

Info Memo

1H 2025

August 04, 2025

Ticker

IDX: TRIN

Market

Capitalization

IDR 459,697,191,946

As of June 30, 2025

Issued Shares

4,551,457,346 shares

As of June 30, 2025

Share Price

101

As of August 01, 2025

Hi/Lo 2025

IDR 122

IDR 68

As of August 01, 2025

Shareholder Composition

PT Kunci Daud

Indonesia: 39.64%

PT Intan Investama

Internasional: 32.43%

PT Panca Muara Jaya

5.82%

Public: 17.74%

Treasury Stock: 4.37%

Investor Relations

PT Perintis Triniti

Properti (Tbk)

investor.relations@

trinitiland.com

www.trinitiland.com

First Half Results 2025 (Unaudited)

Highlights

- In 1H25, Triniti Land achieved IDR 733.32 billion in **Marketing Revenue**. Triniti Land has set an ambitious goal of IDR1.8 trillion in total Marketing Revenue for 2025.
- **Sequoia Hills remains to be the main contributor to the Marketing Revenue** in this first half period with a 66% contribution at IDR482.19 billion, which its first cluster, The Leroy, is still under development.
- **Booked Revenue increased 77% YoY** rising from IDR 97.78 billion in Q2 2024 to IDR 173.02 billion in Q2 2025. While Collins Boulevard Tower I remained the dominant contributor—being the only project consistently undergoing unit handovers since 9M22
- **In the first half of 2025, the Company posted a Net Profit of IDR 5.32 billion**, marking a 111% turnaround from a Net Loss of IDR 49.47 billion in 1H24. This parallel growth in revenue and profit reflects the effectiveness of the Company's strategy in enhancing project monetization while maintaining disciplined cost management and operational excellence.
- **The Company's other projects are still under development**, currently Sequoia Hills begin to start the hand over gradually for its first cluster, the Leroy, meanwhile Marc's Boulevard expected to begin the handover around the end of 2025, which is expected to contribute future revenue recognition. The Company is only able to record a fraction of its Marketing Revenue to its Booked Revenue due to PSAK 72 which states that handover must first be carried out before revenue can be recorded.
- **The company is currently developing various projects such as Collins Boulevard Tower II, Marc's Boulevard, Sequoia Hills, Holdwell Business Park, and TanaMori.**

Financial Summary

In thousands IDR	1H 2024	1H 2025	%
Revenue	97,782,861	173,020,997	77%
Cost of Revenue	(76,870,214)	(129,180,680)	-68%
Gross Profit	8,721,279	43,840,317	403%
Operating Expense	(66,582,630)	(32,401,389)	51%
Operating Profit	(45,669,984)	11,438,928	125%
Profit Before Tax	(49,479,985)	9,492,380	119%
Net Profit	(49,479,985)	5,321,073	111%
Net Profit Attributable to Owners of Parent Entity	(34,363,586)	(1,917,535)	94%

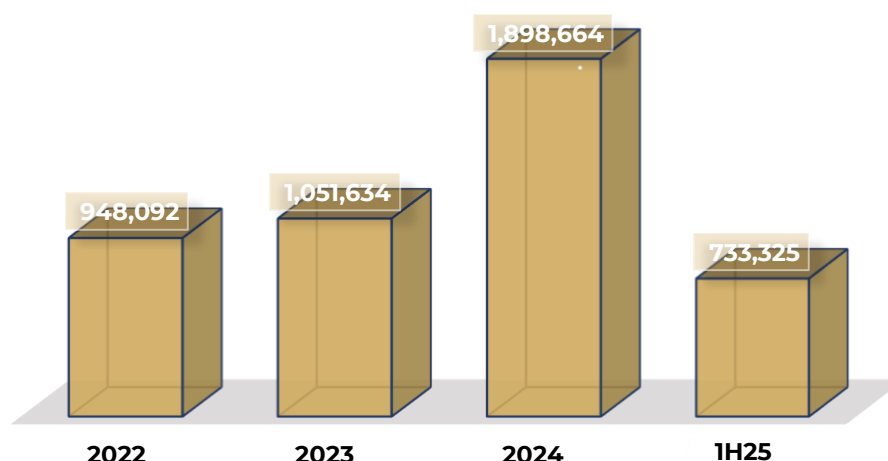
In thousands IDR	FY 2024	1H 2025	%
Assets			
Current Assets	1,408,461,495	1,329,004,780	-6%
Non-current Assets	814,422,290	914,538,391	12%
Total Assets	2,222,883,785	2,243,543,171	1%
Liabilities			
Current Liabilities	1,366,610,327	809,848,532	-41%
Non-current Liabilities	437,492,817	1,009,523,341	131%
Total Liabilities	1,804,103,144	1,819,371,873	1%
Equity	418,780,641	424,171,297	1%
Total Liabilities & Equities	2,222,883,785	2,243,543,170	1%

Info Memo

1H 2025

Marketing Revenue

In Millions IDR



Over the past three years (2022 to 2024), Triniti Land has delivered consistent growth in year-on-year Marketing Revenue, reflecting the Company's market-driven growth strategy. In the first half of 2025, Triniti Land successfully generated IDR 733.32 billion in total Marketing Revenue.

The largest contribution was derived from Sequoia Hills, a premium landed residential project strategically located in Sentul, Bogor, which generated IDR 482.19 billion, representing approximately 66% of total Marketing Revenue. The project is currently developing its first cluster, The Leroy, with the handover starting to begin gradually.

In addition to Sequoia Hills, Collins Boulevard also showed a notable increase in sales performance, further supporting overall revenue. Collins Boulevard is also still under construction for Tower II – The Scott. As for Marc's Boulevard is advancing toward its handover phase gradually around the end of the year, Therefore, those projects are expected to contribute positively to the Company's Marketing Revenue in the following periods.

This achievement is made possible by the company's strategy of starting to target more promising segments, such as Landed Houses and Modern Business Parks which align on the company's strategic focus on diversification, expansion beyond traditional markets, and alignment with evolving consumer preferences. Additionally, Triniti Land is curating strategically sustainable projects, such as the Sustainable Tourism Destination at TanaMori in Labuan Bajo, to support long-term growth. By continuing to pursue strategic initiatives, capitalize on market opportunities, and focusing on sustainability, Triniti Land is well-positioned to achieve sustained growth and profitability in the real estate sector in the coming years.

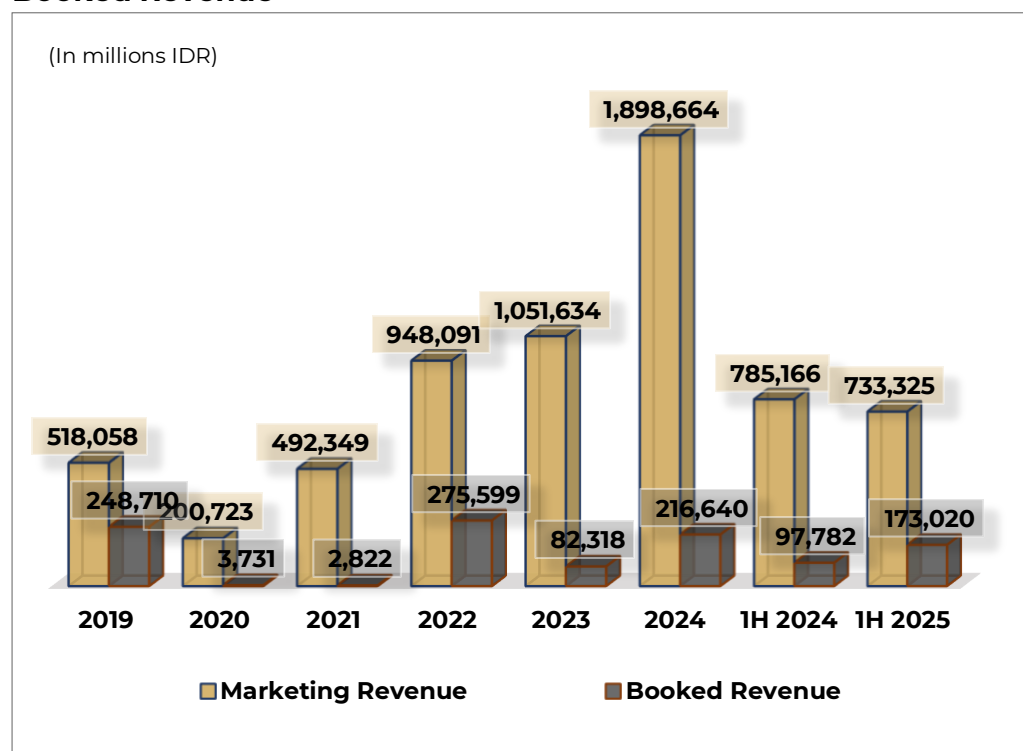
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1H 2025

Consolidated Statements of Profit or Loss and Other Comprehensive Income

In thousands IDR	1H 2024	1H 2025	%
Revenue	97.782.861	173.020.997	77%
Cost of Revenue	(76.870.214)	(129.180.680)	-68%
Gross Profit	8.721.279	43.840.317	403%
Operating Expense	(66.582.630)	(32.401.389)	51%
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Net Profit	(49.479.985)	5.321.073	111%
Net Profit Attributable to Owners of Parent Entity	(34.363.586)	(1.917.535)	94%

Booked Revenue



Booked Revenue increased 77% YoY from IDR 97.78 billion in Q2'24 to IDR 173.02 billion in Q1'25. Though the Company experienced growth YoY, there is a clear disparity between the Marketing Revenue and Booked Revenue the Company was able to record. This is due to implementation of PSAK 72 which has caused challenges for the Company in recording Booked Revenue, significantly impacting its Financial Statements. This disparity is mainly attributed to the inability to recognize revenue from units sold in projects that have not yet been handed over. However, there is strong potential for Booked Revenue to grow steadily over the next three to five years as construction advances. As more units are handed over, Booked Revenue is expected to increase gradually each year.

Info Memo

1H 2025

Prior to 2020, the Company followed the PSAK 44 regulation, which allowed Booked Revenue to be recognized through the percentage of completion method based on physical progress. With the shift to PSAK 72, revenue can only be recorded once the handover process is completed.

Due to the change of regulation, by the end of the year, only revenue from Collins Boulevard has been recognized in the Company's Booked Revenue. Collins Boulevard Tower I began handover in August 2022 and is currently the only project with ongoing unit handovers. Meanwhile, Collins Boulevard Tower II is still under construction.

Consequently, most of the Company's Booked Revenue currently stems from Collins Boulevard Tower I. Other ongoing projects, including Marc's Boulevard, Holdwell Business Park, Sequoia Hills, and TanaMori remain in the development phase. Sequoia Hills is currently developing its first cluster, The Leroy.

Furthermore, in the next three years, projects like Holdwell Business Park, Collins Boulevard Tower II, Sequoia Hills, and TanaMori are expected to contribute to the Company's revenue. Additionally, recurring income from commercial spaces within the Company's projects, such as the Lifestyle Plaza in Collins Boulevard, is anticipated to further enhance revenue growth.

Profitability

As a result of its solid operational performance and improved financial discipline, the Company successfully booked a Net Profit of IDR 5.32 billion in the first half of 2025. This marks a significant turnaround compared to the same period in the previous year, when the Company recorded a Net Loss of IDR 49.47 billion in 1H24. The achievement reflects a remarkable 111% year-on-year improvement, signaling the effectiveness of the Company's recovery strategy and its strong commitment to enhancing profitability.

Consolidated Statements of Financial Position

in thousands IDR	FY 2024	1H 2025	%
Assets			
Current Assets	1.408.461.495	1.329.004.780	-6%
Non-current Assets	814.422.290	914.538.391	12%
Total Assets	2.222.883.785	2.243.543.171	1%
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Equity	418.780.641	424.171.297	1%
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The Company's Total Assets has slightly increased from IDR 2.22 trillion in FY24 to IDR 2.24 trillion in 1H25. This increase is mainly caused by a growth in Non-Current Assets. Non-Current Assets grew 12% to IDR914.53 billion mainly from an increase in restricted cash in banks and real estate assets inventories.

Info Memo

1H 2025

In 1H25, the Company recorded total liabilities of IDR 1.82 trillion, which was relatively in line with the position at the end of 2024. The liability structure was dominated by long-term liabilities, particularly bank loans and non-bank financial institutions, which in line with one of the Company's funding strategies to maintain cash flow flexibility while supporting the sustainability of ongoing projects.

Total Equity has slightly increased from IDR 418.78 billion in FY24 to IDR 424.17 billion in 1H25. This is mainly due to a growth in net profit which grew 111% to IDR5.32 billion in 1H 2025.

Info Memo

1H 2025

Project Update of Upcoming Projects

In 2025 the Company is focusing on four projects:

1. **Collins Boulevard Tower II:** 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".
2. **Marc's Boulevard:** a 23-hectare superblock in Batam Center which consists 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.
3. **Sequoia Hills:** a landed house residential area which carries the concept of "A Breathing City" with a beautiful environment equipped with modern city-scale facilities to support the daily lives of residents in the Sentul area
4. **Holdwell Business Park:** located in Lampung and expected to become the largest business and commercial center in Lampung City
5. **TanaMori:** a world-class tourism area in Labuan Bajo, East Nusa Tenggara, with the concept of "World-Class Digital Sustainable Tourism Destination" which is located next to the Komodo National Park

Collins Boulevard Tower II

Development Progress as of June 30, 2025



Building Structure Reinforcement & Installation of Excavation Slope Reinforcement (Tower II)

Marc's Boulevard

Development Progress as of June 30, 2025



Construction Glenn The Hive (Landed House)



Construction of Shophouses



Main Gate Glenn The Hive (Landed House)

Info Memo

1H 2025

Sequoia Hills

Current Situation as of June 30, 2025



Living Gallery Sequoia Hills



Show House Cluster II: Earthville



Show House Cluster III: The Mono

Development Progress as of June 30, 2025



Mass Production Cluster I: The Leroy



Show House Cluster IV: Harvest Ville



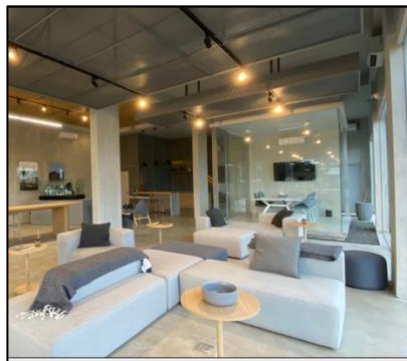
Completion of Superstructure
Bridge 3

Info Memo

1H 2025

Holdwell Business Park

Current Situation as of June 30, 2025.



Business Lounge Holdwell Business Park

Development Progress as of June 30, 2025



Infrastructure Phase I



Pavement Work of ROW
20 Phase 1



Fence Panel Installation
Phase 4

Info Memo

1H 2025

TanaMori

Current Situation as of June 30, 2025.



Infrastructure



Golo Mori Convention Center (GMCC) by ITDC



Beach Club



Jetty

Info Memo

1H 2025

Disclaimer

This document contains certain financial information and results of operation, and may also contains projections, plans, strategies, and objectives of Trinitil Land that are not statements of historical fact which would be treated as forward-looking statements within the meaning of applicable law. Forward looking statements are subject to risk and uncertainties that could cause actual events or future results to be materially different than expected or indicated by such statements. No assurance can be given that the results anticipated by Trinitil Land, or indicated by any such forward looking statements, will be achieved.

The financial information provided herein is based on Trinitil Land consolidated financial statements in accordance with Indonesian Financial Accounting Standards.



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