



CORPORATE PRESENTATION

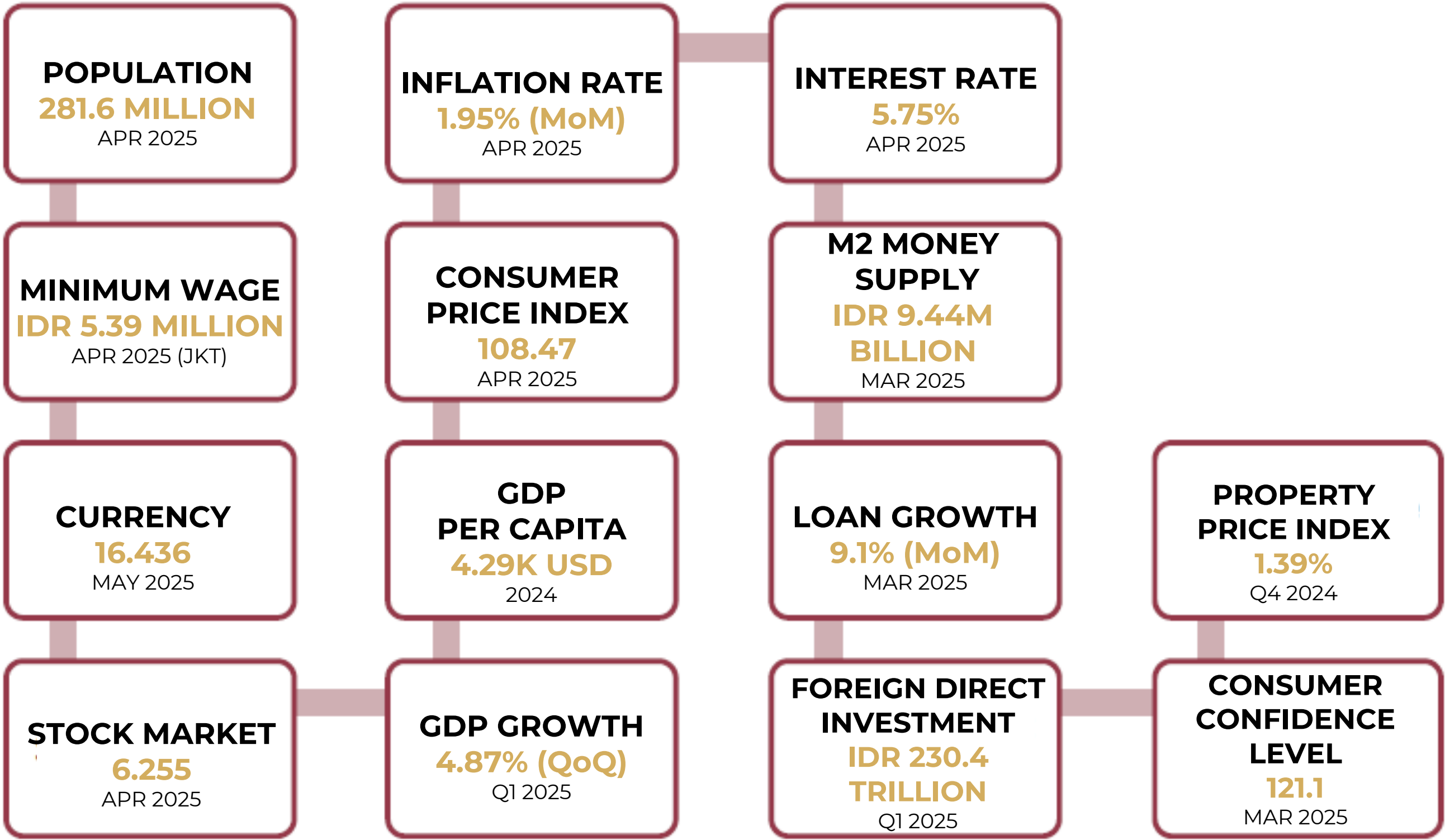
Q1 2025

PT. PERINTIS TRINITI PROPERTI TBK. (TRIN)

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MARKET INDICATOR



Source: Trading Economics

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 31 Mar, 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 Trinita Properti was established on March 13, 2009.

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



2013

Joint venture between Waskita Karya and Trinita 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 Trinita 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

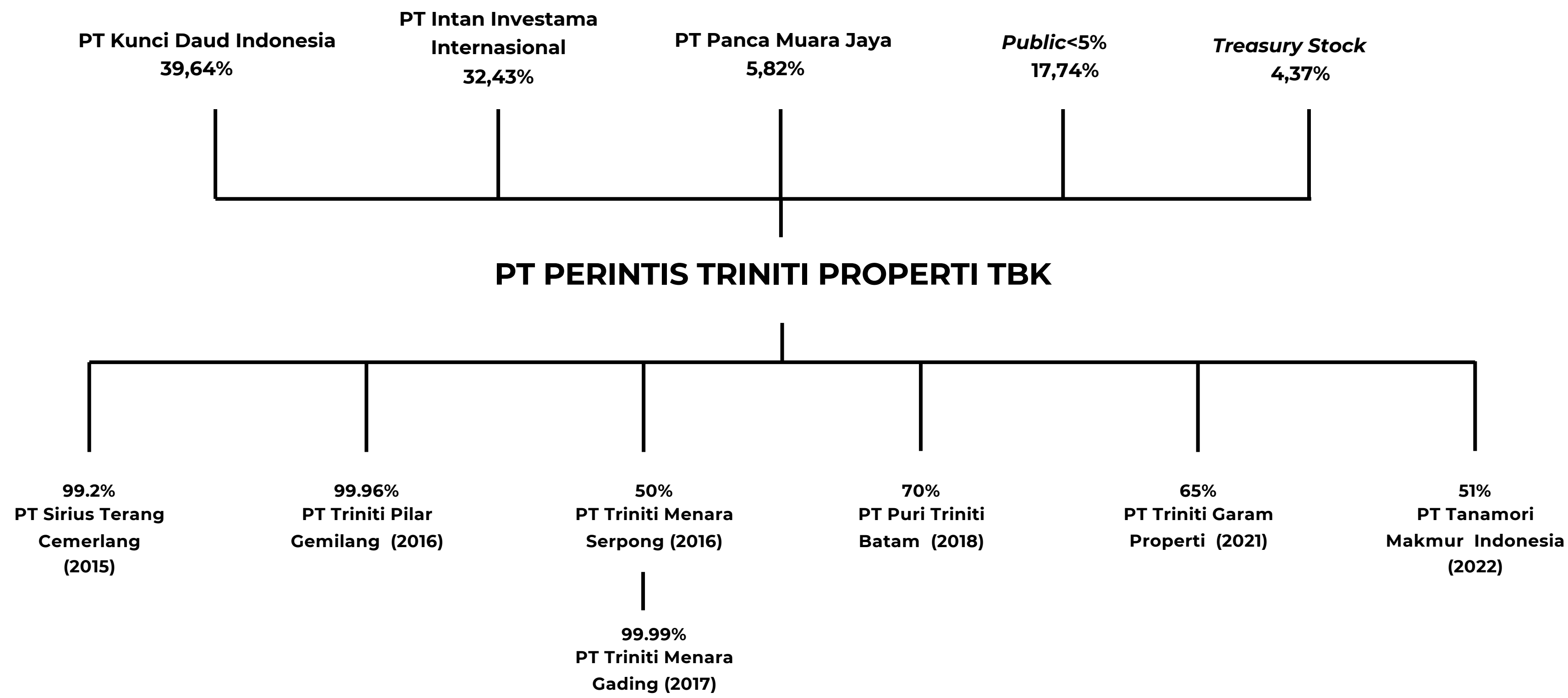
- Inauguration of Sequoia Hills Cluster III Model House.

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

- Appointment New Member of Company's BOD

COMPANY STRUCTURE

As of Mar 31, 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

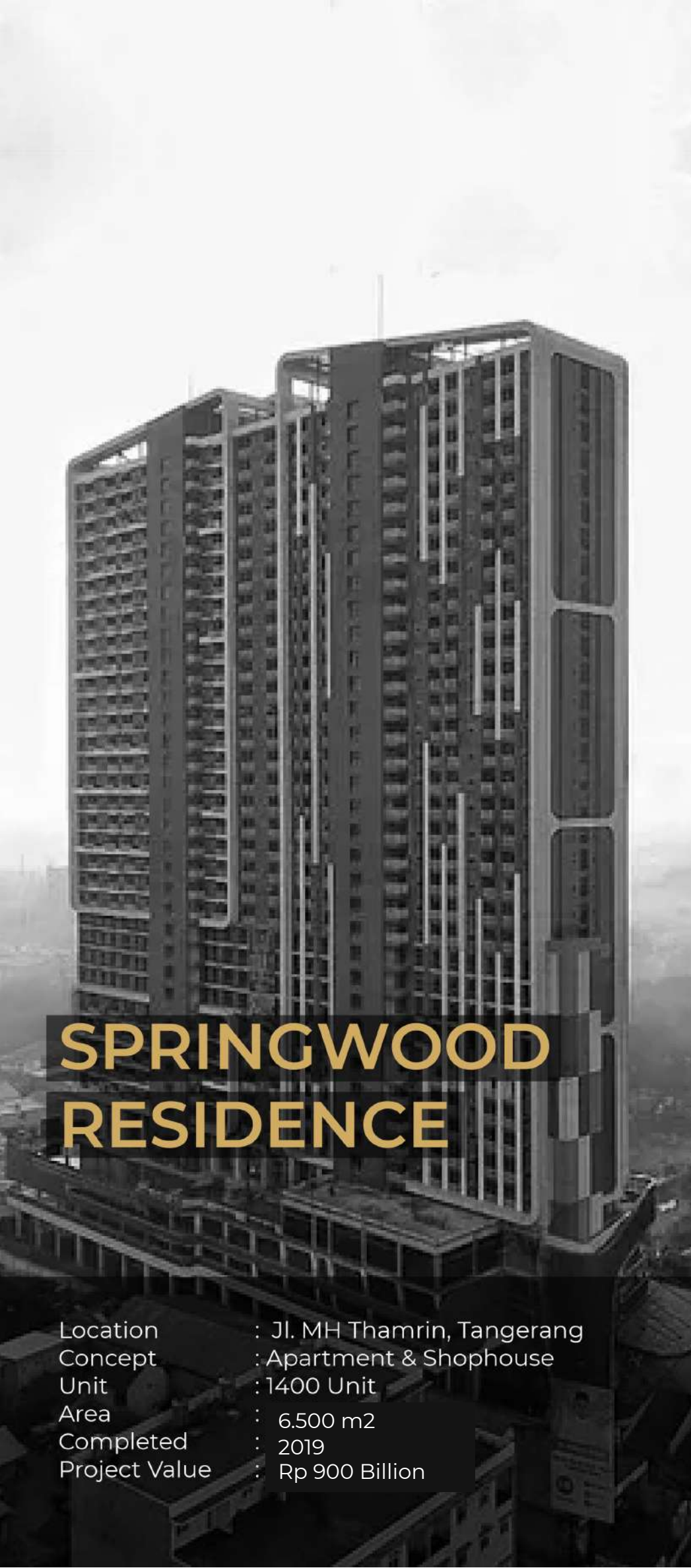
Location : East Sudimara
Concept : House & Shophouse
Unit : 360 Unit
Area : 52.105 m2
Completed : 2011
Project Value : Rp 180 Billion

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

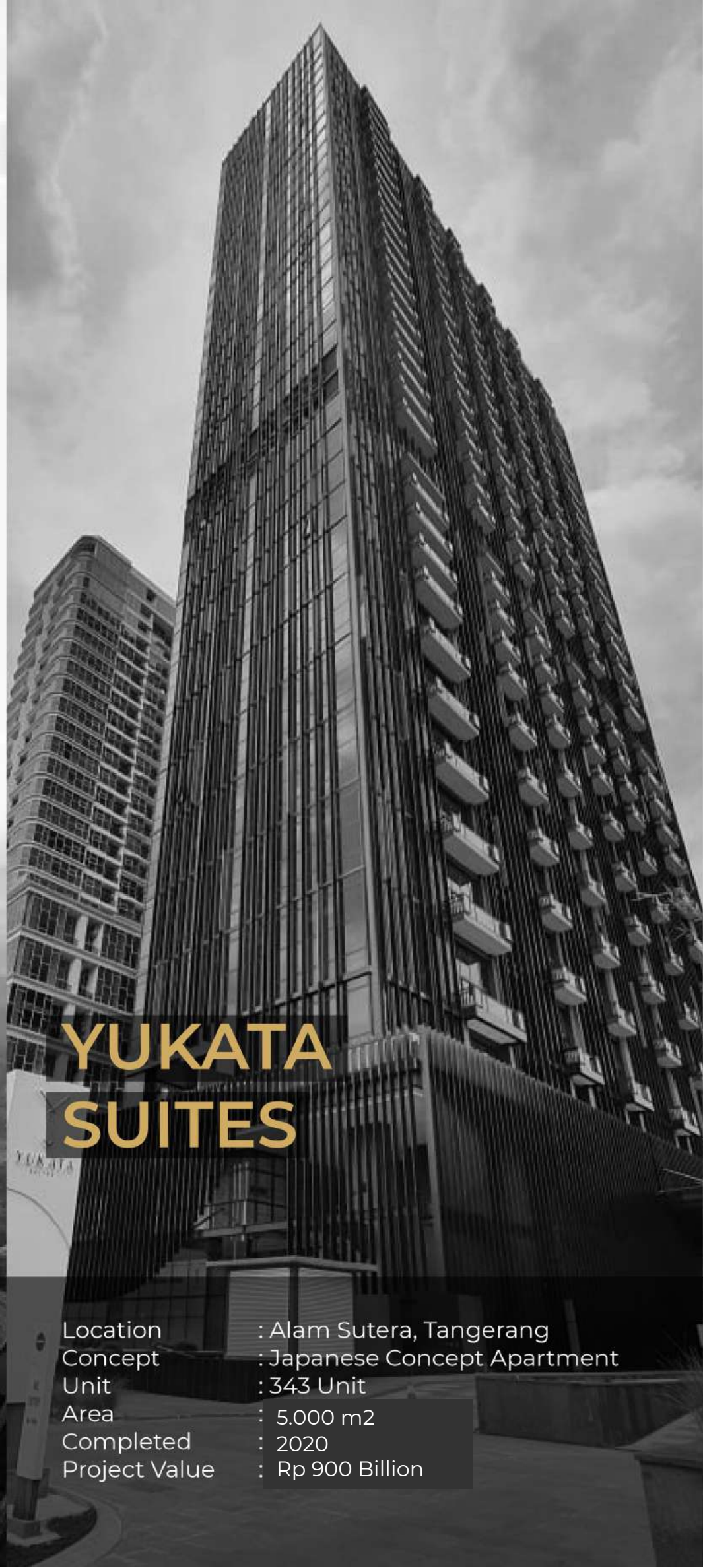
BROOKLYN

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



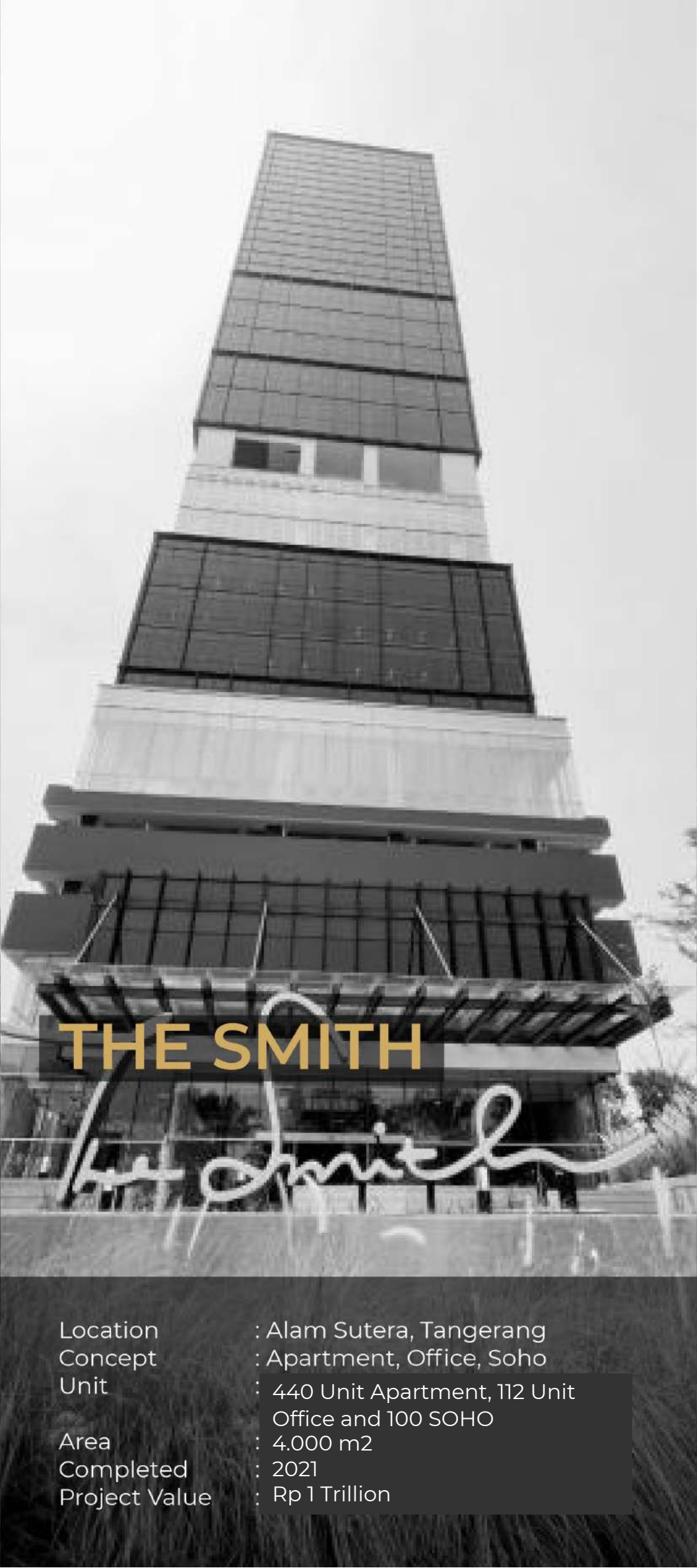
SPRINGWOOD RESIDENCE

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



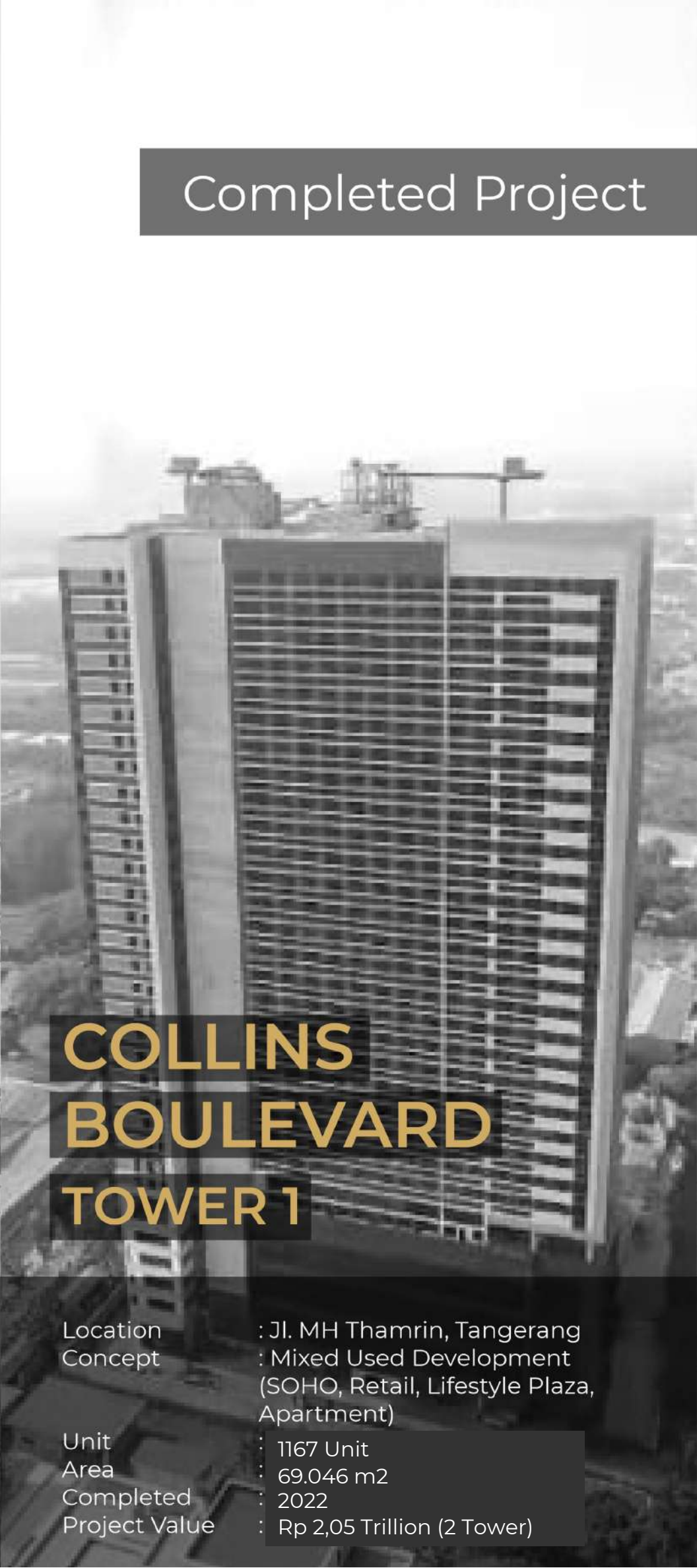
YUKATA SUITES

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

Area	: 2.4 Ha
Concept	: Mixed Used Development (Residential, SoHo, Area Retail, Lifestyle Plaza)
Project Value	: Rp 2,05 Trillion (2 Tower)
Facilities	: 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



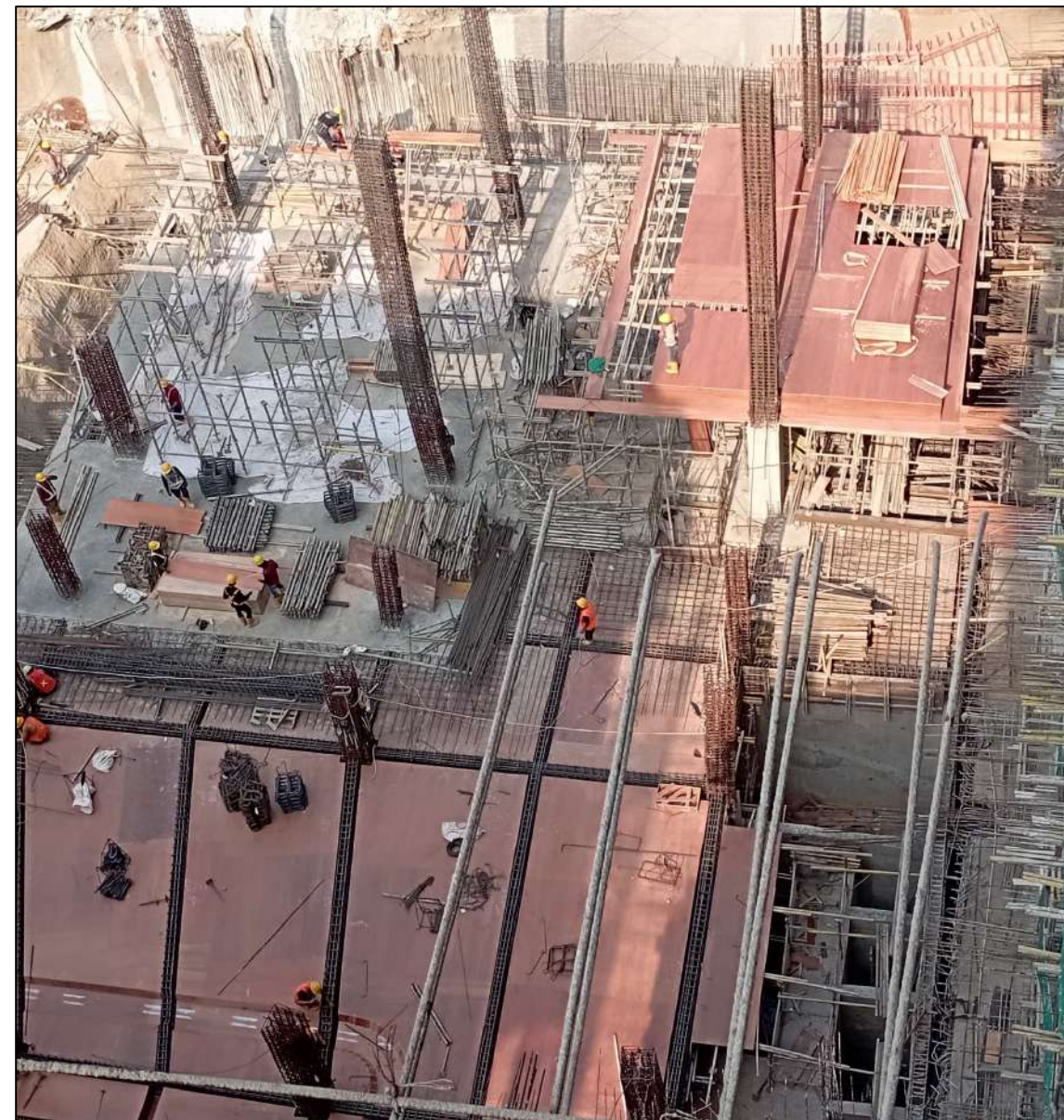
PROGRESS COLLINS BOULEVARD

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 tall skyscrapers in a city, likely New York City, during the "blue hour" or dusk. The buildings are dark, with many windows glowing with warm interior lights. The sky is a pale, hazy blue. The perspective creates a sense of height and grandeur.

MARCS BOULEVARD

THE PRIDE | THE HOME | THE MARC

MARC'S BOULEVARD

MARC'S BOULEVARD

FINELY CRAFTED BY TRINITI LAND

Area Concept

: 23 Ha
: Mixed Used Development (Condovilla, 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.

Condovilla
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

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)

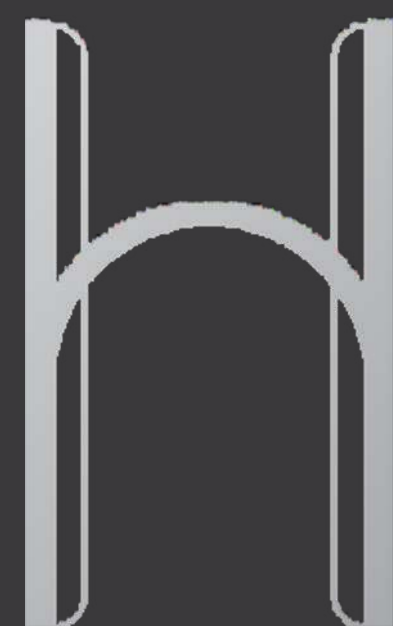


2 ALUMINIUM GRATING GRID GLENN THE HIVE (LANDED HOUSE)



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



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.



**HOLDWELL
BUSINESS
PARK**

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

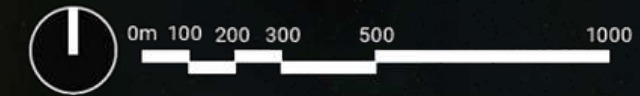


Potential
Hyper Growth
Region

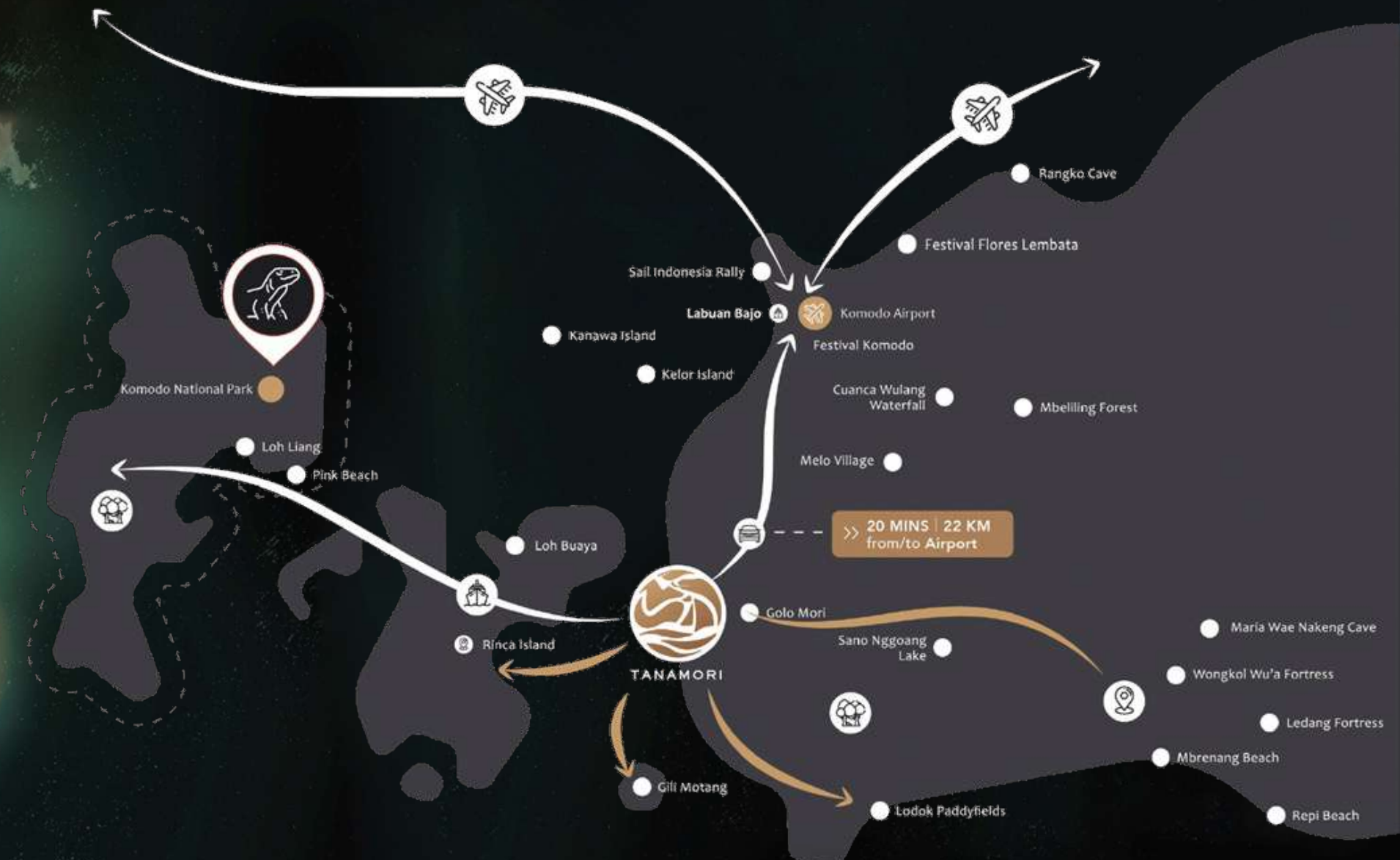


Legends

- 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.



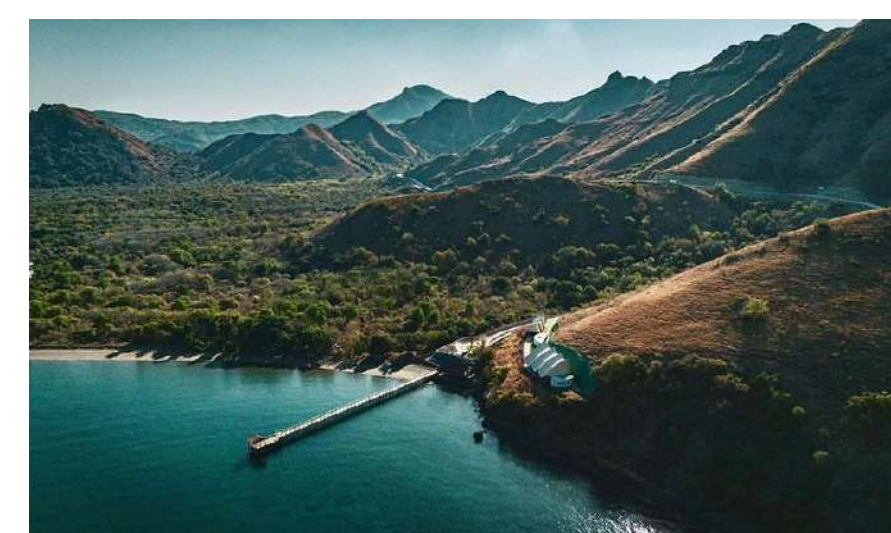
3 BEACH CLUB

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.



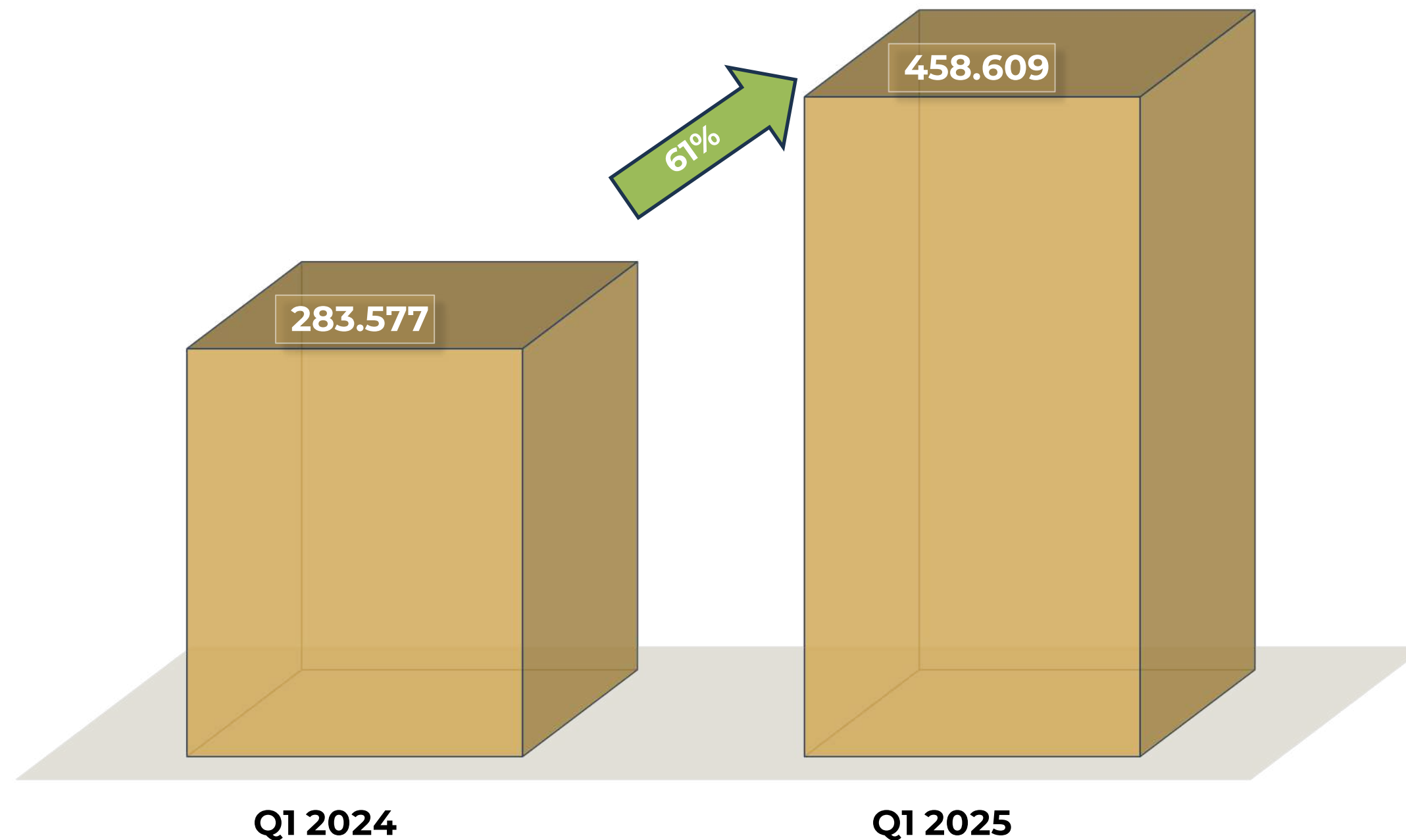
3 NOURISH

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 Q1 2025, Trinit Land was able to achieve a **61%** increase in Marketing Revenue compared to the same period of last year. The Company successfully generated **IDR 458.60 billion** in Marketing Revenue, a substantial leap from the IDR 283.57 billion recorded in Q1 2024. This milestone signifies that Trinit Land has already accomplished its full-year revenue target by **25%**, 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 294.3 billion, accounting for **64%** of Trinit Land's total Marketing Revenue, cementing its role as a key contributor to the Company's impressive growth.

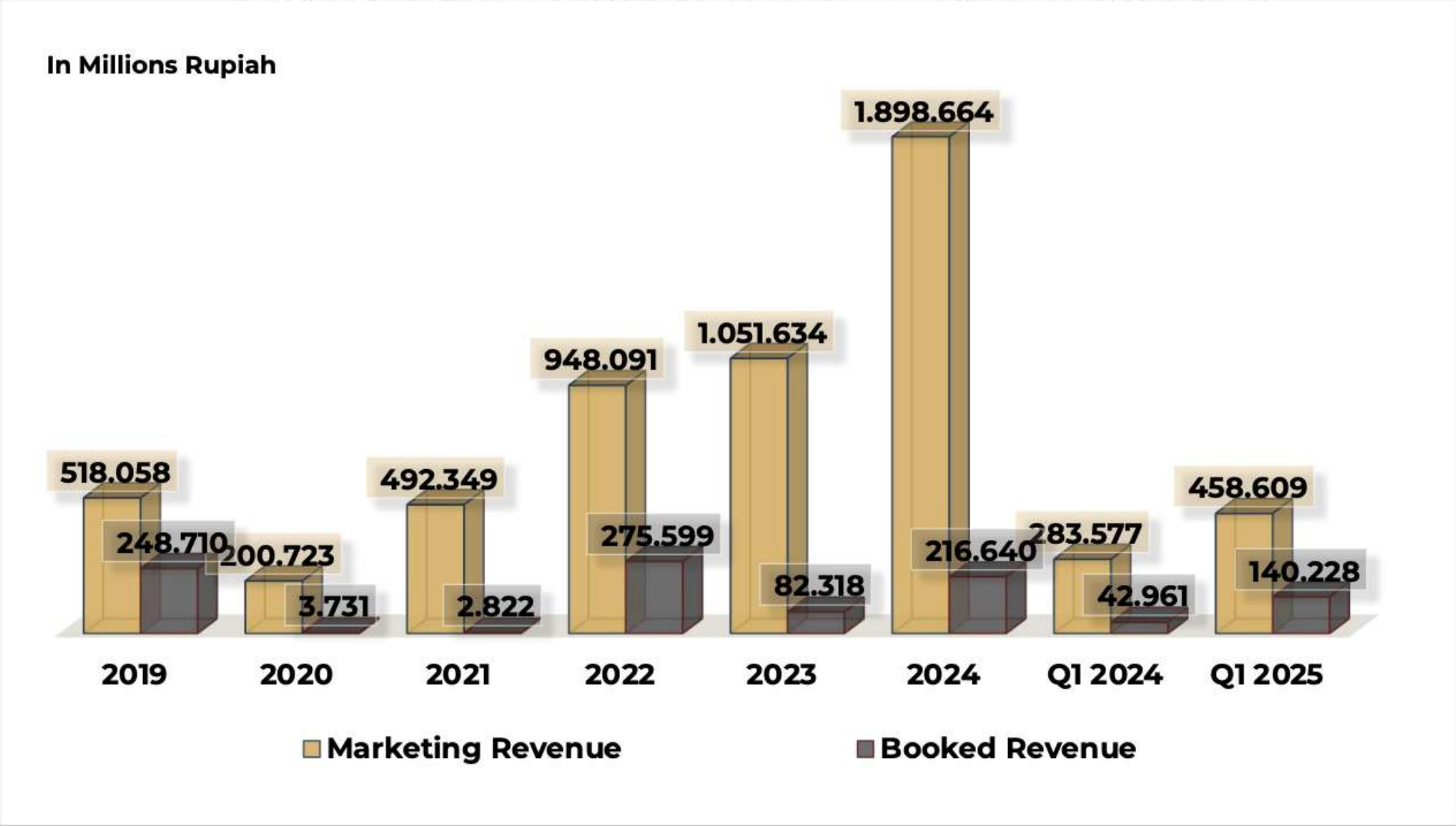
FINANCIAL PERFORMANCE

PROFIT AND LOSS (in millions rupiah)	2019	2020	2021	2022	2023	2024	Q1 2024	Q1 2025
Sales and Revenues	248.709	3.730	2.821	275.599	82.317	216.641	42.961	140.228
Cost of Sales and Direct Cost	(170.086)	(640)	(1.779)	(143.032)	(48.597)	(162.489)	(34.240)	(105.721)
Gross Profits	78.623	3.090	1.042	132.567	33.720	54.142	8.721	34.507
Operating Profit	13.183	(43.635)	(61.232)	44.797	(134.947)	(164.896)	(23.705)	15.252
Net Profit (Loss) For The Year	37.491	4.212	(50.322)	28.044	(146.450)	(200.618)	(27.839)	9.008
Total Comprehensive Income (Loss) Attributable to Owners of the Parent	26.480	14.164	(30.843)	690.340	(91.337)	(131.319)	(21.160)	1.485
BALANCE SHEET (in millions rupiah)	2019	2020	2021	2022	2023	2024	FY 2024	Q1 2025
Assets								
Current Assets	1.010.104	612.974	991.315	1.149.653	1.421.718	1.408.462	1.408.462	1.301.032
Non-Current Assets	809.657	859.190	880.554	927.324	790.821	814.422	814.422	907.648
Total Assets	1.819.761	1.472.164	1.871.869	2.076.977	2.212.539	2.222.884	2.222.884	2.208.680
Liabilities and Equity								
Current Liabilities	801.097	357.508	851.307	1.106.941	1.162.360	1.366.610	1.366.610	1.301.992
Non-Current Liabilities	489.967	408.005	363.527	327.966	427.413	437.493	437.493	478.899
Total Liabilities	1.291.064	765.513	1.214.834	1.434.907	1.589.773	1.804.103	1.804.103	1.780.891
Equity	528.696	706.651	657.033	642.070	622.765	418.781	418.781	427.789
Total Liabilities and Equity	1.819.760	1.472.164	1.871.867	2.076.977	2.212.538	2.222.884	2.222.884	2.208.680
RATIO	2019	2020	2021	2022	2023	2024	Q1 2024	Q1 2025
Current Ratio (x)	1.26	1.98	1.16	1.04	1.22	1.03	1.21	1.00
Total Liabilities to Total Equity (x)	2.44	1.08	1.85	2.23	2.55	4.31	2.74	4.16
Total Liabilities to Total Assets (x)	0.71	0.52	0.65	0.69	0.72	0.81	0.73	0.81
Net Profit to Total Assets (%)	2.40%	0.34%	-2.66%	1.40%	-6.66%	-8.88%	-1.25%	0.41%
Net Profit to Total Equity (%)	8.26%	0.70%	-7.59%	4.53%	-23.67%	-47.16%	-4.69%	2.11%

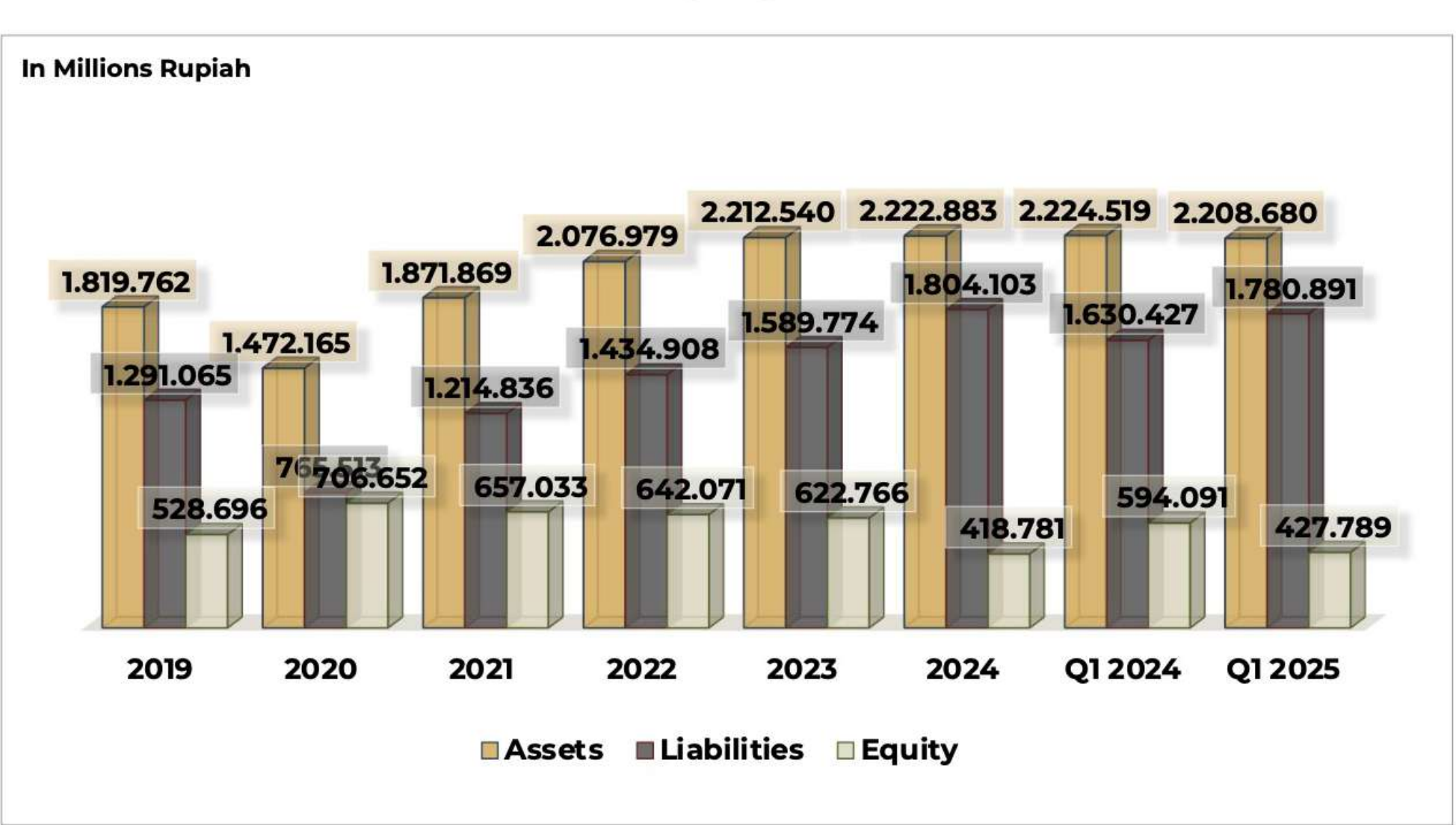
FINANCIAL PERFORMANCE

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.

MARKETING REVENUE vs BOOKED REVENUE



BALANCE SHEET



In Millions Rupiah	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Q1 2024	Q1 2025
Marketing Revenue	518.058	200.723	492.349	948.091	1.051.634	1.898.664	283.577	458.609
Booked Revenue	248.710	3.731	2.822	275.599	82.318	216.640	42.961	140.228
Total Assets	1.819.762	1.472.165	1.871.869	2.076.979	2.212.540	2.222.883	2.224.519	2.208.680
Total Liabilities	1.291.065	765.513	1.214.836	1.434.908	1.589.774	1.804.103	1.630.427	1.780.891
Total Equity	528.696	706.652	657.033	642.071	622.766	418.781	594.091	427.789

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

Telp: 021 80821403/02180821333

corsec.trin@trintiland.com

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