



# COMPANY UPDATE

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PT. PERINTIS TRINITI PROPERTI TBK. (TRIN)

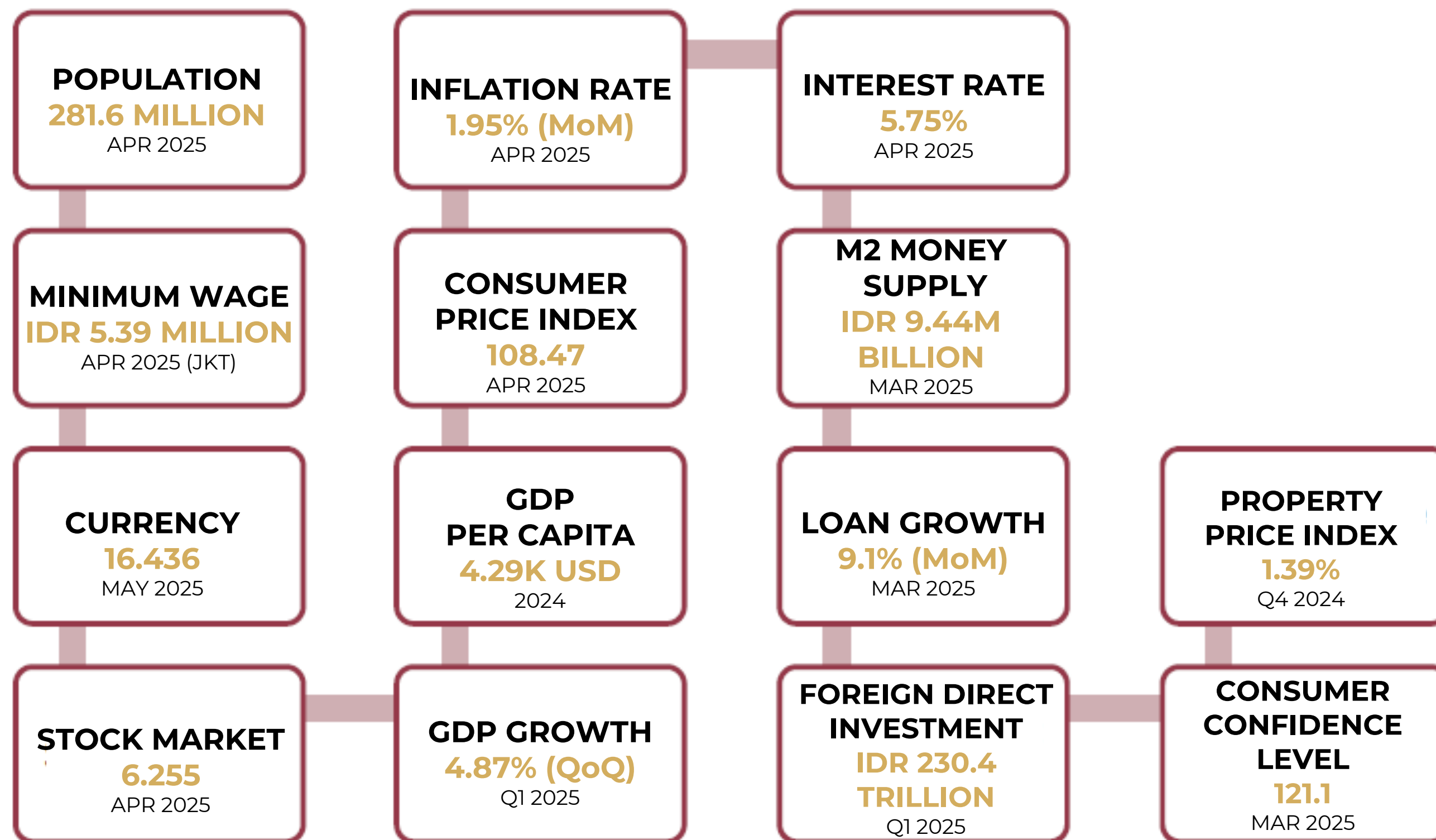
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# APR 2025

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# MARKET INDICATOR



# 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 30 Apr, 2025)

- **PT Kunci Daud Indonesia**  
1,804,000,000 shares, 39.64%
- **PT Intan Investama International**  
1,476,000,000 shares, 32.43%
- **PT Panca Muara Jaya**  
264,859,000 shares, 5.82%
- **Public**  
807,598,346 shares, 17.74%
- **Treasury**  
199,000,000 shares, 4.37%

**Total : 4,551,457,346 shares**

As of May 20, 2025



# 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.

Furthermore, Trinti Land developed Marc's Boulevard- a 23-hectare superblock in Batam Center, Batam. 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

**2009**

PT Perintis Triniti Properti was established on March 13, 2009.

Development of the Company's first project, Ubud Village.



**2013**

Joint venture between Waskita Karya and Triniti Land in developing Brooklyn.



**2017**

Preparation stage of development of the Collins Boulevard project.



**2011**

Development of the Melrose Place Dormitory project.



**2015**

Joint venture between Waskita Realty and Triniti Land in developing Yukata Suites.



**2018**

Preparation stage of development of the Marc's Boulevard project.



**2021**

- Appointment of new member of the Company's Board of Commissioners.

- Preparation of Holdwell Business Park.

- Topping Off of the first tower of Collins Boulevard, Hyde Residence.

- Preparation of Sequoia Hills.

- Preparation of TanaMori Makmur Indonesia.



**2020**

- Listed its shares and conducting Initial Public Offering (IPO) in Indonesia Stock Exchange.

- Groundbreaking of Marc's Boulevard.



**2022**

- Implementation of TRIN Stock Buyback.

- Handover of the first tower Collins Boulevard, Hyde Residence.

- Obtain an effective statement from the Financial Services Authority regarding the Company's Right Issue corporate action.



**2023**

- Listing of HMETD (Right Issue) in IDX.

- Groundbreaking of Holdwell Business Park.

- Show Unit Inauguration of Sequoia Hills Cluster II, The Earthville.



**2024**

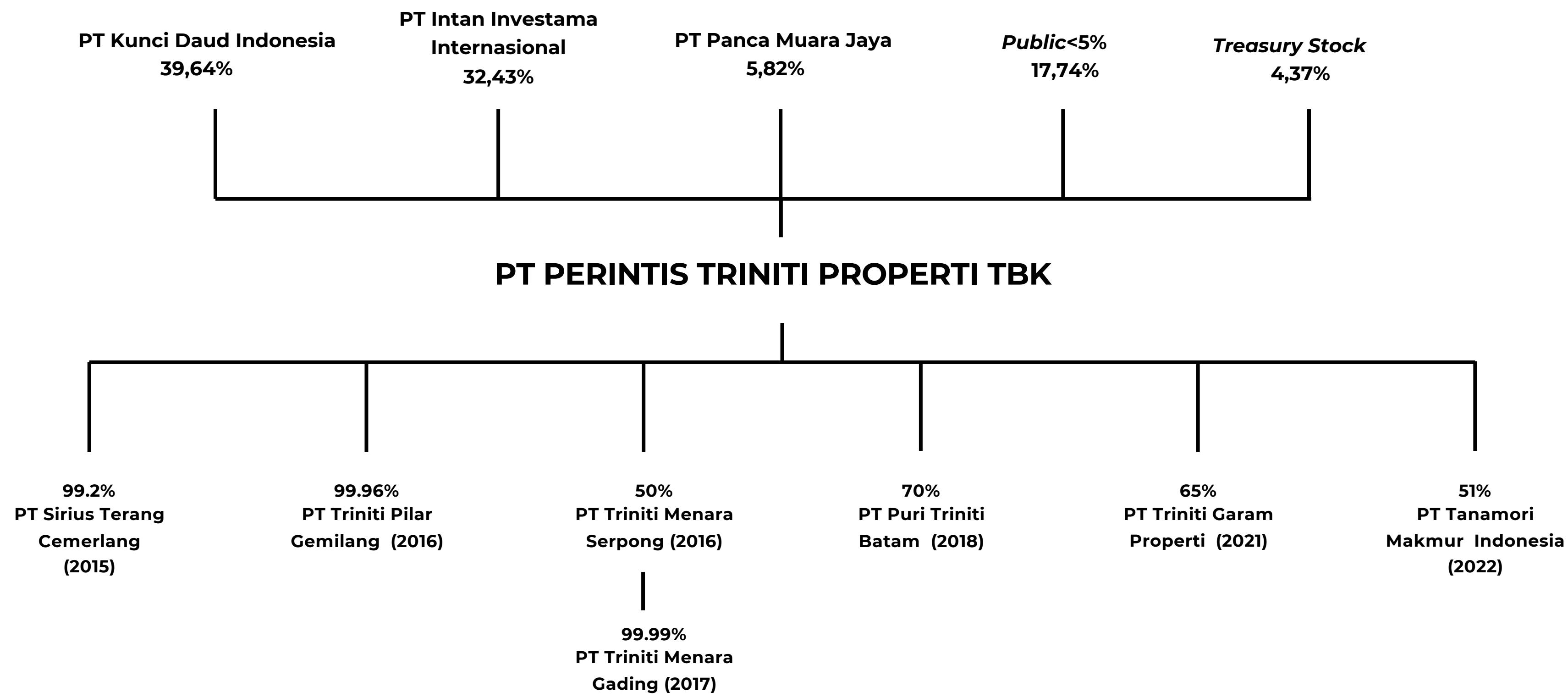
- Inauguration of Sequoia Hills Cluster III Model House.

- Topping Off Glenn The Hive, Marc's Boulevard.

- Appointment New Member of Company's BOD

# COMPANY STRUCTURE

As of Apr 30, 2025



# REGION MAP



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

**Project Selesai**  
Completed Project

**Ubud Village**  
Nilai Project Rp 180 Miliar  
Project Value IDR 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

**Collins Boulevard Tower 1**  
Nilai Project Rp 2,05 Triliun (2 Tower)  
Project Value IDR 2,05 Trillion (2 Tower)

**Project Berjalan**  
On Going Project

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

**Marc's Boulevard**  
Nilai Project Rp 5 Triliun  
Project Value IDR 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

# COMPLETED PROJECTS



Completed Project

UBUD  
VILLAGE

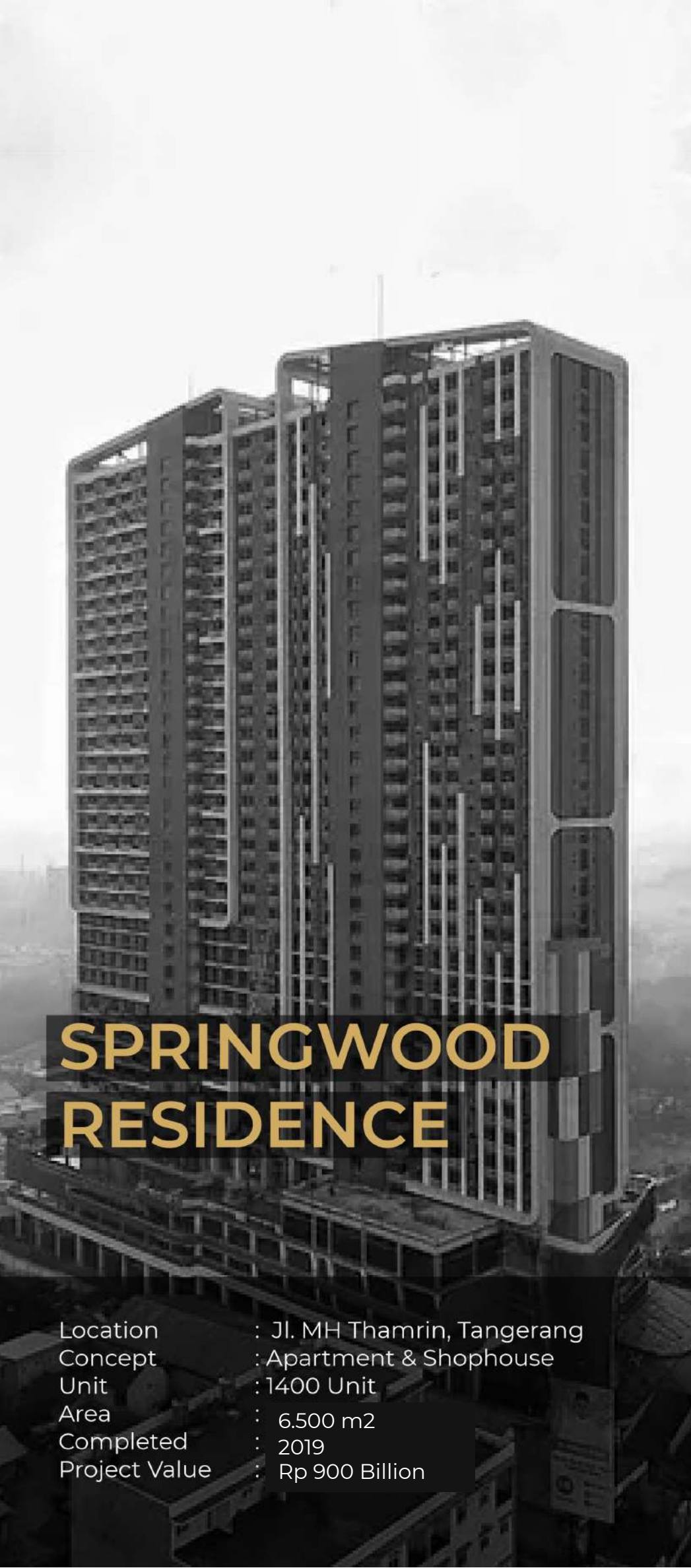
Location : East Sudimara  
Concept : House & Shophouse  
Unit : 360 Unit  
Area : 52.105 m2  
Completed : 2011  
Project Value : Rp 180 Billion

MELROSE  
PLACE *Melrose Place*

Location : Palmerah, West Jakarta  
Concept : House & Shophouse  
Unit : 200 Unit  
Area : 4.225 m2  
Completed : 2012  
Project Value : Rp 50 Billion

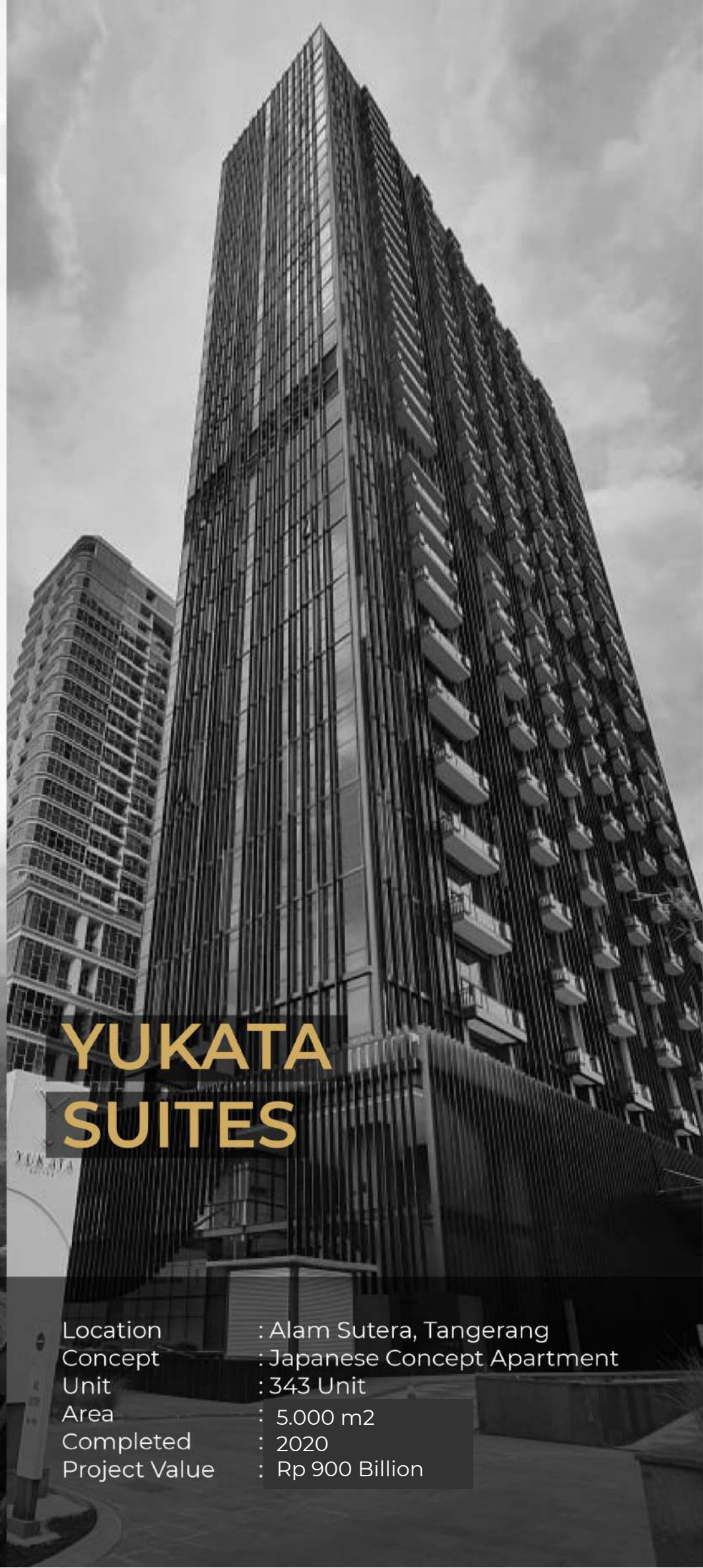
BROOKLYN

Location : Paku Alam, North Serpong  
Concept : Premium Office, Penthouse,  
SOHO, Apartment  
Unit : 900 Unit  
Area : 5.851 m2  
Completed : 2016  
Project Value : Rp 1,2 Trillion



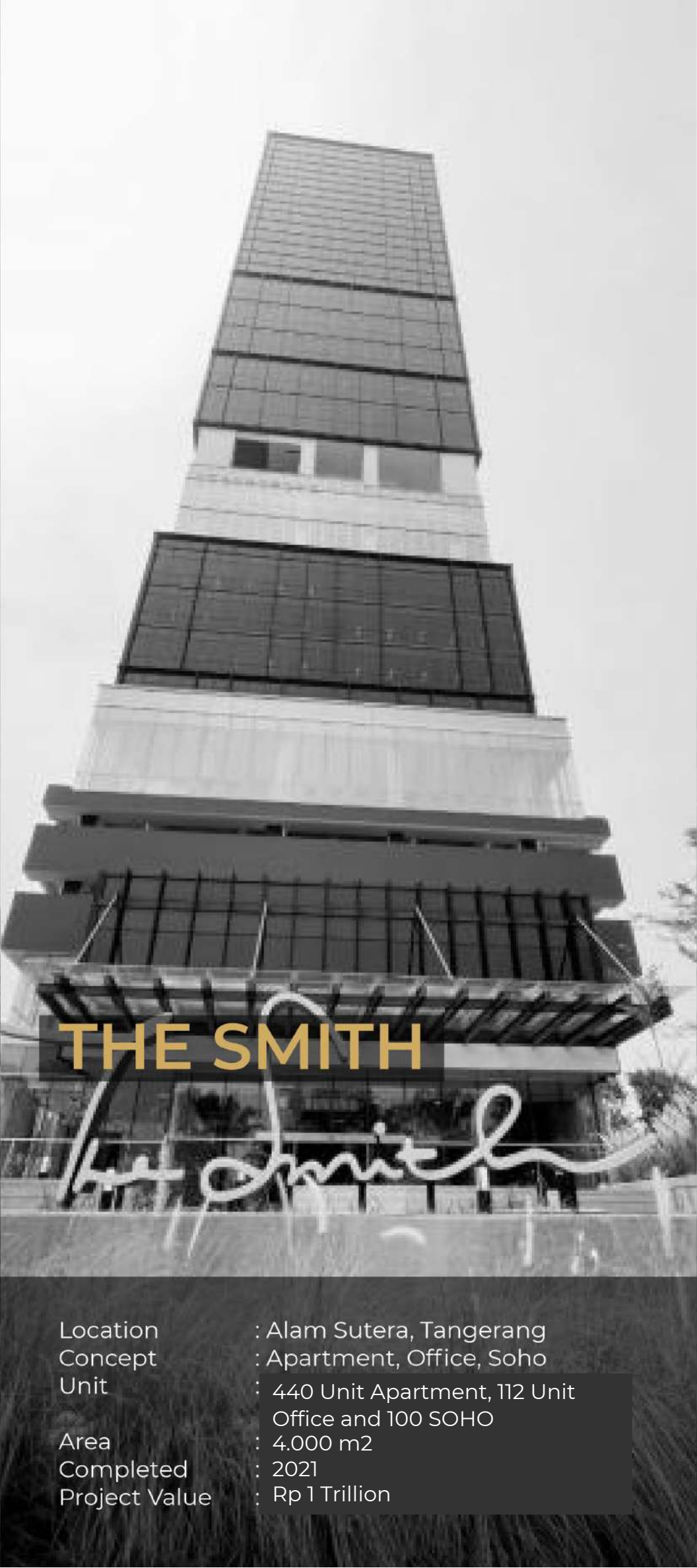
**SPRINGWOOD  
RESIDENCE**

Location : Jl. MH Thamrin, Tangerang  
Concept : Apartment & Shophouse  
Unit : 1400 Unit  
Area : 6.500 m2  
Completed : 2019  
Project Value : Rp 900 Billion



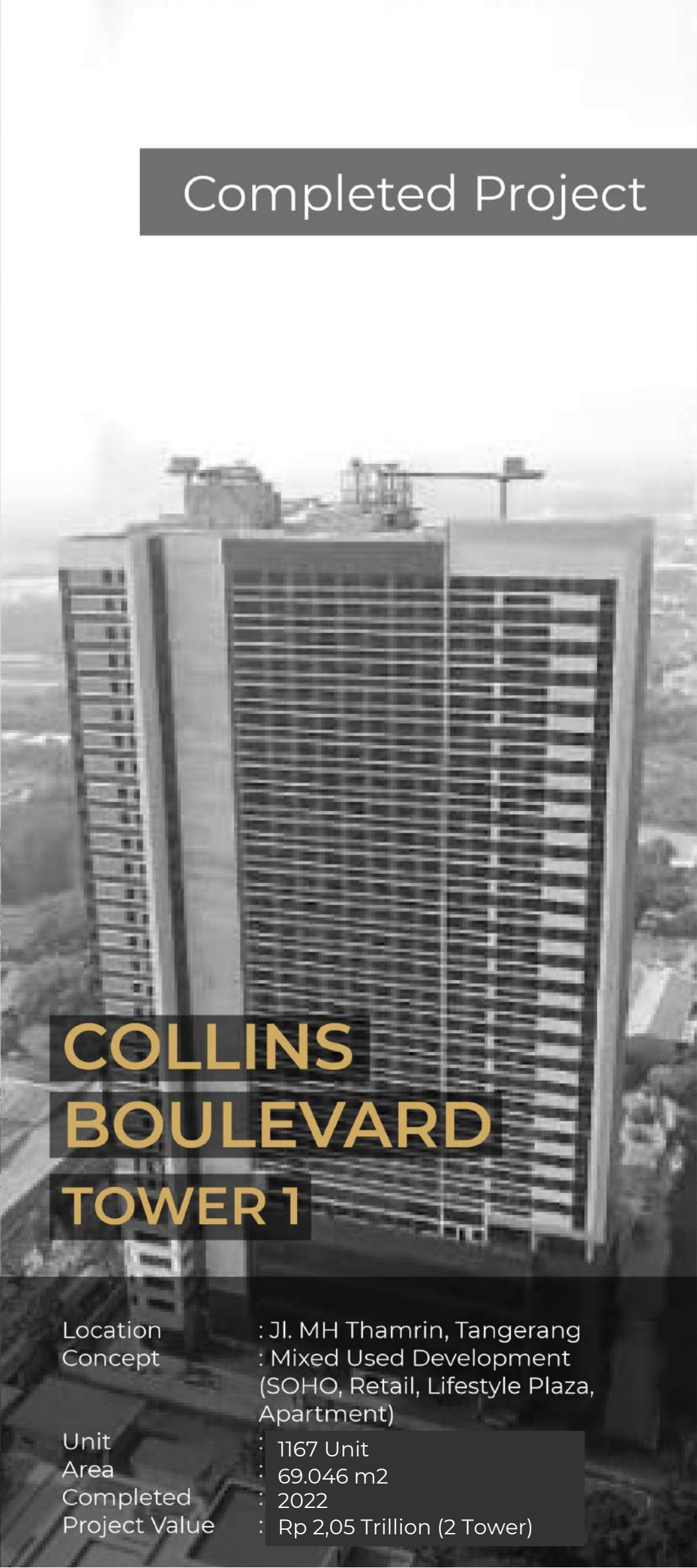
**YUKATA  
SUITES**

Location : Alam Sutera, Tangerang  
Concept : Japanese Concept Apartment  
Unit : 343 Unit  
Area : 5.000 m2  
Completed : 2020  
Project Value : Rp 900 Billion



**THE SMITH**

Location : Alam Sutera, Tangerang  
Concept : Apartment, Office, Soho  
Unit : 440 Unit Apartment, 112 Unit Office and 100 SOHO  
Area : 4.000 m2  
Completed : 2021  
Project Value : Rp 1 Trillion



**COLLINS  
BOULEVARD  
TOWER 1**

Location : Jl. MH Thamrin, Tangerang  
Concept : Mixed Used Development (SOHO, Retail, Lifestyle Plaza, Apartment)  
Unit : 1167 Unit  
Area : 69.046 m2  
Completed : 2022  
Project Value : Rp 2,05 Trillion (2 Tower)

Completed Project

# ON-GOING PROJECTS





# COLLINS BOULEVARD



# Collins

BOULEVARD

|                      |                                                                            |
|----------------------|----------------------------------------------------------------------------|
| <b>Area</b>          | : 2.4 Ha                                                                   |
| <b>Concept</b>       | : Mixed Used Development (Residential, SoHo, Area Retail, Lifestyle Plaza) |
| <b>Project Value</b> | : Rp 2,05 Trillion (2 Tower)                                               |
| <b>Facilities</b>    | : Lifestyle Plaza, Jogging Track, Swimming Pool & Gym                      |



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



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



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



**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.



Apartment pertama dengan Fasilitas **Lifestyle Plaza** seluas 1,6 Ha. Dilengkapi dengan Cinema, Supermarket, Restaurant, Cafe, dan Retail Store.



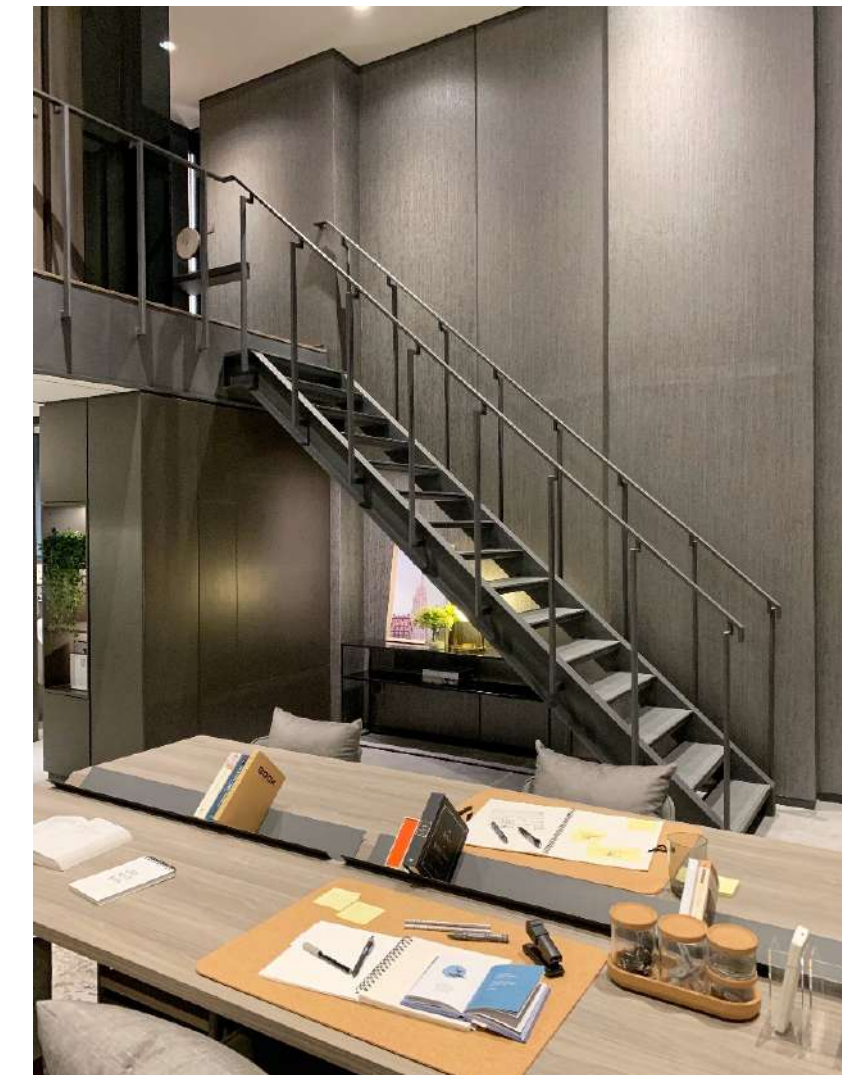
Collins Boulevard is a mixed-use development project that adopts the concept of "Contemporary Art", inspired by a street name called Collins Street in Melbourne, Australia, which is dubbed as "One of the Most Livable Cities in the World".

**COLLINS**  
**MARKETPLACE**

**THE SCOTT**  
CONVERTIBLE RESIDENCE

**Hyde**  
Residence

**F.O.R** FACILITATED  
OFFICE  
RESIDENCE



## COLLINS BOULEVARD CONSISTS OF 2 TOWERS, **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

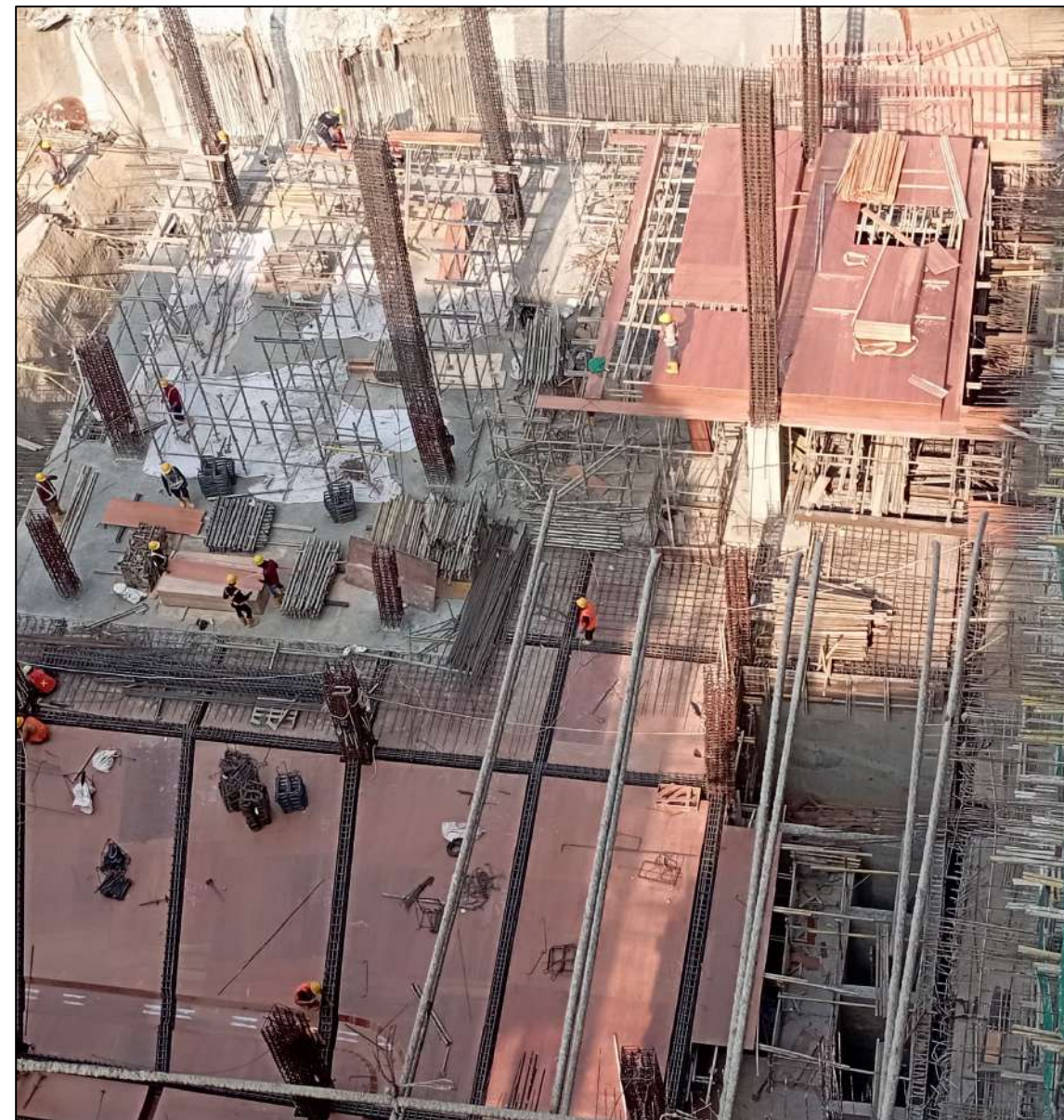
# PROGRESS COLLINS BOULEVARD

As of Apr 30, 2025

## 1 HYDE RESIDENCE (TOWER I)



## 2 BUILDING STRUCTURE REINFORCEMENT OF THE SCOTT (TOWER II)



## 3 INSTALLATION OF EXCAVATION SLOPE REINFORCEMENT (TOWER II)



# PROGRESS COLLINS BOULEVARD

As of Apr 30, 2025



The construction of **Collins Tower II (The Scott)** is progressing steadily, reaching a significant milestone as it now stands at the 10th floor. This development marks a key phase in the project, demonstrating the commitment to timely completion and high-quality standards. Located in a prime area, **Collins Tower II (The Scott)** is designed to be a modern, multi-functional building that will cater to residential and commercial needs. With a strong foundation and efficient construction management, the project is moving forward as planned, ensuring safety and precision in every phase.

A low-angle, upward-looking photograph of several modern skyscrapers against a twilight sky. The buildings are dark, with many windows glowing with warm interior lights. The perspective creates a sense of height and scale. The text is overlaid in the center of the image.

# MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

MARC'S BOULEVARD

# MARC'S BOULEVARD

FINELY CRAFTED BY TRINITI LAND

Condomilla  
**Paul & Prive**

at Paul Marc

Town House  
**Paul The Place**

at Paul Marc

Business Loft  
**Paul Lane**

at Paul Marc

**Grant Marc**

Mixed Use Hub

**Dean Marc**

Education Complex

**Glenn The Hive**

at Glenn Marc

**Area Concept**

: 23 Ha  
: Mixed Used Development (Condomilla, Town House, Business Loft, Edu Complex, Mixed Use Hub)

**Project Value Facilities**

: Rp 5 Trillion  
: 50 meter Lap Pool, Basketball Court, Kids Swimming Pool, Playground, BBQ Pit, Outdoor Gym and Yoga Space.

Marc's Boulevard is a 23-hectare superbloc developed by Trinit Land in Batam Center, Batam. Consisting of 5 district areas namely Paul Marc, Dean Marc, Grant Marc, Will Marc and Glenn Marc's, each area has its own advantages according to its designation.

Future Development

Future Development

Limited 3,5 Storey Multi Purposed Business Loft  
with Flexible Function & Exclusive Access to Each Floor

24 UNITS



# PAUL & PRIVE CONDOVILLA



# PROGRESS MARC'S BOULEVARD

As of Apr 30, 2025

## 1 CONSTRUCTION MAIN GATE GLENN THE HIVE (LANDED HOUSE)

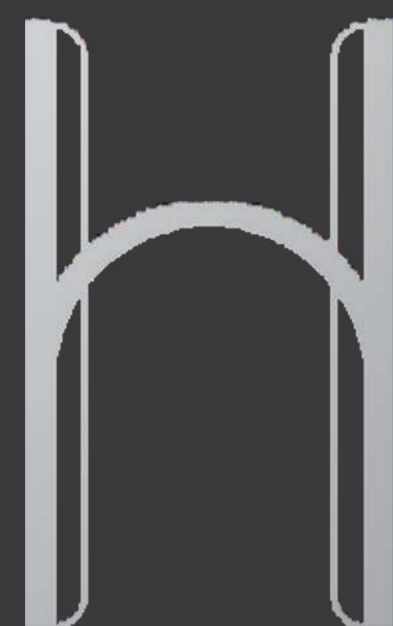


## 2 ALUMINIUM GRATING GRID GLENN THE HIVE (LANDED HOUSE)



## 3 CEILING FRAME WORK PAUL LANE (SHOPHOUSE)





**HOLDWELL  
BUSINESS  
PARK**

**Area  
Concept**

: 12.5 Ha  
: : Mixed Used  
Development (Storage  
House, Ruko, SOHO,  
Ready-to-Build Land)

**Project Value  
Facilities**

: Rp 800 Billion  
: 24/7 Security,  
Commercial Area,  
Green Open Space,  
Lake, Double  
Layered Gate Protection

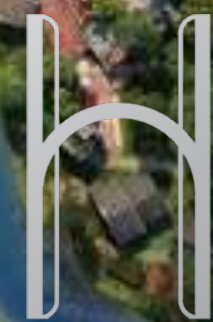


**HOLDWELL  
BUSINESS  
PARK**

**STORAGE - MANUFACTURING - OFFICE**



**Holdwell Business Park** offers multifunctional **STORAGE HOUSE** with cost efficiency as a solution for optimal business strategy, **READY TO BUILD LAND** for high level of flexibility and **SUPPORTING COMMERCIAL & RETAIL CENTER** to balance business and leisure. This Modern Business Park is intended to revive the spirit of productivity with fresh nuances in the Center of the Strategic Business District in Bandar Lampung.



# SITEPLAN

- 1 Holdwell Walk
- 2 SOHO
- 3 Marketing Gallery
- 4 Main Gate
- 5 Ready-to-Build Land
- 6 Storage House
- 7 Utility



| AREA                         |          |
|------------------------------|----------|
| Office and Residential Areas | : 5.9 HA |
| Commercial Areas             | : 0.7 HA |
| Urban Green Space            | : 2.5 HA |

# CURRENT SITUATION IN HOLDWELL BUSINESS PARK

## HOLDWELL BUSINESS LOUNGE



# PROGRESS HOLDWELL BUSINESS PARK

As of Apr 30, 2025

## 1 INFRASTRUCTURE PHASE 1



# PROGRESS HOLDWELL BUSINESS PARK

As of Apr 30, 2025

## 2 PAVEMENT WORK OF ROW 20





# Sequoia Hills

A BREATHING CITY



Sequoia Hills

A BREATHING CITY

# 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.

- Area** : 95 Ha  
**Concept** : Mixed Used Development
- Residential Cluster
  - Townhouse
  - Low Rise Residence
  - Commercial Area
  - Pop-up Market
  - F&B Centre

**Project Value** : Rp 13,2 Trillion

**Facilities** : Swimming Pool, kids playground, jogging track, basketball court, and camping & BBQ pit





# Sequoia Hills

A BREATHING CITY

## MASTERPLAN

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

# CURRENT SITUATION IN SEQUOIA HILLS

As of Apr 30, 2025

## 1 LIVING GALLERY SEQUOIA



## 2 INSIDE LIVING GALLERY SEQUOIA



# CURRENT SITUATION **IN SEQUOIA HILLS**

As of Apr 30, 2025

## **3** SHOWHOUSE EARTHVILLE (CLUSTER II)



## **4** SHOWHOUSE MONO (CLUSTER III)



## **5** LANDSCAPING ROW 30



# PROGRESS SEQUOIA HILLS

As of Apr 30, 2025

## 1 MASS PRODUCTION THE LEROY (CLUSTER I)



## 2 COMPLETION OF SUPERSTRUCTURE BRIDGE 3



## 3 PAVEMENT WORK OF ROW 30 PHASE 2 (ROAD ACCESS TO BRIDGE 2 AND 3)



# PHASED HANDOVER THE LEROY

As of April 30, 2025



Cluster I of **The Leroy**, a prestigious residential development by Triniti Land, has successfully commenced its phased handover process. This milestone marks a significant step forward for homeowners who have been eagerly anticipating the completion of their new homes. **The Leroy**, known for its modern design, luxurious amenities, and strategic location, has set a high standard in the real estate market. The phased handover ensures a smooth and organized transition for residents, allowing them to settle into their new environment with ease.



# TANAMORI

COLLECTION OF WONDERS





TANAMORI

COLLECTION OF WONDERS

# 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

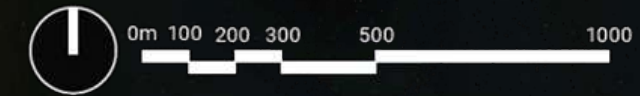


Potential Hyper Growth Region

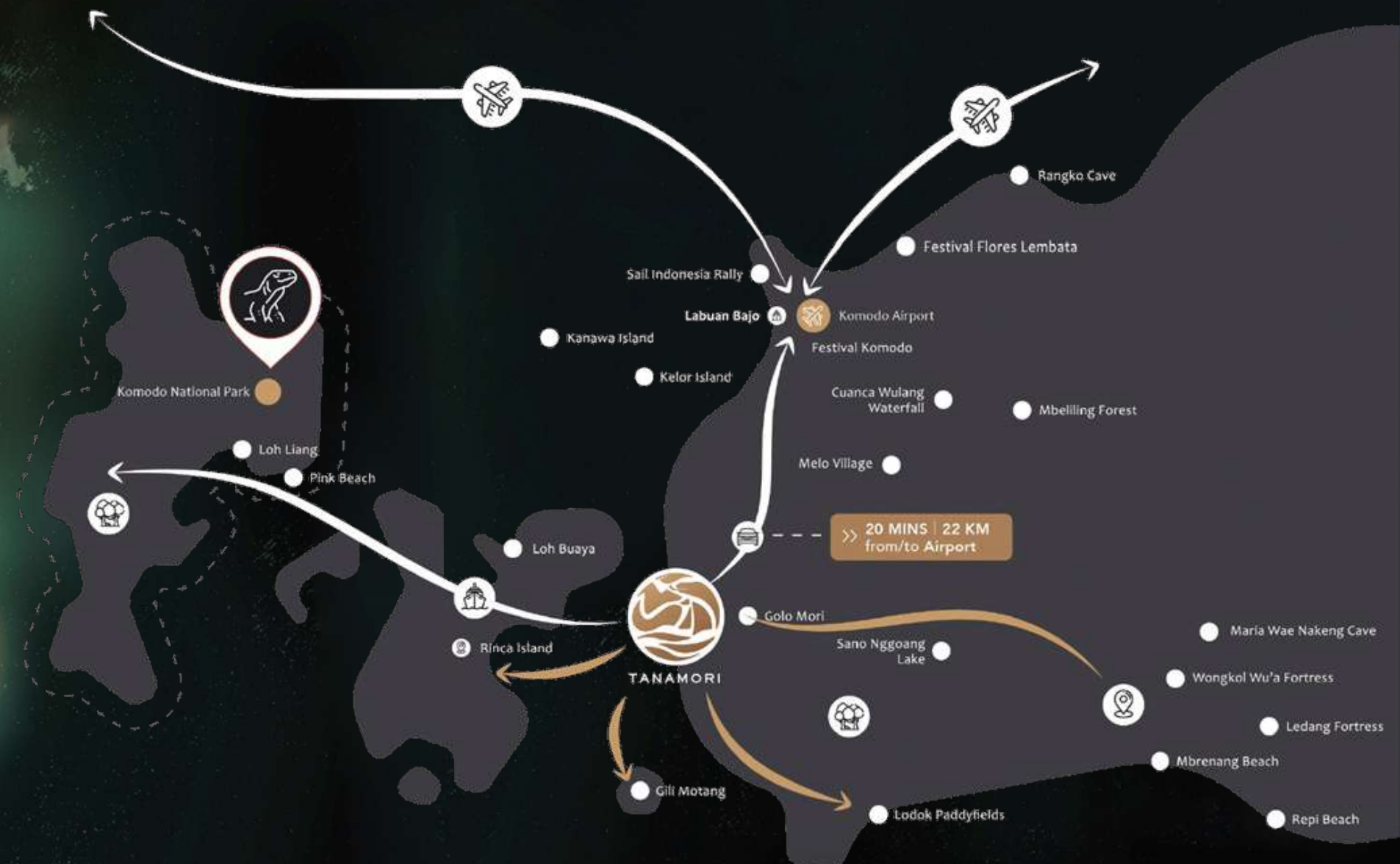


## Legends

- 1 Marina
- 2 Seaside Commercial
- 3 Wildlife, Theme Park, & Accommodation
- 4 Tourist Center & Retail Village
- 5 Estate Management & Public Service
- 6 Hotel & Resort Villa
- 7 MICE
- 8 Health & Wellbeing
- 9 Retail Park
- 10 EduCity
- 11 Peak Trail



**TANAMORI**  
COLLECTION OF WONDERS



# CURRENT SITUATION IN TANAMORI

## 1 INFRASTRUCTURE CONSTRUCTION

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



## 2 GOLO 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.



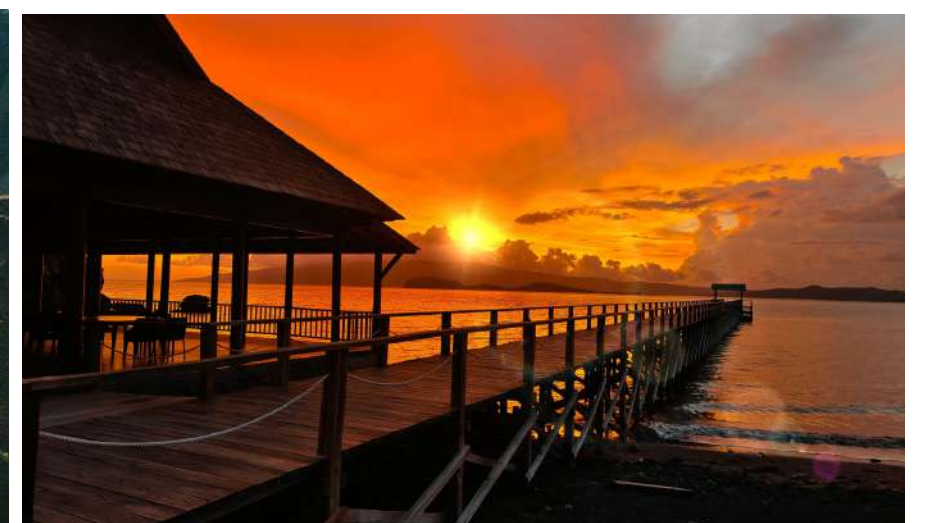
## 3 BEACH CLUB

A place to enjoy a relaxing sunset by the bay.



## 4 JETTY

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



# FUTURE DEVELOPMENT

## 1 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.



## 2 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.



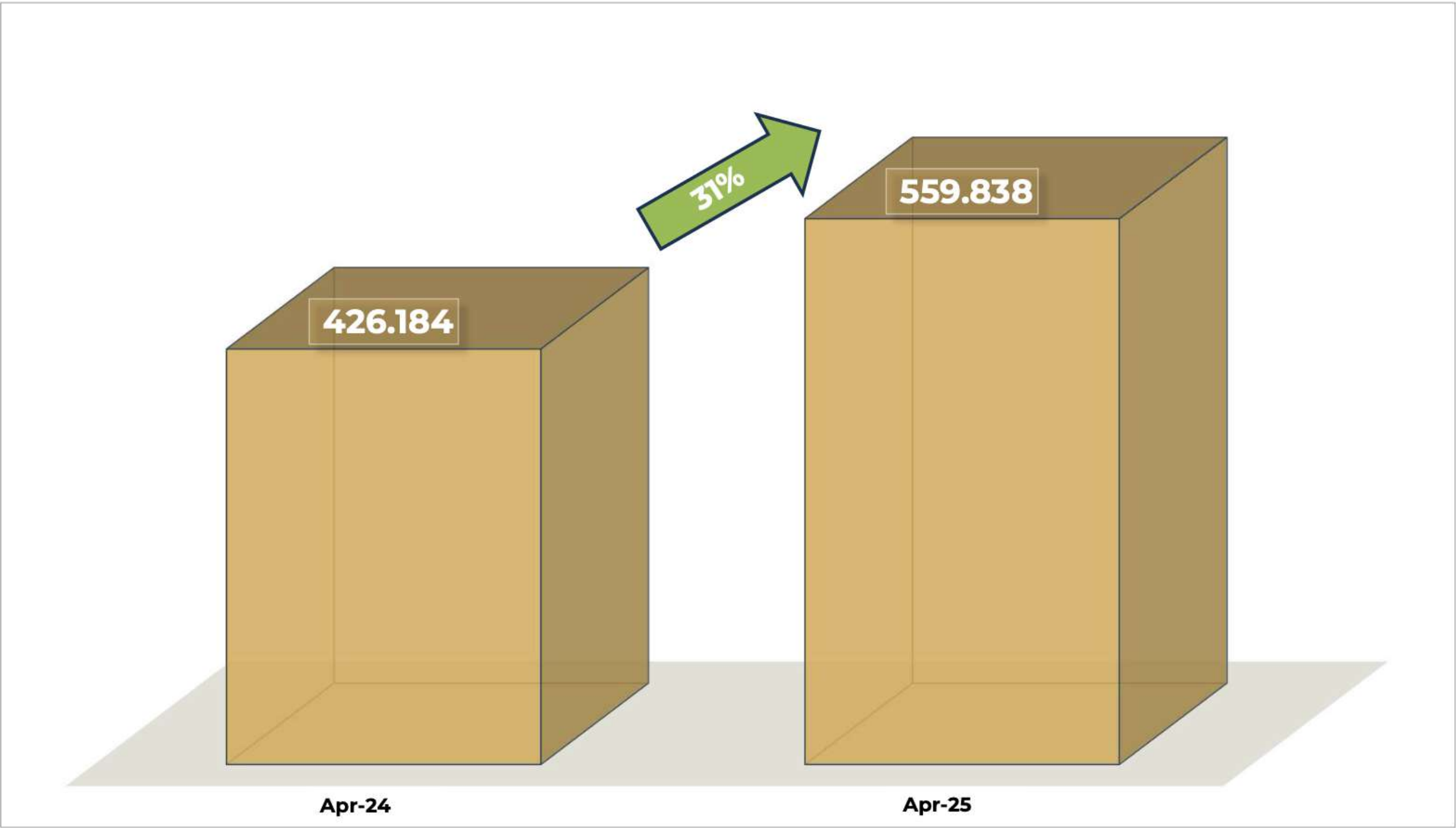
## 3 NOURISH

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



# MARKETING REVENUE

In Millions Rupiah



Up to April 2025, Triniti Land was able to achieve a **31%** increase in Marketing Revenue compared to the same period of last year. The Company successfully generated **IDR 559.83 billion** in Marketing Revenue, a substantial leap from the IDR 426.18 billion recorded in April 2024. This milestone signifies that Triniti Land has already accomplished its full-year revenue target by **31%**, a testament to the company's strategic planning.

The primary driver behind this significant growth is the success of **Sequoia Hills**, a prestigious landed housing project located in Sentul, Bogor. Currently under construction, Sequoia Hills has captured the attention of both investors and homebuyers alike, with its three premium residential offerings—**The Leroy, Earthville, and Mono**—demonstrating strong sales performance. The project has contributed a substantial IDR 379.3 billion, accounting for **68%** of Triniti Land's total Marketing Revenue, cementing its role as a key contributor to the Company's impressive growth.

# KEY STRATEGIES

## SUSTAINABLE GROWTH

- Building the  **TRINITILAND** Brand through creative program and mind, media, and social media
- Expansion to other developing areas outside Jabodetabek
- Project expansion to segments based on market trend
- Focus in developing independent Sub Business Unit
- Conducting Strategic Partnership to accelerate growth
- Improving Organic or Non Organic recurring income

## INNOVATION & TECHNOLOGY

- Becoming the first who introduces new concept and idea for marketed projects
- Focus in developing technology and technology based platform for efficiency, controlling, reporting, and decision making acceleration

## EFFICIENT ASSET & CAPITAL UTILIZATION

- ☐ Focus on developing new projects with a cooperation model with landowners to reduce costs and cash expenditures at the beginning to minimize business risks.
- ☐ Centralized management team and the concept of "sharing resources"
- ☐ Conduct **Initial Public Offering (IPO)** and low-cost funding such as **Right Issue**
- ☐ Implement an integrated budgeting and cash flow management system



**Kantor Pusat:** Brooklyn Premium Office

Jl. Sutera Boulevard Kav 22-26 Alam Sutera

Tangerang Selatan Indonesia 15320

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