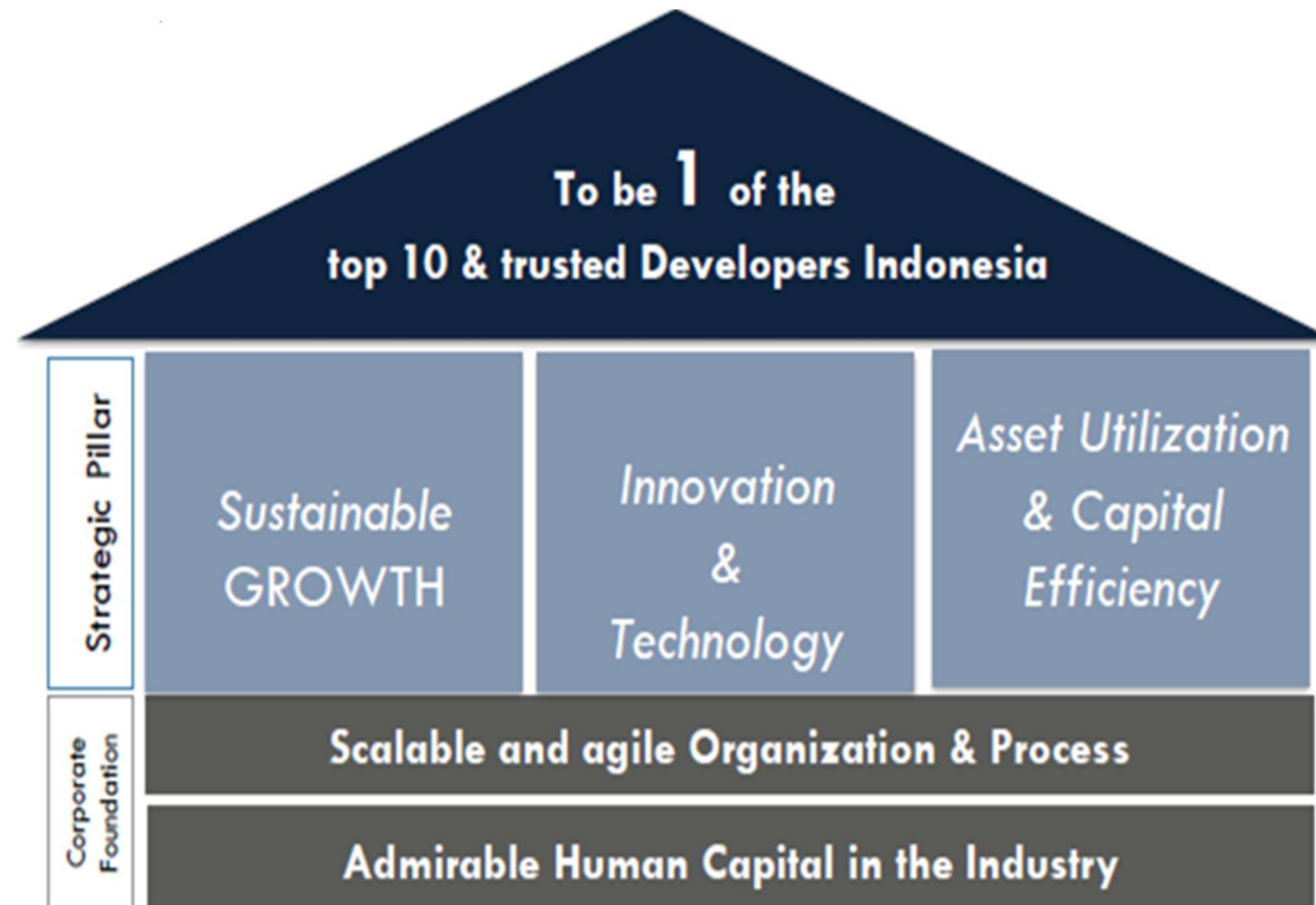
Second Floor



CORPORATE STRATEGIES

■ KEY STRATEGIES

THREE PILLARS OF CORPORATE STRATEGY



■ KEY STRATEGIES

KEY STRATEGY DIRECTION

Re-Focus on three sectors in the next 3 years
namely Landed House, Modern Business/Logistic
Park and City Development

Entering a new growth area outside Jabodetabek

Light Asset Approach & Operation Efficiency

- ❑ Partnership and Collaboration Focus
- ❑ Capital Structure Efficiency
- ❑ Shared Service Approach
- ❑ Investment to Operating Company Approach

Organic & In-organic Growth

Operational Excellence

- ❑ Operational Automation
- ❑ Digital Reporting & Performance Monitoring System

■ KEY MILESTONE ACHIEVEMENT

Re-Focus on three sectors in the next 3 years namely Landed House, Modern Business/Logistic Park and City Development

Entering a new growth area outside Jabodetabek

Light Asset Approach & Operation Efficiency

- ☐ Partnership and Collaboration Focus
- ☐ Capital Structure Efficiency
- ☐ Shared Service Approach
- ☐ Investment to Operating Company Approach

Organic & In-organic Growth

Operational Excellence

- ☐ Operational Automation
- ☐ Digital Reporting & Performance Monitoring System

- ?

 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
-
- ?

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

 The new projects in Lampung, Sentul, and Labuan Bajo are done through a combination of Partnership and Land Purchase.
 - ?

 The Company has implemented Capital Structure Efficiency through Corporate Action (Right Issue), which has increased the Company's Capital and decreasing the debt, so that the Company's Debt Equity Ratio (DER) becomes declining.
 - ?

 The Company also has implemented Shared Service Approach which employing each key management team to each Company's Project. Not only that, the Company also deployed some department (Legal, Human Capital, Procurement, etc.) in helping the Project's Operation by being centrally controlled.
 - ?

 The Company used to focus on investing to each Project through Subsidiaries Company. Currently, the Company has started to operate a project directly, namely Holdwell Business Park, in order to strengthen the Company's cash flow.
-
- ?

 The Company recorded IDR 948.09 of the Marketing Revenue as of December 31, 2023, which increased around 92.5% from the previous year.
 - ?

 Currently the company is still in the process of seeking new opportunities in expanding in City Development.
-
- ?

 Currently, the Company has used Batavianet System in consolidating the Company's Financial Report to be easier and more accurate.
 - ?

 The Company also has implemented digital signatures in approving documents.

DONE

DONE

DONE

IN
PROGRESS

DONE



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

Khalisha Anjani

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PT Perintis Trinitiland Properti Tbk

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Website: www.trinitiland.com

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