

CORPORATE PRESENTATION

PT. PERINTIS TRINITI PROPERTI TBK. (TRIN)

TABLE OF CONTENTS

| SHAREHOLDERS INFORMATION | 1 |
|--------------------------|----|
| ABOUT TRINITILAND | 2 |
| MILESTONE | 3 |
| COMPANY STRUCTURE | 4 |
| PROJECTS | 5 |
| FINANCIAL PERFORMANCE | 35 |
| COMPANY STRATEGIES | 37 |



SHAREHOLDERS INFORMATION

Share Information

Listing Date : 15 January 2020

Nominal: Rp 100 / share

IPO Price : Rp 200 / share

IPO Shares : 648.83 M

Shareholders Composition (As of July 31, 2024)

- PT Kunci Daud Indonesia
 1,804,000,000 lembar saham, 39.64%
- PT Intan Investama International 1,476,000,000 lembar saham, 32.43%
- PT Panca Muara Jaya 264,859,000 lembar saham, 5.82%
- Public
 807,598,326 lembar saham, 17.74%
- **Treasury** 199,000,000 lembar saham, 4,37%

Total: 4,551,457,326 lembar saham

As of August 07, 2024



ABOUT TRINITILAND

Established in 2009, **PT Perintis Triniti Properti Tbk** started its journey from a 5 hectare land development project called Ubud Village. After that, the Company built Melrose Place with the concept of shophouse (shop and house) and small home offices (house and office) which can be used as a dormitory. The development of the Company's iconic projects began in 2014 through projects such as Brooklyn Apartment and Yukata Suites.

In 2021, the Company began preparations for the Modern Business Park project, namely Holdwell Business Park, which is located in Lampung and is expected to become the largest business and commercial center in Lampung City connecting the island of Sumatra with other islands. Apart from that, another project called Sequoia Hills, carries the concept of "A Breathing City" which will be a residence with a beautiful environment equipped with modern city-scale facilities to support the daily lives of residents in the Sentul area. Apart from these ongoing projects, the Company has also prepared various new projects to welcome existing prospects, one of which is the Tanamori project in Labuan Bajo.

VISION

To become one of the top 10 best and most trusted developers in Indonesia by initiating a leading standard in the property industry, by prioritizing innovation, timeliness and high investment value for stakeholders and consumers.

MISSION

- Collaborate with world-class partners, architects and building management to build iconic projects for future generations.
- Initiate and build projects by adapting the "Trendsetter and Innovative" concept while contributing positively to the government and society.
- Recruit a professional workforce by upholding welfare and career prospects.



MILESTONE

- · PT Perintis Triniti Properti berdiri pada tanggal 13 Maret 2009
 - · Pembangunan proyek pertama Perseroan, Ubud Village,
- Development of the Company's first project, Ubud Village.
 - · PT Perintis Triniti Properti was established on March 13, 2009



Pembangunan proyek Melrose Place Dormitory.

Development of the Melrose Place Dormitory project.



- Mencatatkan sahamnya dan melakukan perdagangan saham perdana di Bursa
- Groundbreaking Proyek Mars,'s Boulevard, Paul & Prive.
- Listed its shares and conducting initial stock trading in Indonesia Stock Exchange.
- Groundbreaking of Marc's Boulevard, Paul & Prive project.



Memperoleh pernyataan efektif dari Otoritas Jasa Keuangan atas aksi korporasi

Kerjasama Operasi (KSO) antara Perseroan dengan PT Waskita Karya dalam membangun proyek Brooklyn.

Joint venture between Waskita Karya and Triniti Land in establishing Brooklyn



Kerjasama Operasi (KSO) antara Pe dengan PT Waskita Karya dalam m proyek Yukata Suites.

Joint venture between Waskita K Triniti Land in establishing Yukat



Tahap persiapan pembangunanpr Marc's Boulevard.

Preparatory stage of development. Marc's Boulevard project.



· Handover of the first tower Collins Boulevard Apartment. . Obtain an effective statement from the Financial Services Authority regarding the

· Pelaksanaan Ruybook Saham TRIN.

Implementation of TRIN Share Buyback.

Company's Right Issue corporate action.

Right fusie Persensen.

Serah terima Apartemen Collins Boulevard tower pertama.



- Penunjukan anggota Dewan Komisaris baru Perserban.
- Groundbreaking Proyek Marc's Boulevard, Paul & Prive.
- · Persiapan Proyek Holdwell Business Park, Lampung,
- Topping Off tower pertama Collins Boulevard, Hyde Residence.
- Persiapan Proyek Sequoia Hills, Sentul.
- Appointment of new member of the Company's Board of Commissioners.
- · Groundbreaking of Marc's Boulevard, Paul & Prive project.
- · Preparation of Holdwell Business Park, Lampung project.
- Topping Off of the first tower of Collings Boulevard, Hyde Residence.
- Preparation of Sequoia Hills, Sentul project.



2023

- Pencatatan HMETD di Bursa Efek Indonesia
- Peletakan batu pertama Holdwell Business Park
- Peresmian Rumah Contoh Cluster II Seguola Hills.
- Penunjukan Kontraktor Pembangunan Tower II Collins Boulevard
- Listing of HMETD in IDX
- Groundbreaking of Holdwell Business Park
- Show Unit Inauguration of Sequoia Hills Cluster II Model House
- + Contractor Appointment for the Construction of Collins Boulevard Tower II





Tahap persiapan pembangunan proyek Collins Boulevard.

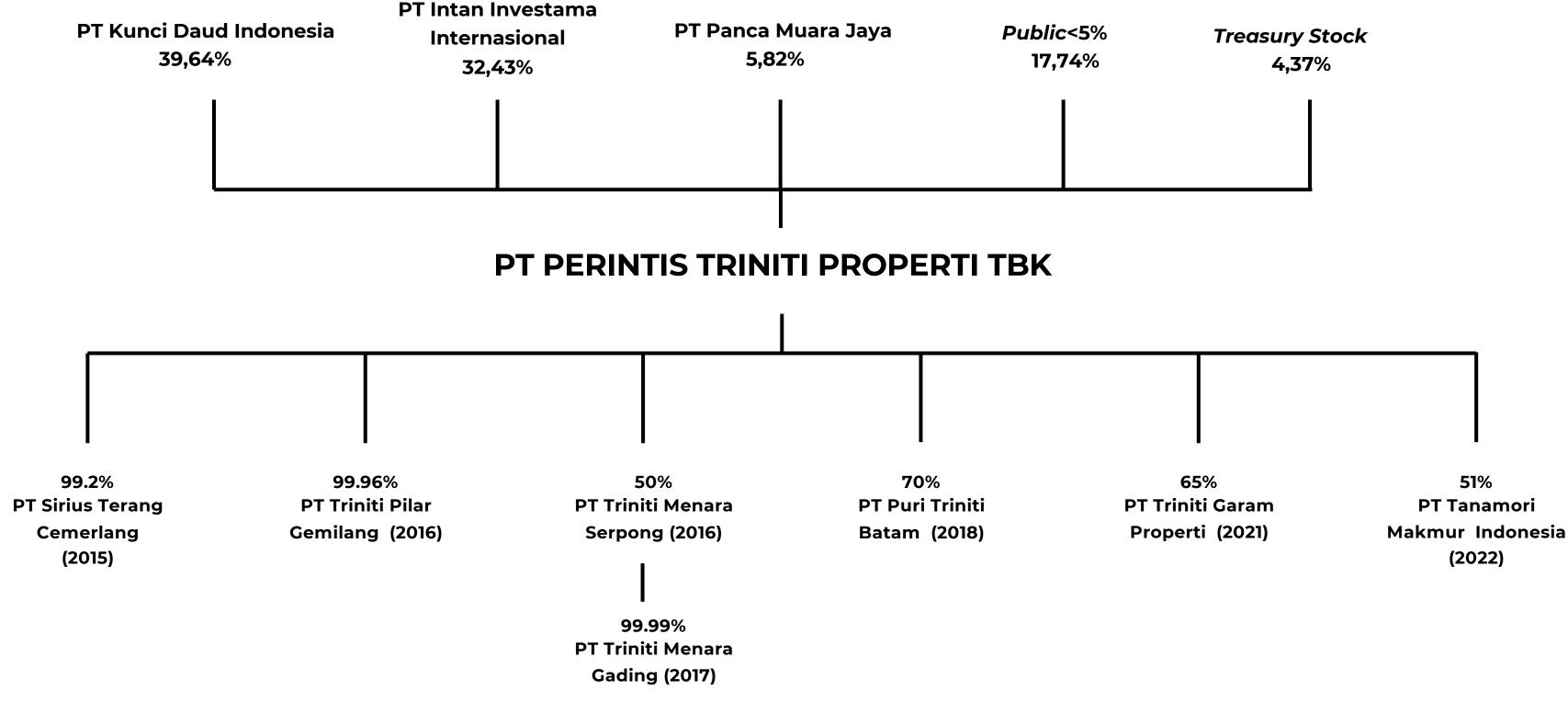
Preparatory stage of development of the Collins Boulevard project.





COMPANY STRUCTURE

As of July 31, 2024





REGION MAP



JAKARTA, BOGOR, TANGERANG, LAMPUNG, BATAM & LABUAN BAJO

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 Ro 800 Miliar

GDV of Modern Business Park IDR 800 Billion

Seguoia Hills

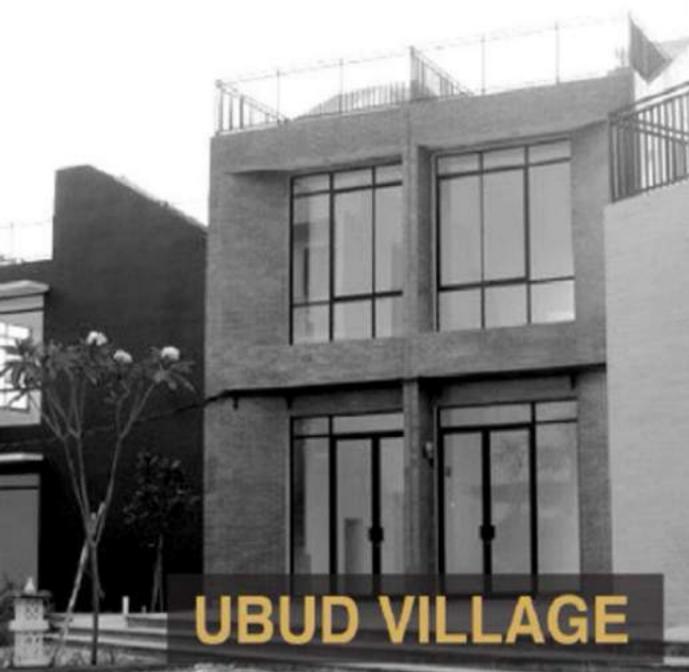
Gross Development Value (GDV) Rp 13,2 Triliun GDV IDR 13,2 Trillion

Tana Mori, Labuan Bajo

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



Completed Project



Lokasi : Sudimara Timur, Ciledug

Konsep : Rumah & Ruko

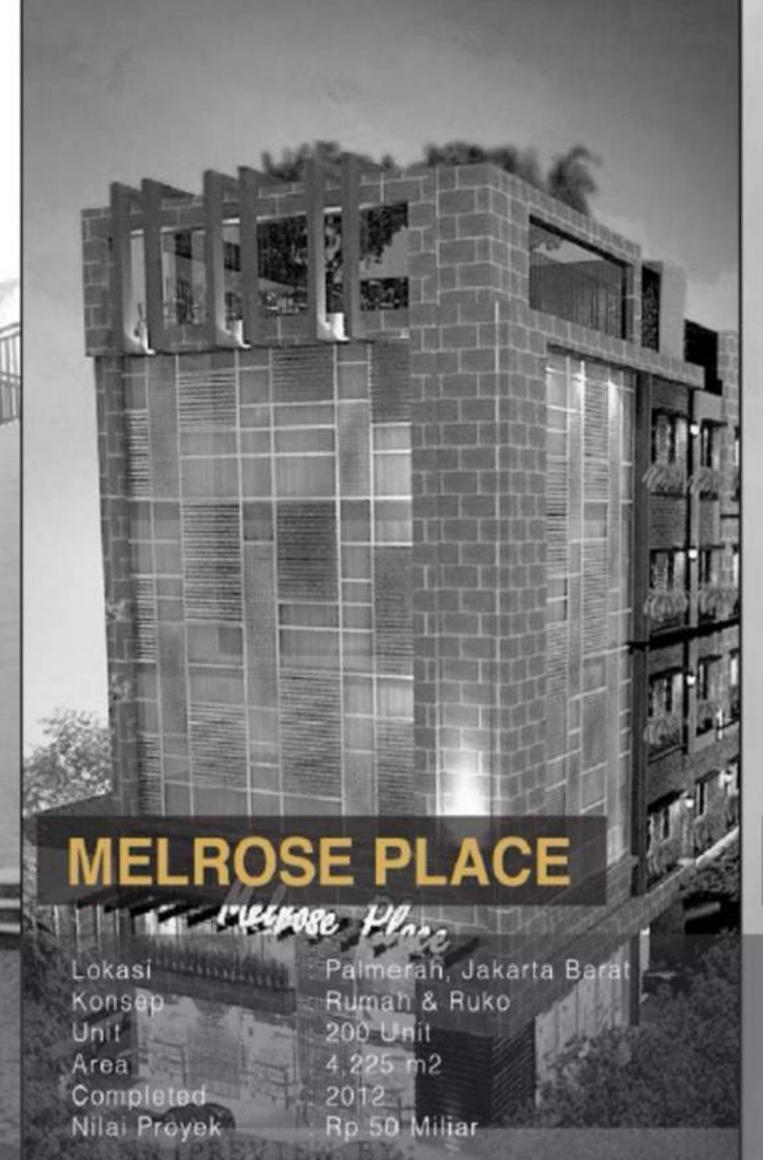
Unit : 360 Unit

: 52,105 M2

Completed : 2011

Area

Nilai Proyek : Rp 180 Miliar





SPRINGWOOD RESIDENCE

JI. MH Thamrin, Tangerang

Apartemen & Hotel

1400 Unit

Rp 900 Miliar

6700 m2

2020

Lokasi

Konsep

Completed

Nilai Proyek

Unit

Area

Lokasi Konsep Unit Area Completed Nilai Proyek

Alam Sutera, Tangerang Apartemen Berkonsep Jepang 343 Unit 5000 m2 2020 Rp 916 Miliar

YUKATA SUITES

Completed Project THE SN

Lokasi Konsep Unit

Completed

Nilai Proyek

Area

Alam Sutera, Tangerang Apartemen, Office, Soho

414 Unit Apartemen, 84 Unit

kantor dan 100 Soho

: 1000 m2 : 2020

Ap 1 Trilium

ON-GOING PROJECTS







Area : 1.43 Ha

Concept : Mixed Used Development

(Residential, SoHo, Area Retail, Lifestyle Plaza)

Facilities

Project Value: Rp 2,05 Trillion (2 Tower) : Lifestyle Plaza, Jogging

Track, Swimming Pool & Gym



Terpilih sebagai Best Innovative Developer tahun 2021 di ajang Indonesia Property Awards,



Di Design oleh Arsitek No 1 Singapore DPA, yang juga merupakan Arsitek dari Singapore National Stadium dan Dubai Mall.



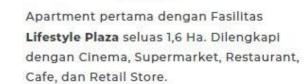
Window Bay Development pertama di Serpong. Yaitu sebuah konsep penambahan luas kamar sebesar 10%, dengan mengalihan fungsi Balkon menjadi Sofa Bed & AC cabinet.



Public Space seluas 3,8 hektar yang terdiri dari 1,6 hektar F&B Plaza, 1 hektar Resort Facilities, 6,000 sqm Sky Park, 2,000 sqm Collins Park.



THE SCOTT



Collins Boulevard is a mixed-use development project that adopts the concept "Contemporary Art", inspired by a street name called Collins Street in Melbourne, Australia, which is dubbed as "One of the Most Livable Cities in the World".

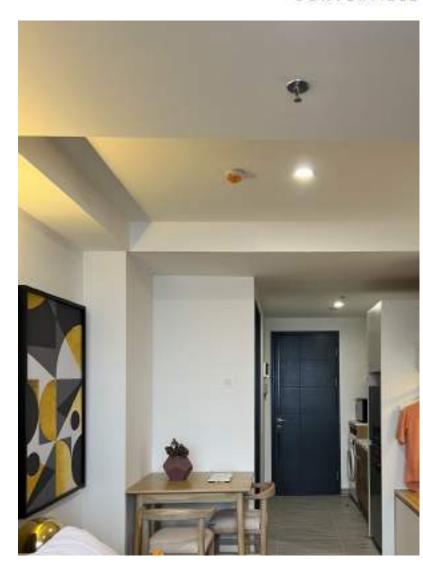


Future





















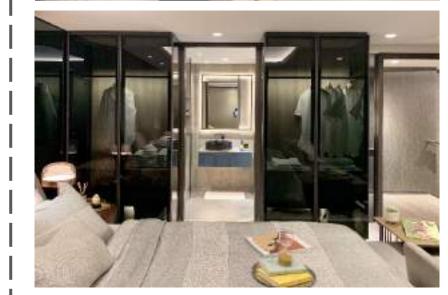


HYDE RESIDENCE AND THE SCOTT CONVERTIBLE RESIDENCE

At The Scott Convertible Residence, each unit has been equipped with customizable furniture so that consumers can convert a bedroom into a Home Office in just 3 minutes.

EQUIPPED WITH 5 STAR HOTEL FACILITIES

1000 METER JOGGING TRACK GYM STUDIO 2 BIG SWIMMING POOL
PUBLIC PARK & ATRIUM LIFESTYLE PLAZA



PROGRESS COLLINS BOULEVARD

As of July 31, 2024

CONSTRUCTION PROGRESS OF THE SCOTT (TOWER II)















PROGRESS MARC'S BOULEVARD

As of July 31, 2024

- MAIN GATE GLENN THE HIVE (LANDED HOUSE)
- **CONSTRUCTION OF GLENN THE HIVE (LANDED HOUSE)**
- **CONSTRUCTION OF SHOPHOUSES**





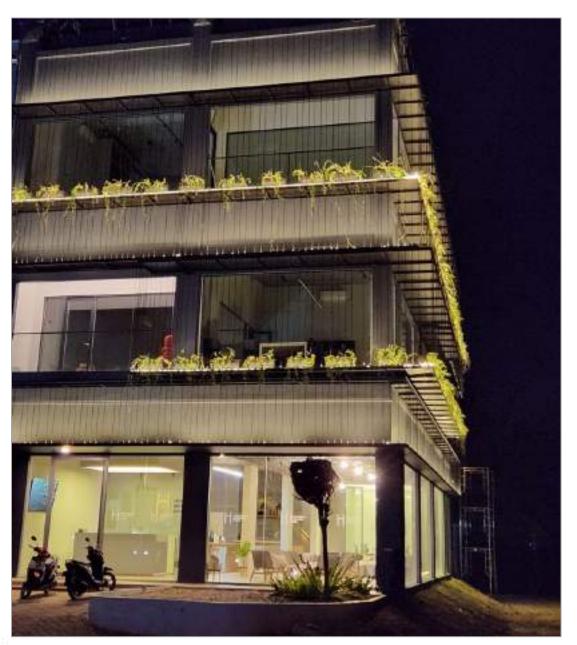
HOLDWELL BUSINESS PARK

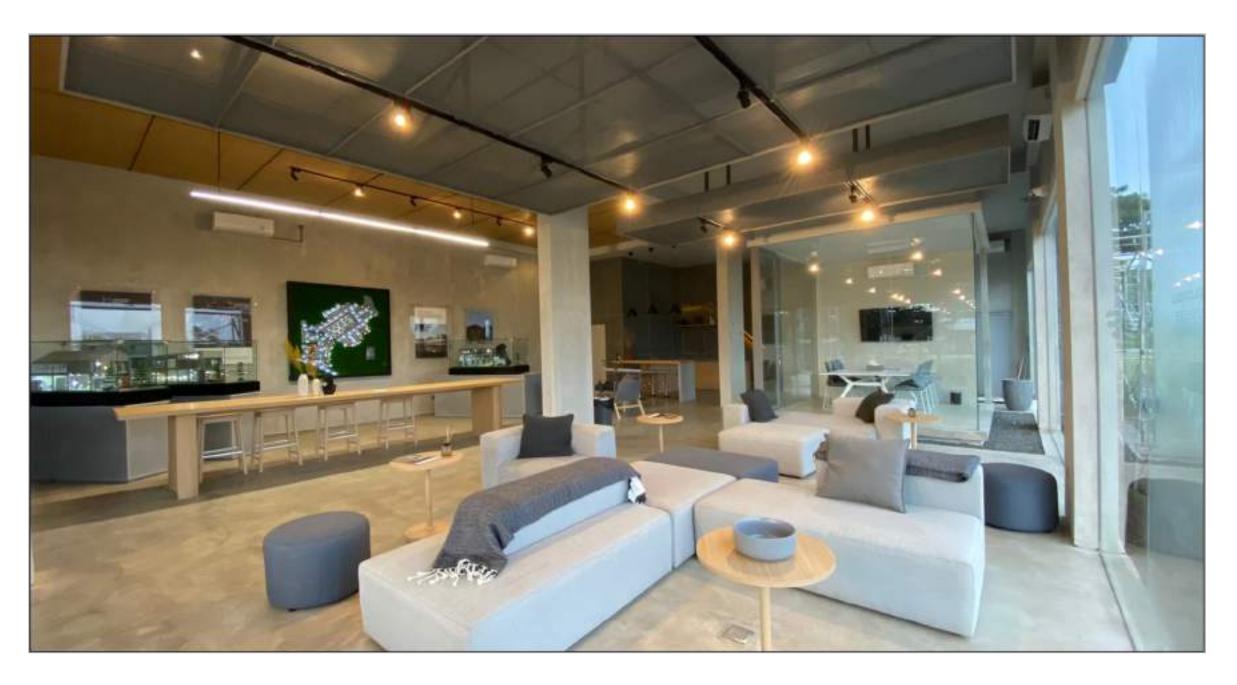




CURRENT SITUATION IN HOLDWELL BUSINESS PARK

HOLDWELL BUSINESS LOUNGE





PROGRESS HOLDWELL BUSINESS PARK

As of July 31, 2024

INFRASTRUCTURE PHASE 1





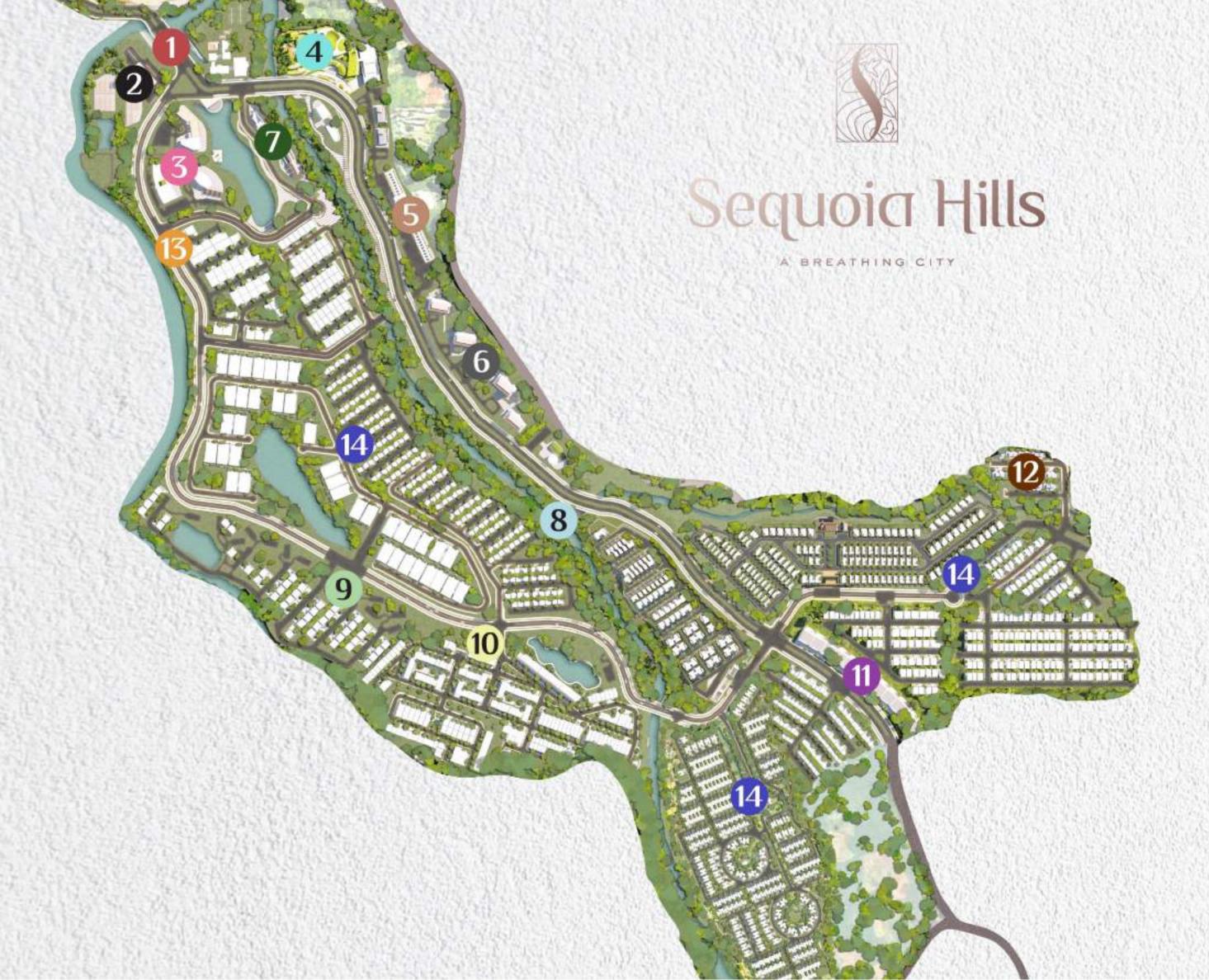
Sequoia Hills

A BREATHING CITY



Sequoia Hills is a residential area of landed houses that carries the concept of "A Breathing City" with a beautiful environment equipped with modern city-scale facilities to support the daily lives of Sentul area residents.





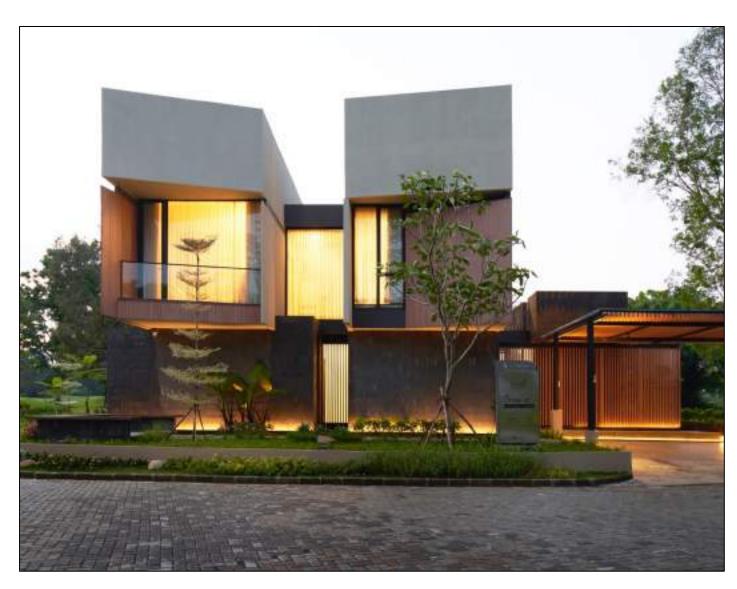
MASTERPLAN

- Entrance Gate
- 2 Living Gallery
- Country Club
- 4 Sequoia Falls Food Adventure
- Commercials
- 6 Condovilla
- 7 Botanic Garden
- 8 River Park and Trails
- 9 Forest Park
- 10 Organic Market
- Commercial Mixed-Use
- Wellness Center
- Bicycle Loop
- 14 Landed Houses

CURRENT SITUATION IN SEQUOIA HILLS

As of July 31, 2024









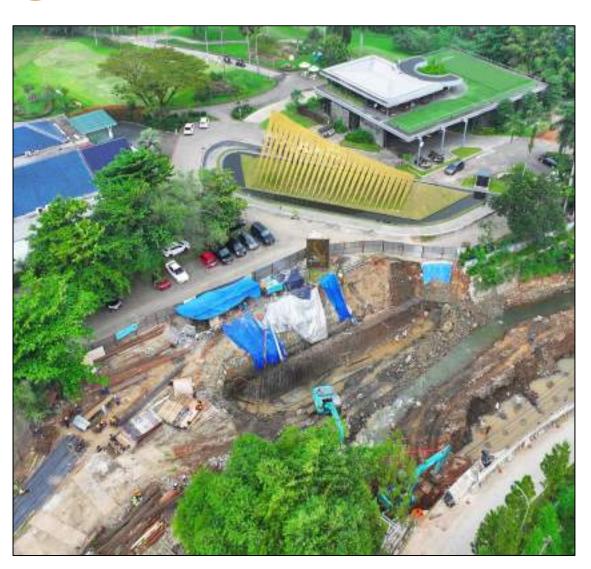
PROGRESS SEQUOIA HILLS

As of July 31, 2024

1 MASS PRODUCTION THE LEROY (CLUSTER I)



2 BRIDGE 1 MAIN GATE



GATE STRUCTURE THE LEROY (CLUSTER I)



PROGRESS SEQUOIA HILLS

As of July 31, 2024













TANAMORI

COLLECTION OF WONDER

7 COLLECTION OF WONDERS

Area: 246 Ha

Concept: Premium Tourist
Destination City (Luxury Villas, Retail and Commercial Complex, Theme
Park and Entertainment Center,

Ready to Build Land)

Project Value: Rp 10 Trillion

Facilities: Marina Living, Theme Parks, Crowd & Commercial Center, Edu City,

Public Facilities, Wellness Center



World Class Facilities & Infrastructure



Super Premium Destination



Sustainable Tourism Development



Magnificent View



Center of International Events



Supportive People & Culture



Potential Hyper Growth Region



CURRENT SITUATION IN TANAMORI

INFRASTRUCTURE CONSTRUCTION

Construction of major roads, underground power facilities, and fiber optic cables has been completed throughout TanaMori





OOLO MORI CONVENTION CENTER (GMCC) by ITDC

Golo Mori Convention Center (GMCC) is a 5-star luxury MICE center enveloped in the charm and charisma of West Manggarai culture.





BEACH CLUB

A place to enjoy a relaxing sunset by the bay.





JETTY

Creating new access from TanaMori to Rinca Island, the largest island in Komodo National Park as well as water activities.







FUTURE DEVELOPMENT

AWANTARA

Awantara (20Ha) will be the center of activity in TanaMori and Labuan Bajo consisting of Tourist Information Center, FnB and Retail Outlets, Recreation Park, Branded Villa, Glamping, and Hotel & Resort.





UFZ with revealium wellness hub

The UFZ Training Camp is a cutting-edge facility that will be the center for the world's fighters to hone their skills in the best of combat sports.





S NOURISH

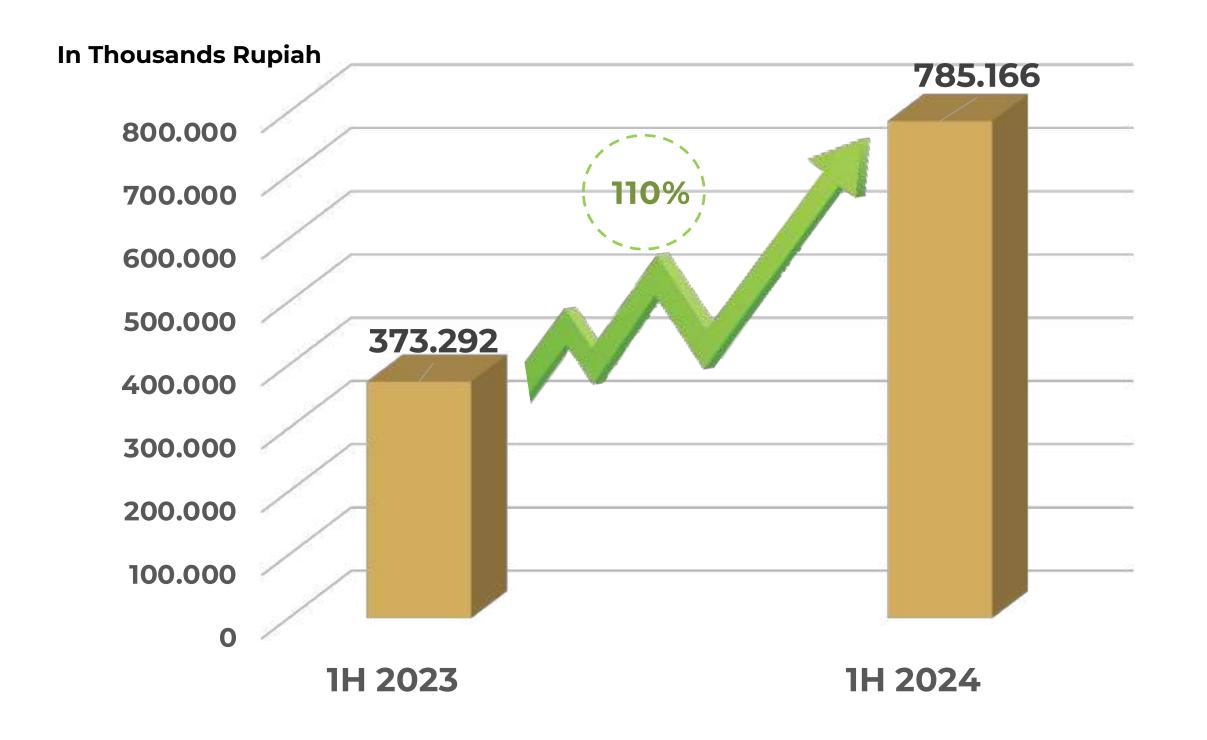
Nourish Villa nestled amidst verdant hills represents a harmonious blend of contemporary design and the stunning natural beauty of the TanaMori landscape.







MARKETING REVENUE



Triniti Land recorded Marketing Revenue of IDR785.16 billion in the first half of 2024, an increase of 110% (YoY) compared to the same period of last year, which was recorded at IDR373.29 billion. In line with the Company's vision to expand its footprint beyond the Tangerang area, Triniti Land continues to focus on developing a Mixed Used Development in Batam, landed houses in Sentul, a Modern Business Park in Lampung, and a Sustainable Tourism Destination in TanaMori, Labuan Bajo.

Sequoia Hills remains to be the main contributor to the Marketing Revenue this semester with a 51% contribution to the total Marketing Revenue. Followed by Collins Boulevard, which contributed 36% to the overall Marketing Revenue. While the remaining 13% came from a compilation of other on-going projects.



FINANCIAL PERFORMANCE,

1.08

0.73

0.34%

0.70%

2.44

2.20

2.40%

8.26%

| PROFIT AND LOSS (in millions rupiah) | 2019 | 2020 | 2021 | 2022 | 2023 | 1H 2023 | 1H 2024 |
|--------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Sales and Revenues | 248.709 | 3.730 | 2.821 | 275.599 | 82.317 | 68.316 | 97.782 |
| Cost of Sales and Direct Cost | (170.086) | (640) | (1.779) | (143.032) | (48.597) | (50.474) | (76.870) |
| Gross Profits | 78.623 | 3.090 | 1.042 | 132.567 | 33.720 | 17.842 | 20.912 |
| Operating Profit | 13.183 | (43.635) | (61.232) | 44.797 | (134.947) | (37.919) | (45.669) |
| Net Profit (Loss) For The Year | 37.491 | 4.212 | (50.322) | 28.044 | (146.450) | (36.613) | (49.479) |
| Total Comprehensive Income (Loss) | 26.480 | 14.164 | (30.843) | 690.340 | (91.337) | (34.340) | (26.060) |
| Attributable to Owners of the Parent | | | | | | 1 | |
| BALANCE SHEET (in millions rupiah) | 2019 | 2020 | 2021 | 2022 | 2023 | FY 2023 | 1H 2024 |
| Assets | | | | | | | |
| Current Assets | 1.010.104 | 612.974 | 991.315 | 1.149.653 | 1.421.718 | 1.421.718 | 1.446.138 |
| Non-Current Assets | 809.657 | 859.190 | 880.554 | 927.324 | 790.821 | 790.821 | 789.891 |
| Total Assets | 1.819.761 | 1.472.164 | 1.871.869 | 2.076.977 | 2.212.539 | 2.212.539 | 2.236.030 |
| Liabilities and Equity | | | | | | i | |
| Current Liabilities | 801.097 | 357.508 | 851.307 | 1.106.941 | 1.162.360 | 1.162.360 | 1.199.680 |
| Non-Current Liabilities | 489.967 | 408.005 | 363.527 | 327.966 | 427.413 | 427.413 | 463.040 |
| Total Liabilities | 1.291.064 | 765.513 | 1.214.834 | 1.434.907 | 1.589.773 | 1.589.774 | 1.662.721 |
| Equity | 528.696 | 706.651 | 657.033 | 642.070 | 622.765 | 622.765 | 573.309 |
| Total Liabilities and Equity | 1.819.760 | 1.472.164 | 1.871.867 | 2.076.977 | 2.212.538 | 2.212.539 | 2.236.030 |
| RATIO | 2019 | 2020 | 2021 | 2022 | 2023 | 1H 2023 | 1H 2024 |
| Current Ratio (x) | 1.26 | 1.98 | 1.16 | 1.04 | 1.22 | 1.09 | 1.21 |

1.85

1.18

-2.66%

-7.59%

2.23

1.60

1.40%

4.53%

2.55

1.95

-6.66%

-23.67%

1.89

1.40

-2.25%

-6.51%



Net Profit to Total Assets (%)

Net Profit to Total Equity (%)

Total Liabilities to Total Equity (x)

Total Liabilities to Total Equity (x)*



2.74

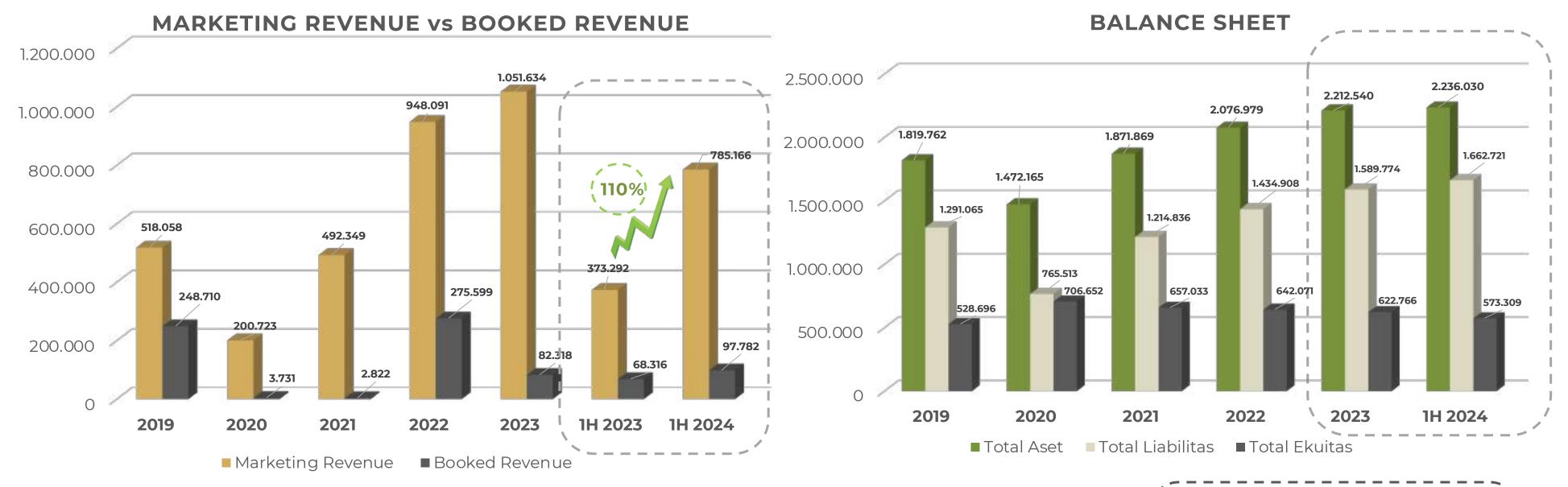
2.14

-1.64%

-6.13%

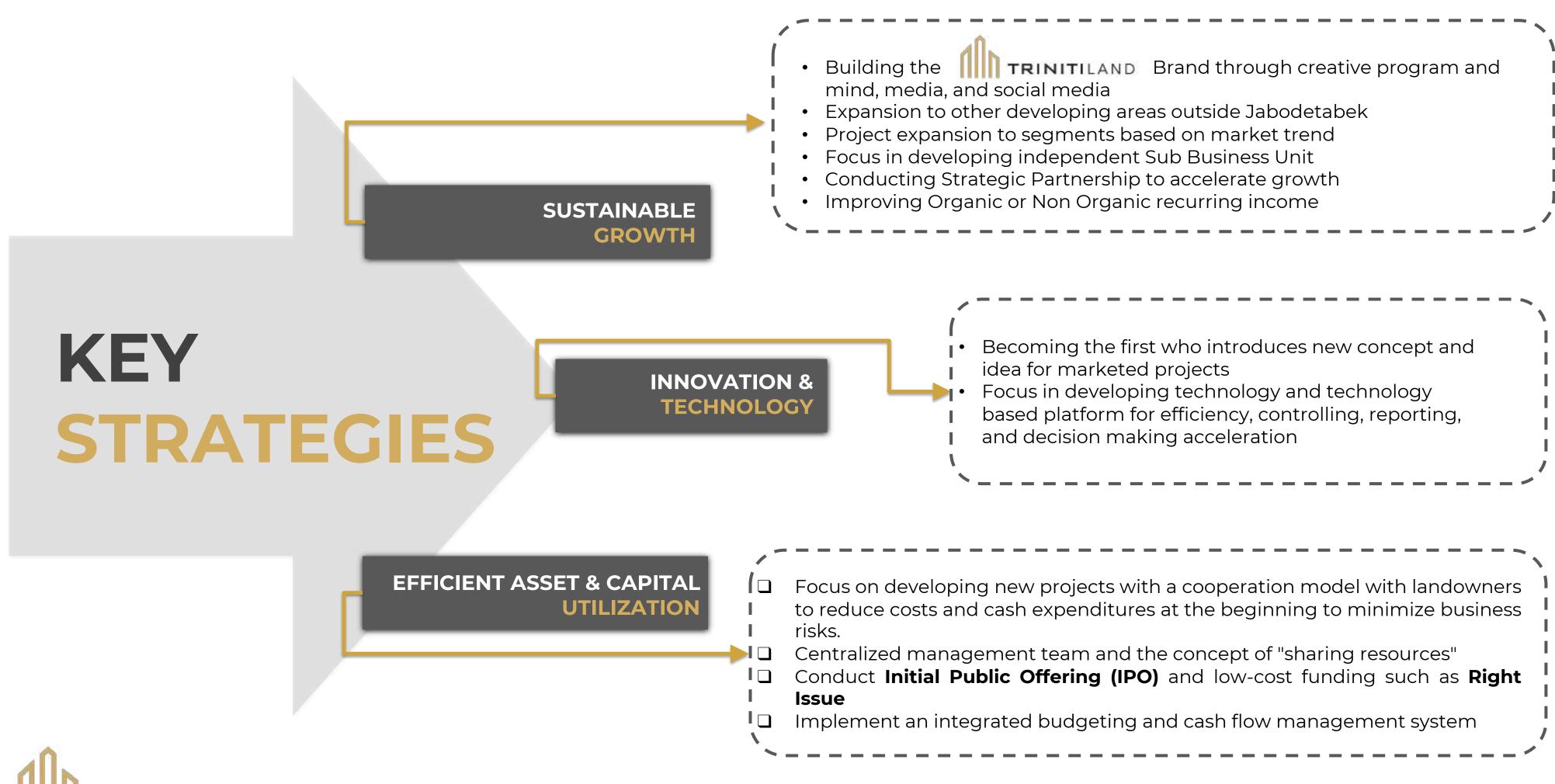
FINANCIAL PERFORMANCE

Since the implementation of PSAK 72 in 2020, Triniti Land has faced major challenges in recording revenue which has a significant impact on the Company's financial performance as it is unable to book sales on ongoing projects prior to handover to customers.



| In Millions Rupiah | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 |
|--------------------------|-----------|-----------|-----------|-----------|-----------|
| Marketing Revenue | 518.058 | 200.723 | 492.349 | 948.091 | 1.051.634 |
| Booked Revenue | 248.710 | 3.731 | 2.822 | 275.599 | 82.318 |
| Total Assets | 1.819.762 | 1.472.165 | 1.871.869 | 2.076.979 | 2.212.540 |
| Total Liabilities | 1.291.065 | 765.513 | 1.214.836 | 1.434.908 | 1.589.774 |
| Total Equity | 528.696 | 706.652 | 657.033 | 642.071 | 622.766 |

| ! | 1H2O23 | 1H2024 |
|------|--------------------|-----------|
| | 373.292 | 785.166 |
| i | 68.316 | 97.782 |
| I | 2.212.540 (FY2023) | 2.236.030 |
| | 1.589.774 (FY2023) | 1.662.721 |
| | 622.766 (FY2023) | 574.309 |
| | | |





Kantor Pusat: Brooklyn Premium Office

Jl. Sutera Boulevard Kav 22-26 Alam Sutera

Tangerang Selatan Indonesia 15320

Telp: 021 80821403/02180821333

corsec.trin@trintiland.com

Kantor Pusat Non Operasional: District 8 SCBD, Prosperity Tower

Lantai 18 A/J, Jl. Senopati Raya, Senayan

Jakarta Selatan, Indonesia 12190

Telp/Fax: 021 50111999/02150986116

corsec.trin@trintiland.com

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